



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

August 2, 2021

Operations Division
Central Evaluation Section

Project Manager
S. Gail Gainey
(504) 862-1545
Sandra.g.gainey@usace.army.mil

SUBJECT: MVN-2012-00698-CG

PUBLIC NOTICE

Interested parties are hereby notified that an application has been received by the District engineer for a Department of the Army permit to authorize the following 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).

PROPOSED CONSTRUCTION OF A MIXED-USE COMMERCIAL DEVELOPMENT IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: PriceCo West, c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: Tract of land on and south of Airline Highway in Sections 51 and 52, Township 8 South, Range 2 East, on the southeast corner of LA Highway 51 and Barringer Foreman Road in Baton Rouge, Louisiana, in East Baton Rouge Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.360063 N, Longitude -91.017744 W).

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 and maintain a mixed-use commercial development (Barringer Farms) to include 29 commercial structures, access roads, parking lots, utilities, and drainage infrastructure. Approximately 178,017 cubic yards of sand/silt material would be excavated and redistributed on site to construct drainage infrastructure and achieve required grade elevation requirements. The proposed project is situated on an approximately 84-acre tract that has been determined to include jurisdictional wetlands and waters of the US within the project boundary. Of this, approximately 4.41 acres of wetlands and approx. 0.21 acre of waters of the US would be impacted from the construction of the development.

It is presumed that the applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable by proposing to utilize best management practices during and after the construction phase of the project and ensuring that the project will receive approval from all appropriate drainage and sewage agencies prior to construction.

As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

The comment period for the Department of Army will close in **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 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, ODR-C, S. Gail Gainey**. 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 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 made available to the State Archeologist and the State Historic Preservation Officer.

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.

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 the Information & Planning Consultation for Endangered Species in Louisiana protocol, dated January 27, 2020 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.

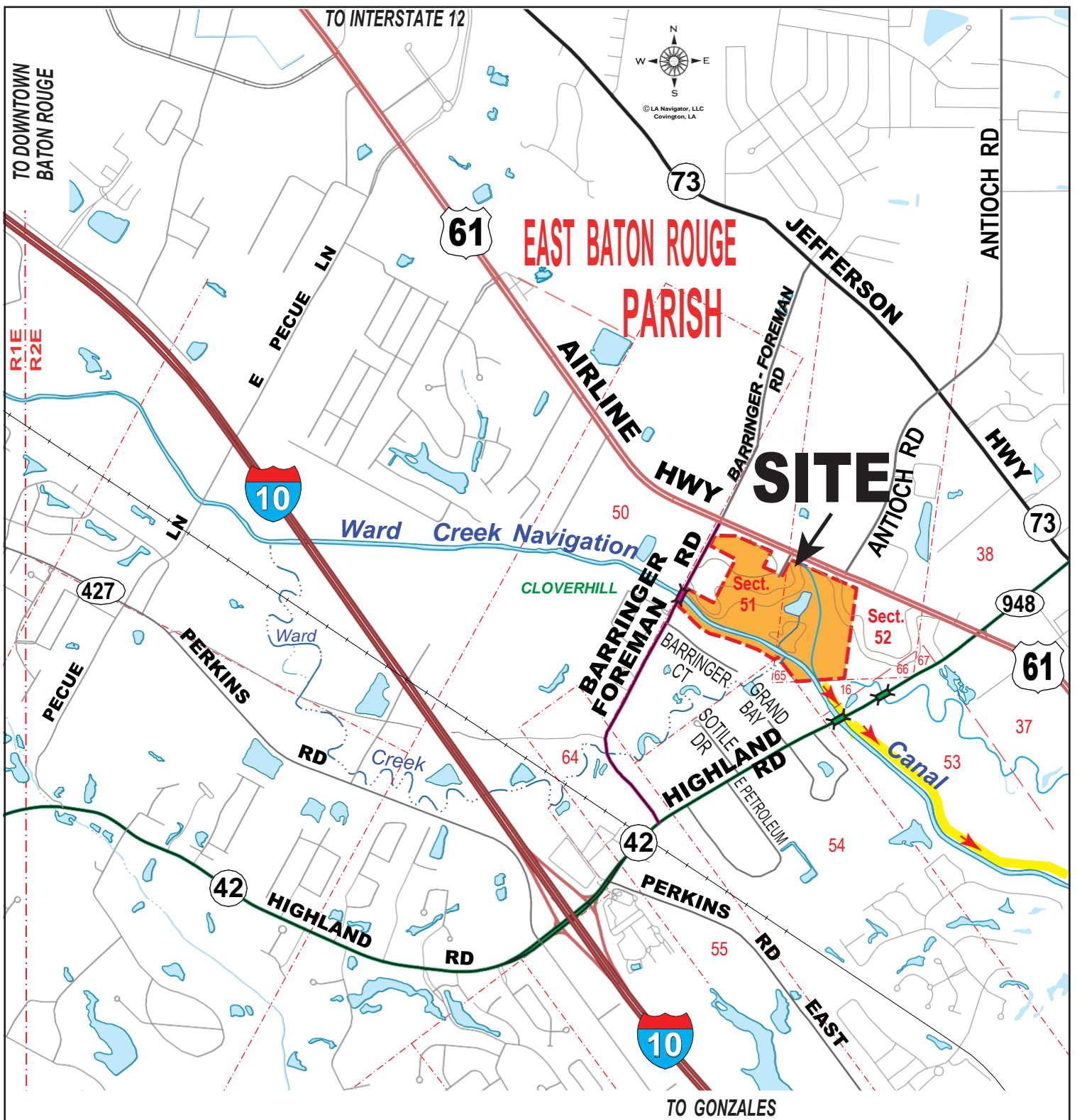
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our 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, Office of Environmental Services, 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.

JOHN M. HERMAN
Chief, Central Evaluation Section
Regulatory Branch

Enclosures



LEGEND:

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE DIRECTION



SITE COORDINATES
30.36041 N, -91.01888 W

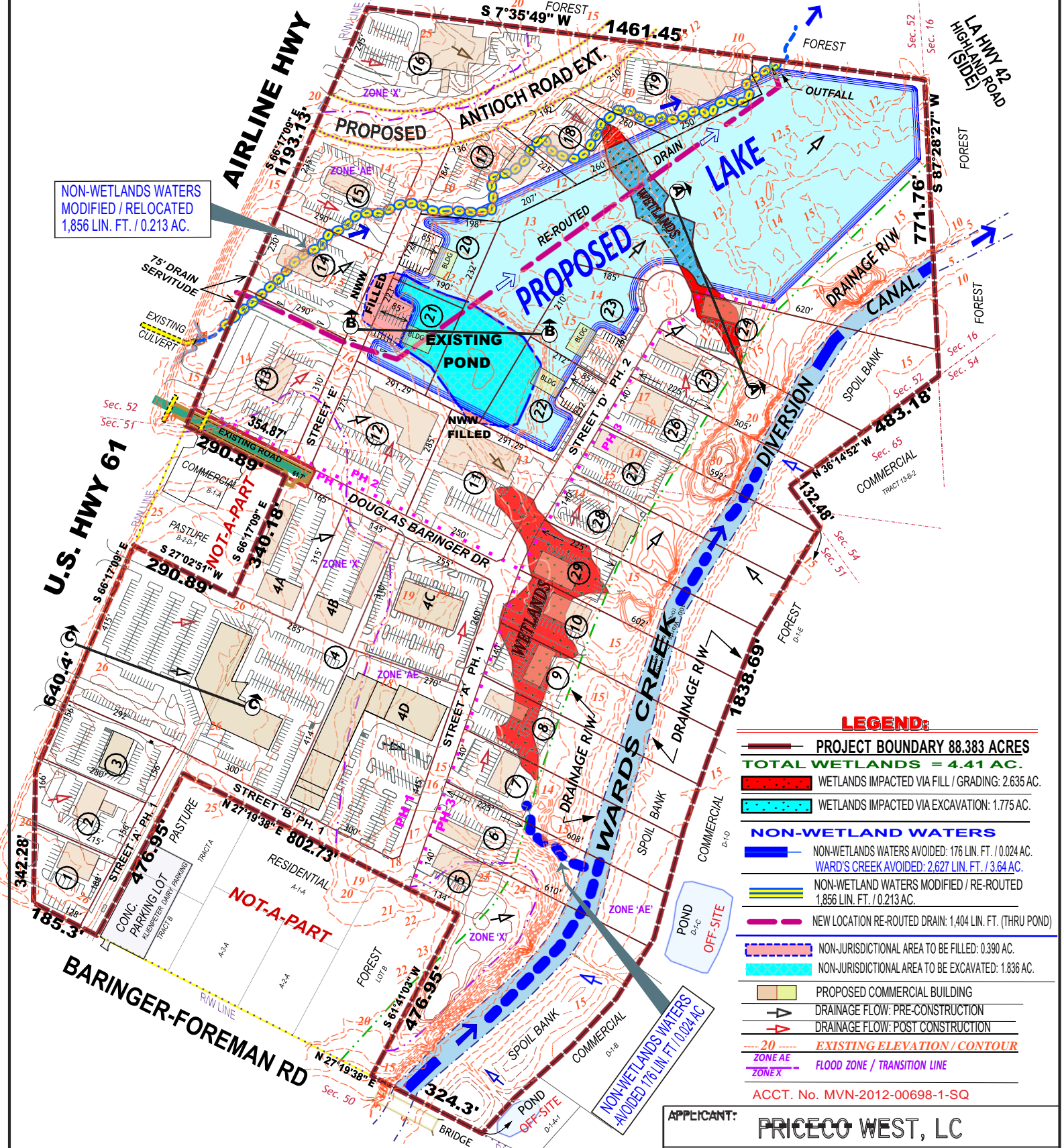
APPLICANT:
PRICECO WEST, LC

BARRINGER FARMS
AIRLINE HWY (U.S. 61) @ BARRINGER-FOREMAN RD
SECTIONS 51 & 52, T8S-R2E
EAST BATON ROUGE PARISH, LA

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www.hydrisk.com (985) 239-0383

FIGURE
1

HF: 21018 C DATE: 3-18-2021 APPROVED:



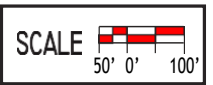
NON-WETLANDS WATERS MODIFIED / RELOCATED 1,856 LIN. FT. / 0.213 AC.

LEGEND:

- PROJECT BOUNDARY 88.383 ACRES
 - TOTAL WETLANDS = 4.41 AC.**
 - WETLANDS IMPACTED VIA FILL / GRADING: 2.635 AC.
 - WETLANDS IMPACTED VIA EXCAVATION: 1.775 AC.
 - NON-WETLAND WATERS**
 - NON-WETLANDS WATERS AVOIDED: 176 LIN. FT. / 0.024 AC.
 - WARD'S CREEK AVOIDED: 2,627 LIN. FT. / 3.64 AC.
 - NON-WETLAND WATERS MODIFIED / RE-ROUTED 1,856 LIN. FT. / 0.213 AC.
 - NEW LOCATION RE-ROUTED DRAIN: 1,404 LIN. FT. (THRU POND)
 - NON-JURISDICTIONAL AREA TO BE FILLED: 0.390 AC.
 - NON-JURISDICTIONAL AREA TO BE EXCAVATED: 1,836 AC.
 - PROPOSED COMMERCIAL BUILDING
 - DRAINAGE FLOW: PRE-CONSTRUCTION
 - DRAINAGE FLOW: POST CONSTRUCTION
 - 20 EXISTING ELEVATION / CONTOUR
 - ZONE AE FLOOD ZONE / TRANSITION LINE
 - ZONE X
- ACCT. No. MVN-2012-00698-1-SQ

PROJECT DATA

PROJECT AREA = 88.383 ACRES
 TOTAL COMMERCIAL TRACTS: 29
 TOTAL LENGTH OF STREETS: 4,353 LIN. FT.
 TOTAL LENGTH OF ANTIOCH RD. EXT.: 835 LIN. FT.
 DETENTION POND AREA: 14.65 ACRES
 -TOTAL VOLUME FILL MATERIAL CLEAN SILT FILL FROM ON SITE EXCAVATION: 178,017 CU. YDS.



THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X" PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 22033C 0335E, DATED 5-02-2008; BFE: 19' - 19.8'. *FLOOD INS. STUDY No. 22033C V000B, PG. 145, DATED 6-19-2012 (X-SECT'S "I" & "J").

BASE DRAWINGS PROVIDED BY: EVANS-GRAVES ENGINEERS, INC. BATON ROUGE, LA

APPLICANT: PRICECO WEST, LC

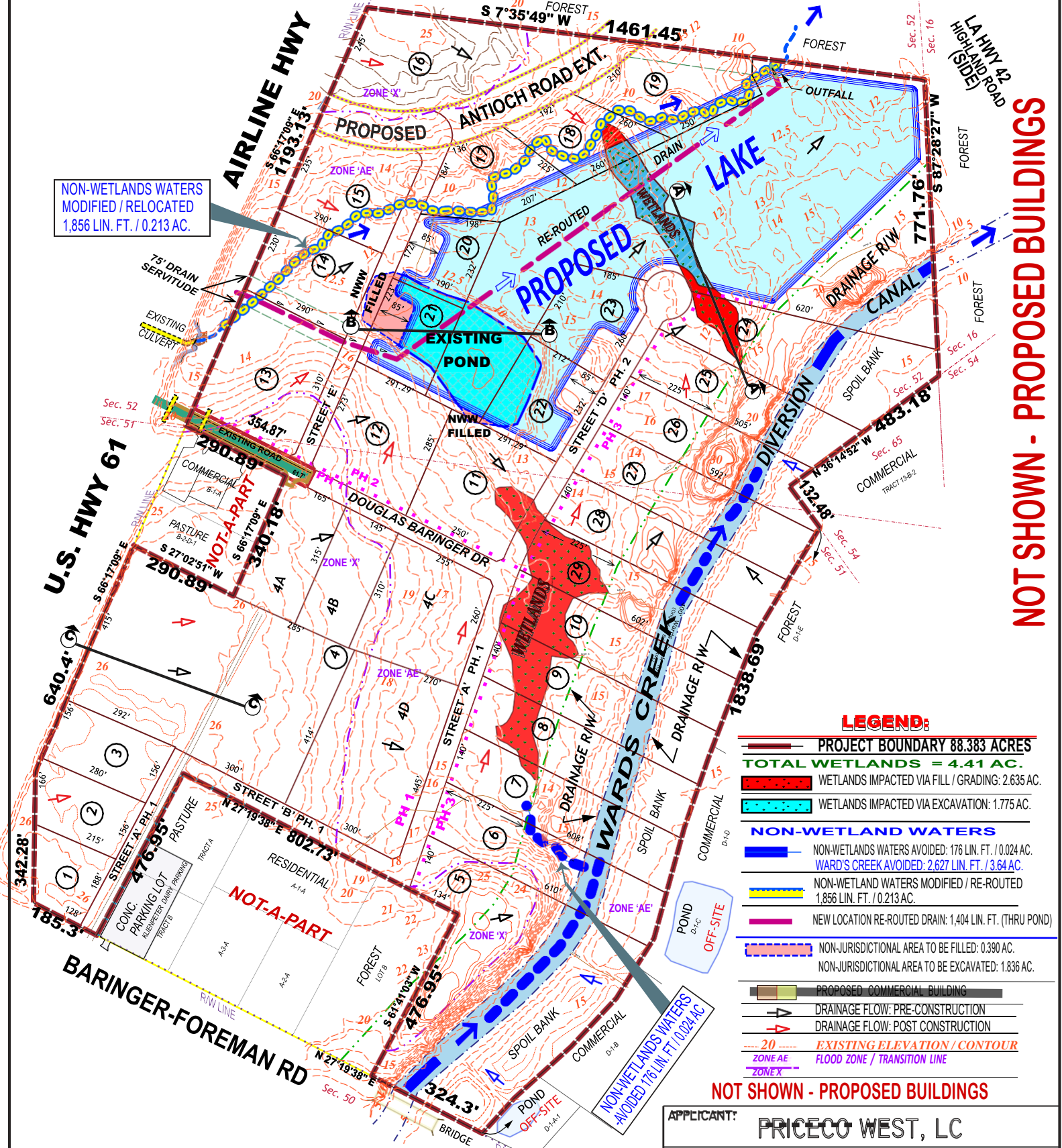
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 WWW.HYDRIK.COM (985) 492-3333

BARRINGER FARMS
 BATON ROUGE, LOUISIANA
 SECTIONS 51 & 52, T8S-R2E
 EAST BATON ROUGE-PARISH

FIGURE 2

HP: 21018C DATE: 3-19-2021 APPROVED: 3-30-2021

NOT SHOWN - PROPOSED BUILDINGS



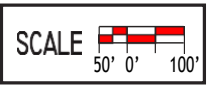
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APPLICANT: PRICECO WEST, LC

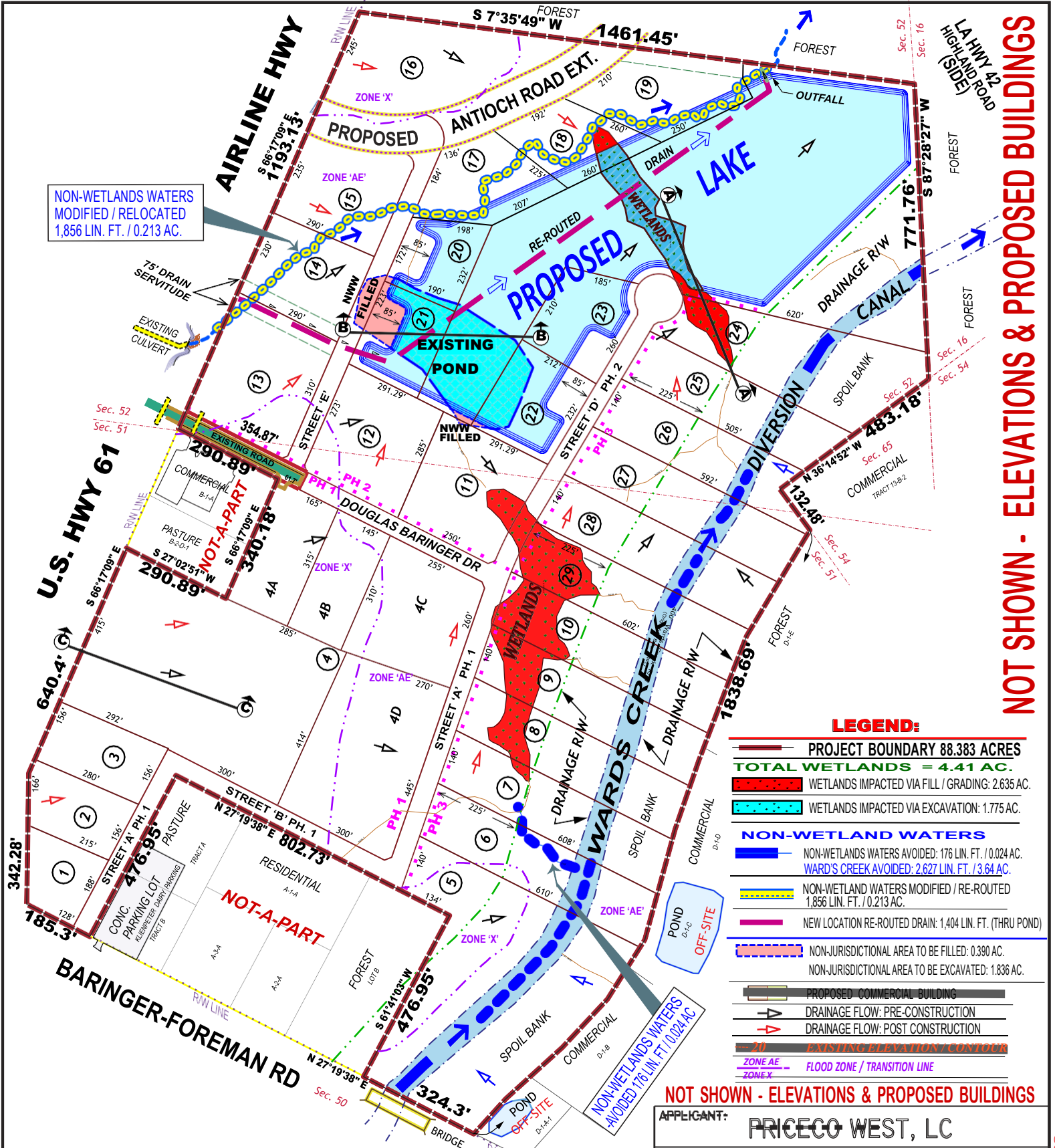
HYDRIK
 Wetlands - GIS Consulting
 www.HYDRIK.COM (985) 429-9333

BARRINGER FARMS
 BATON ROUGE, LOUISIANA
 SECTIONS 51 & 52, T8S-R2E
 EAST BATON ROUGE PARISH

HP#21018C DATE: 3-19-2021 APPROVED: **FIGURE 2A**

ACCT. No. MVN-2012-00698-1-SJ

NOT SHOWN - ELEVATIONS & PROPOSED BUILDINGS



NON-WETLANDS WATERS MODIFIED / RELOCATED 1,856 LIN. FT. / 0.213 AC.

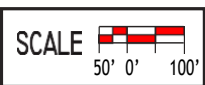
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NOT SHOWN - ELEVATIONS & PROPOSED BUILDINGS

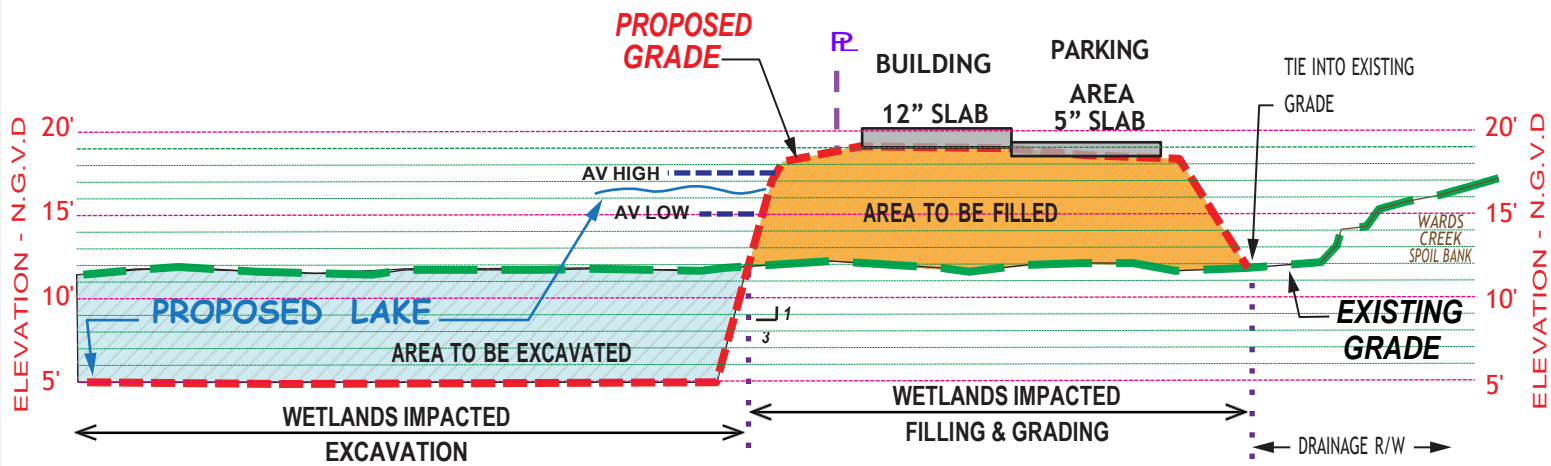
APPLICANT: PRICECO WEST, LC

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 www.HYDRIK.com (855) 420-3333

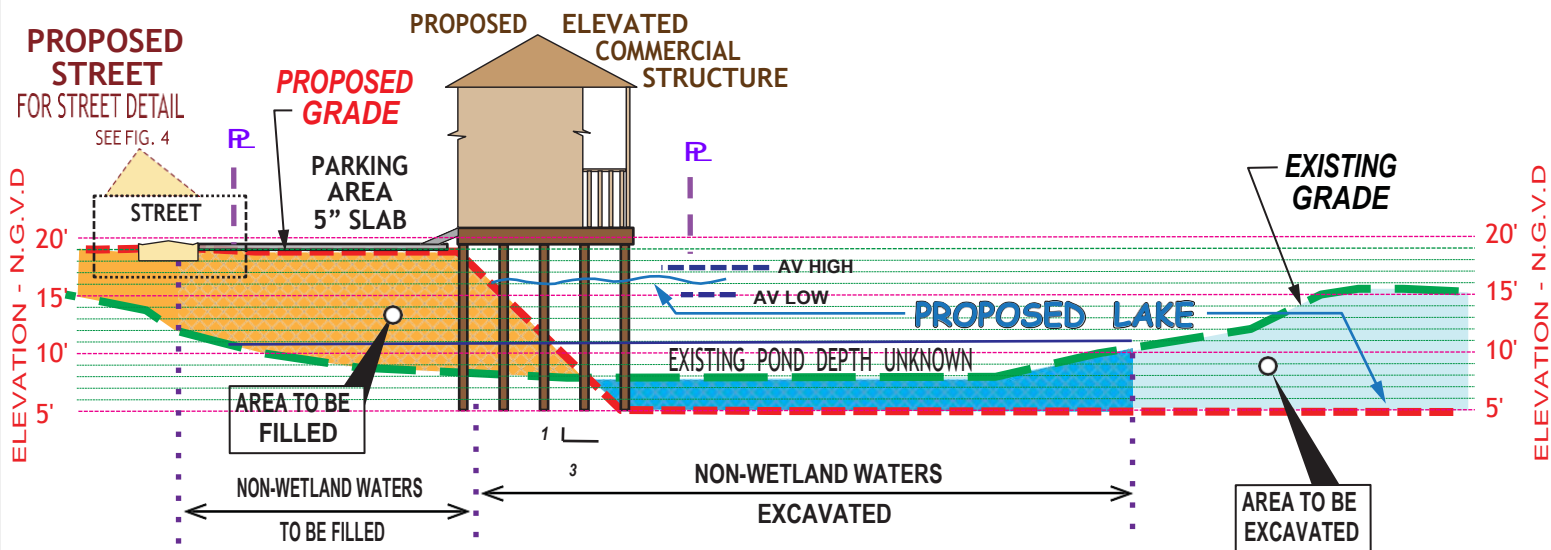
BARRINGER FARMS
 BATON ROUGE, LOUISIANA
 SECTIONS 51 & 52, T8S-R2E
 EAST BATON ROUGE-PARISH

FIGURE 2B

HF: 21018C DATE: 3-19-2021 APPROVED: 3-30-2021



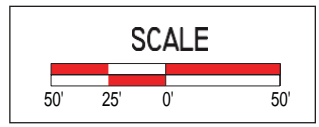
SECTION A-A
PROFILE VIEW



SECTION B-B
PROFILE VIEW

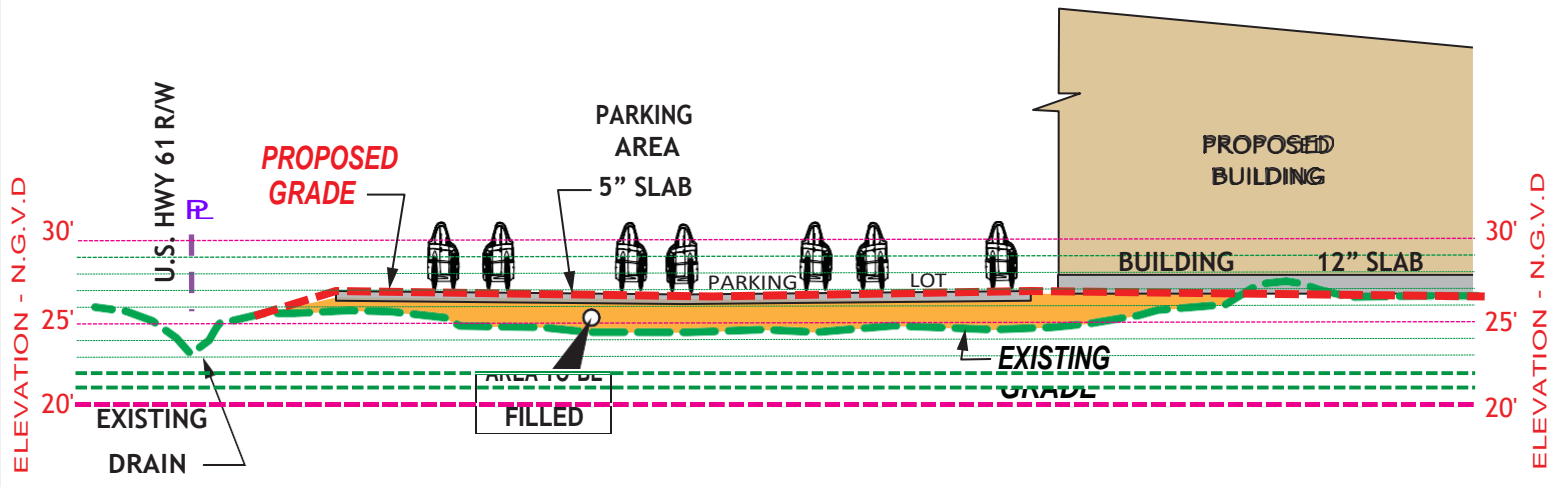
LEGEND:

- EXISTING GRADE
- - - PROPOSED GRADE
- AREA TO BE FILLED
- WETLANDS TO BE FILLED
- NWW AREA TO BE FILLED
- AREA TO BE EXCAVATED
- WETLANDS TO BE EXCAVATED
- NWW AREA TO BE EXCAVATED
- PROPOSED CONCRETE

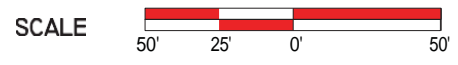


APPLICANT: PRICECO WEST, LC		
<p>Wetlands - GIS Consulting www.HYDRIK.com (985) 420-3333</p>		
<p>BARRINGER FARMS BATON ROUGE, LOUISIANA SECTIONS 51 & 52, T8S-R2E EAST BATON ROUGE-PARISH</p>		
HF 21018 C	DATE: 3-19-2021	APPROVED:

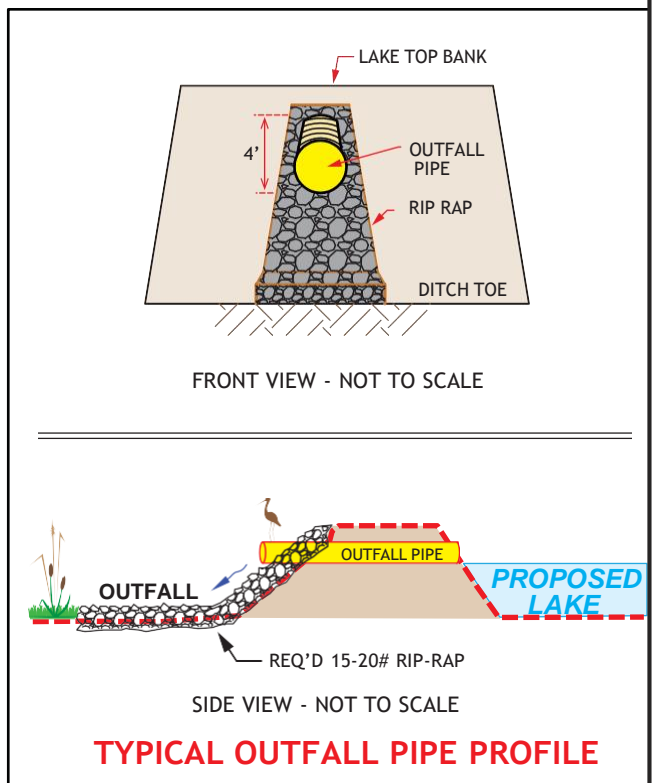
FIGURE
3



SECTION C-C
PROFILE VIEW



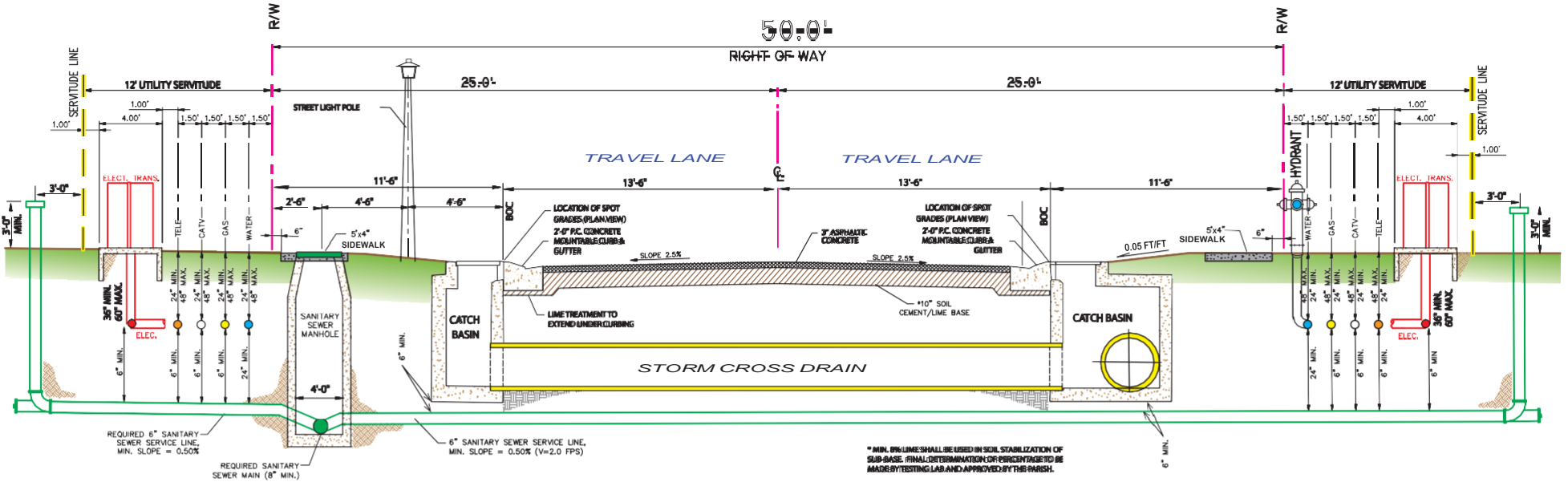
- LEGEND:**
- EXISTING GRADE
 - PROPOSED GRADE
 - AREA TO BE FILLED
 - WETLANDS TO BE FILLED
 - PROPOSED CONCRETE



APPLICANT: **PRICECO WEST, LC**

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BARRINGER FARMS	FIGURE 3A	
BATON ROUGE, LOUISIANA SECTIONS 51 & 52, T8S-R2E EAST BATON ROUGE PARISH		
HF 21018 C	DATE: 3-19-2021 3-30-2021	APPROVED:



TYPICAL 50' STREET SECTION

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APPLICANT: PRICECO-WEST, LC

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BARRINGER FARMS
 BATON ROUGE, LOUISIANA
 SECTIONS 51-8, 52, T8S-R2E
 EAST BATON ROUGE PARISH

FIGURE

HF.: 208 DATE: 3-19-2021 APPROVED:

TYPICAL 50' STREET CROSS SECTION