



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

PUBLIC NOTICE

May 23, 2022

Regulatory Division
Western Evaluation Branch

Project Manager:
Amy Oestringer
(504) 862-2272
Amy.l.oestringer@usace.army.mil
Application #: MVN-2014-00248 WQQ

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 PERMIT TIME EXTENSION AND MODIFICATION IN LAFAYETTE PARISH

NAME OF APPLICANT: GBB Properties Two LLC & DRB Properties, c/o:Trusted Compliance, LLC., Attn: Rhett Francois, 104 Innisbrook Drive, Broussard, Louisiana, 70518.

LOCATION OF WORK: Located at the intersection of Ambassador Caffery Parkway and Kaliste Saloom Road, in Lafayette, Louisiana, in Lafayette Parish, (latitude 30.154474°; longitude -92.038848°), as shown within the attached drawings. (Hydrologic Unit Code 08080103, within the Vermilion River Basin)

CHARACTER OF WORK: A permit authorization was granted on December 17, 2014, approving clearing, grading and filling activities in jurisdictional wetlands, to construct the commercial shopping center Ambassador Town Center. This development included approximately 13.5 acres of permanent impacts to bottomland hardwood wetlands that were fully mitigated through the purchase of compensatory mitigation credits at Cypremort-Teche Mitigation Bank. This credit purchase was verified prior to permit issuance. The permit authorization expired on December 31, 2019, and the applicant has requested a permit time extension to complete the remaining work. The majority of the jurisdictional work has been completed, however approximately 0.9 of an acre of wetlands remain to be filled for construction of Building "O" and an associated parking area, as shown the attached permit drawings. The plans have been modified to remove one of the authorized buildings, and allow this 0.83 of an acre of wetlands to remain as green space. No additional wetland impacts are proposed, therefore no additional compensatory mitigation is proposed.

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 preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RG-W, Amy Oestringer.** Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably 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 possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed 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 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 may result in the destruction, alteration, and/or disturbance of **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 re-certification that the proposed activity will not violate applicable water quality standards may be required from the LA Department of Environmental Quality before a Department of the Army permit can be issued.***

Any person may request, (preferably by email to the project manager, or 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 Branch
Regulatory Division

Enclosure

MVN-2014-00248

Constructed v/s Non-constructed

MAY 10, 2022






Google Earth

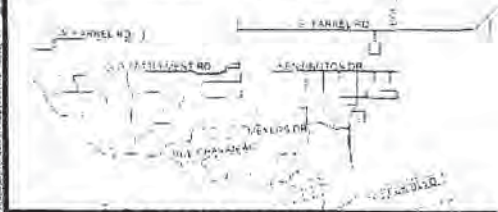
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2000 ft

LEGEND

-  PROJECT BOUNDARY FOR AMBASSADOR TOWN CENTER JV, LLC.
-  HERBACEOUS WETLANDS (SEC. 404)
-  OTHER WATERS (SEC. 404)

SITE LOCATION
 LAT: 30°09'24"
 LONG: 92°02'12"



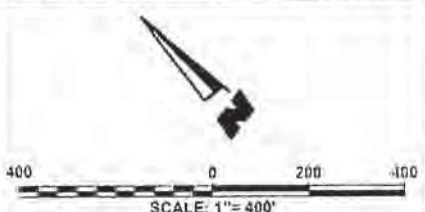
VICINITY MAP
 SCALE: 1" = 4000'



AMBASSADOR CAFFERY PKWY.



SHEET 1 OF 8







REVISIONS:
MAY 10, 2022

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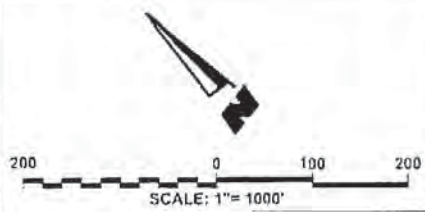
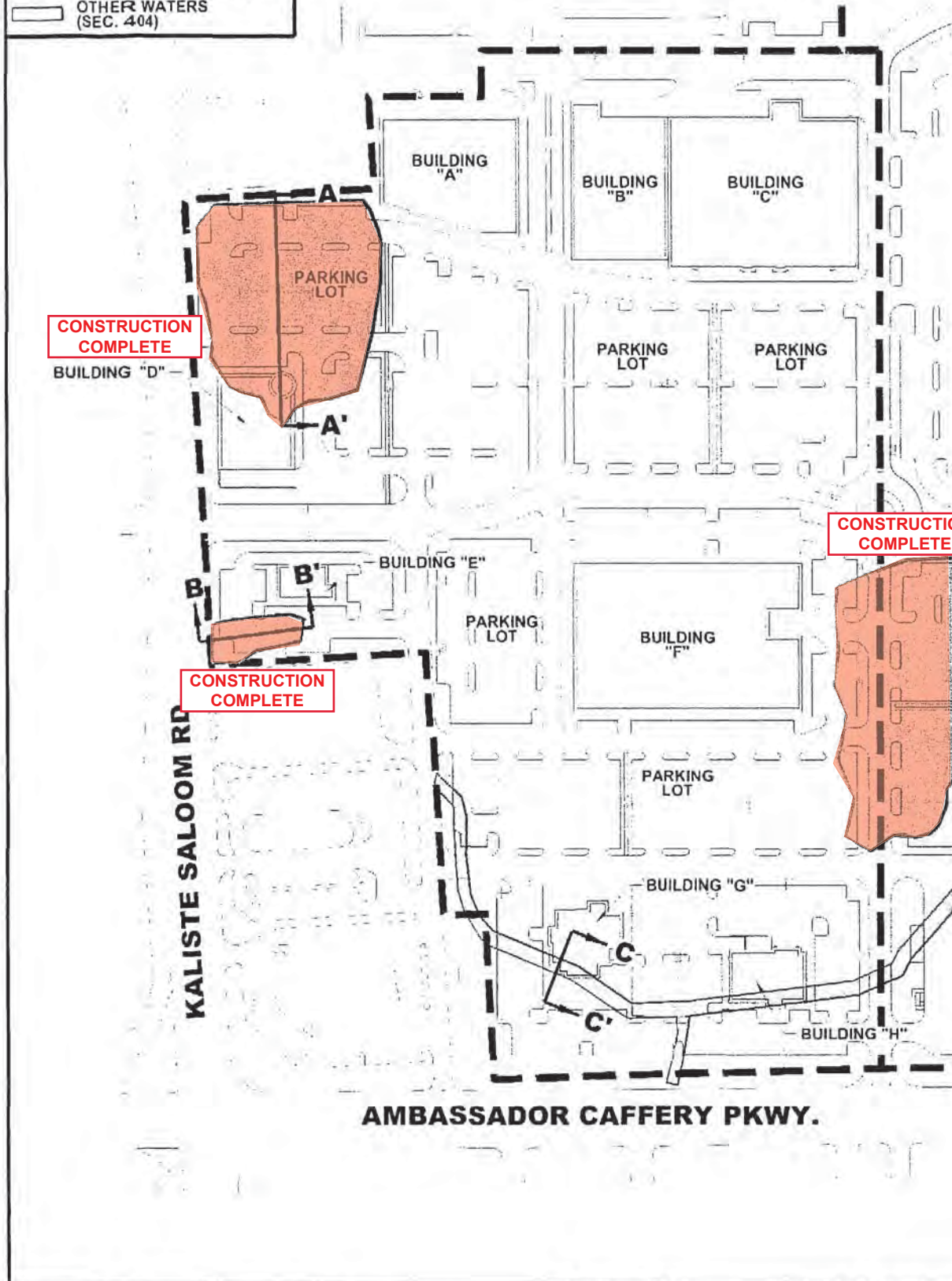
Figure 1
Vicinity Map
 SECTION 89, T10S - R4E
 LAFAYETTE PARISH, LOUISIANA

LEGEND

-  PROJECT BOUNDARY FOR AMBASSADOR TOWN CENTER JV, LLC.
-  PROPOSED SUBSURFACE DRAINAGE
-  HERBACEOUS WETLANDS (SEC. 404)
-  OTHER WATERS (SEC. 404)

| TABLE 01 | | |
|----------|----------------|--------------|
| BUILDING | AREA (SQ. FT.) | F.F.E. (FT.) |
| A | 22,900 | 31.00 |
| B | 22,234 | 31.00 |
| C | 46,909 | 31.00 |
| D | 10,832 | 31.00 |
| E | 2,449 | 31.00 |
| F | 52,726 | 31.00 |
| G | 6,409 | 31.00 |
| H | 5,945 | 31.00 |

*ALL AREAS OF THE BUILDINGS ARE APPROXIMATE.



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Figure 2
Site Layout
 SECTION 69, T10S - R4E
 LAFAYETTE PARISH, LOUISIANA

LEGEND





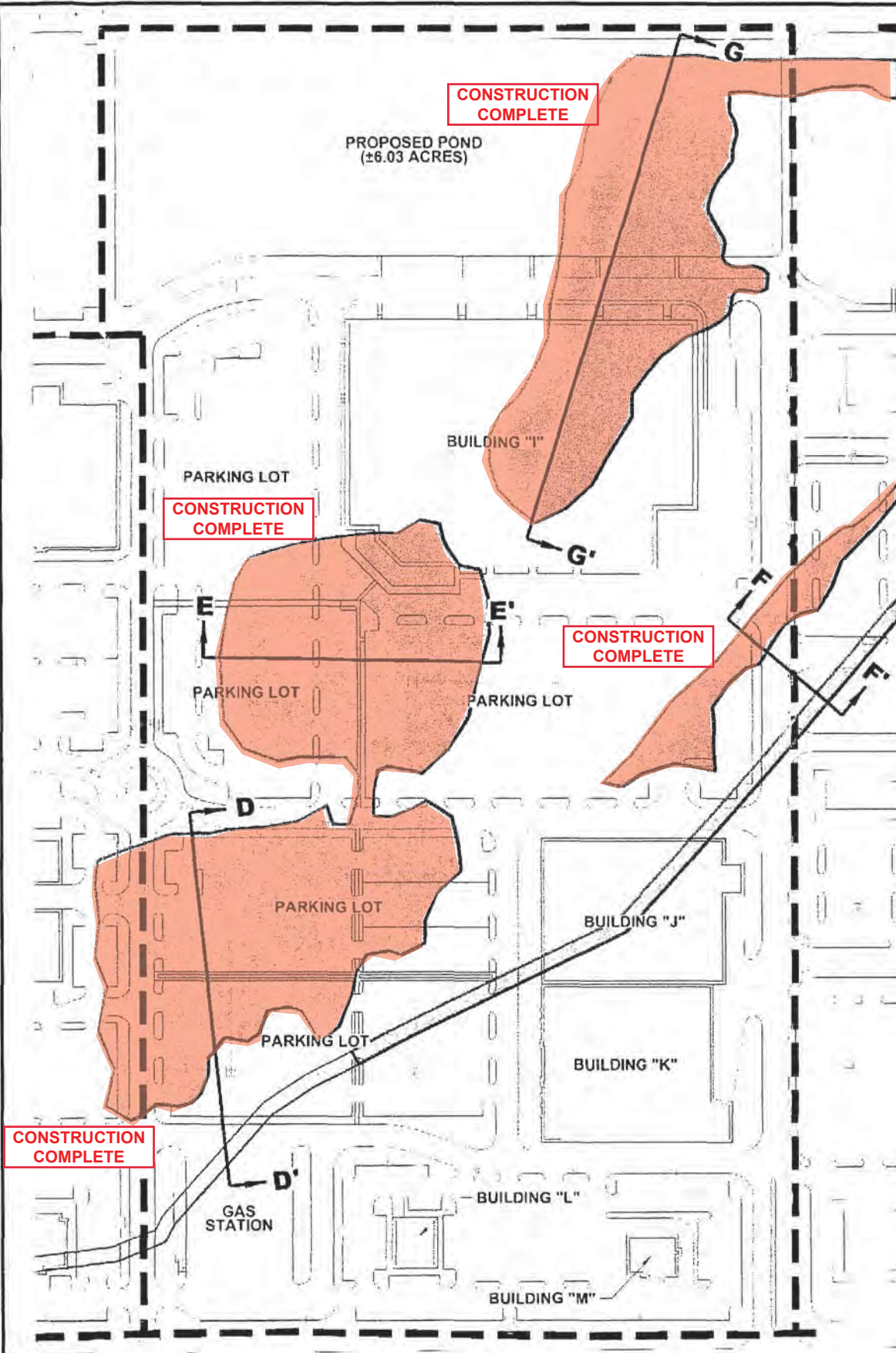
-  PROJECT BOUNDARY FOR AMBASSADOR TOWN CENTER JV, LLC.
-  PROPOSED SUBSURFACE DRAINAGE
-  HERBACEOUS WETLANDS (SEC. 404)
-  OTHER WATERS (SEC. 404)

TABLE 01

| BUILDING | AREA (SQ. FT.) | F.F.E. (FT.) |
|----------|----------------|--------------|
| I | 140,182 | 31.00 |
| J | 46,225 | 32.00 |
| K | 46,784 | 32.00 |
| L | 3,068 | 32.00 |
| M | 3,042 | 32.00 |

*ALL AREAS OF THE BUILDINGS ARE APPROXIMATE.

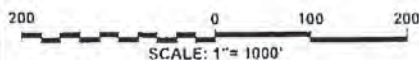


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**Figure 3
Site Layout**

SECTION 69, T10S - R4E
LAFAYETTE PARISH, LOUISIANA



CONSTRUCTION NOT COMPLETE. ONLY PROPOSED CHANGE IS NO CONSTRUCTION AT THIS LOCATION

CONSTRUCTION COMPLETE

CONSTRUCTION NOT COMPLETE, AND NO CHANGES PROPOSED FROM ORIGINAL PERMIT

LEGEND





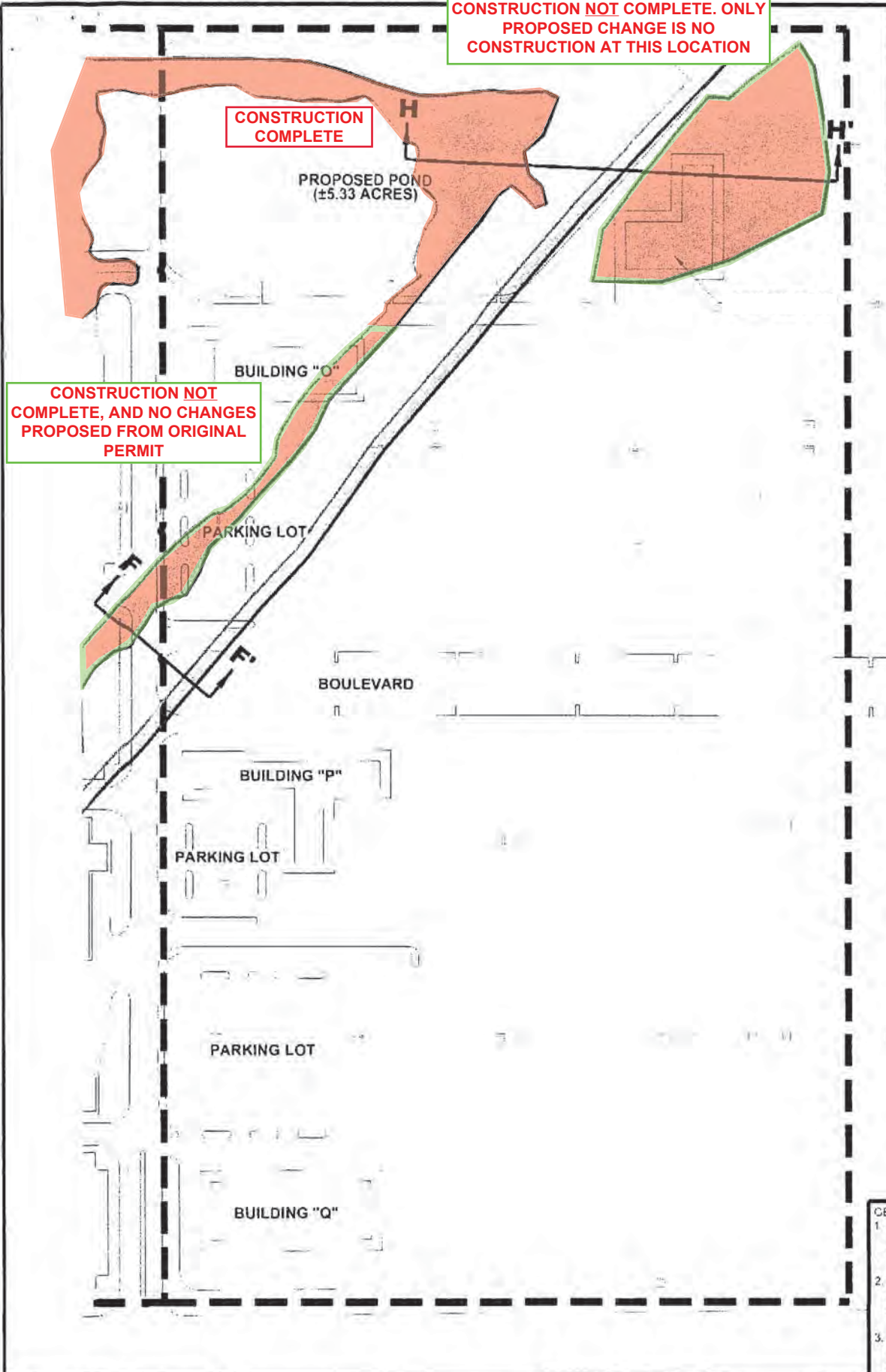
-  PROJECT BOUNDARY FOR AMBASSADOR TOWN CENTER JV, LLC.
-  PROPOSED SUBSURFACE DRAINAGE
-  HERBACEOUS WETLANDS (SEC. 404)
-  OTHER WATERS (SEC. 404)

TABLE 03

| BUILDING | AREA (SQ. FT.) | F.F.E. (FT.) |
|----------|----------------|--------------|
| O | 22,234 | 31.00 |
| P | 46,909 | 31.00 |
| Q | 10,832 | 31.00 |

*ALL AREAS OF THE BUILDINGS ARE APPROXIMATE.



- GENERAL NOTES:**
- LA ONE CALL (DIAL 811) SHALL BE NOTIFIED IF ANY DIGGING OR EXCAVATION IS NEEDED TO VERIFY EXISTING DATA.
 - ALL BUILDINGS, PARKING LOTS, BOULEVARDS, AND SUB-SURFACE DRAINAGE ARE PROPOSED STRUCTURES.
 - THE CONTENTS OF THESE PLANS ARE INTENDED EXCLUSIVELY FOR THE PURPOSE OF OBTAINING ENVIRONMENTAL COMPLIANCE PERMITS.

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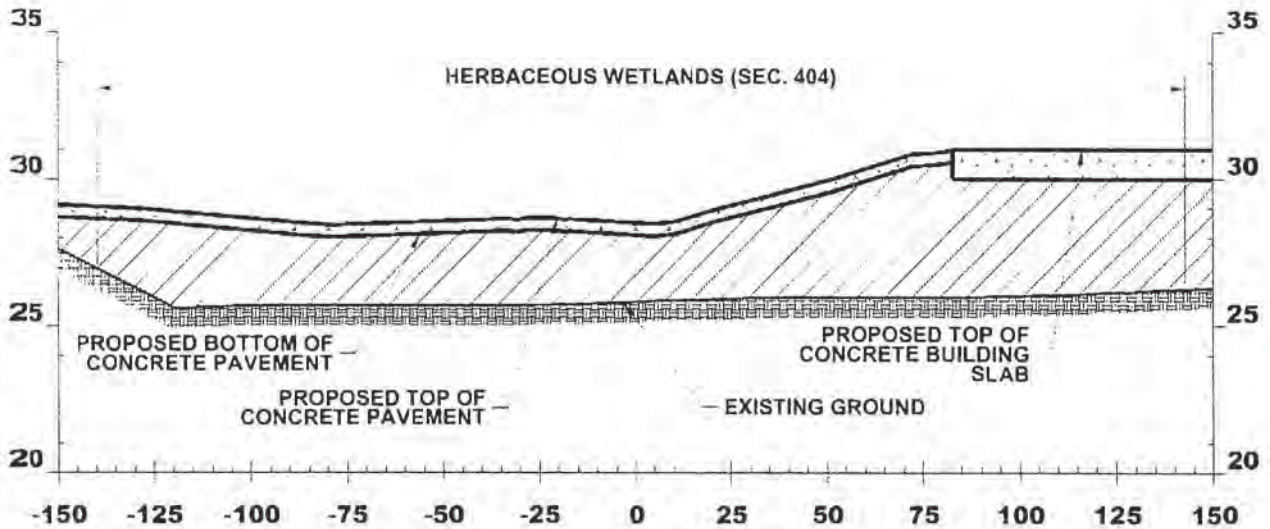
PROJ. MGR:

Figure 4
Site Layout
SECTION 69, T10S - R4E
LAFAYETTE PARISH, LOUISIANA

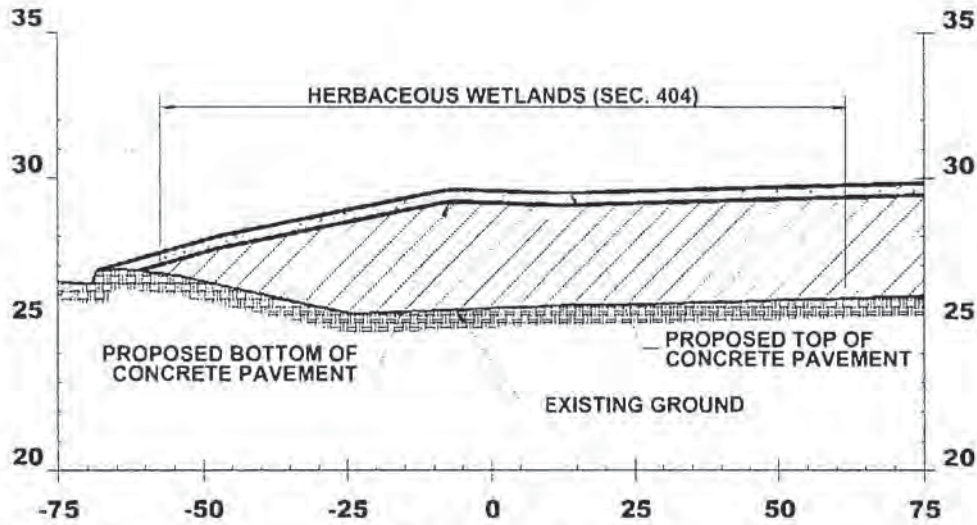


LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED EARTHEN FILL



SECTION A - A'
SCALE: N.T.S.



SECTION B - B'
SCALE: N.T.S.

| | |
|--|---------------------|
| TOTAL AMOUNT OF EARTHEN FILL IN HERBACEOUS WETLANDS (SEC. 404) | = 42,455.02 CU. YD. |
| TOTAL AMOUNT OF CUT IN HERBACEOUS WETLANDS (SEC. 404) | = 38,910.16 CU. YD. |
| TOTAL AMOUNT OF CONCRETE PAVEMENT IN HERBACEOUS WETLANDS (SEC. 404) | = 6,259.81 CU. YD. |
| TOTAL AMOUNT OF CONCRETE BUILDING SLAB IN HERBACEOUS WETLANDS (SEC. 404) | = 2,384.25 CU. YD. |

Wetland Impacts
Building O = ±0.1 acres
Parking Area = ±0.78 acres
Green space/No structure = ±0.83 acres
Total Remaining Impacts = ±1.71 acres

TOTAL AMOUNT OF EARTHEN FILL IN OTHER WATERS (SEC. 404) = 2,202.34 CU. YD.



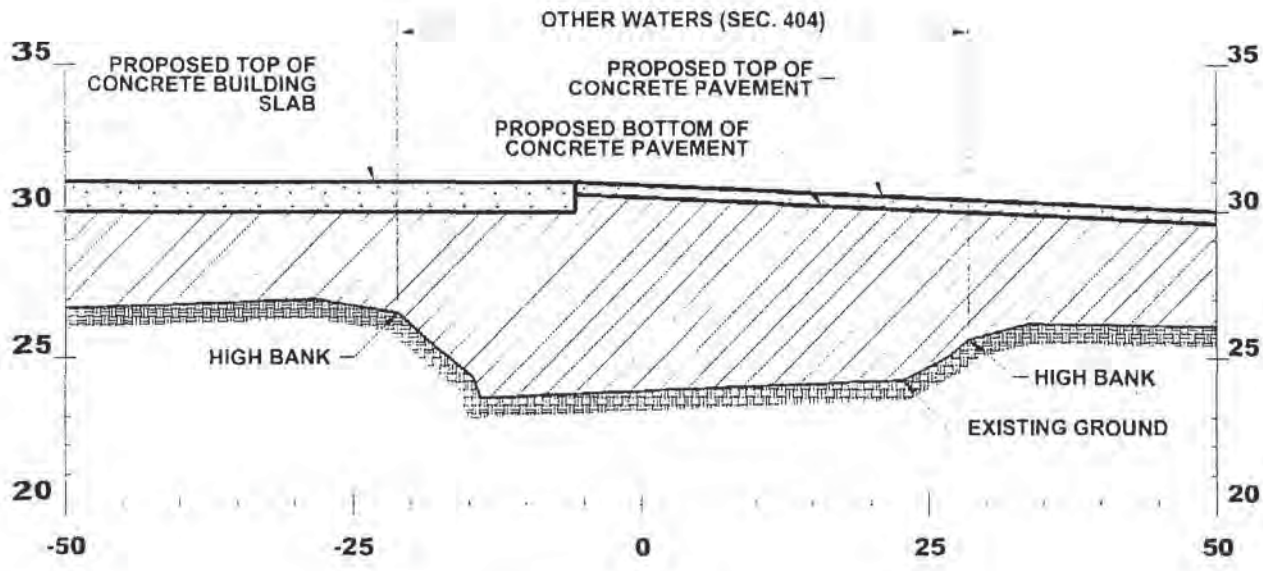
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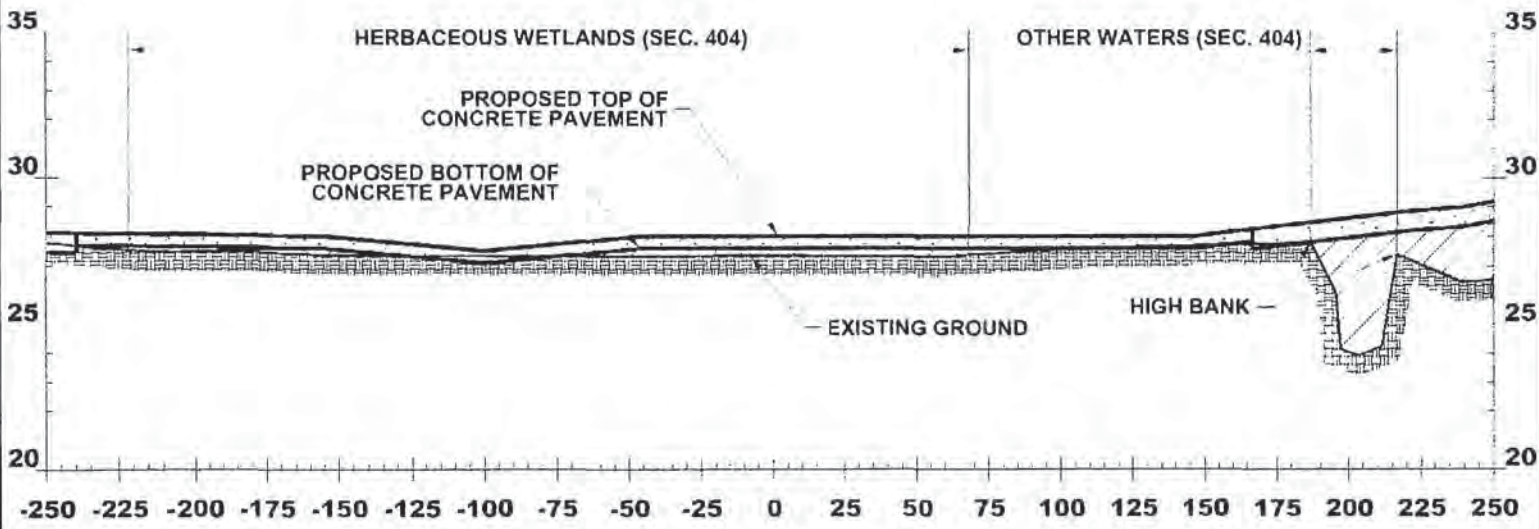
**Figure 5
Cross Sections**

SECTION 69, T10S - R4E
LAFAYETTE PARISH, LOUISIANA

| LEGEND | |
|---|----------------------------|
|  | PROPOSED CONCRETE PAVEMENT |
|  | PROPOSED EARTHEN FILL |



SECTION C - C'
SCALE: N.T.S.






SECTION D - D'
SCALE: N.T.S.

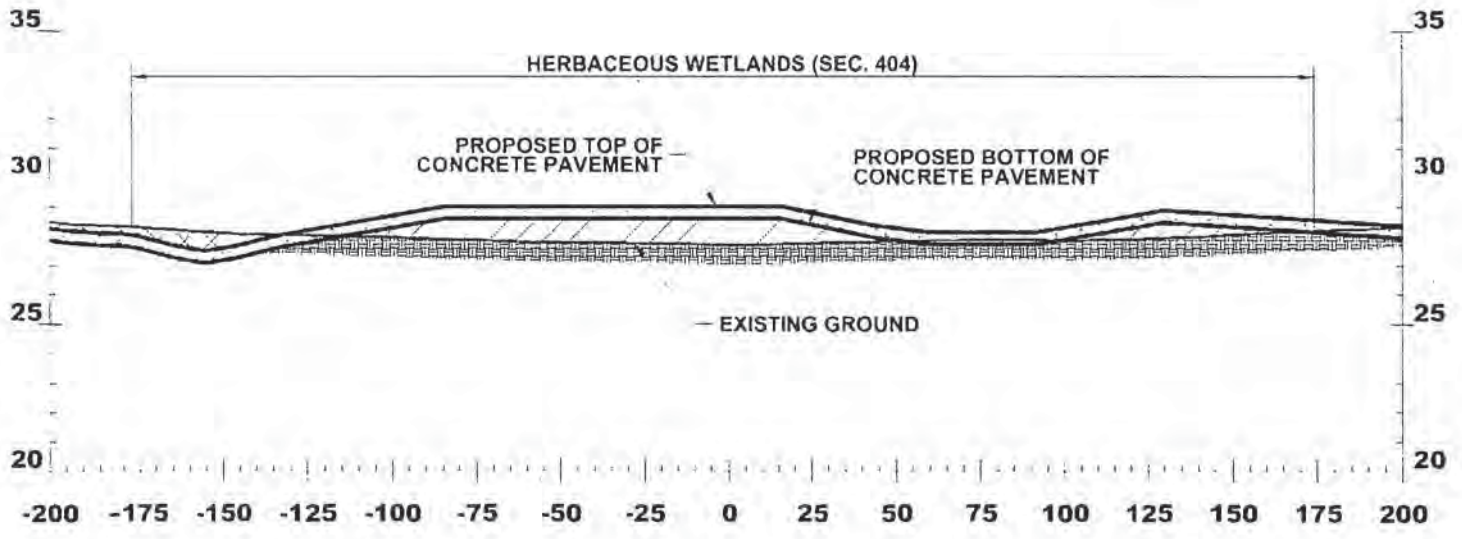
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| REVISIONS: MAY 10, 2022 |
| DRAWN BY: _____ |
| PROJ. MGR: _____ |

Figure 6
Cross Sections
SECTION 69, T10S - R4E
LAFAYETTE PARISH, LOUISIANA

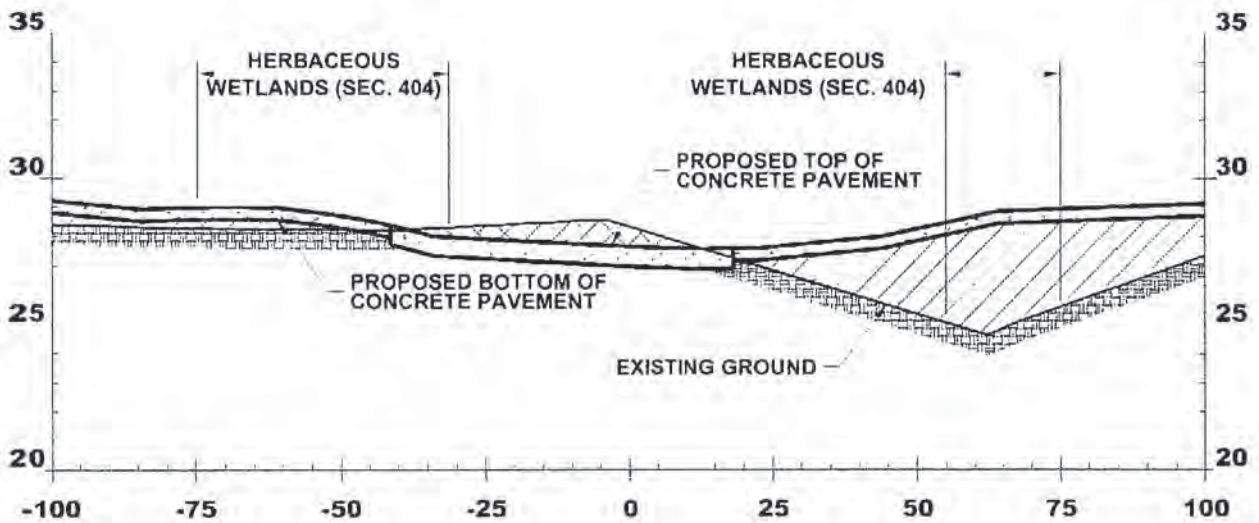


LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED EARTHEN FILL
-  PROPOSED CUT



SECTION E - E'
SCALE: N.T.S.



SECTION F - F'
SCALE: N.T.S.

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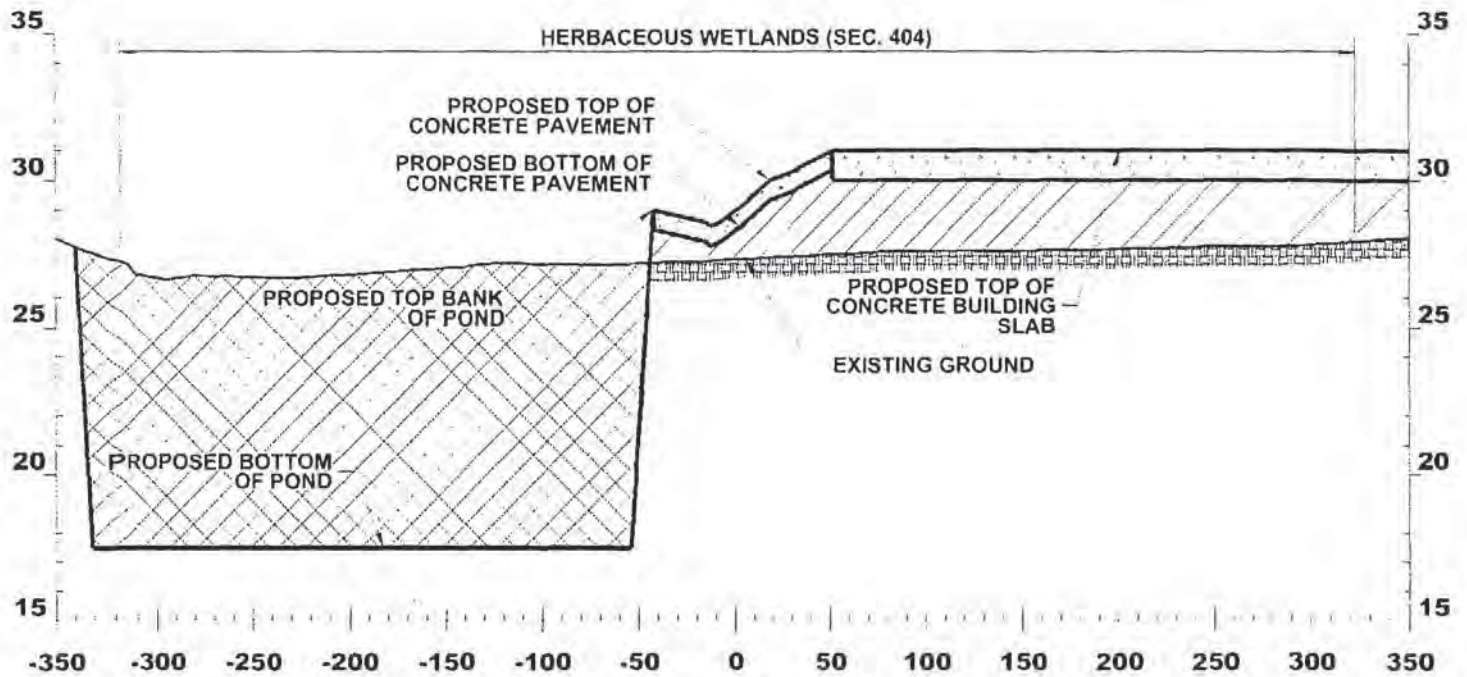
Figure 7
Cross Sections

SECTION 69, T10S - R4E
LAFAYETTE PARISH, LOUISIANA



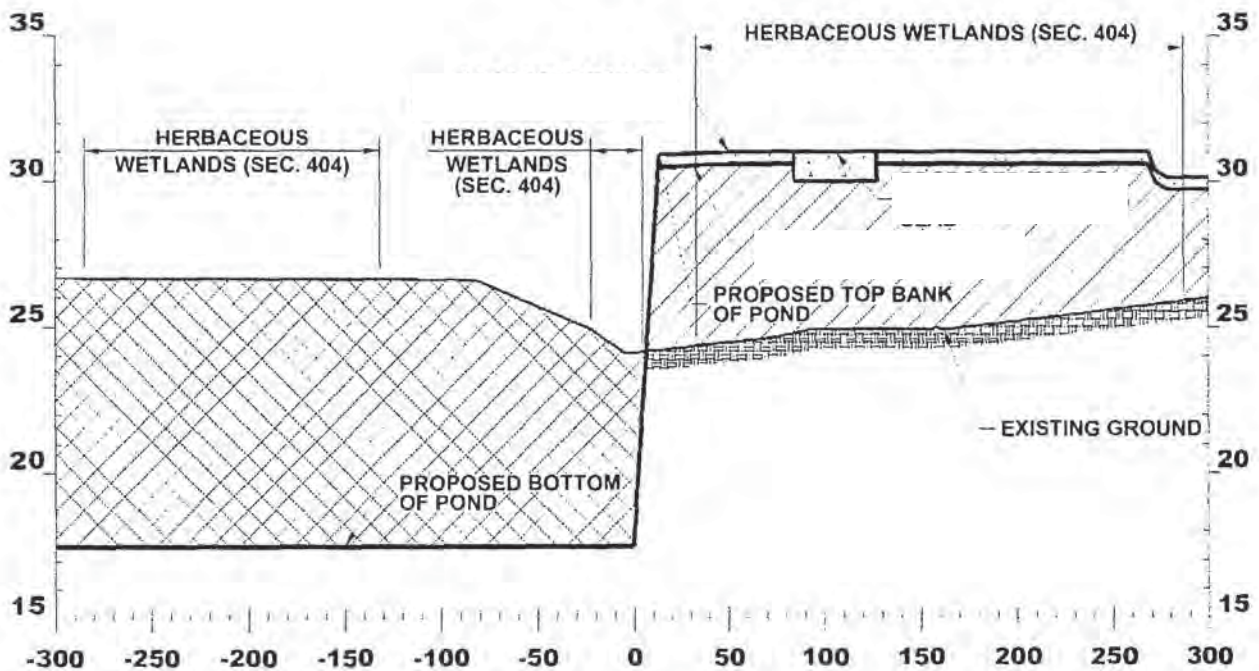
LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED EARTHEN FILL
-  PROPOSED CUT



SECTION G - G'

SCALE: N.T.S.



SECTION H - H'

SCALE: N.T.S.

REVISIONS:

MAY 10, 2022

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PROJ. MGR:

**Figure 8
Cross Sections**

SECTION 69, T10S - R4E
LAFAYETTE PARISH, LOUISIANA

JANUARY 27, 2014

