

JOINT PUBLIC NOTICE

January 18, 2016

United States Army
Corps of Engineers
New Orleans District
Attn: Regulatory Branch
Post Office Box 60267
New Orleans, Louisiana 70160-0267

State of Louisiana
Department of Environmental Quality
Attn: Water Quality Certification Sec.
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

Project Manager: Bobby Quebedeaux
(504) 862-2224 / fax: (504) 862-2574
bobby.d.quebedeaux@usace.army.mil
Permit Application Number:
MVN-2015-1774-WJJ

Project Manager:
Elizabeth Johnson
(225) 219-3225 / fax: (225) 325-8125
WQC Application Number:
WQC 160112-03

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).

The application has also been mailed to the Louisiana Department of Environmental Quality, for a Water Quality Certification (WQC) in accordance with statutory authority contained in Louisiana Revised Statute 30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L. 95-17).

RESIDENTIAL DEVELOPMENT IN CALCASIEU PARISH

NAME OF APPLICANT: Bel Commercial, LLC, c/o: Horizon Resource Management, Attn: John W. Stacy, P.O. Box 1147, Lake Charles, Louisiana 70602

LOCATION OF WORK: North of Clyde Delaney Road, East of U.S. Hwy 171, approximately 2 miles north of Moss Bluff, Louisiana, in Calcasieu Parish (30.33913, -93.193425, Hydrologic Unit Code 08080203, Upper Calcasieu River Watershed).

CHARACTER OF WORK: Clear, grub and grade approximately 560 acres to construct a residential subdivision. Approximately 371,250 cubic yards of native soil will be excavated and deposited to grade the site. Approximately 303.6 acres of unavoidable forested pine plantation impacts will be compensated for through a permittee responsible mitigation plan consisting of restoring a degraded 320 acre Longleaf Pine Savannah area located less than 10 miles from the impact site.

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 submitted 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 forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Individuals or parties may request an extension of time in which to comment on the proposed work by writing, faxing, 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. 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.

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.

Our initial finding is that the proposed work would not affect any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species. Based on the South Louisiana **Standard Local Operating Procedure for Endangered Species (SLOPES)**, as signed on October 22, 2014, 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 may affect, but is not likely to adversely affect the Red-cockaded Woodpecker (*Picoides borealis*) with proposed mitigation.

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 or alteration of 0.0 acres of potential 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, 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.

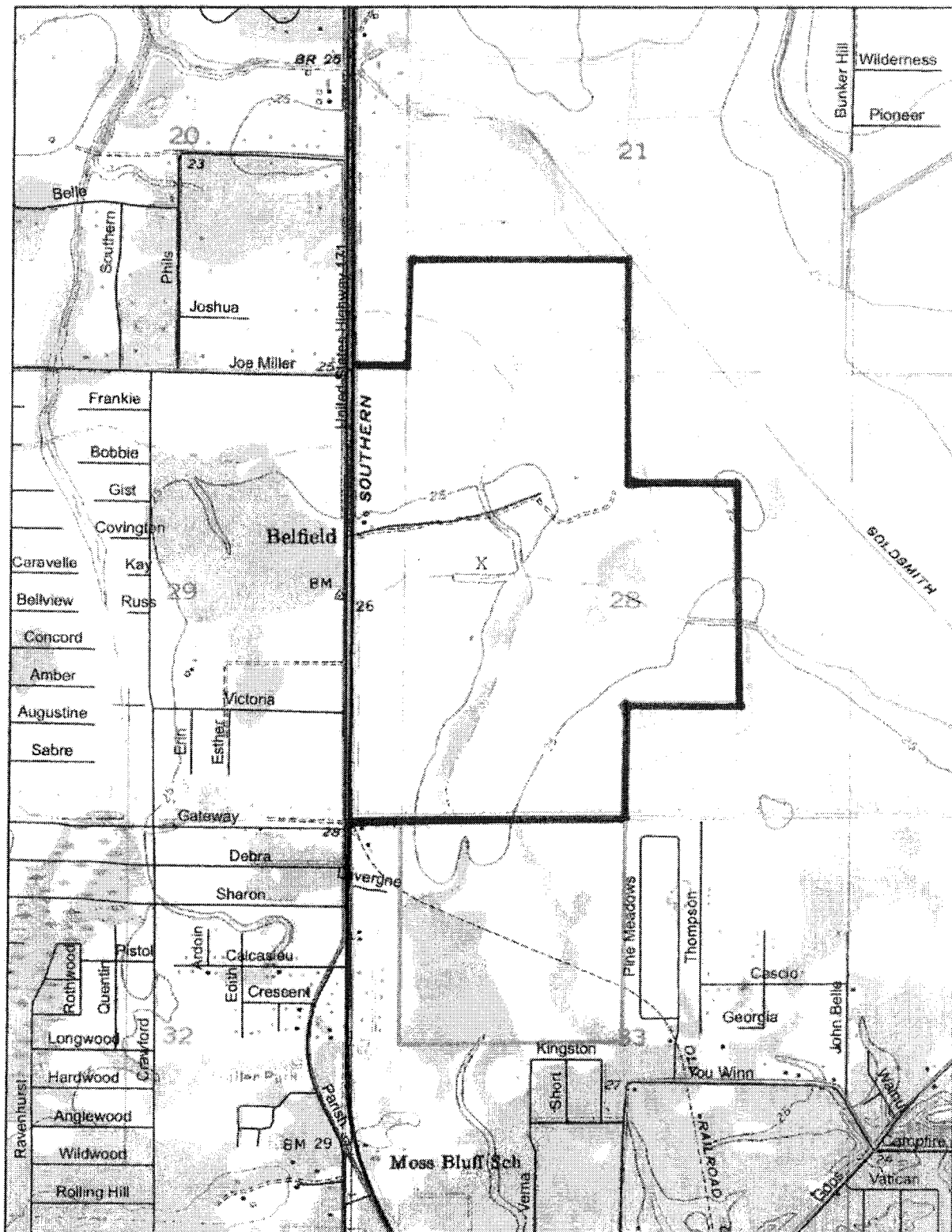
You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Darrell S. Barbara
Chief, Western Evaluation Section
Regulatory Branch

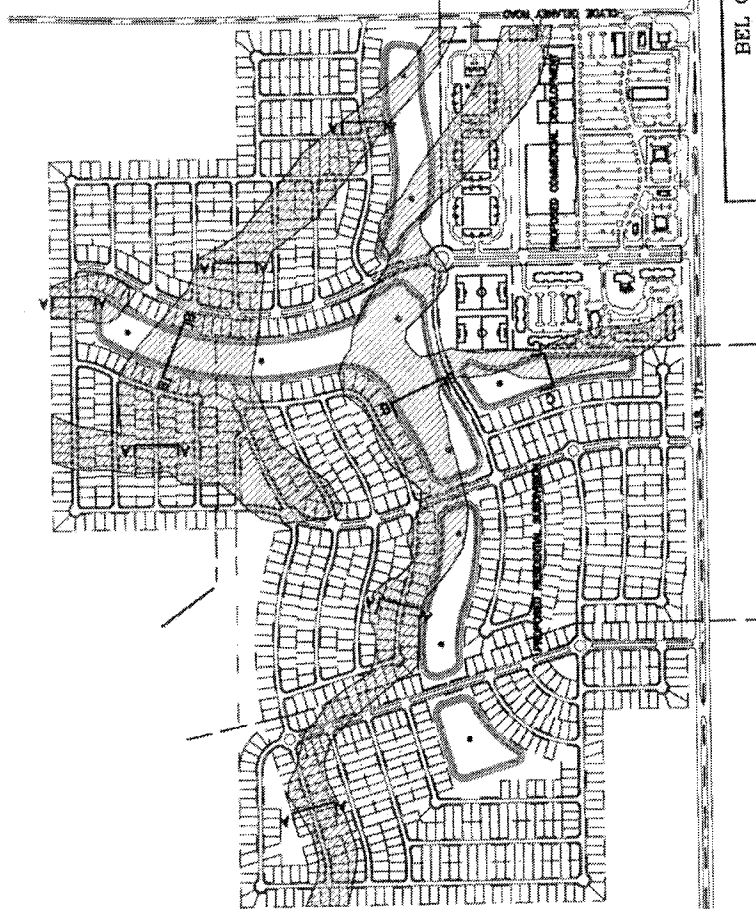
Enclosure

Bel Commercial, LLC.---Belwood Development

Impact Site



0 625 1,250 2,500 3,750 5,000 Feet



BEL COMMERCIAL PROPERTY

MOSS BLUFF, LOUISIANA

PROPOSED PLAN

PREPARED BY

SOUTHERN LIFESTYLE DEVELOPMENT

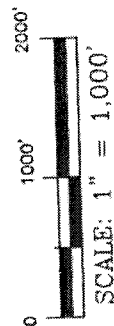
COMPANY, LLC

1100 CAMELLIA BLVD

SUITE 200
LOUISIANA 70508

LAFAYETTE, LOUISIANA 70508

TEL. (937) 216-6650



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road.
3. All dimensions are to the centerline of the road.
4. All dimensions are to the centerline of the road.
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CHICAGO, IL 60610
PHONE: 312.467.1000 FAX: 312.467.1001

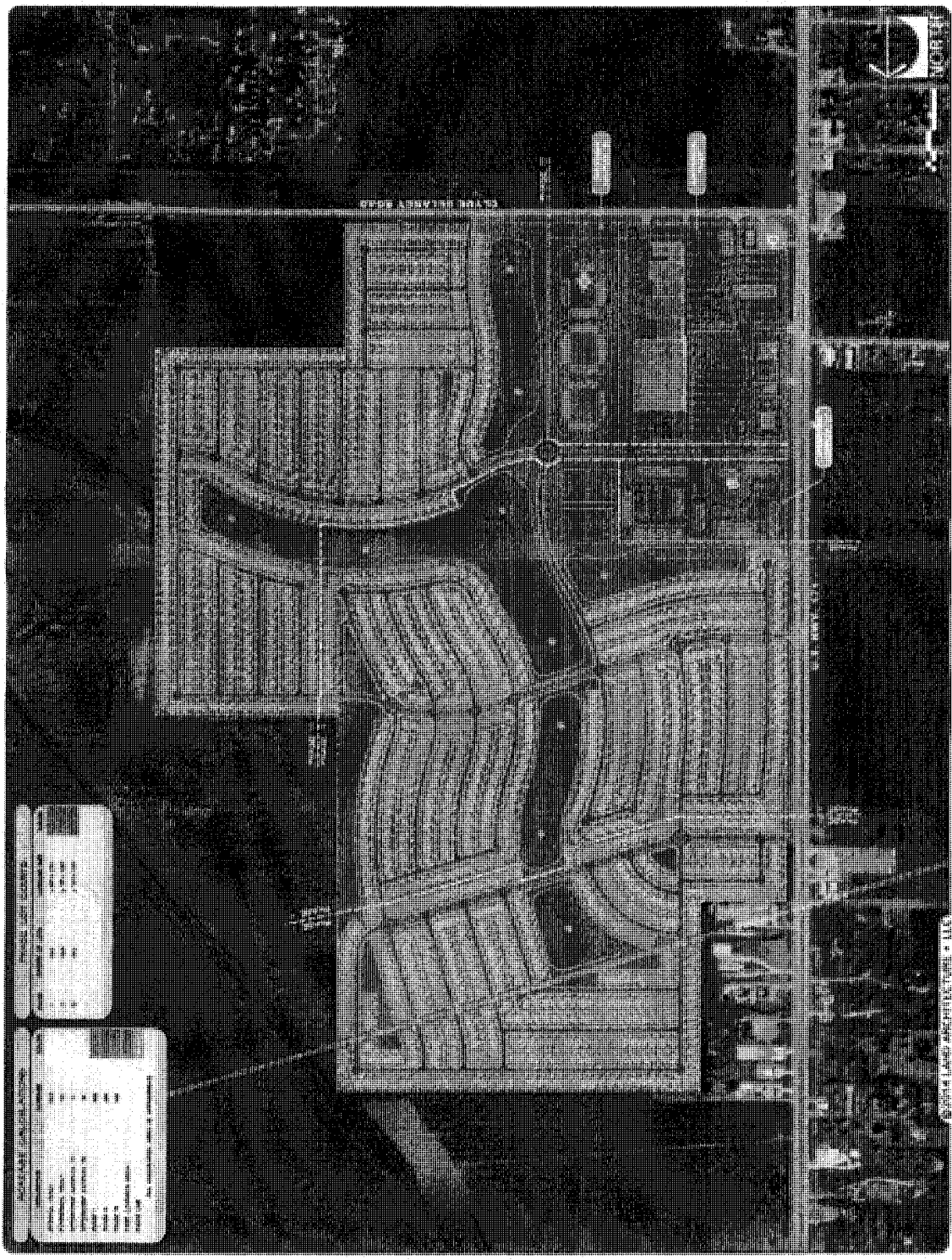


Conceptual Subdivision Layout

More Built Area
Chicago's Future
Development

Sheet No. **MPII**

Project No. 14187.00



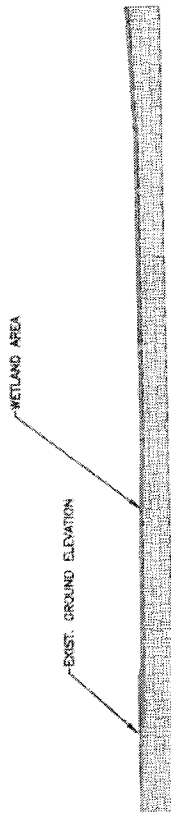
PROPOSED LOT SIZES

Lot Size	Number of Lots	Total Area
10,000 sq. ft.	10	1,000,000 sq. ft.
20,000 sq. ft.	5	1,000,000 sq. ft.
30,000 sq. ft.	3	900,000 sq. ft.
40,000 sq. ft.	2	800,000 sq. ft.
50,000 sq. ft.	1	500,000 sq. ft.

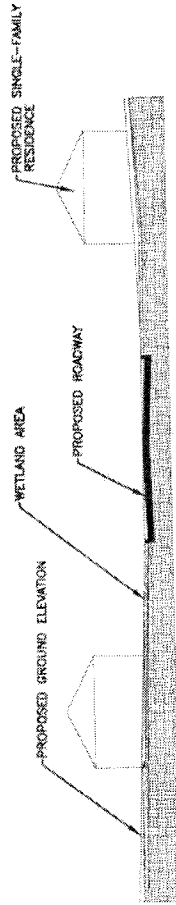
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40,000 sq. ft.	2	800,000 sq. ft.
50,000 sq. ft.	1	500,000 sq. ft.

CHICAGO'S FUTURE DEVELOPMENT



CROSS SECTION A-A'
EXISTING LAYOUT
N.T.S.



CROSS SECTION A-A'
PROPOSED LAYOUT
N.T.S.

NATURAL EARTH

WETLANDS

T-8-S, R-8-W, SECTIONS
21, 28, 29, 31, 33
N 30° 21' 21"
W 93° 11' 55"

BEL COMMERCIAL PROPERTY

MOSS BLUFF, LOUISIANA

CROSS SECTION

PREPARED BY

SOUTHERN LIFESTYLE DEVELOPMENT

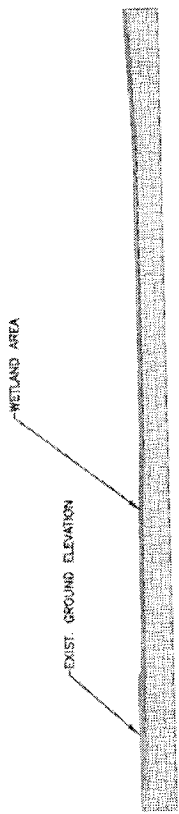
COMPANY, LLC

1100 CAMELLIA BLVD

SUITE 200

LAFAYETTE, LOUISIANA 70508

TEL. (337) 216-6650



CROSS SECTION B-B'
EXISTING LAYOUT
N.T.S.

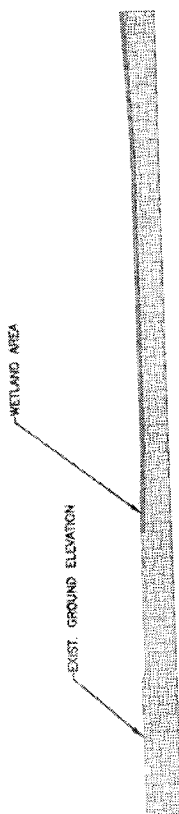


CROSS SECTION B-B'
PROPOSED LAYOUT
N.T.S.

NATURAL EARTH
WETLANDS

T-8-S, R-8-W, SECTIONS
21, 28, 29, 31, 33
N 30° 21' 21"
W 93° 11' 55"

BEL COMMERCIAL PROPERTY
MOSS BLUFF, LOUISIANA
CROSS SECTION
PREPARED BY
SOUTHERN LIFESTYLE DEVELOPMENT
COMPANY, LLC
1100 CAMELIA BLVD
SUITE 200
LAFAYETTE, LOUISIANA 70508
TEL. (337) 216-6650



CROSS SECTION C-C'
EXISTING LAYOUT
N.T.S.



CROSS SECTION C-C'
PROPOSED LAYOUT
N.T.S.

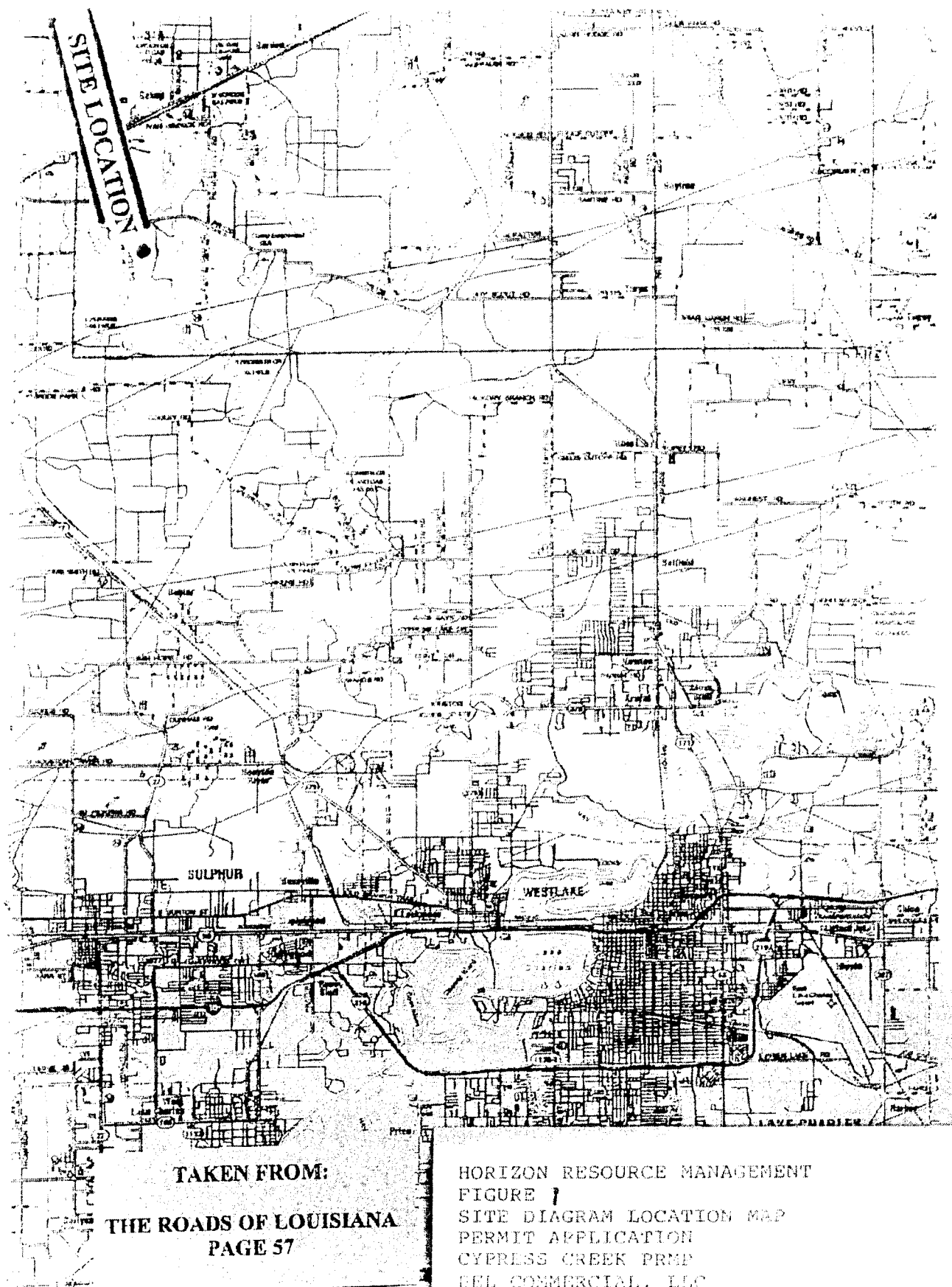
NATURAL EARTH

WETLANDS

T-8-S, R-8-W, SECTIONS
21, 28, 29, 31, 33
N 30° 21' 21"
W 93° 11' 55"

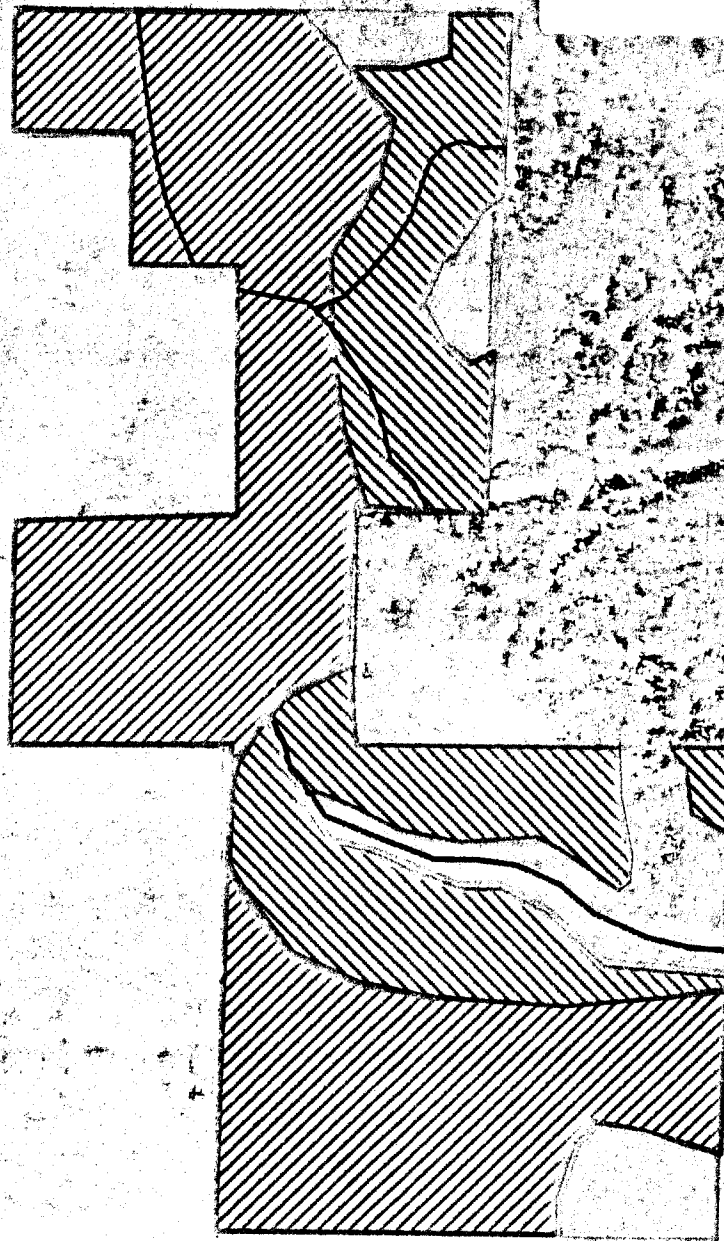
BEL COMMERCIAL PROPERTY
MOSS BLUFF, LOUISIANA
CROSS SECTION

PREPARED BY
SOUTHERN LIFESTYLE DEVELOPMENT
COMPANY, LLC
1100 CAMELIA BLVD
SUITE 200
LAFAYETTE, LOUISIANA 70508
TEL. (337) 216-6850



HORIZON RESOURCE MANAGEMENT
FIGURE 1
SITE DIAGRAM LOCATION MAP
PERMIT APPLICATION
CYPRESS CREEK PRMP
GEL COMMERCIAL, LLC
BEAUREGARD PARISH LOUISIANA

U.S. ARMY CORPS OF ENGINEERS
PRELIMINARY
JURISDICTIONAL DETERMINATION



0 0.12mi

WILSON GROUP/PC/ MANAGEMENT
GROUP, INC.
10000 WILSON ROAD
SUITE 100
DALLAS, TEXAS 75243
TEL: (214) 343-1111
FAX: (214) 343-1112
WWW.WILSONGROUP.COM

USACE

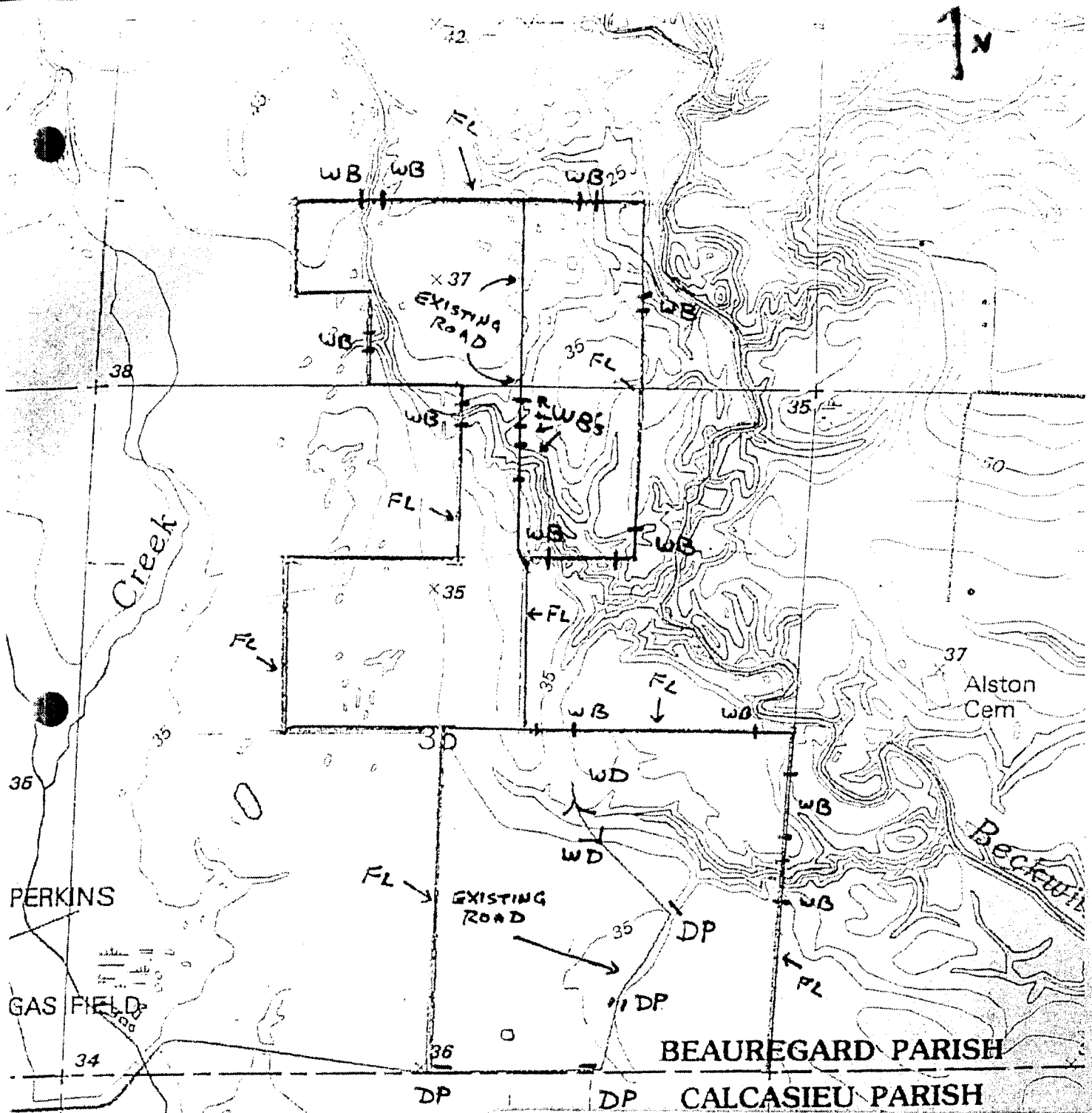
IN HOUSE, 21 SEPTEMBER 2015

KYLE GORDON

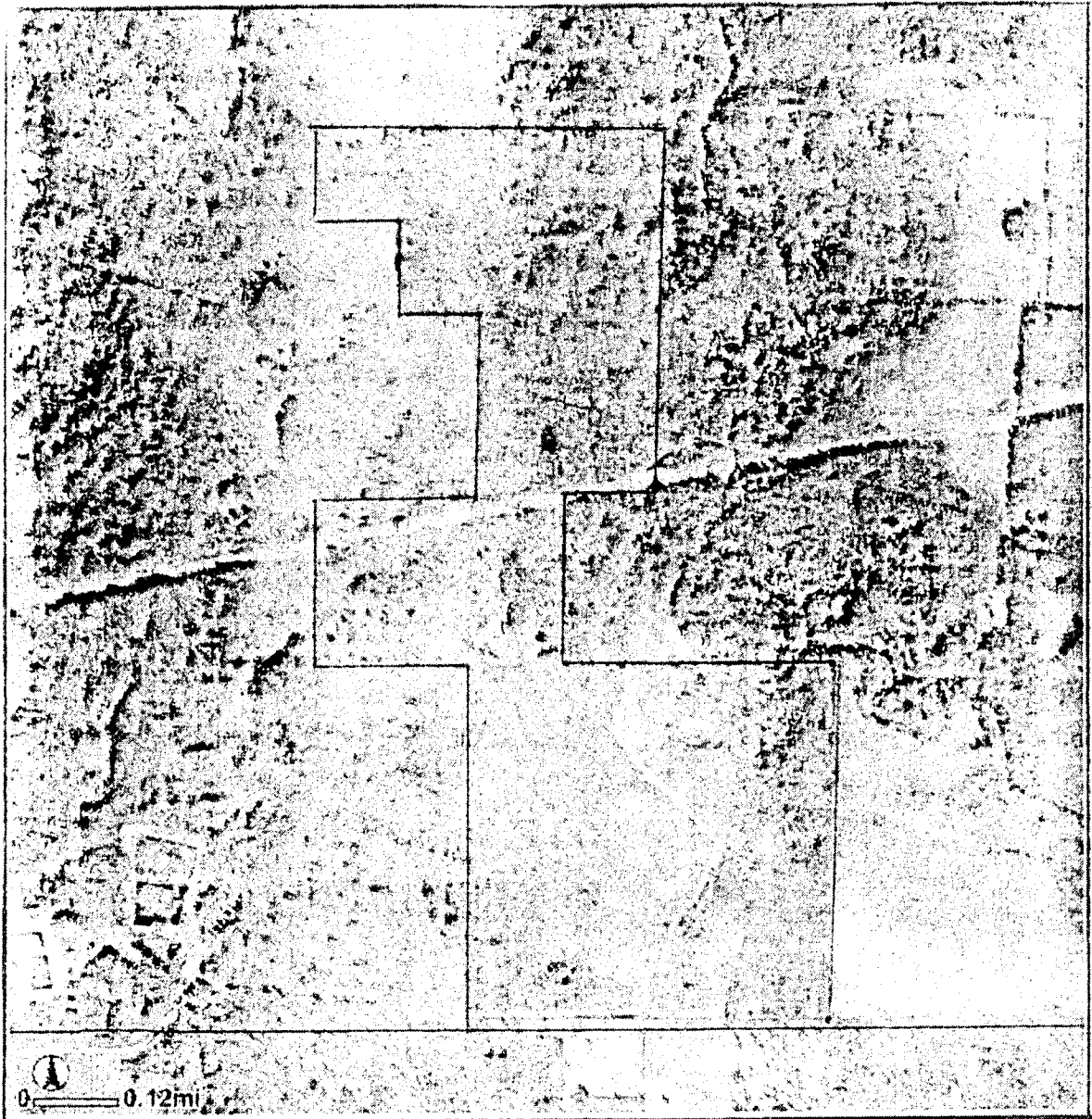
FOR STACY, JOHN

ACCOUNT # MVN-2015-01753-SA

- ☐ NON-WETLAND
- ☒ MIXED WETLAND (85%)
- ☒ MIXED WETLAND (65%)
- ☒ WATERS OF THE U.S. (404)



HORIZON RESOURCE MANAGEMENT
 FIGURE 3
 SITE PLAN
 PERMIT APPLICATION
 CYPRESS CREEK PMP
 BEL COMMERCIAL, LLC
 BEAUREGARD PARISH LOUISIANA

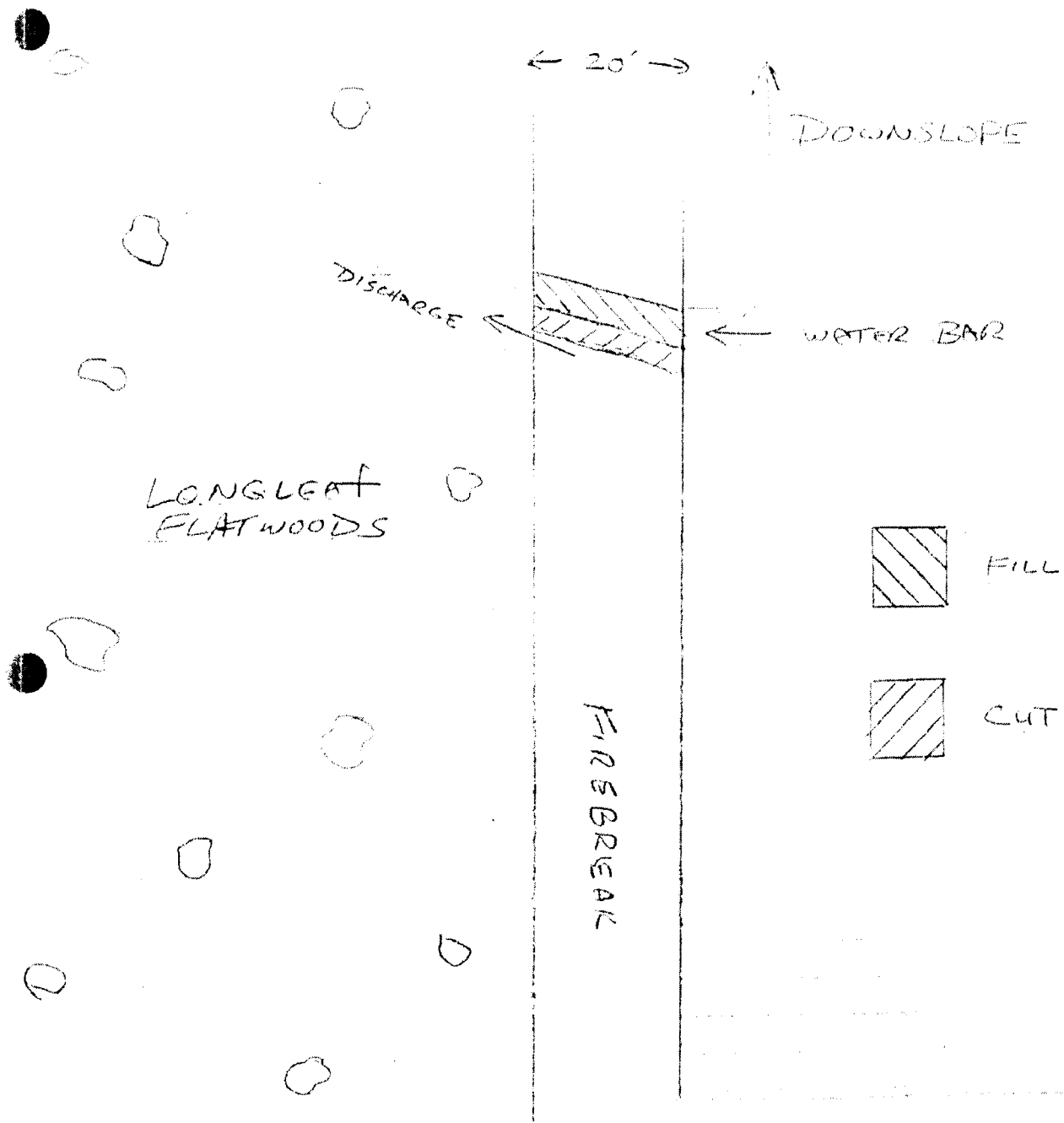


HORIZON RESOURCE MANAGEMENT
FIGURE 4
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAUREGARD PARISH LOUISIANA

AERIAL PHOTO
1996-DOQQ

CYPRESS CREEK MITIGATION BANK
CALCASIEU CONSERVATION LAND COMPANY

PLAN VIEW



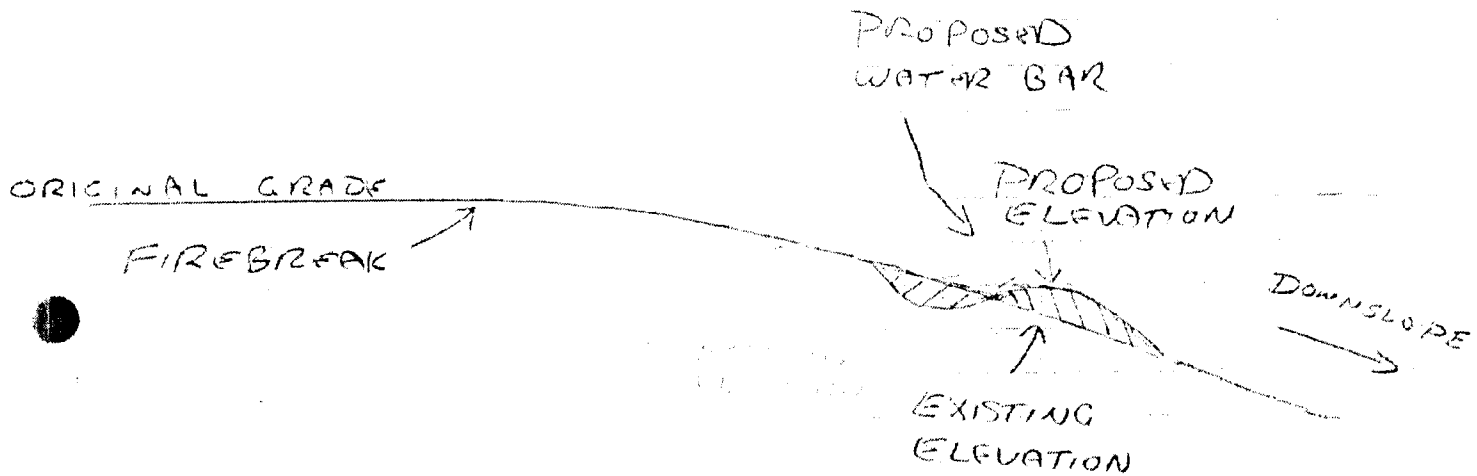
HORIZON RESOURCE MANAGEMENT
FIGURE 5
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAUREGARD PARISH LOUISIANA

APPROXIMATE SCALE

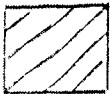
1" = 20'

FIREBREAK WATERBAR

SECTION VIEW



FILL



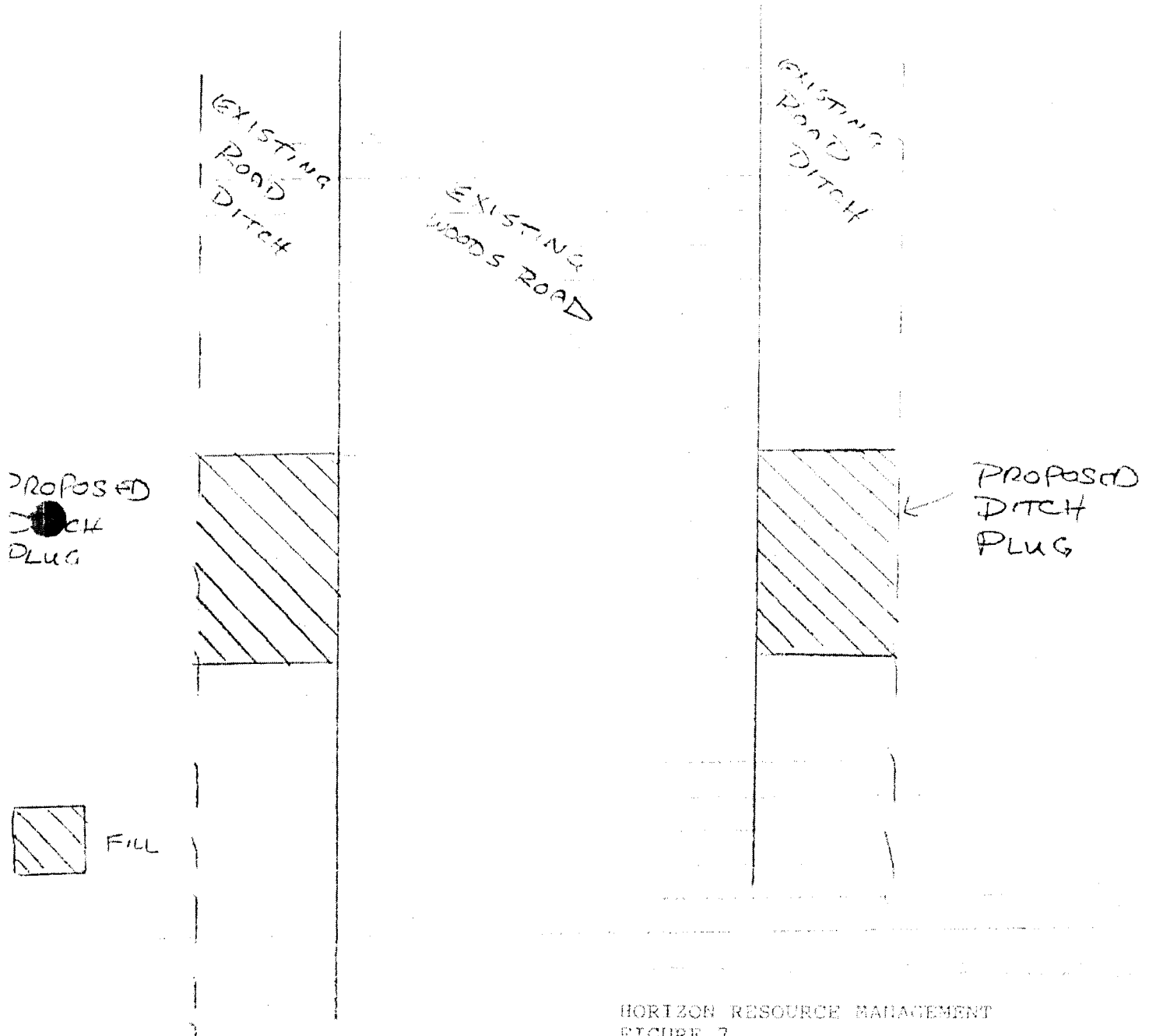
CUT

APPROXIMATE SCALE

1" = 4'

HORIZON RESOURCE MANAGEMENT
FIGURE 6
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAUREGARD PARISH

DITCH PLUG PLAN VIEW

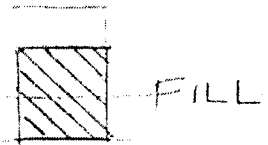
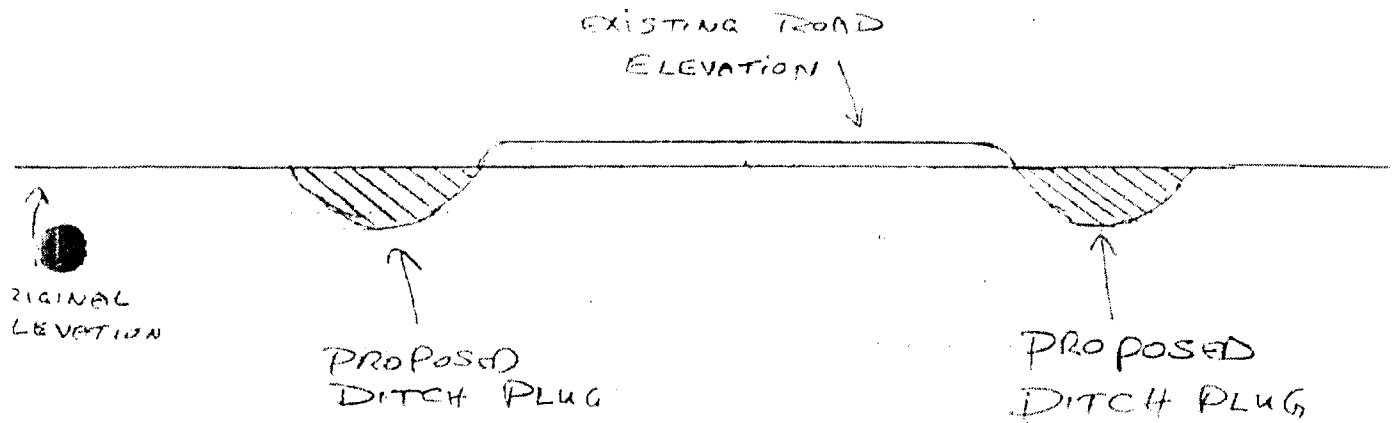


APPROXIMATE SCALE

1" = 4'

HORIZON RESOURCE MANAGEMENT
FIGURE 7
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAUREGARD PARISH, LOUISIANA

DITCH PLUG SECTION VIEW



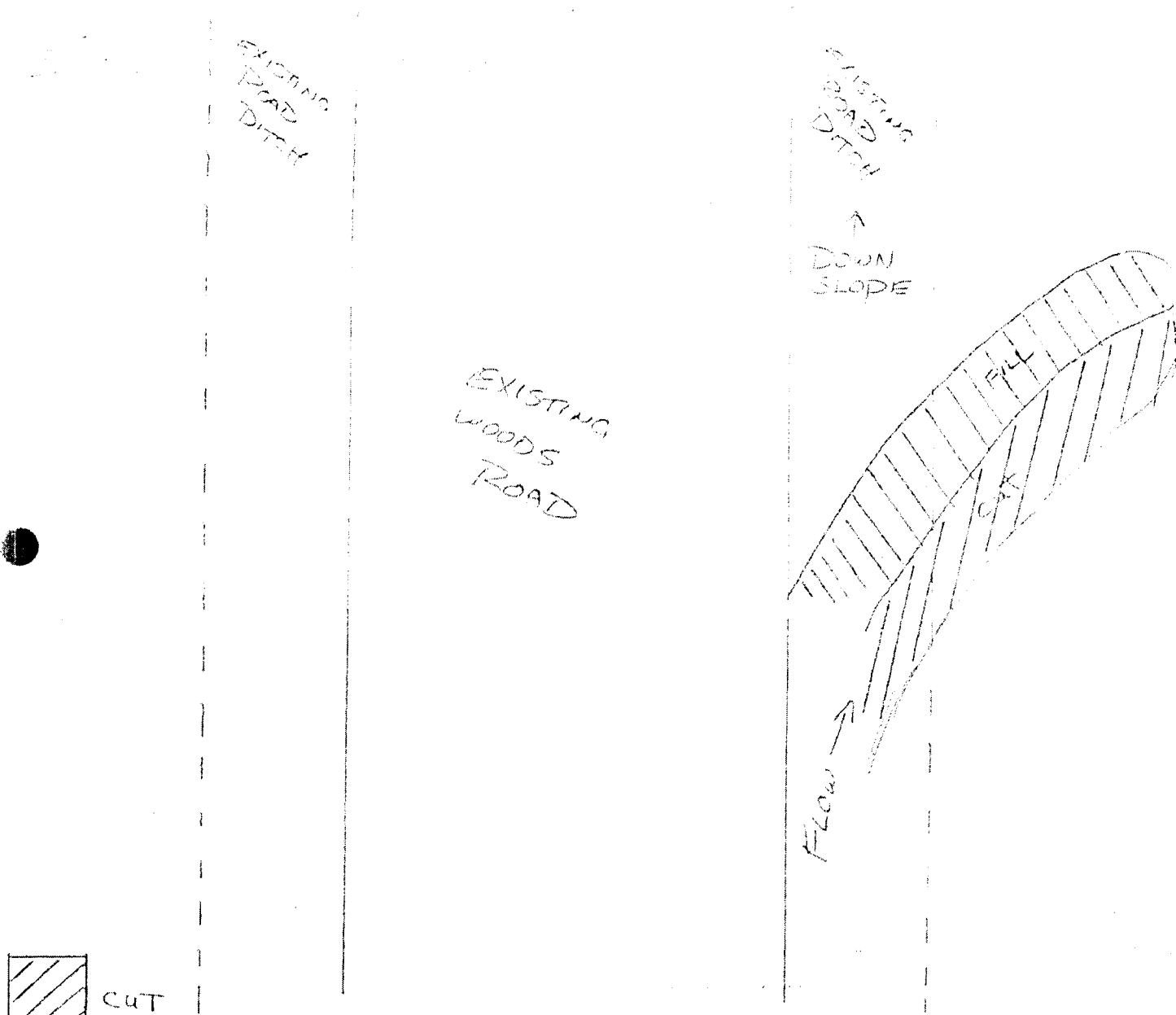
APPROXIMATE SCALE

1" = 4'

HORIZON RESOURCE MANAGEMENT
FIGURE 8
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAUREGARD PARISH, LOUISIANA

TYPICAL WING DITCH BAR

PLAN VIEW



CUT



FILL

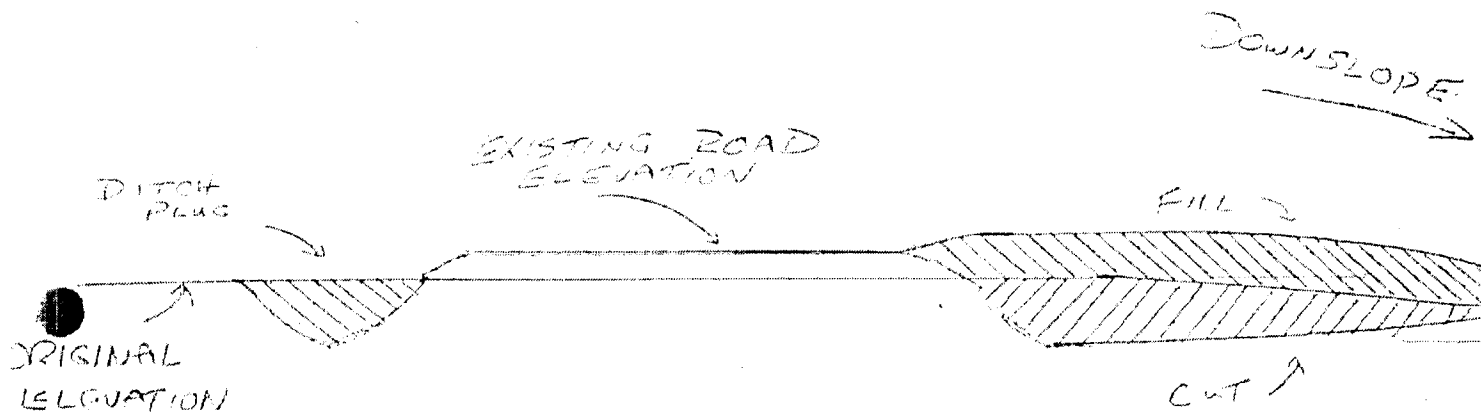
APPROXIMATE SCALE

1" = 4'

HORIZON RESOURCE MANAGEMENT
FIGURE 9
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAURECARD PARISH LOUISIANA

TYPICAL WING DITCH BAR

SECTION VIEW



FILL



CUT

APPROXIMATE SCALE

1" = 4'

HORICON RESOURCE MANAGEMENT
FIGURE 10
SITE PLAN
PERMIT APPLICATION
CYPRESS CREEK PRMP
BEL COMMERCIAL, LLC
BEAUREGARD PARISH LOUISIANA