

PUBLIC NOTICE

June 7, 2021

United States Army
Corps of Engineers
New Orleans District
Attn: Regulatory Branch, ODR-W
7400 Leake Ave.
New Orleans, Louisiana 70118-3651

Project Manager:
Sara B. Fortuna
(504) 862-2284
sara.b.fortuna@usace.army.mil
Application #: MVN-2007-03452-WKK

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).

MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN CALCASIEU PARISH

NAME OF APPLICANT: T&C Properties of Lake Charles, L.L.C., c/o: Southland Environmental, L.L.C., 510 Clarence Street, Lake Charles, Louisiana 70601.

LOCATION OF WORK: Azalea Subdivision, near Indian Bayou, located off Edith Street, in the community of Moss Bluff, Louisiana, Latitude North: 30.32484°N, Longitude West: -93.20596°W, as shown within the attached drawings. (Hydrologic Unit Code 08080205, Calcasieu Watershed).

CHARACTER OF WORK: Time extension to conduct clearing, excavating, grading operations to deposit approximately 2,930 cubic yards of earthen fill material and 2,069 cubic yards of aggregate fill material to construct a 13.7-acre multi-family residential development. Approximately 6.0 acres of forested wetlands would be permanently impacted via project implementation. Mitigation was purchased from a DA approved mitigation bank to offset wetland impacts. No work was completed under the previous permit. The purpose of the proposed development is to supply necessary housing for local citizens.

The comment period on the requested 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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number, and can be emailed to the Corps of Engineers project manager listed above, or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH, ODR-W, "Sara Fortuna"**.

Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or by emailing the specified project manager listed above. Any request

for an extension of time to comment 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 and inclusive of the initial comment period and 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 properties listed on the National Register of Historic Places near the proposed work. 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. As necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer and federally listed tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would neither 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. Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, it has been determined that the project would have no effect to the Red-cockaded Woodpecker (*Picoides borealis*).

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration, and/or disturbance 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.

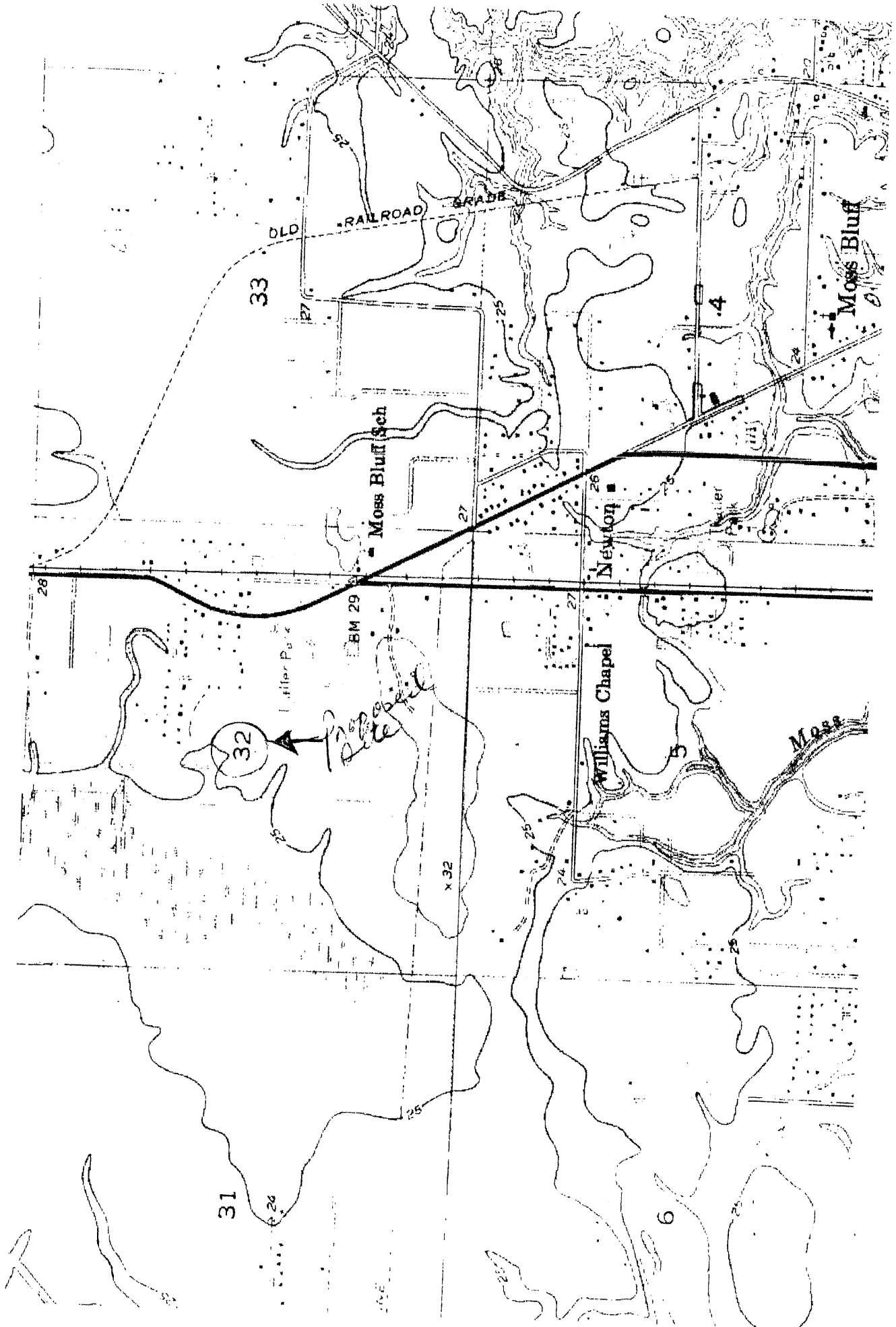
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

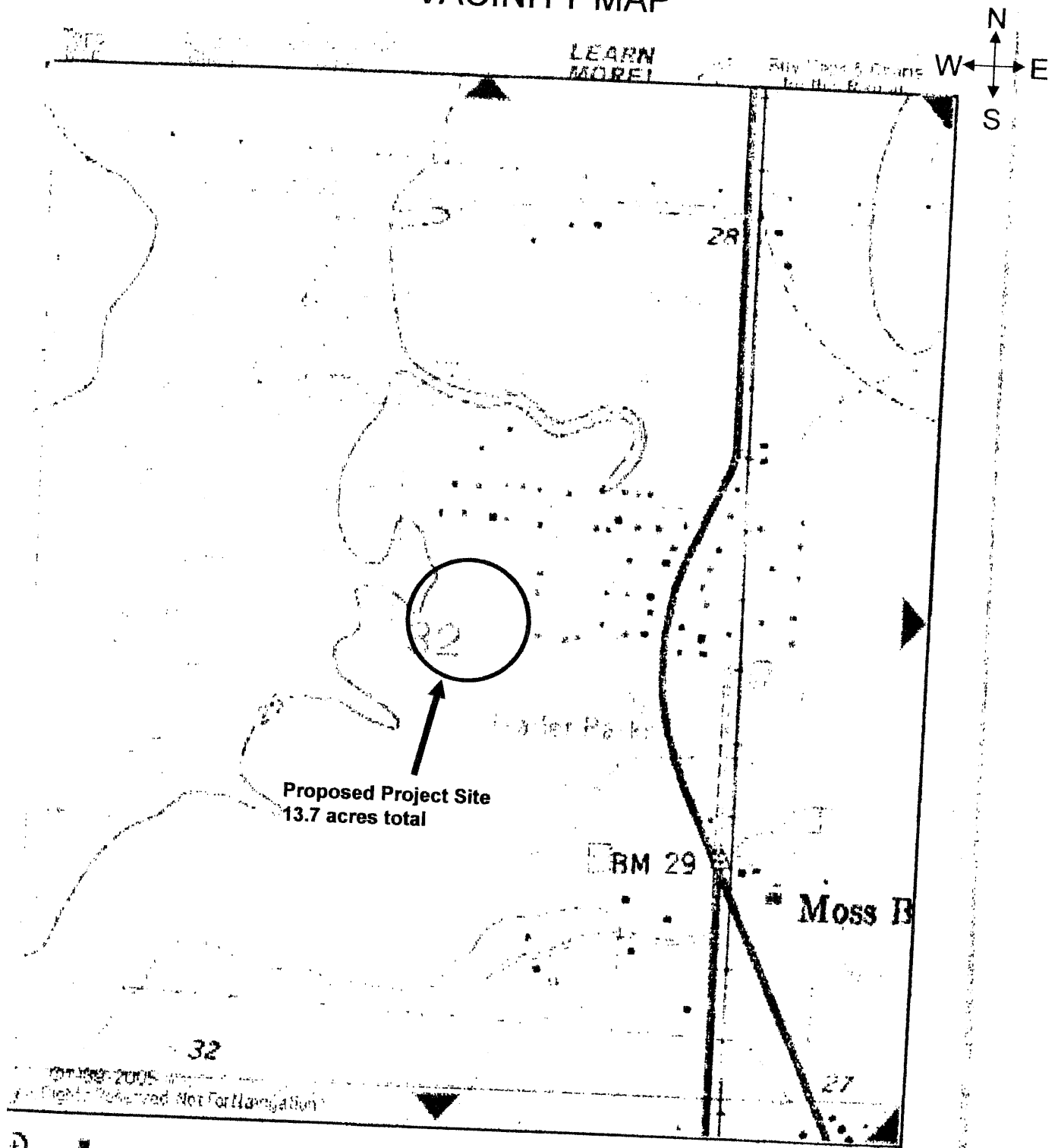
You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Darrell S. Barbara
Chief, Western Evaluation Section
Regulatory Branch

Enclosures



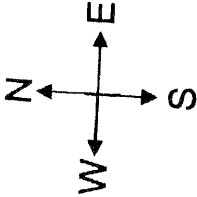
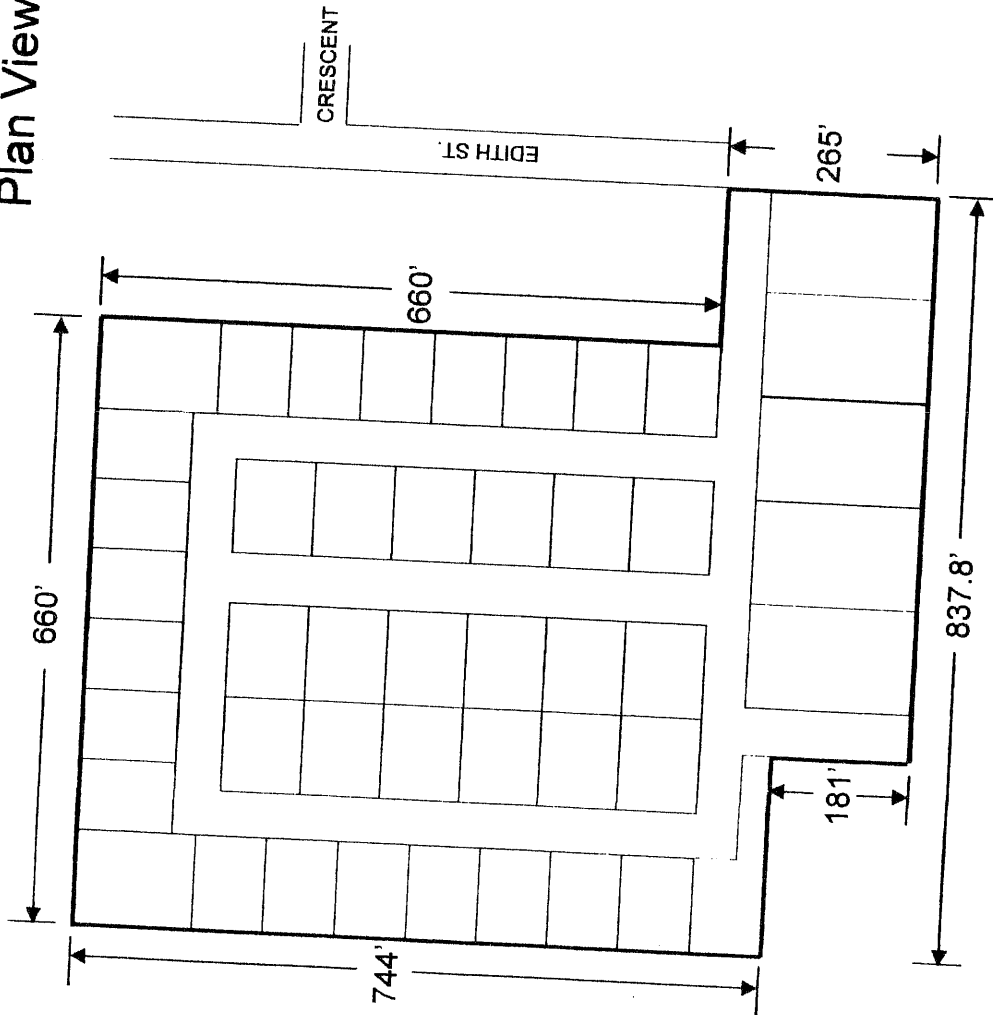
VACINITY MAP



Proposed subdivision is located in Section 32, Township 8, Range 8W, Scale 1:24,000, Longitude -93.20596, Zoom 100%
Latitude 30.32484, Longitude -93.20596
Project site is located in Moss Bluff, Calcasieu Parish, LA. between Edith St. and Crawford Dr.
Indian Bayou is the water way identified that could be effected by this project.

Application by Terry L. Mooney

Azalea Estates Phase 1 Plan View (a)

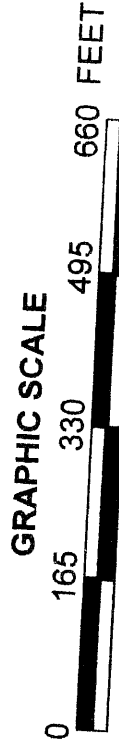


Per jurisdictional determination of property located in Section 32, Township 8 South, Range 8 West, Calcasieu Parish, Louisiana, specifically identified as a 13.7 acre tract between Crawford Drive and Edith Street. 44% (6 acres) is identified as wetlands. The wetlands and non wetlands are so intermingled that a detailed map cannot be completed without survey. The entire 13.7 acres will be developed utilizing on site displacement fill. Reference application of material being discharged and Plan view (b) for typical expected house lot depending on parish permits granted and individual house plan requirements.

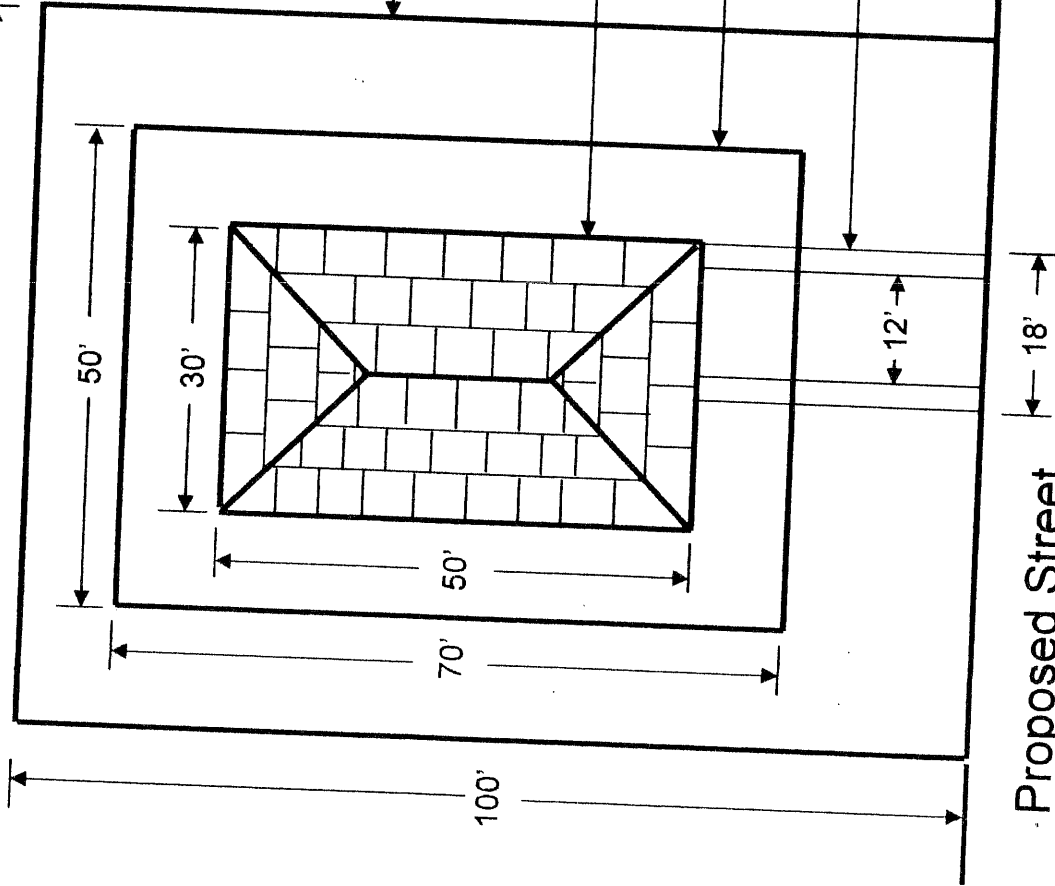
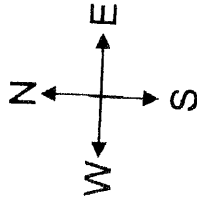
GENERAL NOTES

1. Lots to be developed for single family dwellings.
2. Approx. elevation 27.0 MSL, Variation <1.0'.
3. Not within F.E.M.A. flood zone.
4. Minimal fill required for structures & roads
5. Streets and rights of way to be dedicated to the parish.
6. Total size of project 13.7 acres. (6 acres wetlands)
7. Project is approx. 1.2 miles SE of the identified water body (Indian Bayou).

Azalea Estates
Section 32, T8S - R8W
Calcasieu Parish, Louisiana
Application by Terry L. Mooney



Azalea Estates Phase 1 Plan View (b) "Typical Building Site"



Note: The project site is approx. 1.2 miles south east of the identified water body (Indian Bayou).

Typical lot size & shape will vary dependent on parish permits obtained. The project site is approx. 44% wetlands mixed with 56% non wetlands typical. Total project site is 13.7 acres.

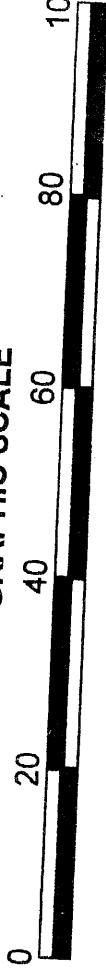
Typical house will be brick and vinyl on concrete slab, size will vary dependent on parish permit obtained.

Proposed fill for house pad typically 112 to 196 yds 60/40 with 28 yds sand to finish dependent on parish permit obtained.

Typical driveway will vary in size dependent on house design permitted. Proposed fill will typically be approx. 20 yds 60/40 dependent on parish permit obtained.

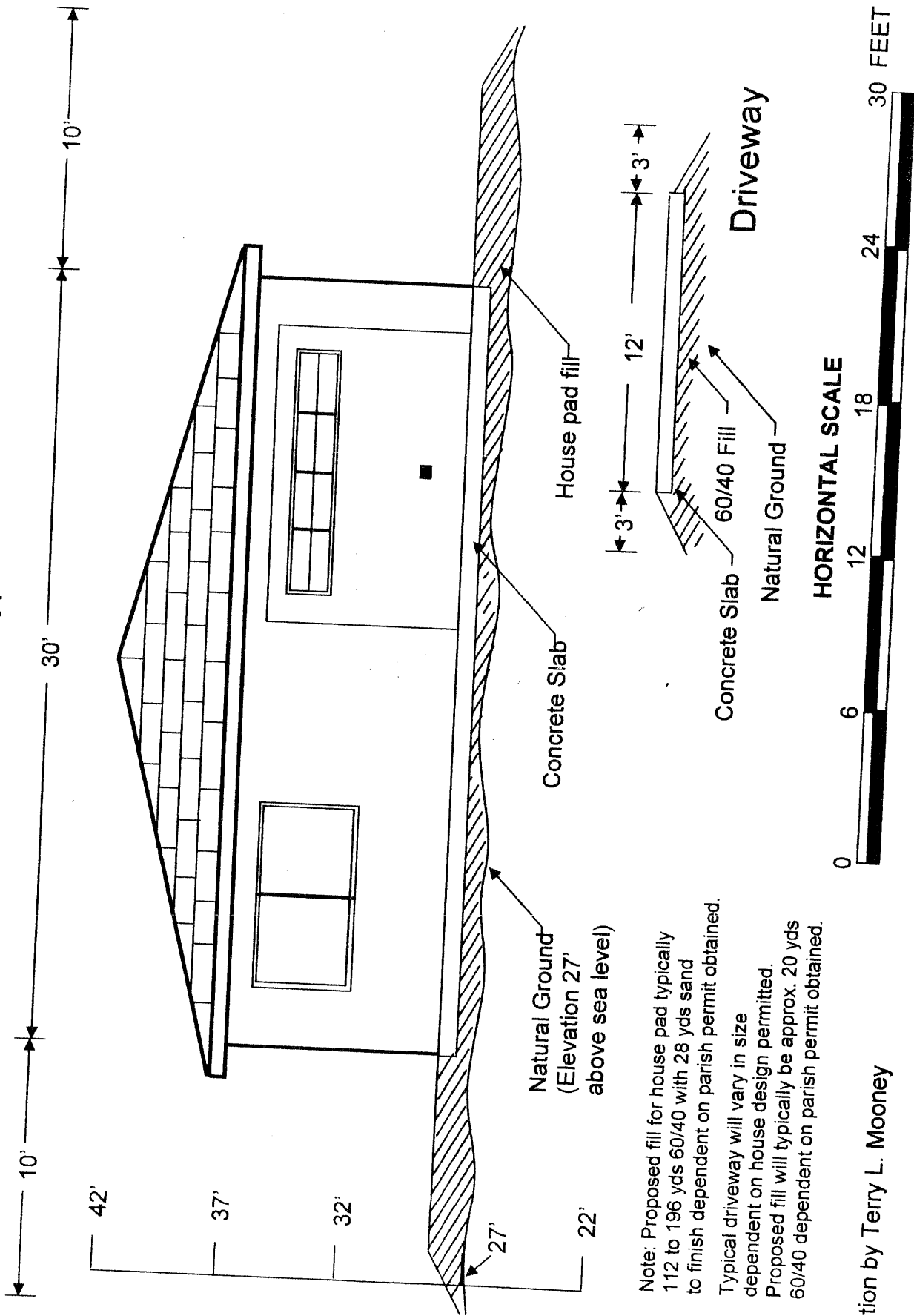
Proposed Street

GRAPHIC SCALE



Application by Terry L. Mooney

Azalea Estates Phase 1 Section View "Typical"



Note: Proposed fill for house pad typically 112 to 196 yds 60/40 with 28 yds sand to finish dependent on parish permit obtained.
 Typical driveway will vary in size dependent on house design permitted.
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