

PUBLIC NOTICE

6 September 2021

United States Army
Corps of Engineers
New Orleans District
Regulatory Division (REG-E)
7400 Leake Avenue
New Orleans, Louisiana 70118

Permit Application Number:
MVN-2006-4933-EPP
Project Manager:
Stephanie Castaing
(504) 862-1564
Stephanie.L.Castaing@usace.army.mil

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).

COMMERCIAL DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: Terese's Top Works, c/o Biological Surveys, Inc., Attention: Tom Brown, Post Office Box 94, Covington, Louisiana, 70434.

LOCATION OF WORK: Located on North Lane, in Mandeville, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings.

Latitude: 30.429382 Longitude: -90.034422

Hydrologic Unit Code: 08090201 (Liberty Bayou-Tchefuncta)

CHARACTER OF WORK: Clear, grade, excavate and fill for Terese's Top Works. The project would include one (1) office building, two (2) warehouses, one (1) outbuilding, parking area, detention area and associated drainage and utilities infrastructure. Project implementation will directly impact 1.78 acres of jurisdictional wetlands. The applicant proposed to contract with an approved mitigation bank to offset the adverse impact to jurisdictional wetlands.

The comment period for the Department of the Army Permit will close **20 days** from the date of this 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 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 DIVISION**. 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.

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 any other 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.

The New Orleans District has determined that the activity will have no effect on the threatened West Indian Manatee (*Trichechus manatus*), endangered Red-cockaded woodpecker (*Picoides borealis*), endangered Gopher tortoise (*Gopherus polyphemus*), and the endangered Louisiana quillwort (*Isoetes louisianensis*) based on the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020 between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office.

Our initial finding is that the proposed work is Not Likely to Adversely Affect any species listed as endangered by the U.S. Departments of Commerce, nor affect any habitat designated as critical to the survival and recovery of such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal is not expected to result in the destruction or alteration of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no 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, Water Quality Certifications, before a permit is issued.

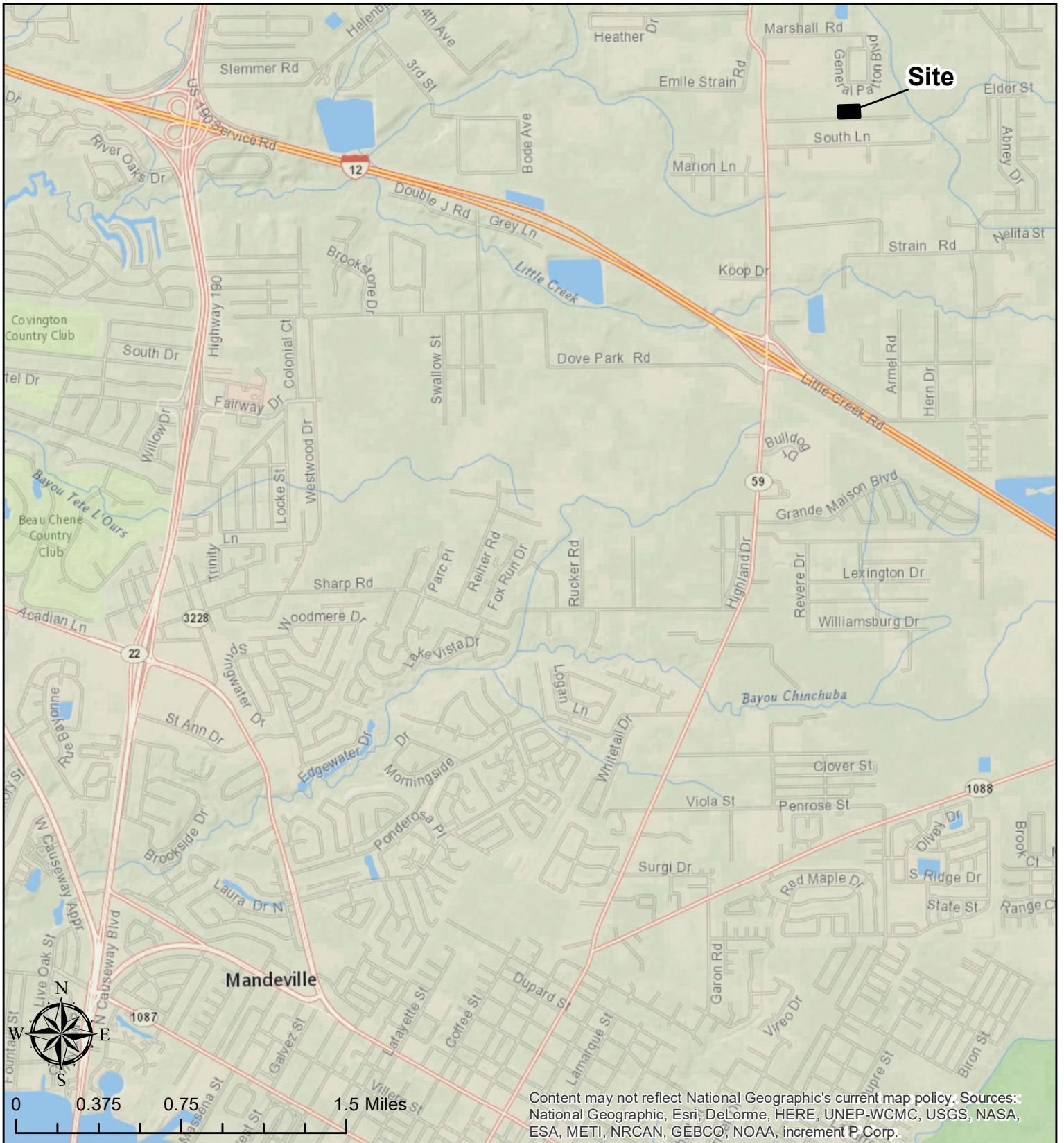
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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.

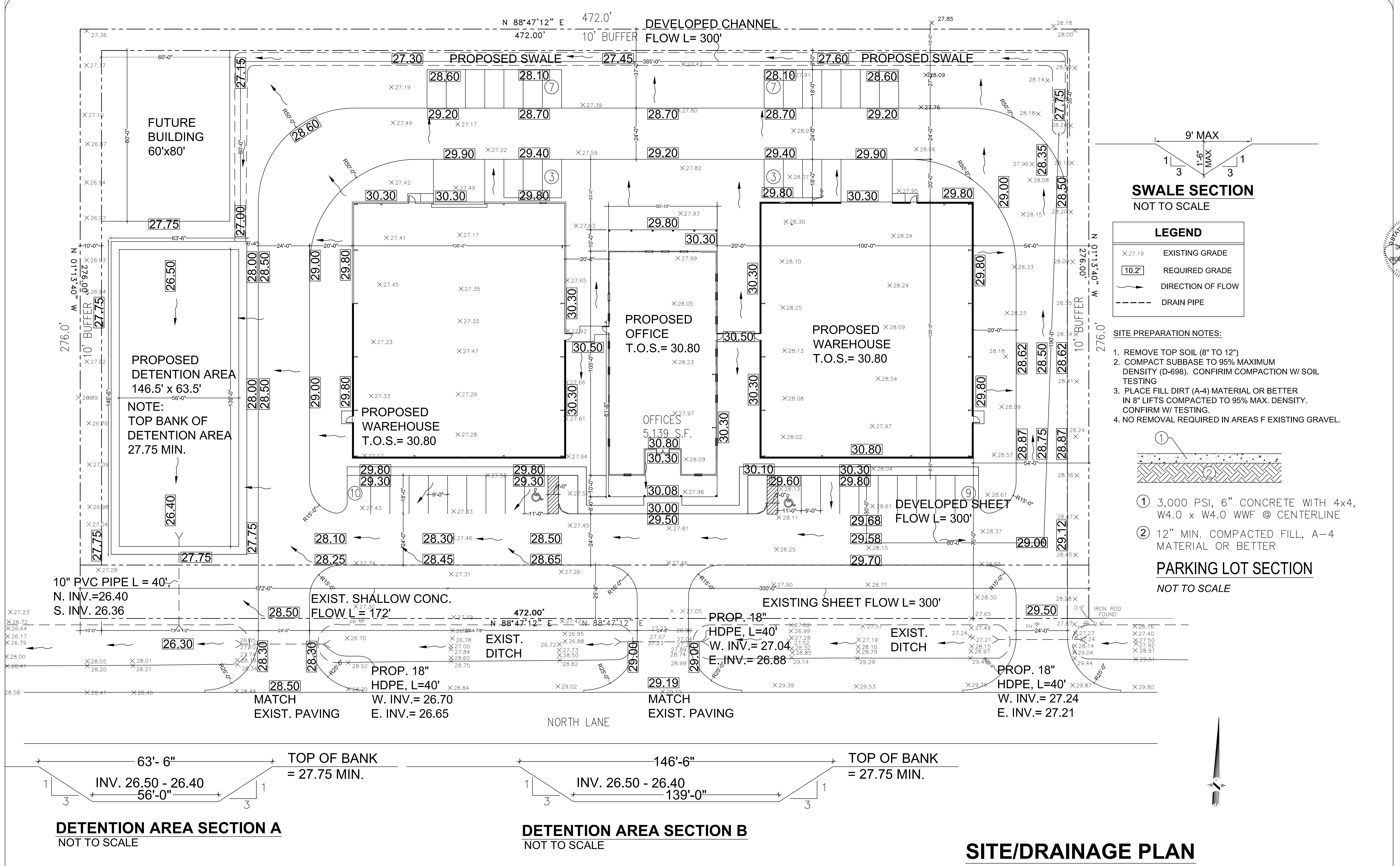
Michael V. Farabee
Chief, Eastern Evaluation Branch

Enclosure

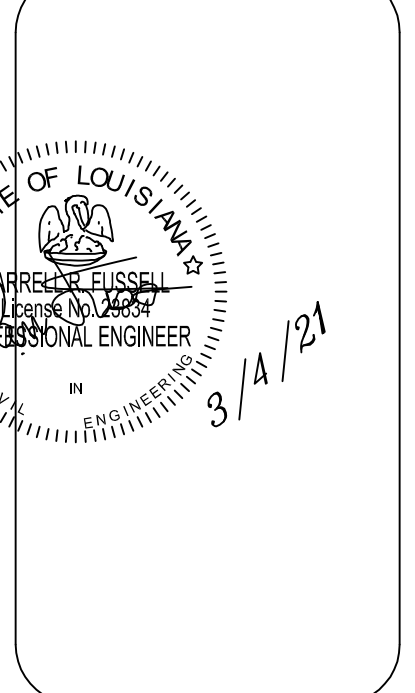
Vicinity Map



**±3 Acres on North Ln.
Section 19, T7S-R12E
Mandeville, St. Tammany Parish
Terese's Top Works**






Date	3-4-21
Description	For review and comment
Issue	A



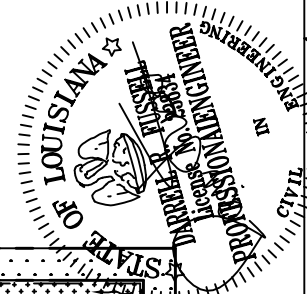
TERESE CABINETS
NORTH LANE
MANDEVILLE, LA

ARROW ENGINEERING & CONSULTING
DARRELL FUSSELL, P.E.
darffuss123@gmail.com
PO BOX 881
Madisonville, LA 70447
Phone: 985-237-3908

C1

LEGEND	
	IMPACTED WETLANDS
	AVOIDED WETLANDS
	DRAIN. ARROW

TOTAL IMPACTED WETLANDS = 1.77 ACRES
 TOTAL AVOIDED WETLANDS = 0.32 ACRES
 (FILL IN WETLANDS) (EXCAVATION IN WETLANDS)
 CONCRETE = 624 CY EXCAVATION = 379 CY
 CLAY FILL = 2,373 CY

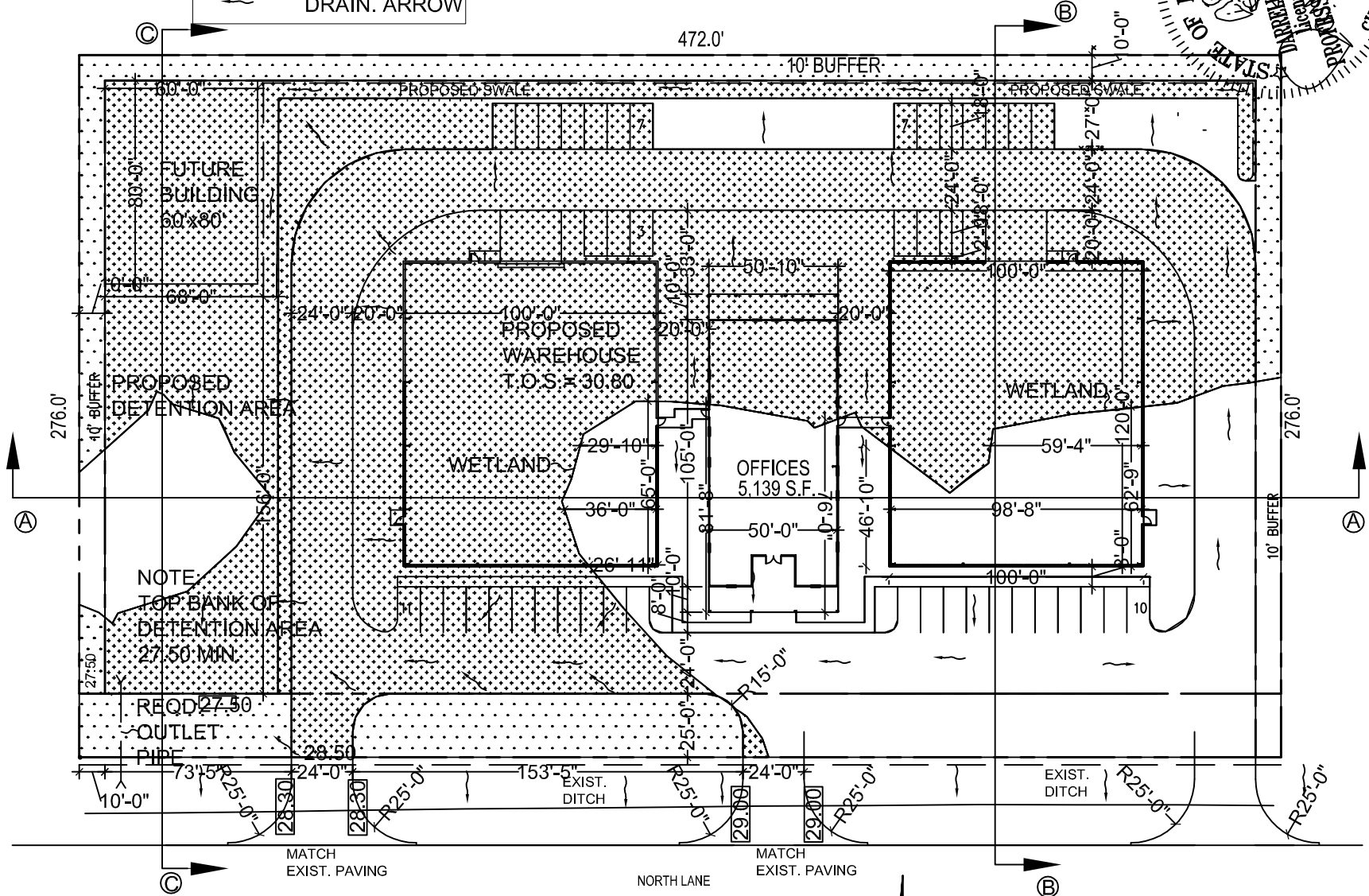


06/08/21

DATE	ISSUE	DRAWN BY
05-20-21	FOR PERMIT	DRF
06-08-21	REVISED	

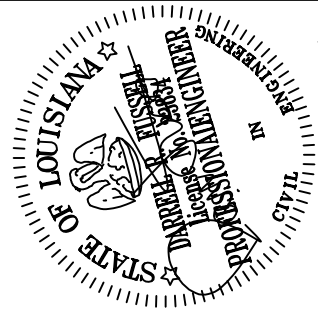
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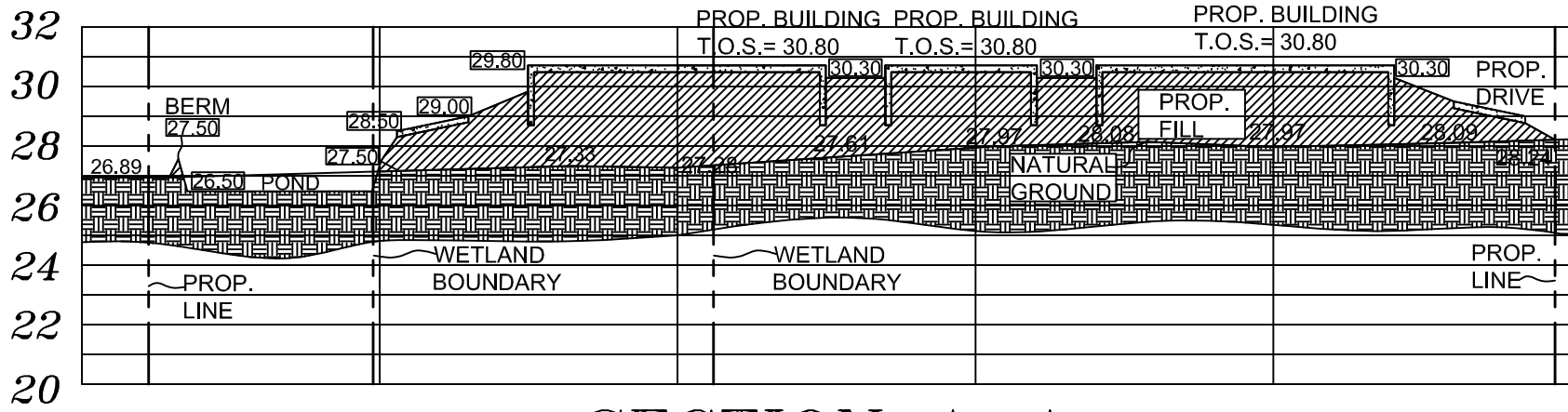


SITE/DRAINAGE PLAN

SCALE: 1" = 60'-0"



05/27/21

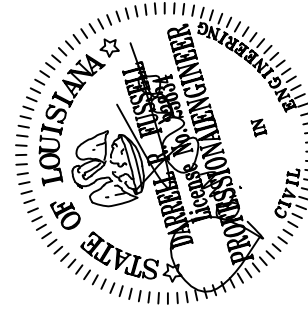


SECTION A-A
 (THROUGH BUILDINGS EAST-WEST)
 HORIZ. SCALE: 1" = 60'-0"
 VERT. SCALE: 1" = 7'-6"

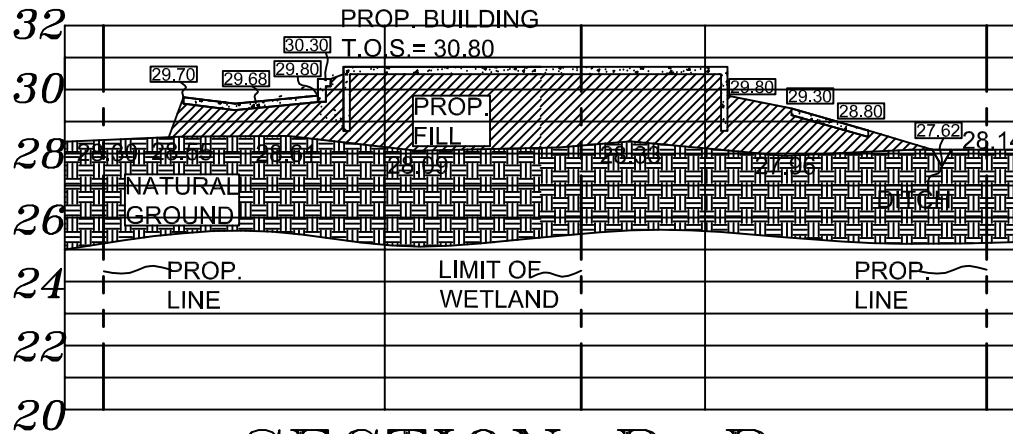
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05/27/21



CUT VOLUME IN WETLANDS = 1581 C.F.

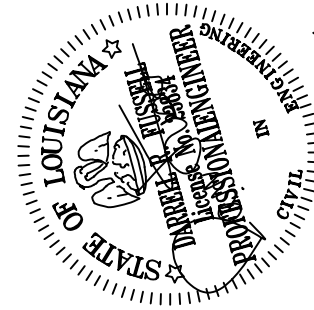
FILL VOLUME IN WETLANDS = 48,686 C.F.

SECTION B-B
 (THROUGH BUILDINGS NORTH-SOUTH)
 HORIZ. SCALE: 1" = 60'-0"
 VERT. SCALE: 1" = 7'-6"

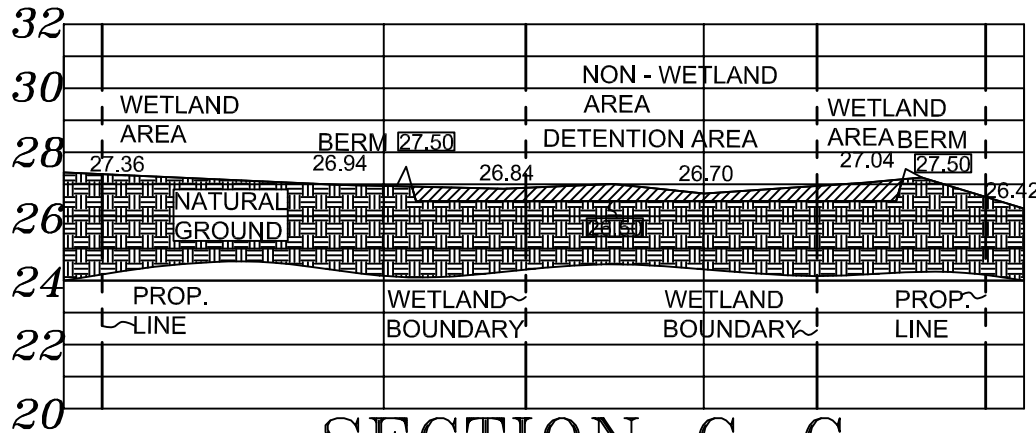
DATE	ISSUE	DRAWN BY
05-20-21	FOR PERMIT	DRF

TERESE CABINETS
 NORTH LANE
 MANDEVILLE, LA

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 & CONSULTING
 Darrell Fussell, P.E.
 darfuss123@gmail.com
 Phone: 985-237-3908



05/27/21



CUT VOLUME IN WETLANDS = 1581 C.F.
 FILL VOLUME IN WETLANDS = 48,686 C.F.

SECTION C-C
(THROUGH BUILDINGS EAST-WEST)
 HORIZ. SCALE: 1" = 60'-0"
 VERT. SCALE: 1" = 7'-6"

DATE	ISSUE	DRAWN BY
05-20-21	FOR PERMIT	DRF

TERESE CABINETS
NORTH LANE
MANDEVILLE, LA

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