

JOINT PUBLIC NOTICE

13 January 2020

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

(504) 862-2279
angelle.v.greer@usace.army.mil
Project Manager
Angelle Greer
Permit Application Number
MVN-2007-01126-EG

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 200107-01

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, Water Quality Certifications, 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 ST. TAMMANY PARISH

NAME OF APPLICANT: Webber Realty Holdings, LLC, Attention: David Webber, 49 Papworth Avenue, Metairie, LA 70005

LOCATION OF WORK: At approximately Latitude: 30.424444, Longitude: -90.036389, off of Alpha Blvd., in Mandeville, in St. Tammany Parish, Louisiana, as shown on the enclosed drawings. Hydrologic Unit Code: 08090201 (Lower Mississippi- Lake Pontchartrain)

CHARACTER OF WORK: Placement of approximately 5,825-cubic yards of sand/clay material, approximately 1,775-cubic yards of limestone, and approximately 1,125-cubic yards of concrete to facilitate the construction of an approximate 15-acre commercial development to include a 60,000-square foot building, parking areas, access drive, yard space, and drainage improvements. The

applicant proposes to compensate for unavoidable project-related impacts to 1.29-acres of jurisdictional wetlands through the purchase of wetland credits from a Corps' approved mitigation bank within the appropriate watershed.

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.

The New Orleans District has determined that the project footprint is located in an area known to be utilized by the Dusky Gopher Frog and the Gopher Tortoise. It has been determined that the activity will have no effect on the Dusky Gopher Frog based on the 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. Consultation will be initiated with the U.S. Fish and Wildlife Service regarding potential project-related effects to the Gopher Tortoise.

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 Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would not 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.

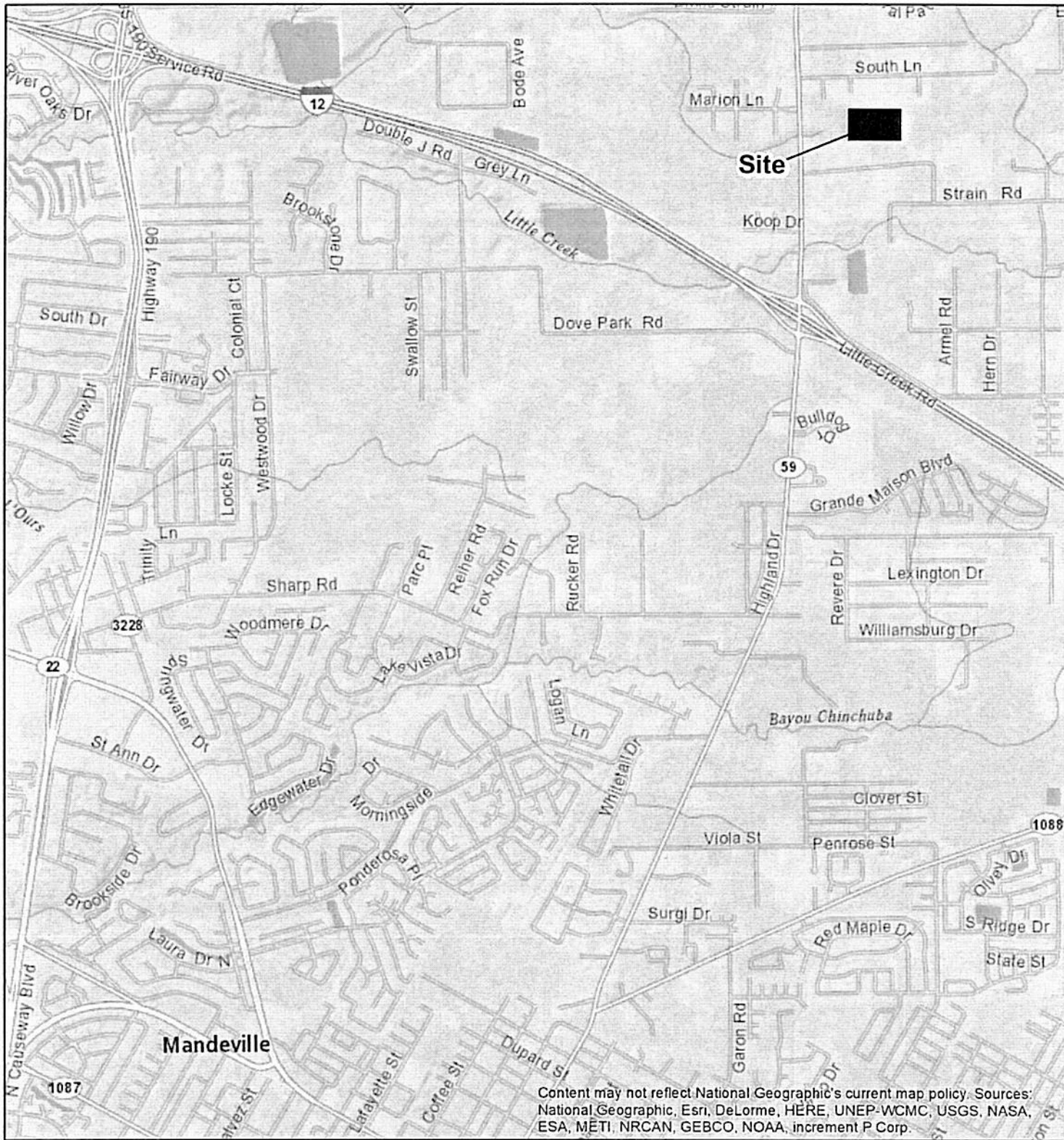
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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.

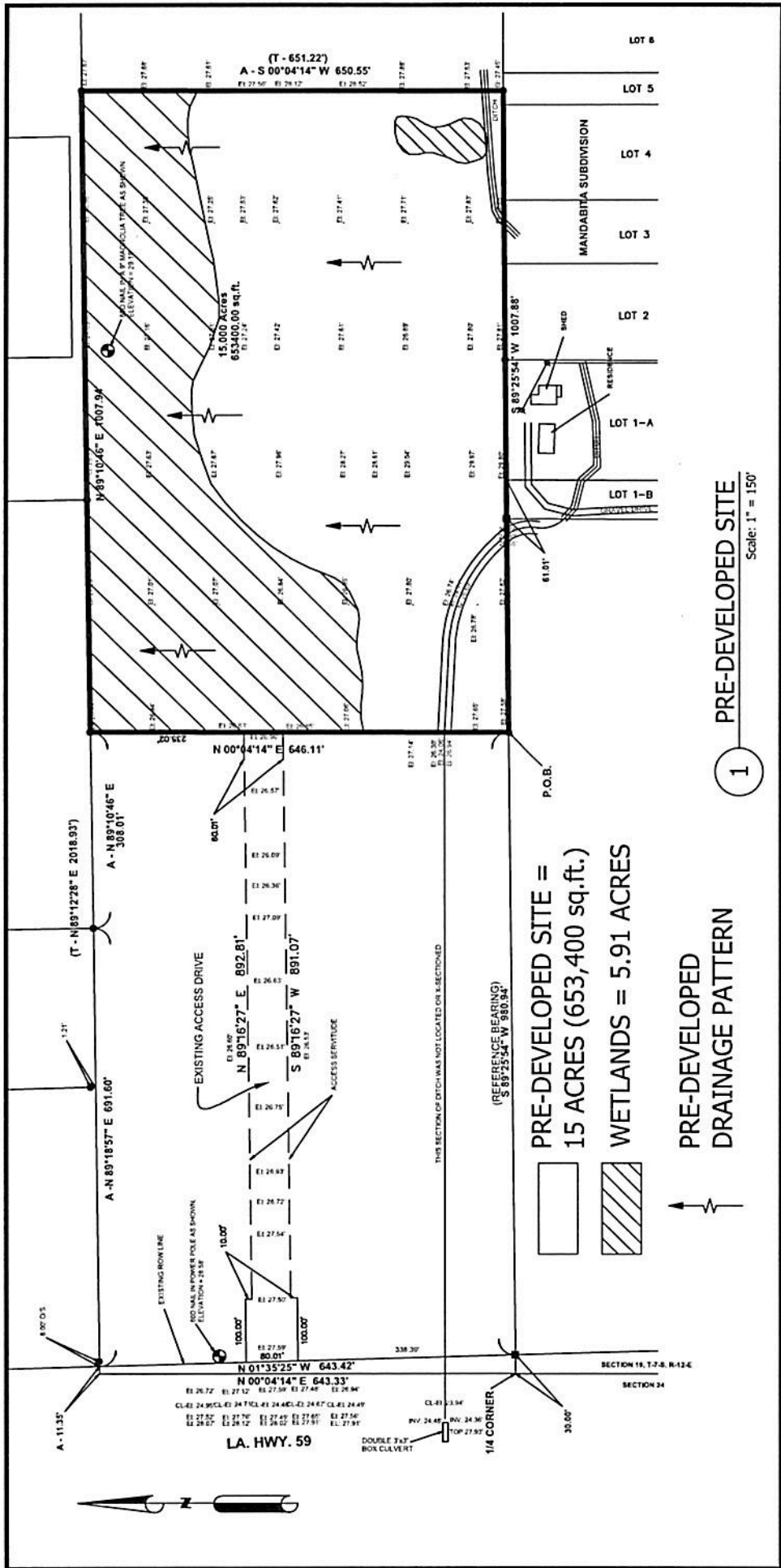
Michael V. Farabee
Chief, Eastern Evaluation Section

Enclosure

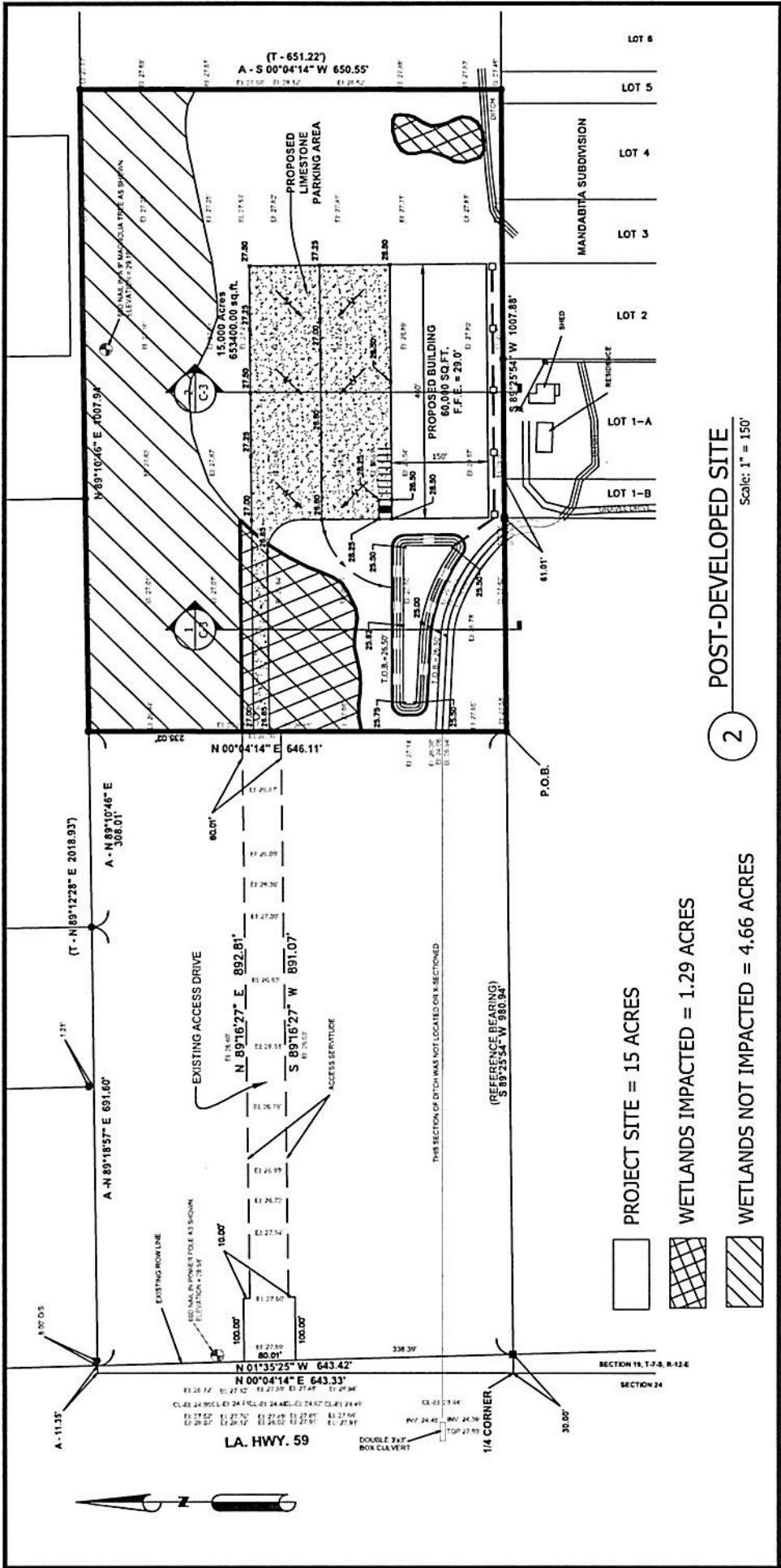
Vicinity Map



Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



| DEEP SOUTH DESIGN GROUP Civil/Environmental Engineering Firm P.O. Box 1122 Madisonville, LA, 70447 Ph: 985-705-4696 | | | | | | | | | | | | | |
|--|---|-------------|----------------|------|------------|-------|-----------|-------|-----|--|--|--|--|
| <p>1 PRE-DEVELOPED SITE</p> | | | | | | | | | | | | | |
| <p>PRE-DEVELOPED SITE = 15 ACRES (653,400 sq.ft.)</p> <p>WETLANDS = 5.91 ACRES</p> <p>PRE-DEVELOPED DRAINAGE PATTERN</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision/issue</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="font-size: small;">This drawing and design are the property of DEEP SOUTH DESIGN GROUP. It is to be used only for the project and site for which it was prepared or copied in whole or part or used for duplication to others, without the prior written consent of DEEP SOUTH DESIGN GROUP. All common law rights of copyright and otherwise are hereby specifically reserved.</p> | No. | Revision/issue | Date | | | | | | | | | |
| No. | Revision/issue | Date | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <p>Client: DAVID WEBBER</p> <p>Project: DRAINAGE PLAN FOR 15.000 ACRES IN SECTION 19, T-7-S, R-12-E, ST. TAMMANY PARISH LOUISIANA</p> | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Project No.</td> <td>14-223</td> </tr> <tr> <td>Date</td> <td>11.11.2019</td> </tr> <tr> <td>Scale</td> <td>1" = 150'</td> </tr> <tr> <td>Sheet</td> <td>C-1</td> </tr> </table> | | Project No. | 14-223 | Date | 11.11.2019 | Scale | 1" = 150' | Sheet | C-1 | | | | |
| Project No. | 14-223 | | | | | | | | | | | | |
| Date | 11.11.2019 | | | | | | | | | | | | |
| Scale | 1" = 150' | | | | | | | | | | | | |
| Sheet | C-1 | | | | | | | | | | | | |



PROJECT SITE = 15 ACRES
 WETLANDS IMPACTED = 1.29 ACRES
 WETLANDS NOT IMPACTED = 4.66 ACRES

2 POST-DEVELOPED SITE Scale: 1" = 150'

DEEP SOUTH DESIGN GROUP
 Civil/Environmental Engineering Firm
 P.O. Box 1122 | Madisonville, LA, 70447
 Ph: 985-705-4696

Client: **DAVID WEBBER**

Project: **DRAINAGE PLAN FOR 15,000 ACRES IN SECTION 19, T-7-S, R-12-E, ST. TAMMANY PARISH LOUISIANA**

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |
| | | |

Project No: **14-223**

Date: **11.11.2019**

Scale: **1" = 150'**

Sheet: **C-2**

This drawing and design are the property of DEEP SOUTH DESIGN GROUP. The user agrees that the conditions of use shall be limited to the project for which it was prepared and shall not be reproduced or copied in whole or part or used for furnishing information to others, without the prior written consent of DEEP SOUTH DESIGN GROUP. All common law rights of copyright and otherwise are hereby specifically reserved.

1 SECTION A - A
Scale: N.T.S.

TOTAL FILL
SANDY CLAY: 5,825 yd³
LIMESTONE: 1,775 yd³
CONCRETE: 1,125 yd³

2 SECTION B - B
Scale: N.T.S.

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |

This drawing and design are the property of DEEP SOUTH DESIGN GROUP. The user is not to be reproduced or copied in whole or part or used for furnishing information to others, without the prior written consent of DEEP SOUTH DESIGN GROUP. All common law rights of copyright and otherwise are hereby specifically reserved.

Client: DAVID WEBBER

Project: DRAINAGE PLAN FOR 15,000 ACRES IN SECTION 19, T-7-S, R-12-E, ST. TAMMANY PARISH LOUISIANA

| | |
|-------------|------------|
| Project No. | 14-223 |
| Date | 11.11.2019 |
| Scale | N.T.S. |
| Sheet | C-3 |