

JOINT PUBLIC NOTICE

October 15, 2018

United States Army Corps of Engineers
New Orleans District
Regulatory Branch
7400 Leake Avenue
New Orleans, Louisiana 70118

State of Louisiana
Department of Environmental Quality
Water Permits Division
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1577
Project Manager
Patricia Clune
Patricia.R.Clune@usace.army.mil
MVN 2012-00098-CE

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC #181005-01

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 Permits Division, 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).

PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON BURBANK DRIVE AND SOUTH KENILWORTH PARKWAY IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Two Blind Mice, LLC., c/o CSRS, Inc., 6767 Perkins Road, Suite 200, Baton Rouge, Louisiana 70808.

LOCATION OF WORK: In wetlands and Elbow Bayou (Latitude: 30.376383, Longitude: -91.146556) in Baton Rouge, Louisiana, in East Baton Rouge Parish, within the Amite basin in hydrological unit (HUC 08070202), as shown on the attached drawings.

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct a strip mall, fast food restaurant and 57 lot single family residential development. Approximately, 97,000 cubic yards of fill will be placed on site to achieve required grade elevations. The proposed project is situated on a 33.64 acre tract that has been determined to be comprised of 16.24 acres of uplands and 17.0 acres of forested wetlands. The proposed project will impact 8.56 acres wetlands and 1,835 linear feet of Elbow Bayou.

The applicant has stated that the project has been designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. As

compensation for the unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from a Corps approved mitigation bank located in the watershed.

The comment period for the Department of the Army Permit modification 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 modification 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. Copies of this notice are being sent to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Interior. 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 listed 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 result in the destruction or alteration of up to 0 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 has been issued from the Department of Environmental Quality, Water Permits Division under permit number WQC-181005-01.

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.

John M Herman
Chief, Central Evaluation Section
Regulatory Branch

Enclosure

Vicinity Map

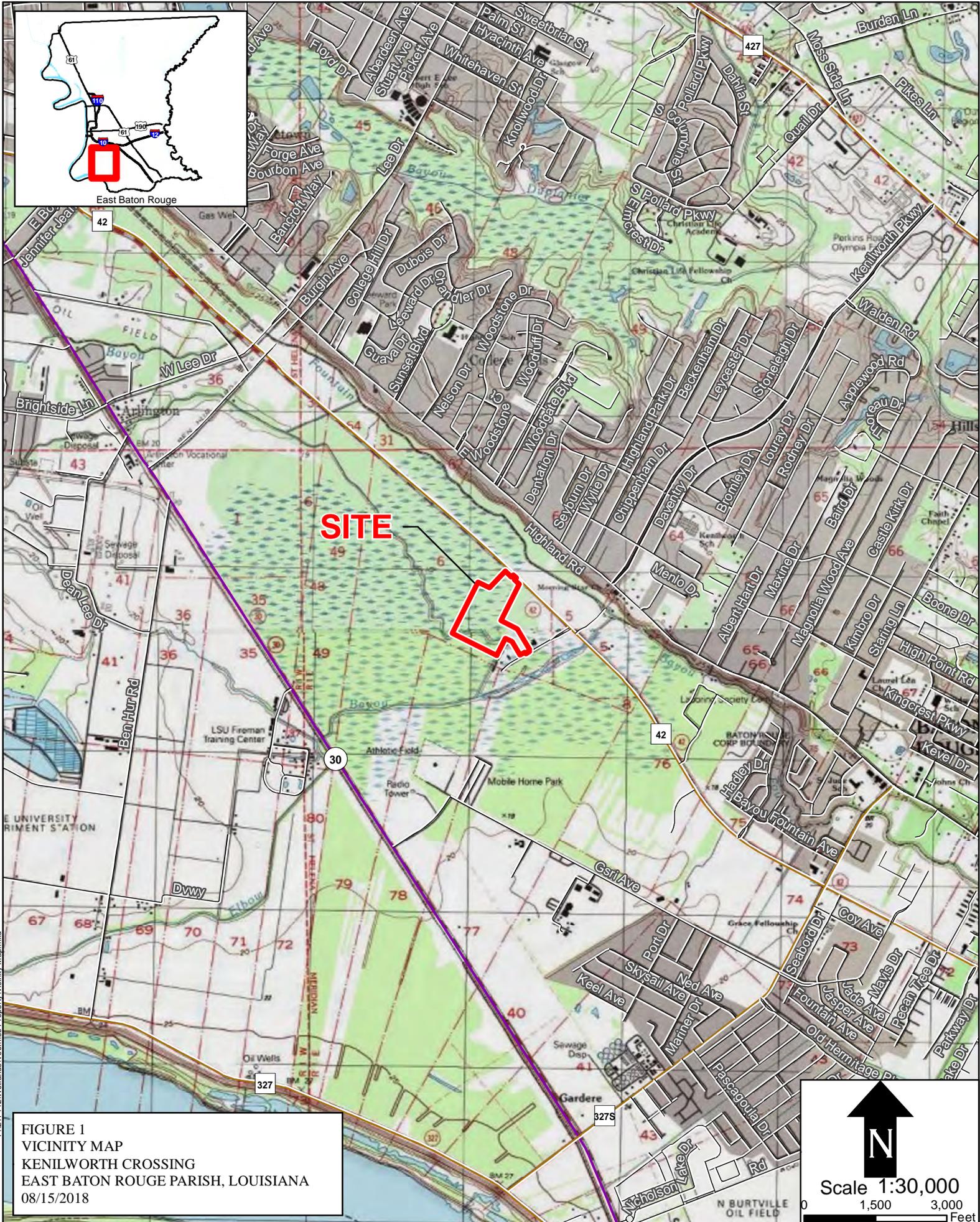


FIGURE 1
VICINITY MAP
KENILWORTH CROSSING
EAST BATON ROUGE PARISH, LOUISIANA
08/15/2018

↑
N
Scale 1:30,000
0 1,500 3,000 Feet

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Jurisdictional Determination

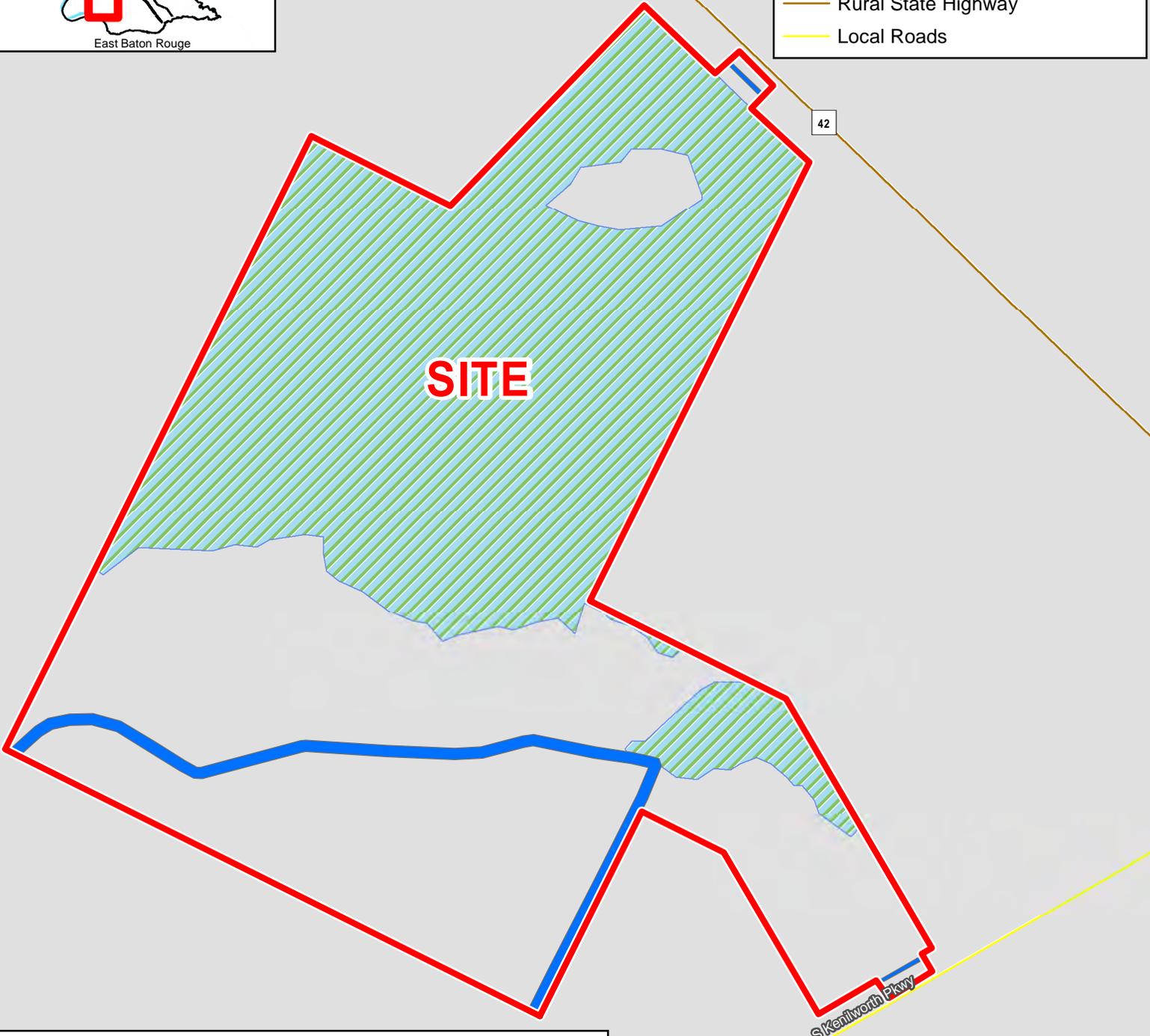


LEGEND

- Site Boundary (33.64 Ac. +/-)
- Total Wetlands (17.0 Ac. +/-)
- Other Waters (1,835 L.F. +/-) (0.4 Ac.)

Existing Roadway

- Rural State Highway
- Local Roads



WETLANDS PER APPROVED JURISDICTIONAL DETERMINATION (MVN-2012-00098-1-SY) AND APPROVED JURISDICTIONAL DETERMINATION (MVN-2012-00098-6-SY).

FIGURE 3
JURISDICTIONAL DETERMINATION
KENILWORTH CROSSING
EAST BATON ROUGE PARISH, LOUISIANA
8/15/2018

N

Scale 1:3,000

0 175 350 Feet

Impacted Wetlands



LEGEND

- Site Boundary (33.64 Ac. +/-)
- Impacted Wetlands (8.56 Ac. +/-)
- Other Waters (1,835 L.F. +/-) (0.4 Ac.)

Existing Roadway

- Rural State Highway
- Local Roads

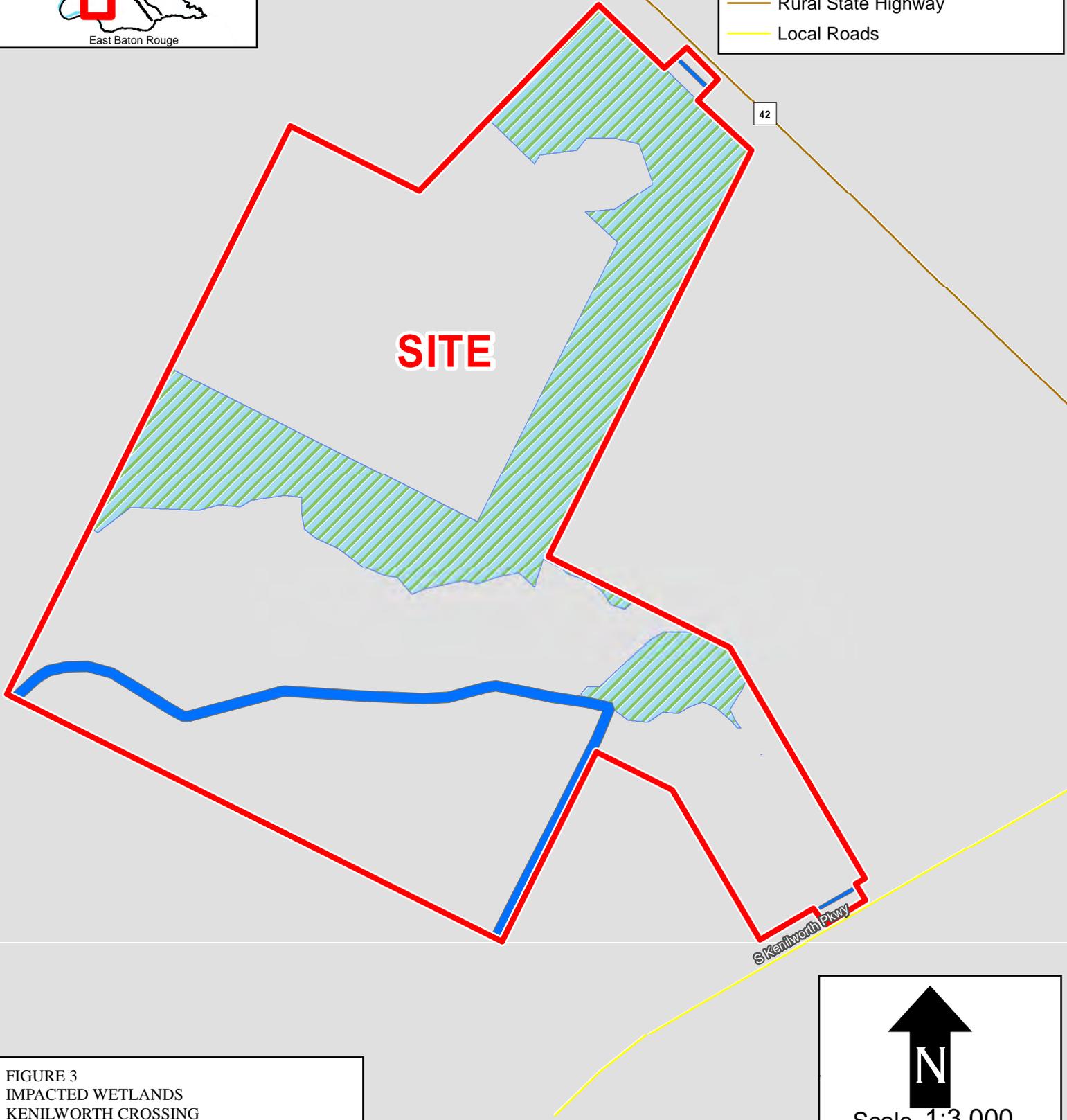


FIGURE 3
IMPACTED WETLANDS
KENILWORTH CROSSING
EAST BATON ROUGE PARISH, LOUISIANA
8/15/2018

N

Scale 1:3,000

0 175 350 Feet

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Project:

**Kenilworth
 Crossing
 Baton Rouge, LA**

Client:

Two Blind Mice, LLC

Revisions:

#	Date	Description

Key Plan:

REVISED DATE: 09/24/2018

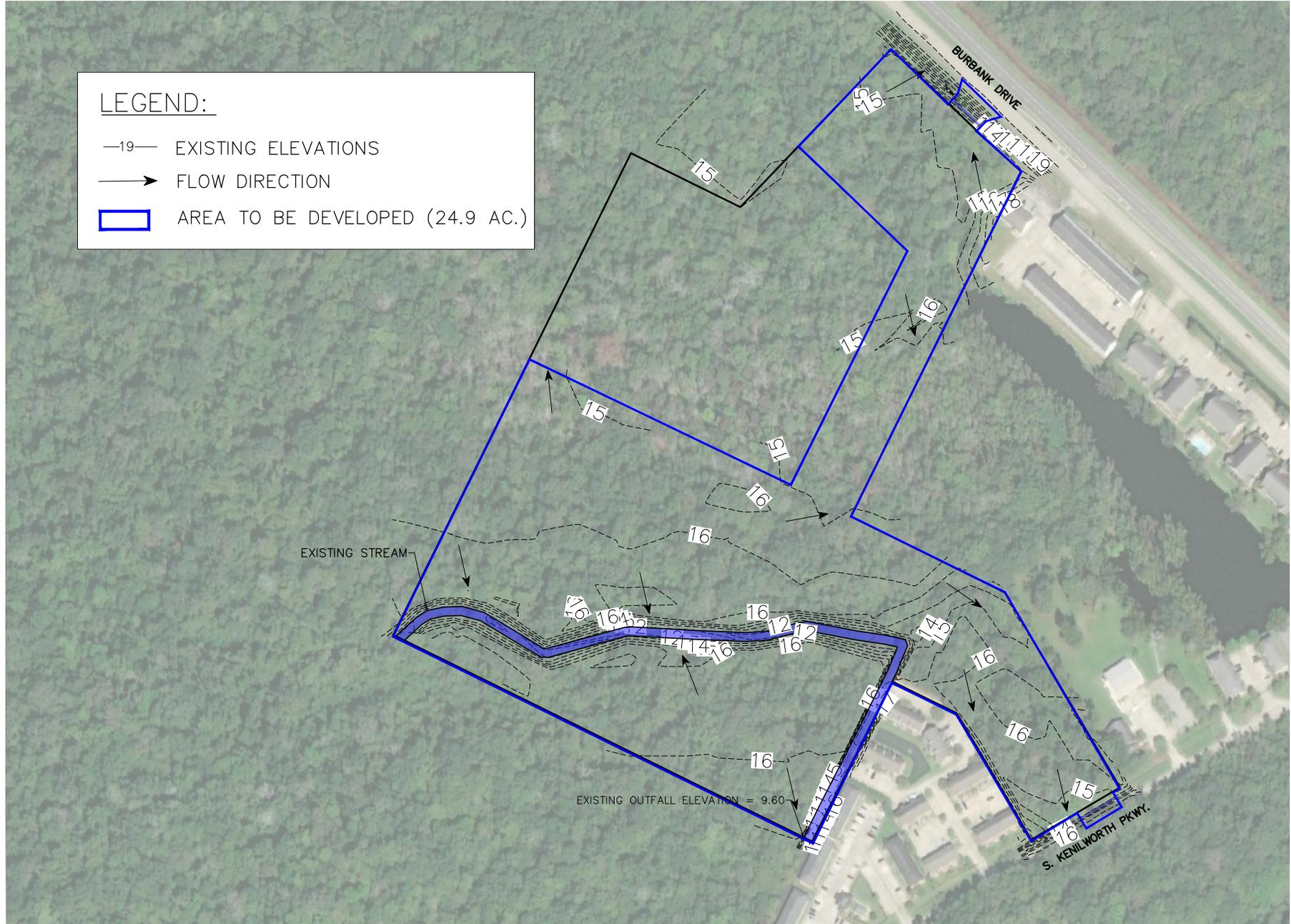
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**Existing Conditions
 Exhibit**

Date:	April 2018
Project Number:	217142
Drawn By:	JAY
Checked By:	JAY

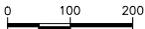
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Figure 4



**Kenilworth Crossing
 Baton Rouge, LA**

Two Blind Mice, LLC



#	Date	Description

REVISED DATE: 09/24/18

**Proposed Site
 Layout & Cross
 Section Exhibit**

Date:	April 2018
Project Number:	217142
Drawn By:	JAY
Checked By:	JAY

Sheet:

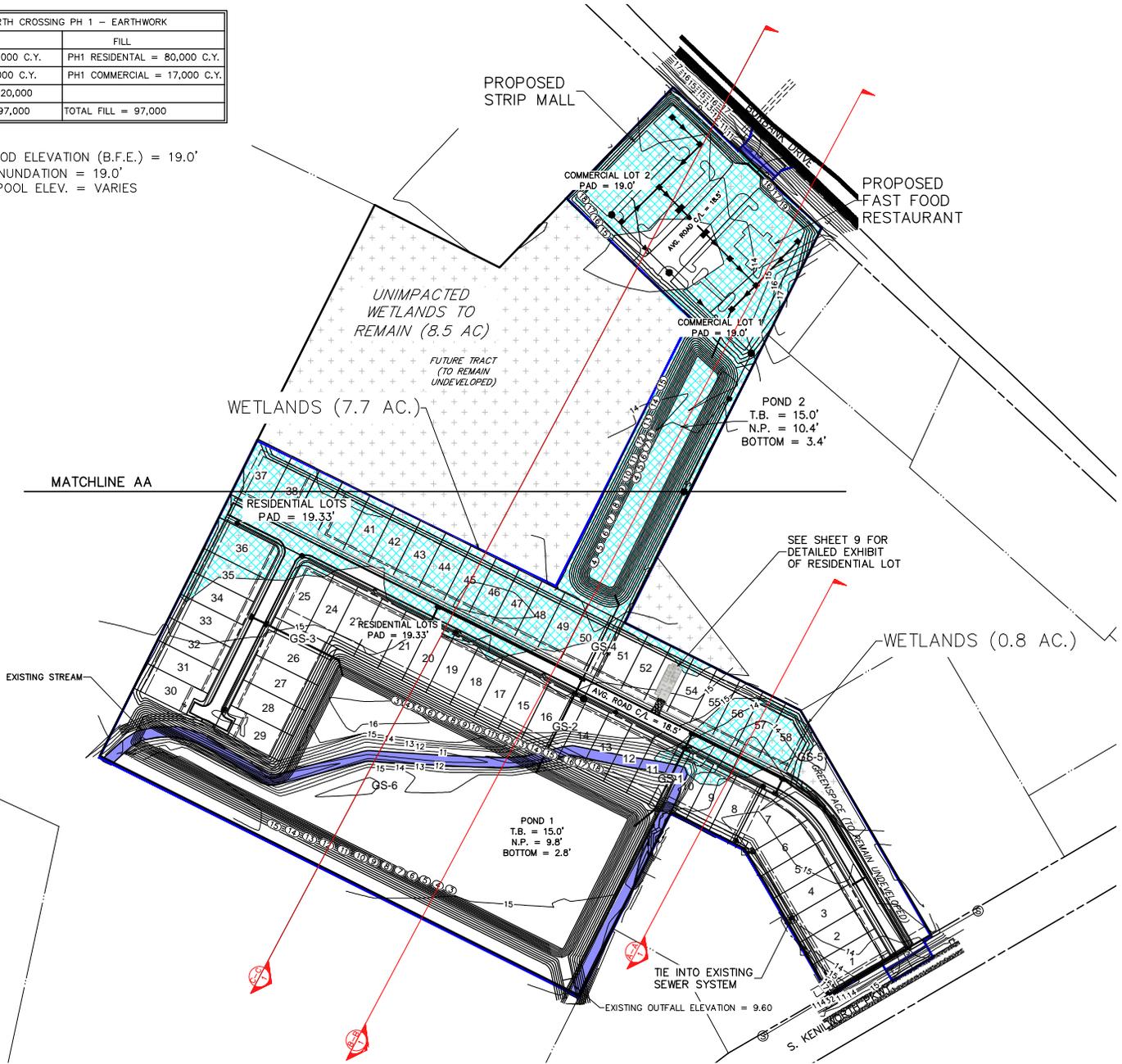
Figure 5

LEGEND:

- 19 — EXISTING ELEVATIONS
- 19 ○ PROPOSED ELEVATIONS
- WETLAND AREA
- IMPACTED WETLANDS (8.5 AC.)
- OTHER WATERS OF THE U.S. (1,835 L.F.) (0.4 AC.)
- AREA TO BE DEVELOPED (24.9 AC.)
- DRAIN INLET
- DRAIN LINE
- SEWER INLET
- SEWER LINE

KENILWORTH CROSSING PH 1 – EARTHWORK	
CUT	FILL
POND 1 = 102,000 C.Y.	PH1 RESIDENTIAL = 80,000 C.Y.
POND 2 = 15,000 C.Y.	PH1 COMMERCIAL = 17,000 C.Y.
20% LOSS = -20,000	
TOTAL CUT = 97,000	TOTAL FILL = 97,000

NOTE:
 BASE FLOOD ELEVATION (B.F.E.) = 19.0'
 RECORD INUNDATION = 19.0'
 NORMAL POOL ELEV. = VARIES



**Kenilworth Crossing
 Baton Rouge, LA**

Client:
Two Blind Mice, LLC



Revisions:

#	Date	Description

Key Plan:

REVISED DATE: 09/24/18

**Proposed Site
 Layout & Cross
 Section Exhibit**

Date:	April 2018
Project Number:	217142
Drawn By:	JAY
Checked By:	JAY
Sheet:	

Figure 5.1

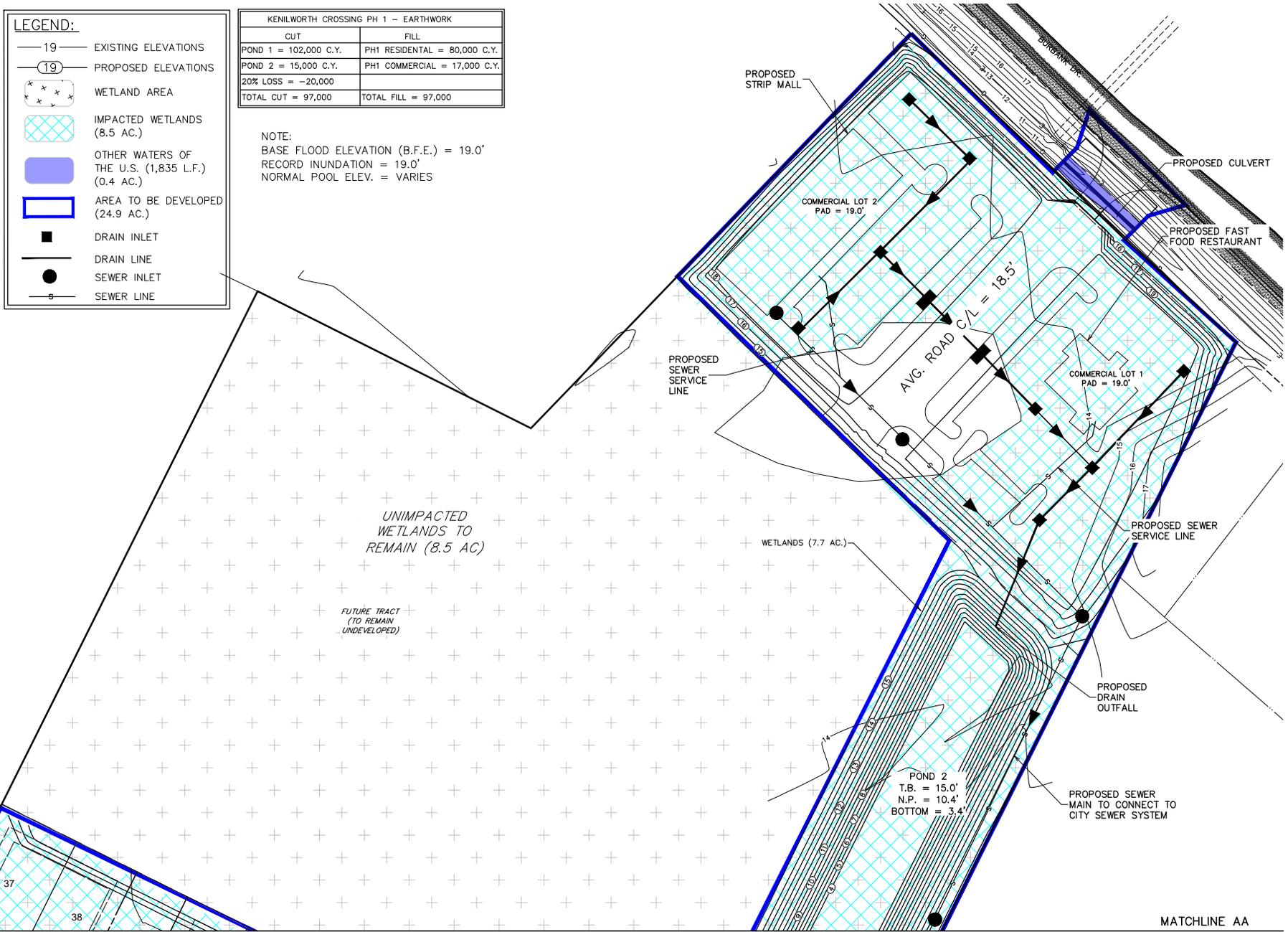
LEGEND:

- 19 — EXISTING ELEVATIONS
- 19 ○ PROPOSED ELEVATIONS
- ✕ WETLAND AREA
- ▨ IMPACTED WETLANDS (8.5 AC.)
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- ▭ AREA TO BE DEVELOPED (24.9 AC.)
- DRAIN INLET
- DRAIN LINE
- SEWER INLET
- S — SEWER LINE

KENILWORTH CROSSING PH 1 – EARTHWORK

CUT	FILL
POND 1 = 102,000 C.Y.	PH1 RESIDENTIAL = 80,000 C.Y.
POND 2 = 15,000 C.Y.	PH1 COMMERCIAL = 17,000 C.Y.
20% LOSS = -20,000	
TOTAL CUT = 97,000	TOTAL FILL = 97,000

NOTE:
 BASE FLOOD ELEVATION (B.F.E.) = 19.0'
 RECORD INUNDATION = 19.0'
 NORMAL POOL ELEV. = VARIES



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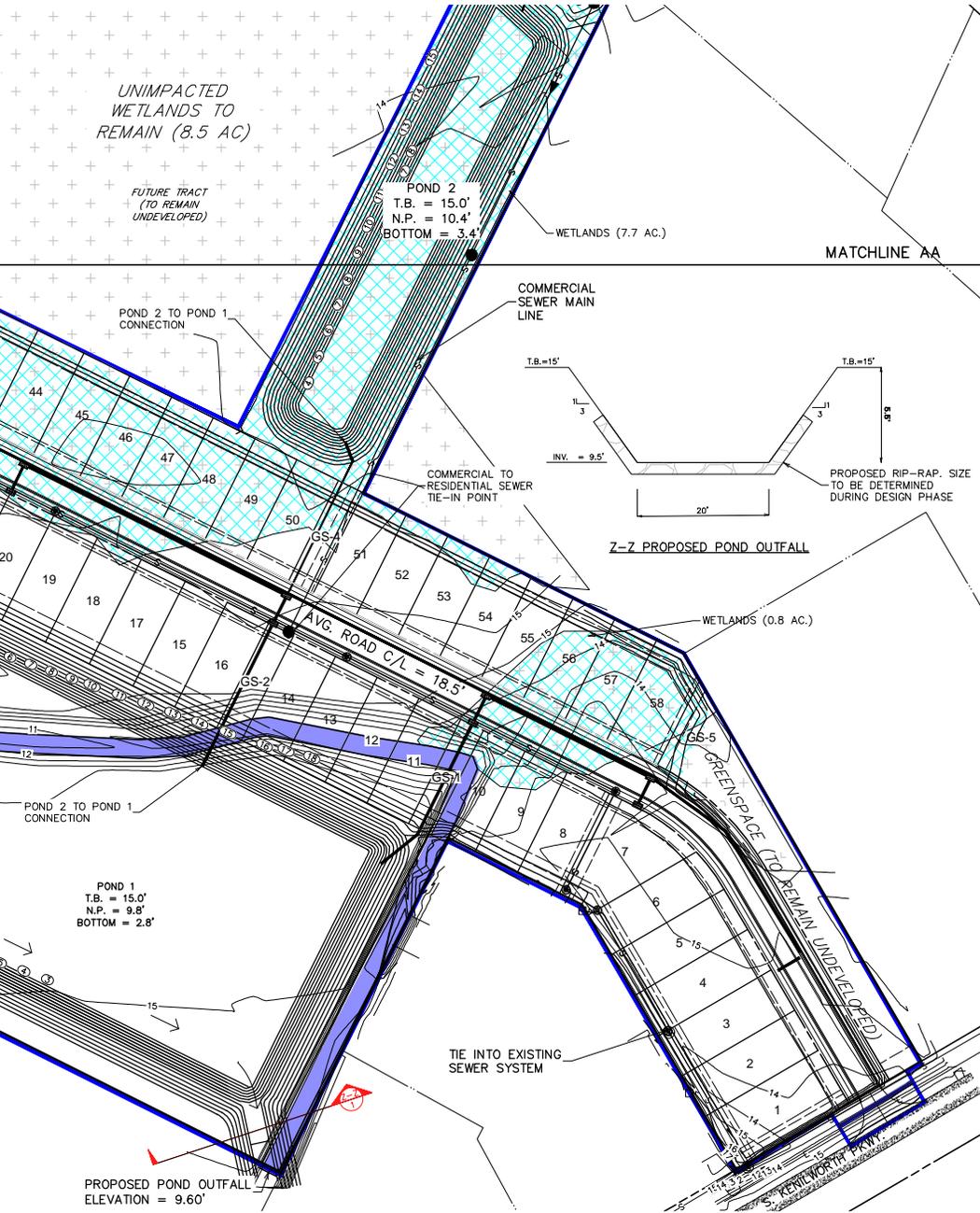
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MATCHLINE AA

LEGEND:

- 19 — EXISTING ELEVATIONS
- 19 ○ PROPOSED ELEVATIONS
- WETLAND AREA
- IMPACTED WETLANDS (8.5 AC.)
- OTHER WATERS OF THE U.S. (1,835 L.F.) (0.4 AC.)
- AREA TO BE DEVELOPED (24.9 AC.)

KENILWORTH CROSSING PH 1 - EARTHWORK	
CUT	FILL
POND 1 = 102,000 C.Y.	PH1 RESIDENTIAL = 80,000 C.Y.
POND 2 = 15,000 C.Y.	PH1 COMMERCIAL = 17,000 C.Y.
20% LOSS = -20,000	
TOTAL CUT = 97,000	TOTAL FILL = 97,000



NOTE:
 BASE FLOOD ELEVATION (B.F.E.) = 19.0'
 RECORD INUNDATION = 19.0'
 NORMAL POOL ELEV. = VARIES

**Kenilworth Crossing
 Baton Rouge, LA**

Two Blind Mice, LLC



Revisions:

#	Date	Description

Key Plan:

REVISED DATE: 10/8/18

**Proposed Site
 Layout & Cross
 Section Exhibit**

Date:	April 2018
Project Number:	217142
Drawn By:	JAY
Checked By:	JAY
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Figure 5.2

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**Kenilworth
 Crossing
 Baton Rouge, LA**

Two Blind Mice, LLC

#	Date	Description

REVISED DATE: 09/24/18

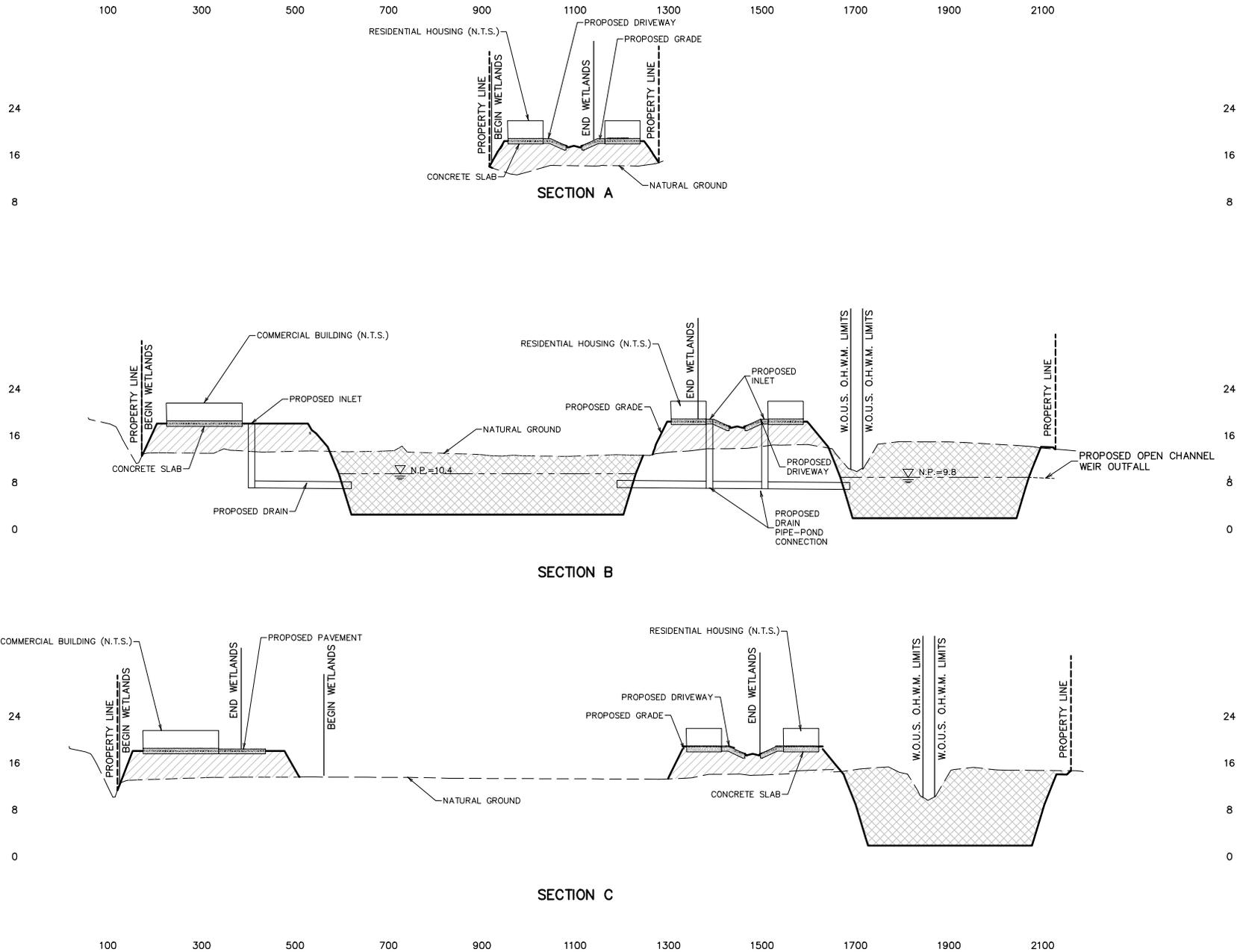
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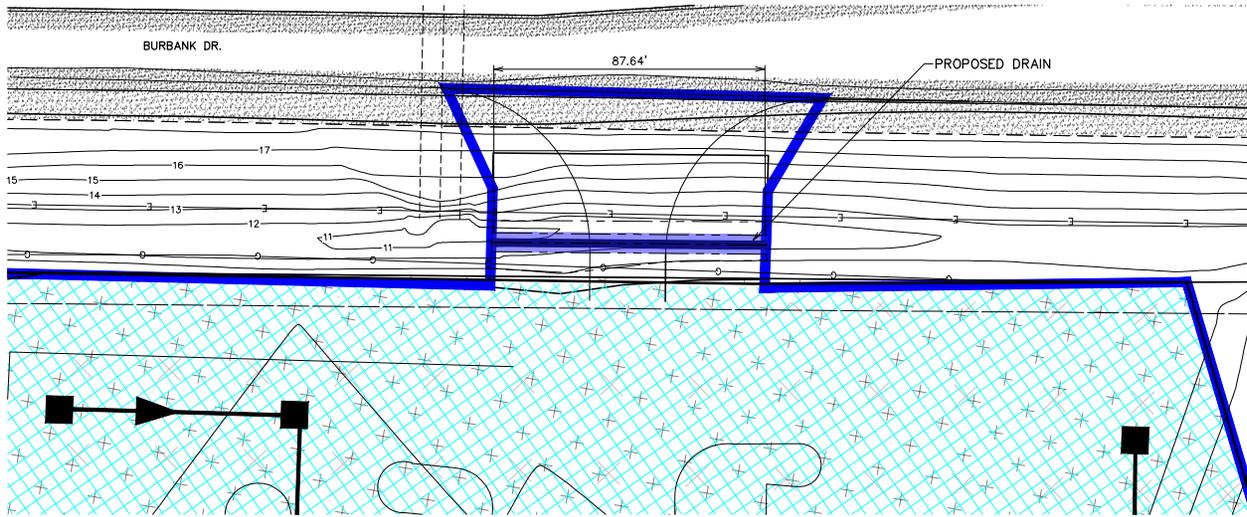
**Cross Section
 Exhibit**

Date:	April 2018
Project Number:	217142
Drawn By:	JAY
Checked By:	JAY

Sheet:

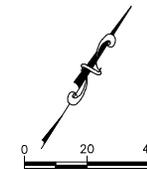
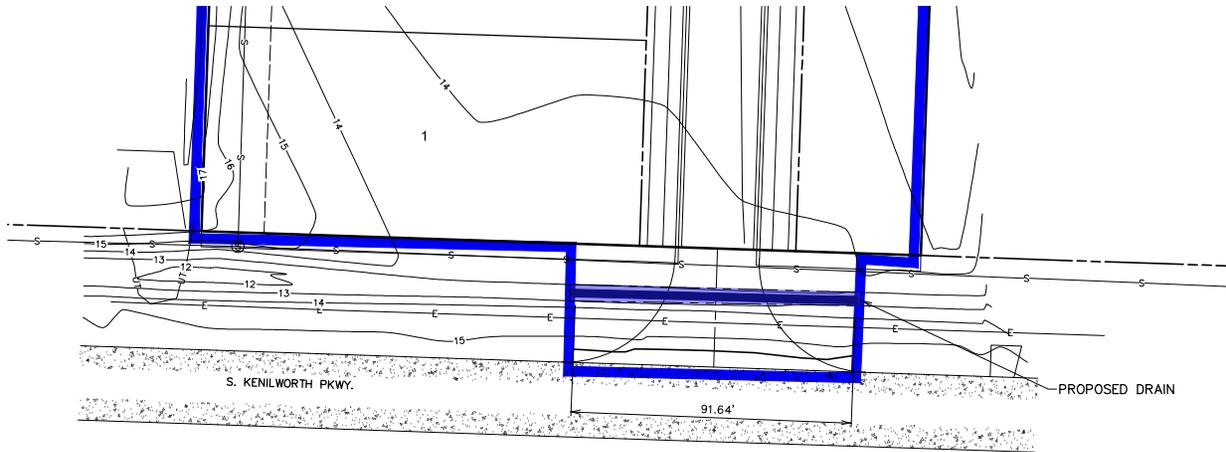
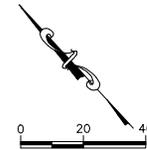
Figure 6





LEGEND:

- 19 — EXISTING ELEVATIONS
- 19 — PROPOSED ELEVATIONS
- ⊗ WETLAND AREA
- ⊗ IMPACTED WETLANDS (8.5 AC.)
- OTHER WATERS OF THE U.S. (1,835 L.F.) (0.4 AC.)
- AREA TO BE DEVELOPED (24.9 AC.)
- DRAIN INLET
- DRAIN LINE
- SEWER LINE
- S — SEWER LINE



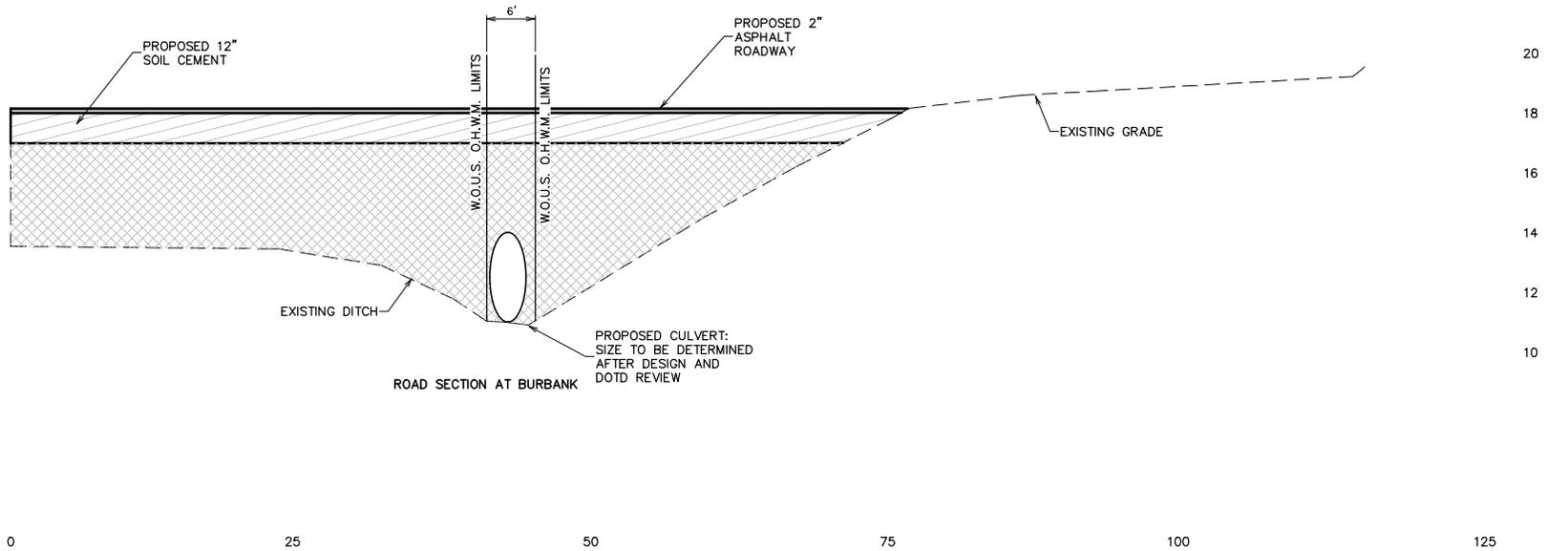
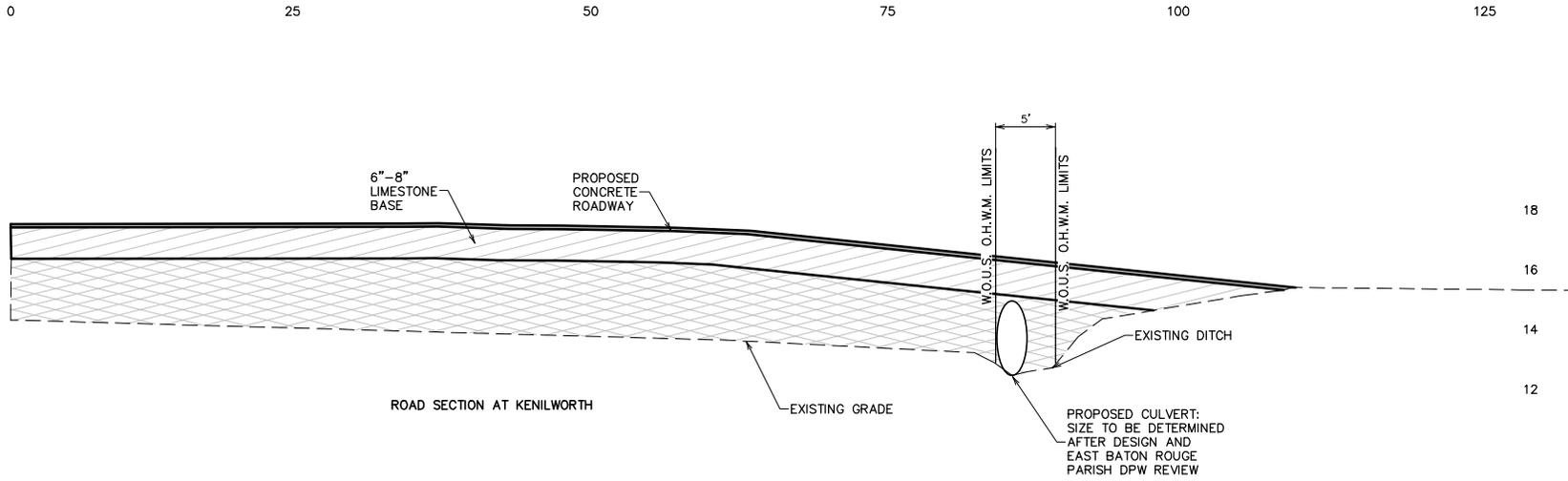
#	Date	Description

Date:	April 2018
Project Number:	217142
Drawn By:	JAY
Checked By:	JAY
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**Kenilworth
 Crossing
 Baton Rouge, LA**

Client:

Two Blind Mice, LLC



Revisions:

#	Date	Description

Key Plan:

REVISED DATE: 09/24/18

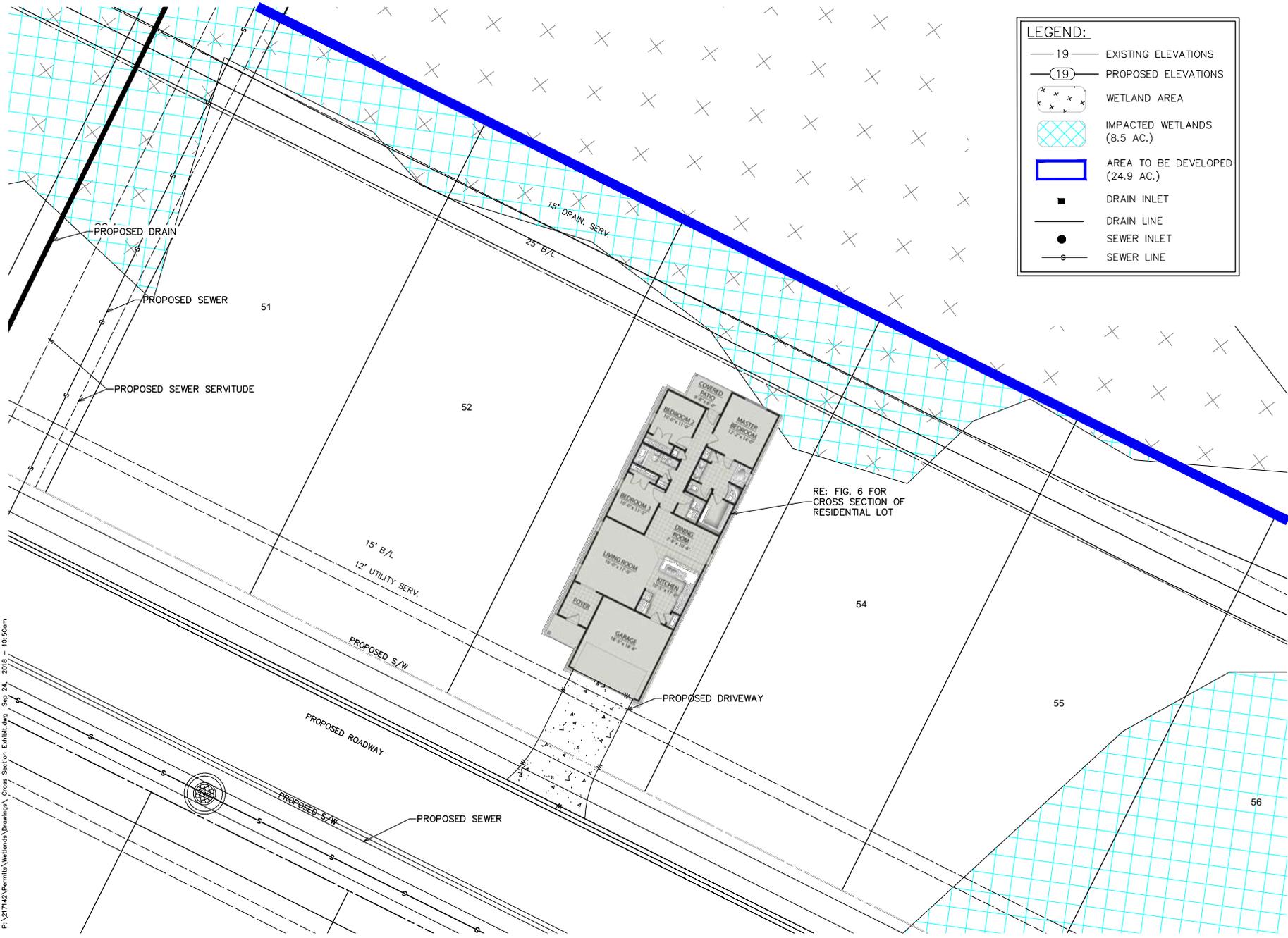
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**Ditch Sections
 Exhibit**

Date: April 2018
 Project Number: 217142
 Drawn By: JAY
 Checked By: JAY

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Figure 8

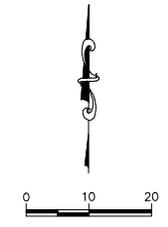


LEGEND:

- 19 — EXISTING ELEVATIONS
- Ⓣ 19 — PROPOSED ELEVATIONS
- ✕✕✕✕ WETLAND AREA
- ▨ IMPACTED WETLANDS (8.5 AC.)
- ▭ AREA TO BE DEVELOPED (24.9 AC.)
- DRAIN INLET
- DRAIN LINE
- SEWER INLET
- SEWER LINE

**Kenilworth Crossing
 Baton Rouge, LA**

Two Blind Mice, LLC



Revisions:

#	Date	Description

Key Plan:

REVISED DATE: 09/24/18

Sample Floor Plan

Date: April 2018
 Project Number: 217142
 Drawn By: JAY
 Checked By: JAY

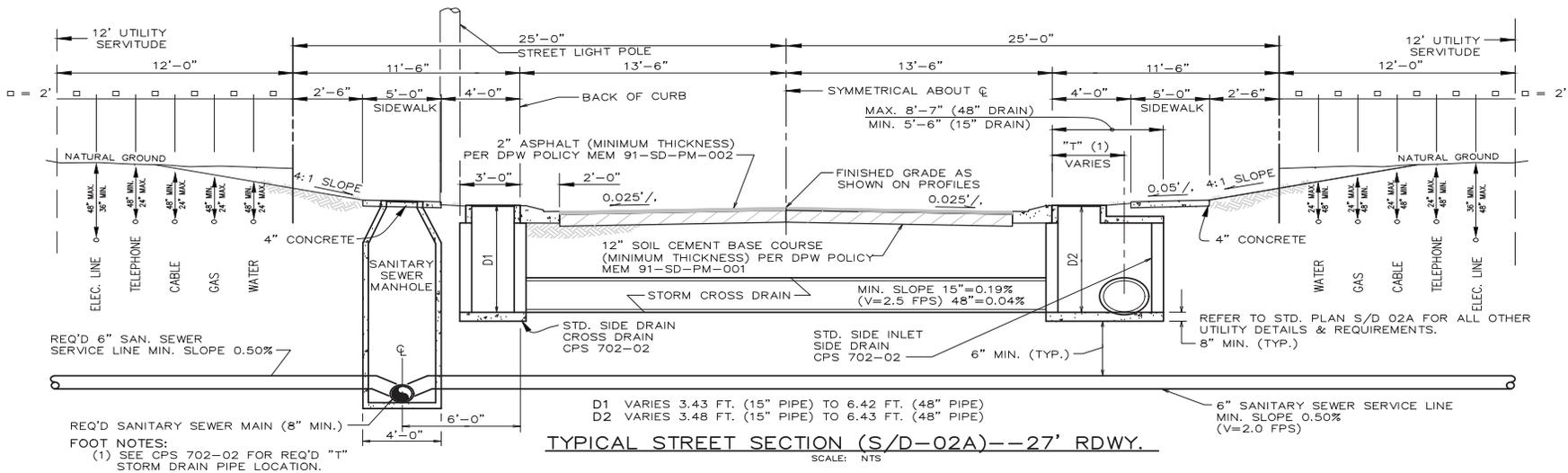
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Figure 9

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**Kenilworth Crossing
 Phase 1
 Baton Rouge, LA**

Two Blind Mice, LLC



Revisions:

#	Date	Description

Key Plan:

Sheet Title:

Typical Section Exhibit

Date: August 2018
 Project Number: 217142
 Drawn By: JAY
 Checked By: JAY

Sheet:

Figure 10