

# JOINT PUBLIC NOTICE

12 March 2018

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch (OD-SE)  
7400 Leake Avenue  
New Orleans, Louisiana 70118

(504) 862-2045  
[jennifer.e.burkett@usace.army.mil](mailto:jennifer.e.burkett@usace.army.mil)  
Project Manager  
Jennifer Burkett  
Permit Application Number  
MVN 2006-3528 EBB

State of Louisiana  
Department of Environmental Quality  
ATTN: Water Quality Certifications  
Post Office Box 4313  
Baton Rouge, Louisiana 70821-4313

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC 180312-02

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [ ] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

Application has also been made to the Louisiana Department of Environmental Quality for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

## **COMMERCIAL DEVELOPMENT IN SAINT TAMMANY PARISH**

**NAME OF APPLICANT:** Alamosa Park, LLC c/o ELOS Environmental, LLC, Attention: Brian Fortson, at 43177 East Pleasant Ridge Road, Hammond, Louisiana 70403.

**LOCATION OF WORK:** At 68375 Compass Way East, Mandeville, in St. Tammany Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08090201; Liberty Bayou – Tchefuncte River  
Latitude: 30.424997, Longitude: -90.048778

**CHARACTER OF WORK:** To clear, grade, excavate, and install and maintain fill to construct lots, streets, detention ponds, and other associated infrastructure for phase III of the Alamosa Business Park. Construction of the 80-acre site will permanently impact approximately 17 acres of jurisdictional forested pine savannah and pine flatwoods. This project was originally permitted under the same number on 14 September 2007 and a three-year time extension issued on 16 August 2012. Approximately one third of the project has been completed. Compensatory mitigation to offset unavoidable impacts to jurisdictional wetlands was provided on 18 July 2007. No additional adverse impacts to special aquatic sites are proposed; no further compensatory mitigation is anticipated at this time.

The comment period for the Department of the Army Permit and the Louisiana Department of Environmental Quality WQC will close **20 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and/or this WQC request and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Similar letters concerning the Water Quality Certification must reference the applicant's name and the WQC Application number and be mailed to the Louisiana Department of Environmental Quality at the address above. **Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.**

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

### **Corps of Engineers Permit Criteria**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would neither affect any species, nor habitat designated as critical to the recovery of any species, listed as endangered by the U.S. Department of Commerce.

Utilizing Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any species listed as endangered by the U.S. Department of Interior.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of **N/A** acres of **EFH** utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

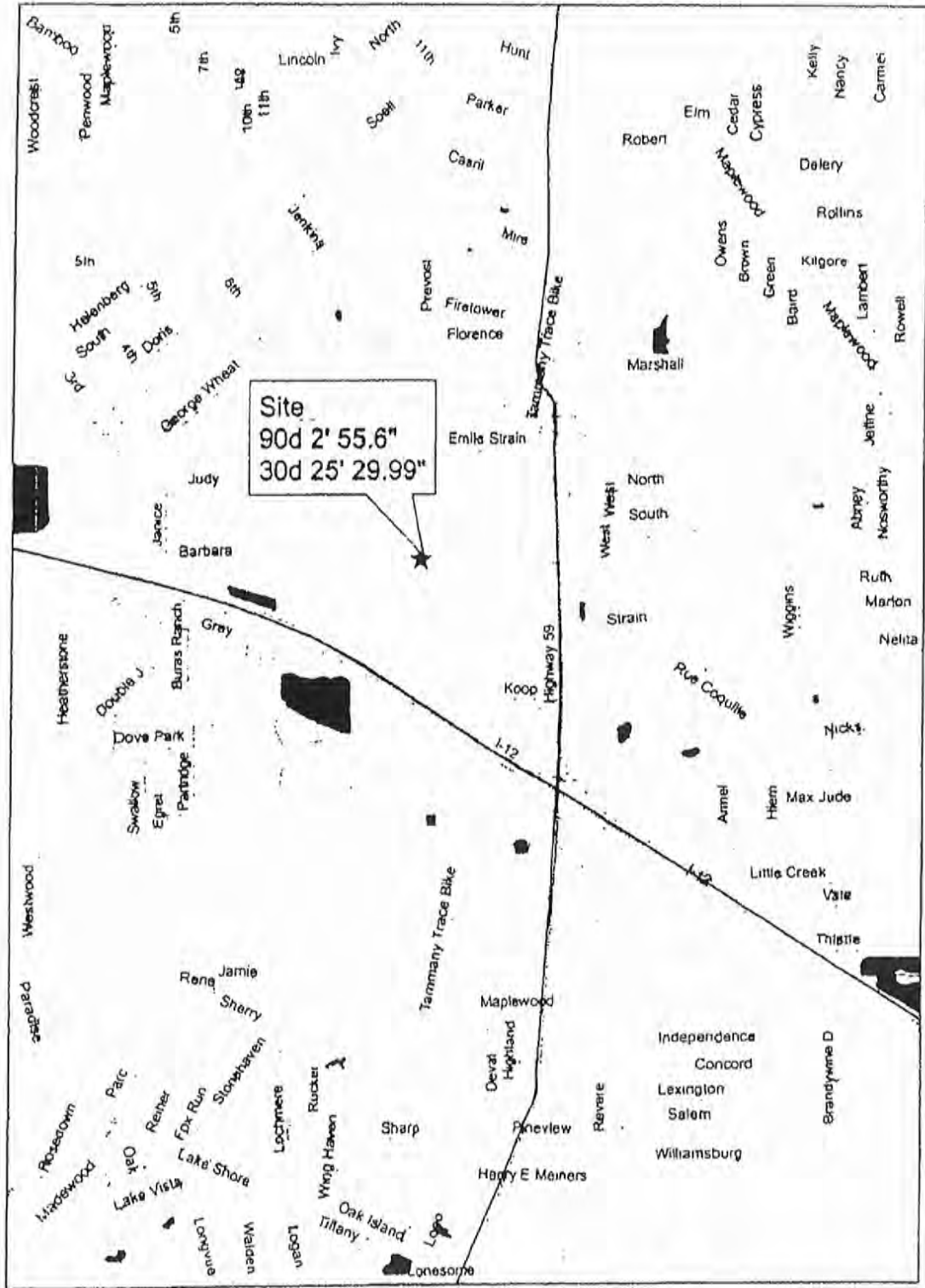
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality before a permit is issued.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.


Michael V. Farabee  
Chief, Eastern Evaluation Section

Enclosures

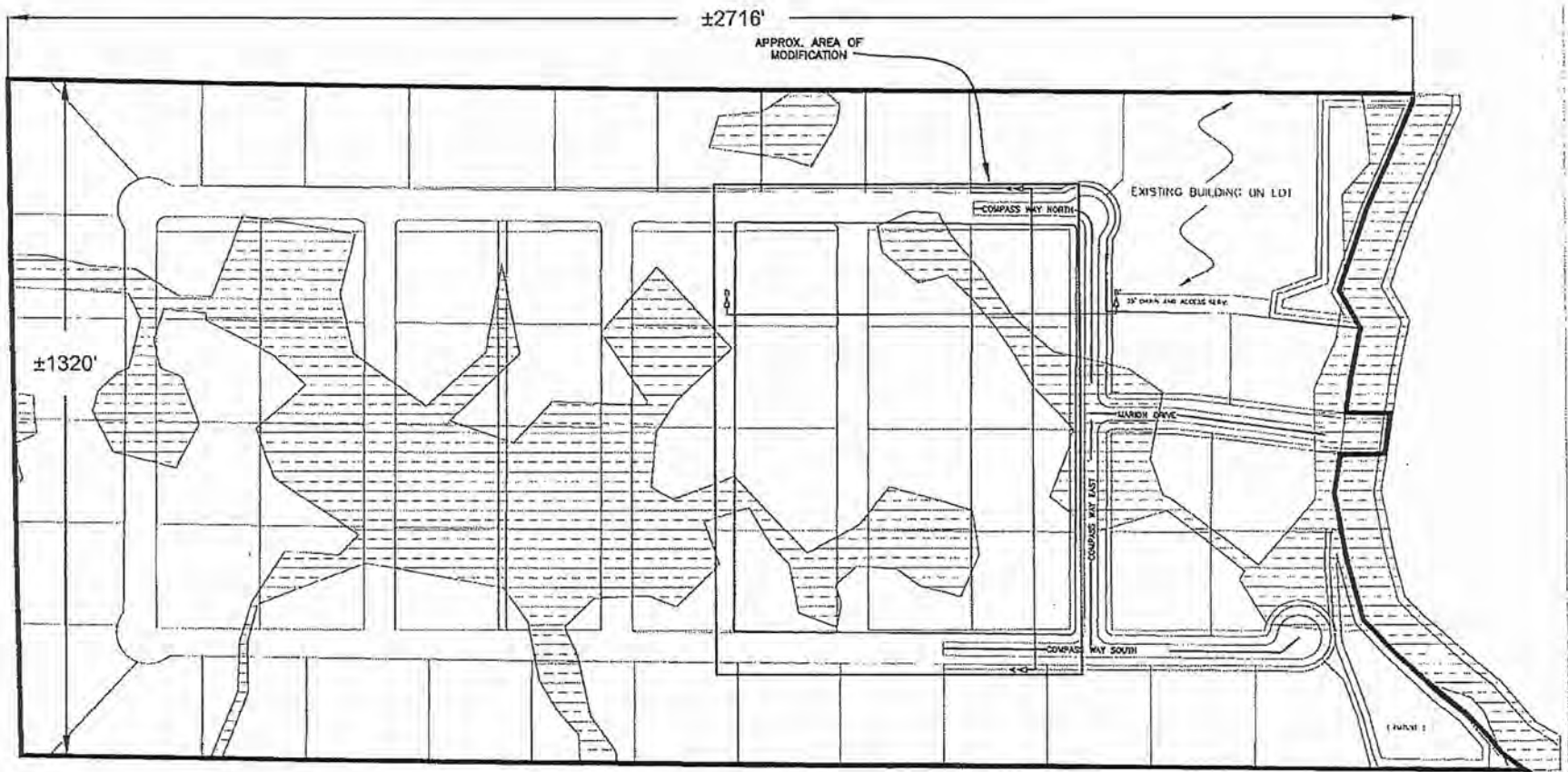


Site  
90d 2' 55.6"  
30d 25' 29.99"

Figure 1  
Vicinity Map


 Krebs, LaSalle, LeMieux  
Consultants, Inc.

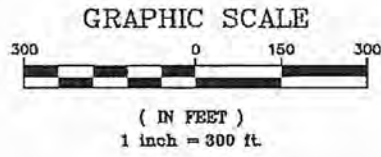
September 27, 2012 ①



- NOTES:
1. THESE DRAWINGS ARE ONLY INTENDED FOR THE JOINT PERMIT APPLICATION PROCESS.
  2. THESE DRAWINGS ARE NOT INTENDED FOR ENGINEERING, CONTRACTING, SURVEYING, PARISH APPROVAL, OR ANY OTHER USES.
  3. PERMIT DRAWINGS ARE SUBJECT TO FIELD MODIFICATIONS AND CONSTRUCTION DRAWINGS.
  4. EXISTING WETLANDS ON SITE HAVE PREVIOUSLY BEEN DELINEATED AND MITIGATED FOR, UNDER THE EXISTING PERMIT. NO NEW WETLANDS SHOULD BE IMPACTED BY THIS PROJECT.

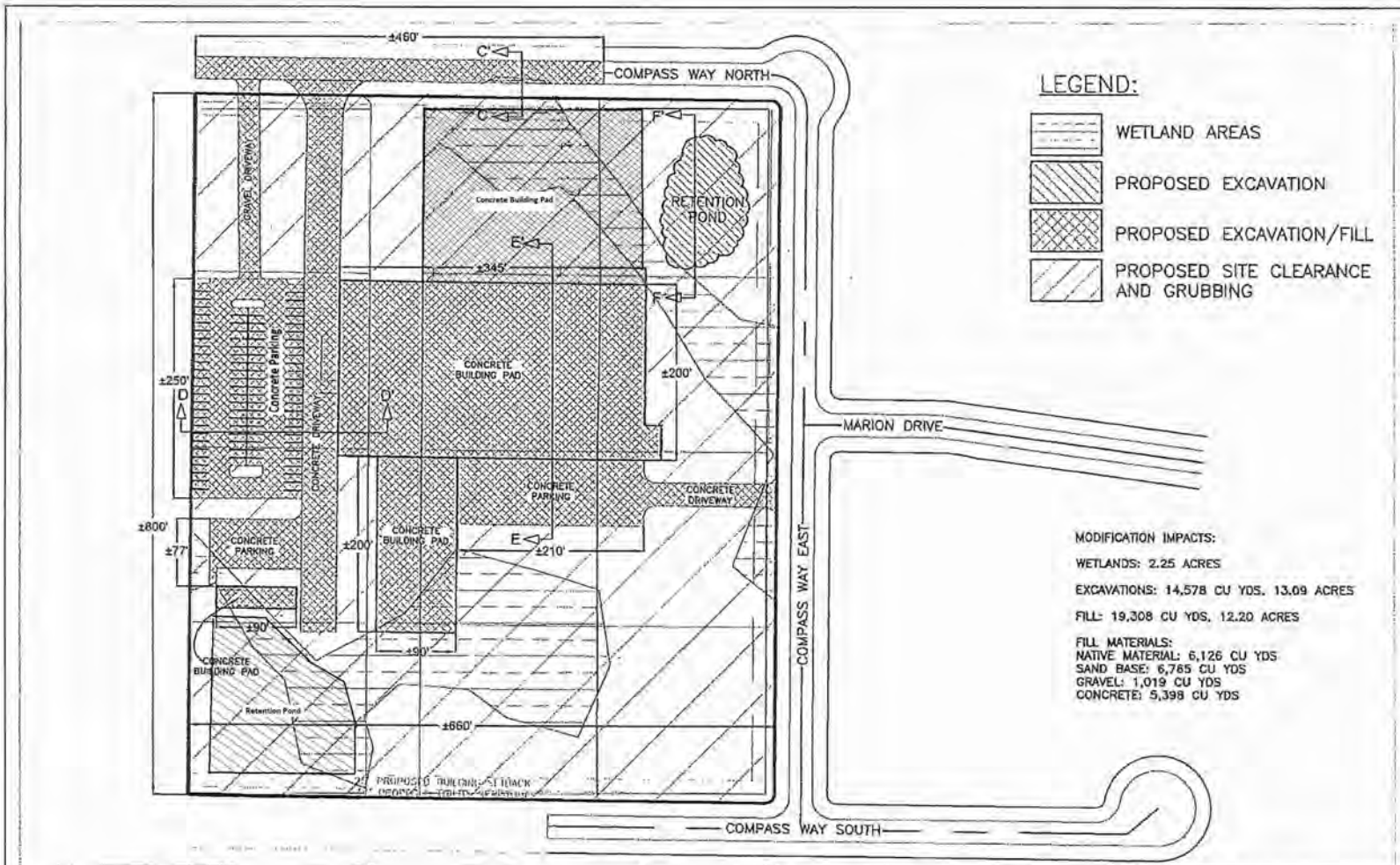
**LEGEND:**

 WETLAND AREAS



Alamosa Park Phase III		
Existing Plan View		
<b>Elos Environmental, LLC</b> WETLAND DELINEATION • PERMIT APPLICATIONS • ENDANGERED SPECIES SURVEYS FOREST MANAGEMENT • ENVIRONMENTAL MONITORING • MITIGATION CONSULTATION 43177 East Pleasant Ridge Road, Hammond, LA 70403 Phone 985-662-5501		
DATE: 09/20/2012	SCALE: 1 : 300 Drawn by: REM	Figure 2

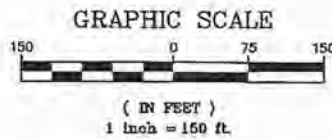
September 27, 2012 (2)



**NOTES:**

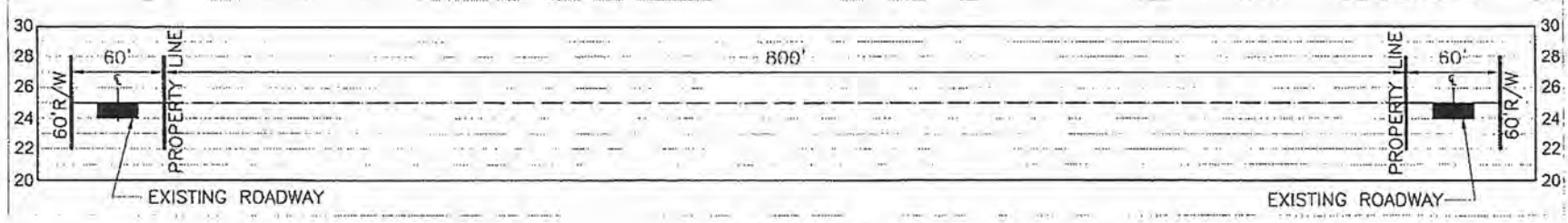
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ENTIRE SITE IS PROPOSED TO BE CLEARED AND GRUBBED AS NEEDED TO REMOVE UNDESIRED VEGETATION AND ROOT BALLS.

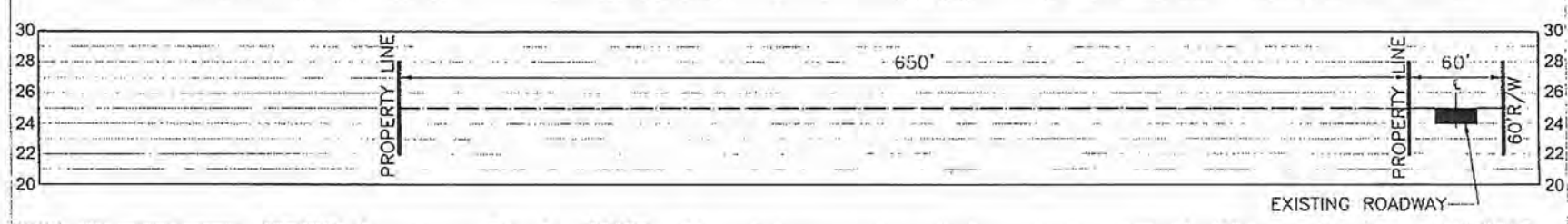
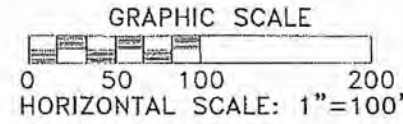
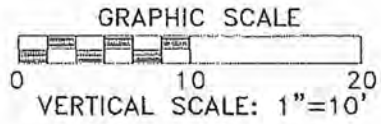


Alamosa Park Phase III		
Proposed Plan View		
<b>Elos Environmental, LLC</b>		
WETLAND DELINEATION • PERMIT APPLICATIONS • ENVIRONMENTAL IMPACT ASSESSMENTS FOREST MANAGEMENT • ENVIRONMENTAL MONITORING • SITE/LEASING CONSULTATION 43177 East Pleasant Ridge Road, Hammond, LA 70403 Phone 985-462-5501		
DATE: 09/20/2012	SCALE: 1" = 150' Drawn by: REM	Figure 3





SECTION A-A'

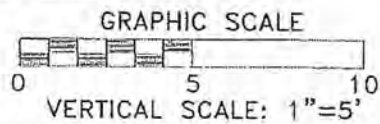
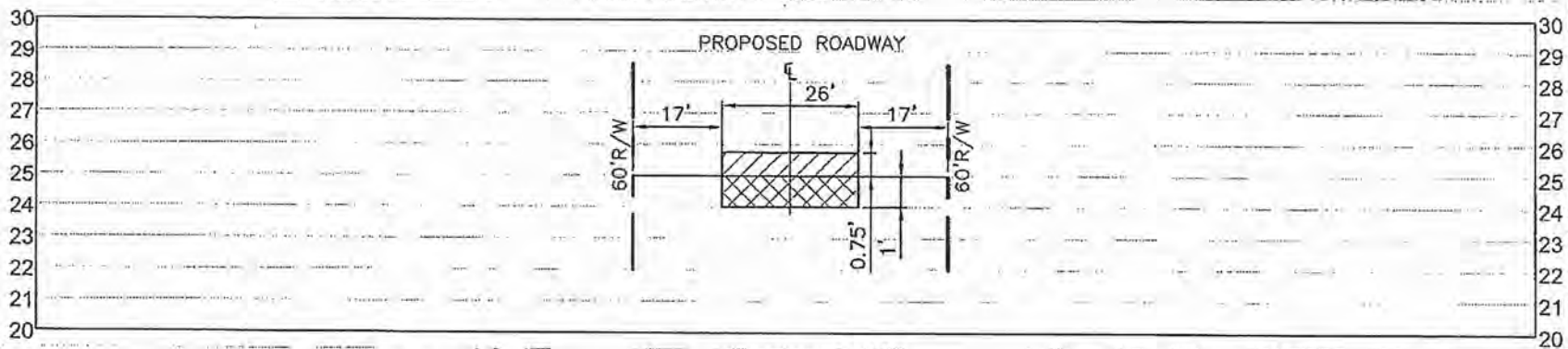


SECTION B-B'

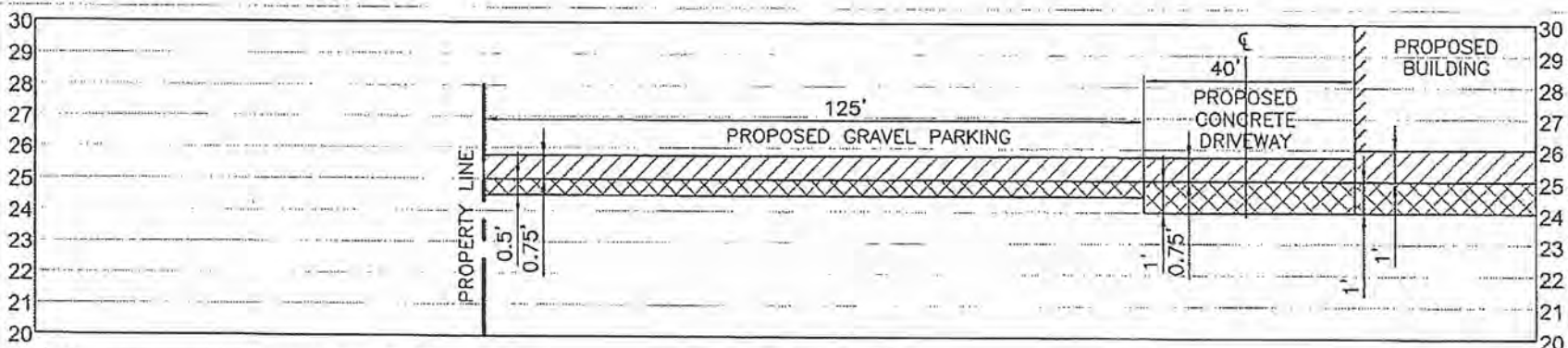
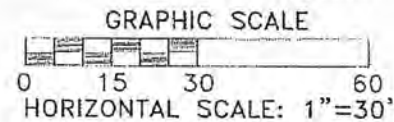
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Alamosa Park Phase III		
Existing Cross Sections A and B		
<b>Elos Environmental, LLC</b>		
WETLAND DELINEATION • PERMIT APPLICATIONS • ENDANGERED SPECIES SURVEYS FOREST MANAGEMENT • ENVIRONMENTAL MONITORING • AIR QUALITY CONSULTATION		
43177 East Pleasant Ridge Road, Hammond, LA 70403 Phone: 985-062-5501		
DATE: 09/21/2012	SCALE: Drawn by: REM	Figure 4

September 27, 2012 (4)





SECTION C-C'



SECTION D-D'

- NOTES:
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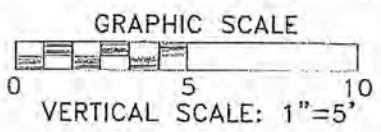
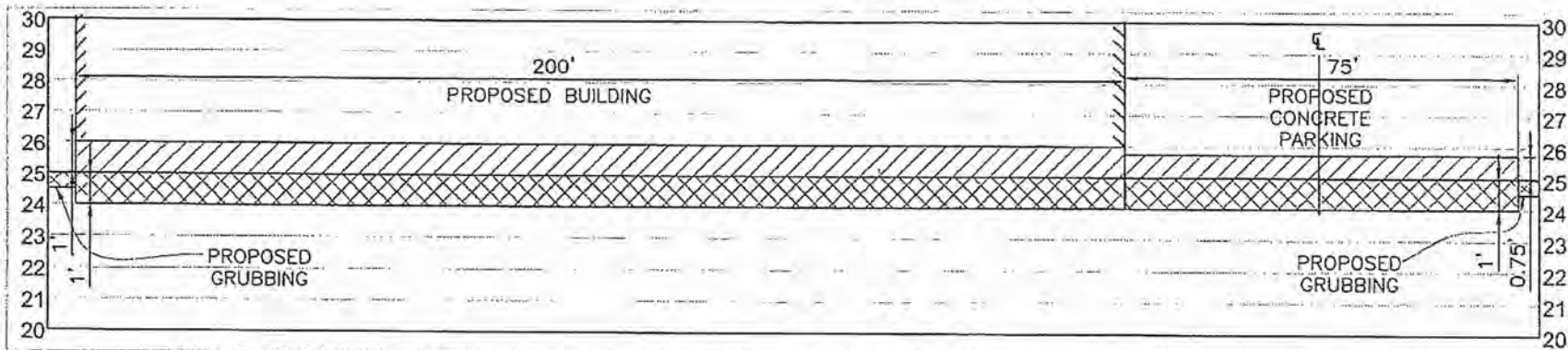
LEGEND:

-  PROPOSED FILL
-  PROPOSED EXCAVATION/FILL

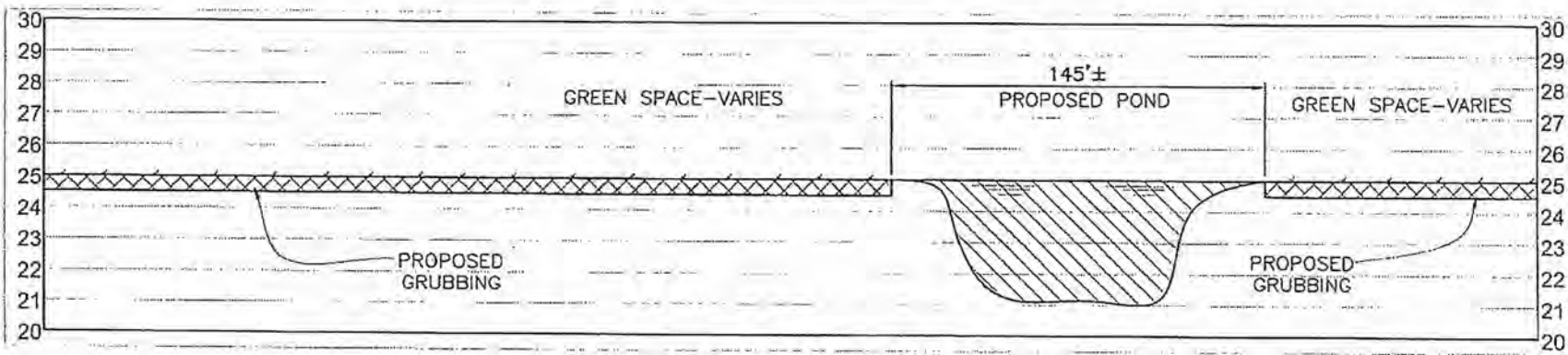
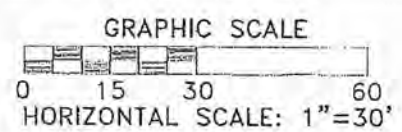
Alamosa Park Phase III		
Proposed Cross Sections C and D		
<b>Elos Environmental, LLC</b>		
<small>WETLAND DELINEATION • PERMIT APPLICATIONS • ENDANGERED SPECIES SURVEYS FOREST MANAGEMENT • ENVIRONMENTAL MONITORING • MITIGATION CONSULTATION 43177 East Pleasant Ridge Road, Hammond, LA 70403 Phone 985-662-5501</small>		
DATE: 09/21/2012	SCALE: Drawn by: REM	Figure 5

September 27, 2012 (5)





SECTION E-E'



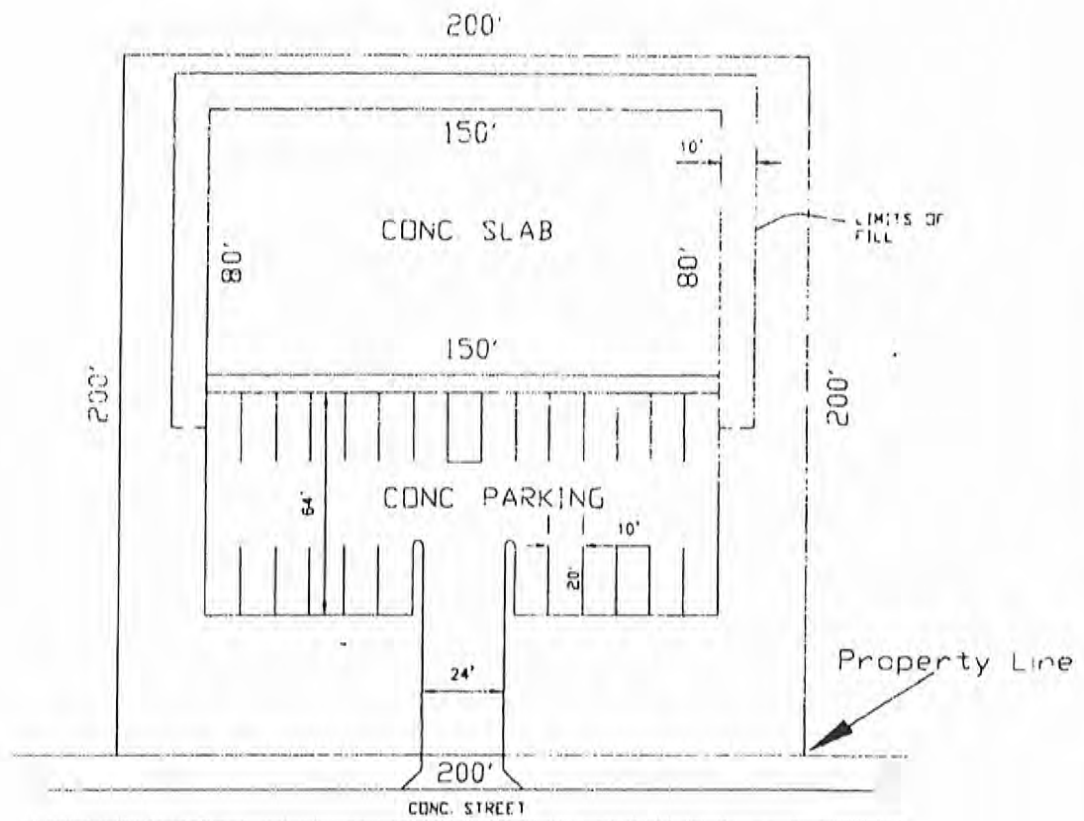
SECTION F-F'

- LEGEND:**
- PROPOSED EXCAVATION
  - PROPOSED FILL
  - PROPOSED EXCAVATION/FILL

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Alamosa Park Phase III		
Proposed Cross Sections E and F		
<b>Elos Environmental, LLC</b>		
WETLAND DELINEATION • PERMIT APPLICATIONS • ENDANGERED SPECIES SURVEYS FOREST MANAGEMENT • ENVIRONMENTAL MONITORING • MITIGATION CONSULTATION		
43177 East Pleasant Ridge Road, Hammond, LA 70403 Phone 985-662-5501		
DATE: 09/21/2012	SCALE: Drawn by: REM	Figure 6

September 21, 2012 (6)



Typical Lot

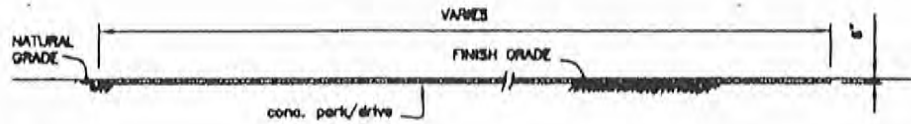
Figure 3



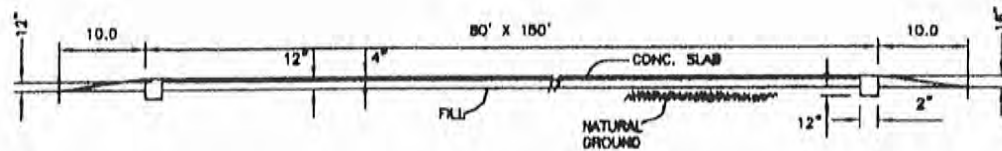
**Krebs, LaSalle, LeMieux**  
Consultants, Inc.



Alamosa Park Phase 3 - 404 Permit  
ST. TAMMANY PARISH  
Typical Lot  
KREBS, LaSALLE, LeMIEUX CONSULTANTS, INC.  
2013 27th St. Metairie, LA 70002-4478  
2107 N. Calmette Blvd. Ste. 7 Metairie, LA 70002-9120  
DATE 12/10/08 SCALE 1"=50' SHEET NO. 07  
PROJECT NO. 08041-01-01



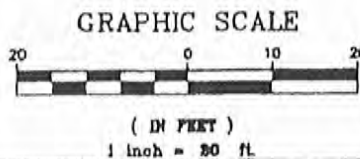
# PARKING LOT & DRIVEWAY SECTION



# SLAB SECTION

Figure 4

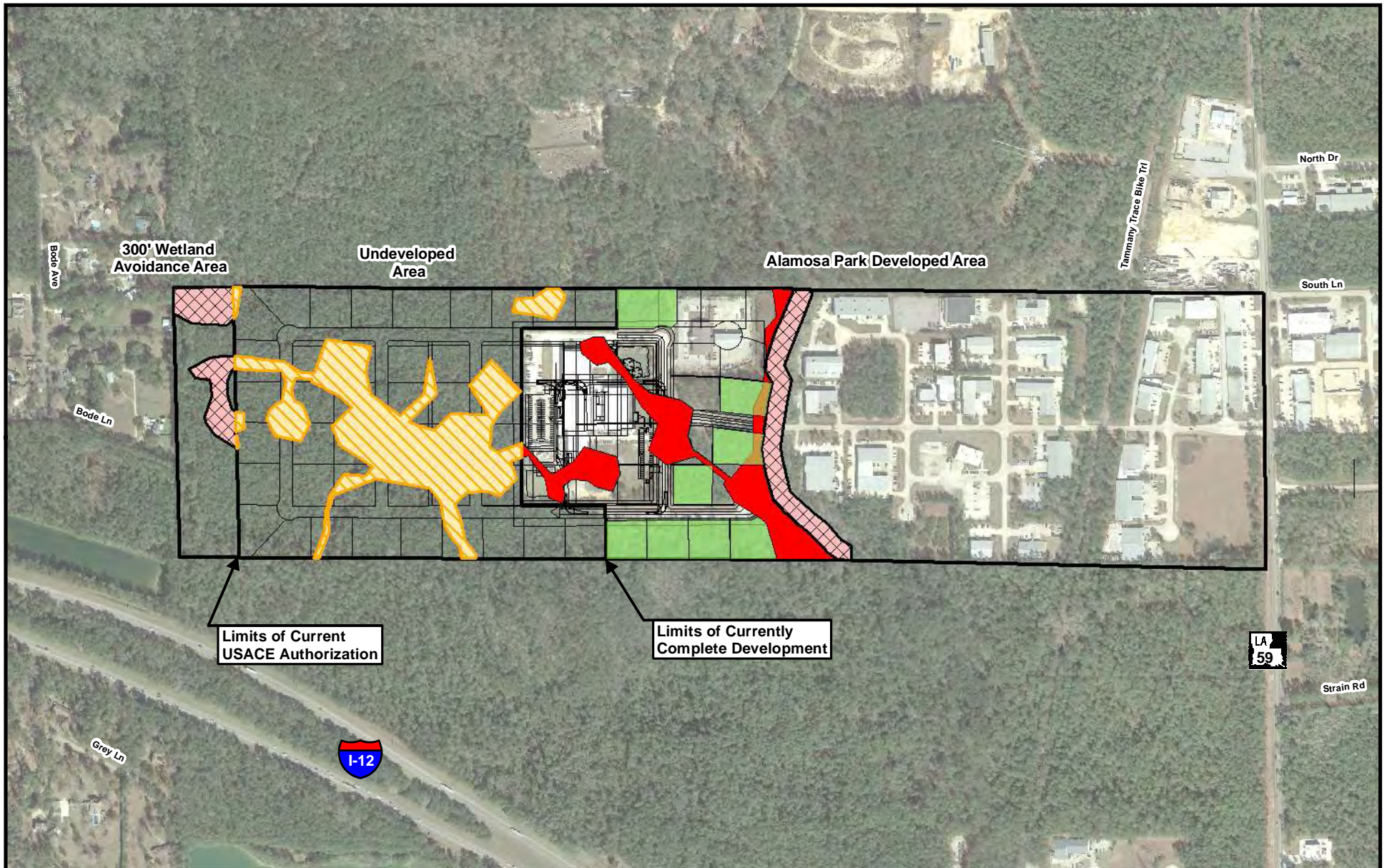
**Krebs, LaSalle, LeMieux**  
Consultants, Inc.



Alamosa Park Phase 3 - 404 Permit  
ST. TAMMANY PARISH  
Typical Section View Of Concrete Slab And Drive Way  
**KREBS, LaSALLE, LeMIEUX CONSULTANTS, INC.**  
ENGINEERS PLANNERS SURVEYORS ARCHITECTS ENVIRONMENTAL SCIENTISTS  
3013 EFM ST. MONROE, LA 70002-5470  
2187 N. OLIVE ST. SUITE 7 MONROE, LA 70001-4128  
DATE 11/14/99 SCALE 1"=20' DRAWING NO.  
REVISED BY DESIGNER BY S.J.C. OF








43177 East Pleasant Ridge Road  
 Hammond, Louisiana 70403  
 P. 985-662-5501, F. 985-662-5504  
<http://elosenv.com/>

**Wetlands Breakdown**

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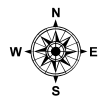
**Alamosa**

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This figure was prepared utilizing public and proprietary data. It should not be used to establish any legal boundaries or specific locations. ELOS Environmental, L.L.C., is not responsible for any usage of this figure contrary to its original, intended purpose.

**Legend:**

- Site Outline
- Alamosa Park Developed Wetlands ~6.37 Acres
- Undeveloped Wetlands ~11.68 Acres
- Wetland Avoidance Wetlands ~3.12 Acres
- Developed Lots To Be Sold



0 300 600 Feet