

JOINT PUBLIC NOTICE

February 20, 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) 862-1217
Project Manager
Kenny Blanke
Kenneth.G.Blanke@usace.army.mil
MVN 2015-0797-CQ

(225) 219-3225
Project Manager
Ms. Elizabeth Hill
WQC Application Number
WQC 180205-01

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, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

RESIDENTIAL DEVELOPMENT NEAR DENHAM SPRINGS, LOUISIANA IN LIVINGSTON PARISH

NAME OF APPLICANT: CST Land Developers, LLC, Inc., c/o D & S Environmental Services, Attn: David Templet, Post Office Box 510, French Settlement, Louisiana 70733.

LOCATION OF WORK: Located on an approximate 24.47-acre site, located on and south of Buddy Ellis Road, approximately 0.6 mile east of the intersection of Buddy Ellis Road and LA Highway 1026 (Juban Road), near Denham Springs, Louisiana, located in Livingston Parish, as shown on the enclosed drawings (Latitude 30.45675 N Longitude -90.904914 W). This project is located in the Pontchartrain Basin (Amite River HUC 08070202).

CHARACTER OF WORK: The applicant is requesting a Department of the Army permit authorization for the construction of a multi-family apartment development (The Palms at Juban Lakes, Phase 2) and a senior restricted multi-family apartment development (Morningside Senior Living). The project will entail the construction of 10 multi-story apartment buildings for the Morningside Senior Living center with pertinent parking, sidewalks, pool houses / pools and green space to accommodate each facility, two stormwater detention ponds with pertinent discharge outfalls, and appropriate ingress and egress access. Approximately 3,629 cubic yards of native material would be placed in jurisdictional areas as a result of project implementation. Approximately 7,093 cubic yards of hauled in materials (soil cement treated base / concrete) would be placed onsite in jurisdictional areas as a result of project implementation. Approximately 7.51 acres of jurisdictional wetlands would be permanently impacted by the project. The applicant has claimed that the project has been designed to avoid and minimize direct and secondary adverse wetland impacts to the maximum extent practicable. The applicant is proposing to utilize best management practices during and after

the construction phase of the project and that the project will receive approval from all appropriate drainage and sewage agencies. The applicant is proposing to compensate for the unavoidable impact by purchasing mitigation credits from an approved mitigation bank.

The comment period for the Department of Army Permit and the Louisiana Department of Environmental Quality will close in **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 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 US 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 US 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 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. 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.

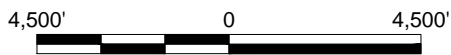
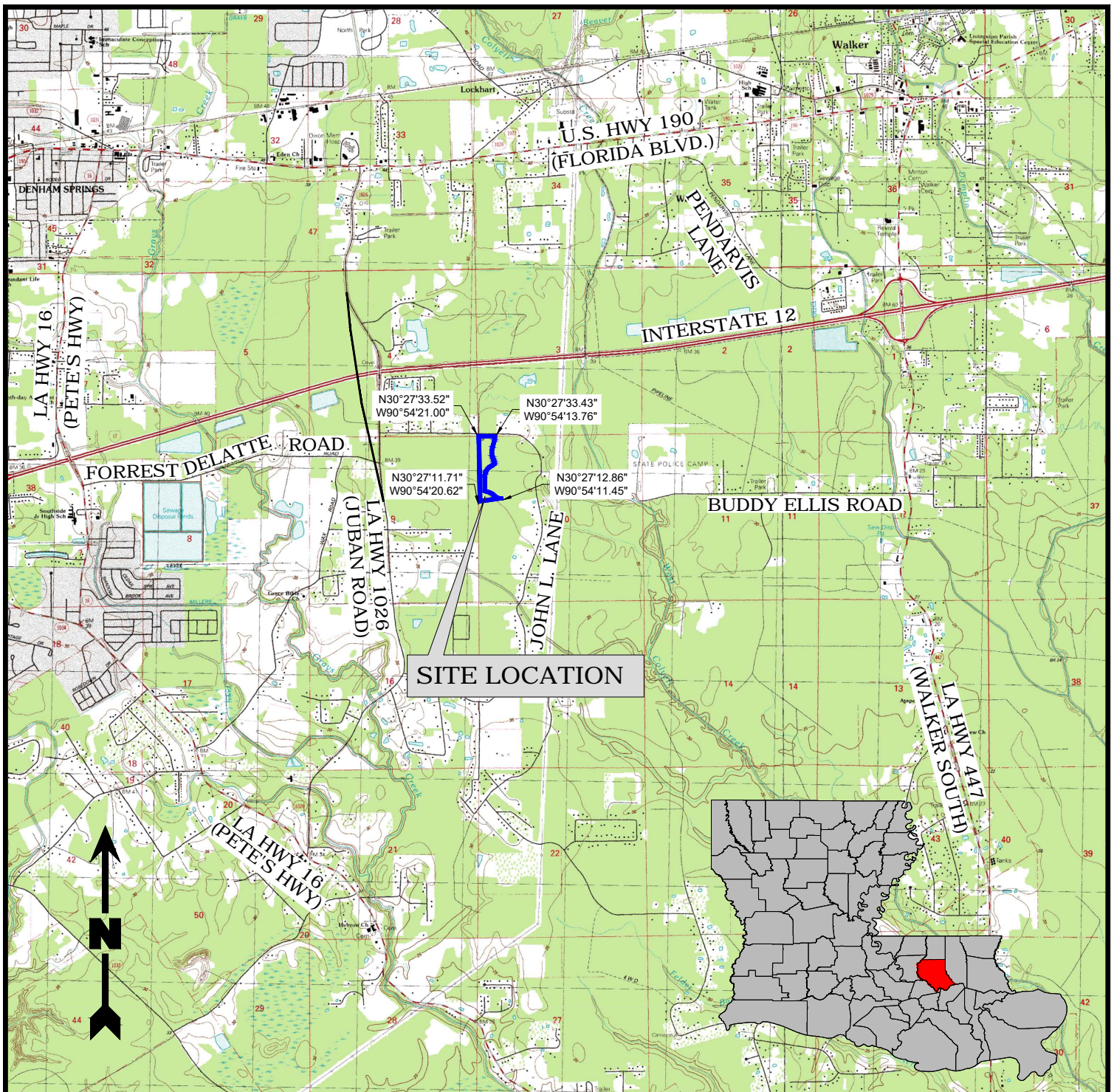
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our 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 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.

for JOHN M. HERMAN
Chief, Central Evaluation Section
Regulatory Branch

Enclosure



Scale: 1" = 4,500'

Notes

Property is located in Sections 3 & 10 T7S-R3E

Latitude: 30°27'24.30"N Longitude: 90°54'17.69"W

Reference

Base map comprised of U.S.G.S. 7.5 minute topographic maps "Denham Springs, La" and "Walker, LA".

CST Land Developers, L.L.C.

**The Palms At Juban Lakes, Phase 2
& Morningside Senior Living**

Vicinity Map

Livingston Parish, Louisiana



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ENVIRONMENTAL SERVICES, INC.**



Project No.: 37-2017-DOA

Date: 12-05-2017

Figure No.: 1

CST Land Developers, L.L.C.

The Palms At Juban Lakes, Phase 2 & Morningside Senior Living Overall Proposed Plan View

Livingston Parish, Louisiana



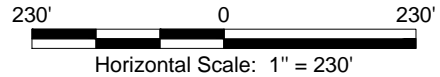
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Project No.: 37-2017-DOA

Date: 12-05-2017

Figure No.: 2



Notes

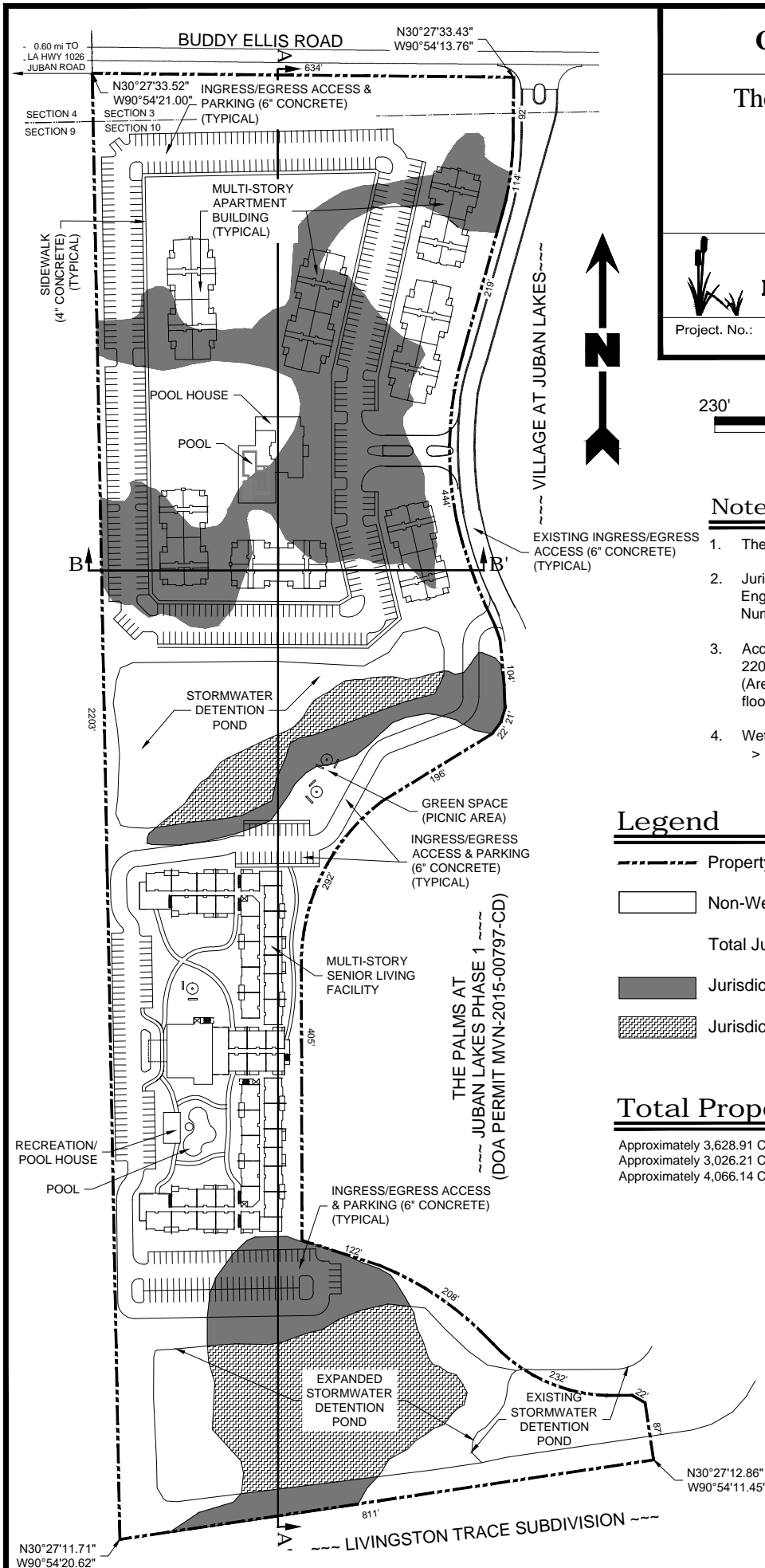
1. The proposed layout was provided by Benchmark Group, L.L.C.
2. Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Preliminary Jurisdictional Determination Account Number MVN-2015-00518-SQ.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 E dated April 3, 2007, this property falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. Wetland Impacts by habitat type:
> Bottomland Hardwood = 7.51 Acres

Legend

- Property Boundary (24.47 Acres)
- Non-Wetlands (16.96 Acres)
- Total Jurisdictional Wetlands (7.51 Acres)
- Jurisdictional Wetlands To Be Filled (5.28 Acres)
- Jurisdictional Wetlands To Be Excavated (2.23 Acres)

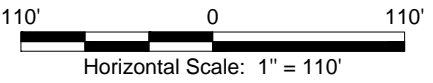
Total Proposed Fill

Approximately 3,628.91 Cubic Yards of Earthen Material.
Approximately 3,026.21 Cubic Yards of Soil Cement Treated Base.
Approximately 4,066.14 Cubic Yards of Concrete.



Notes

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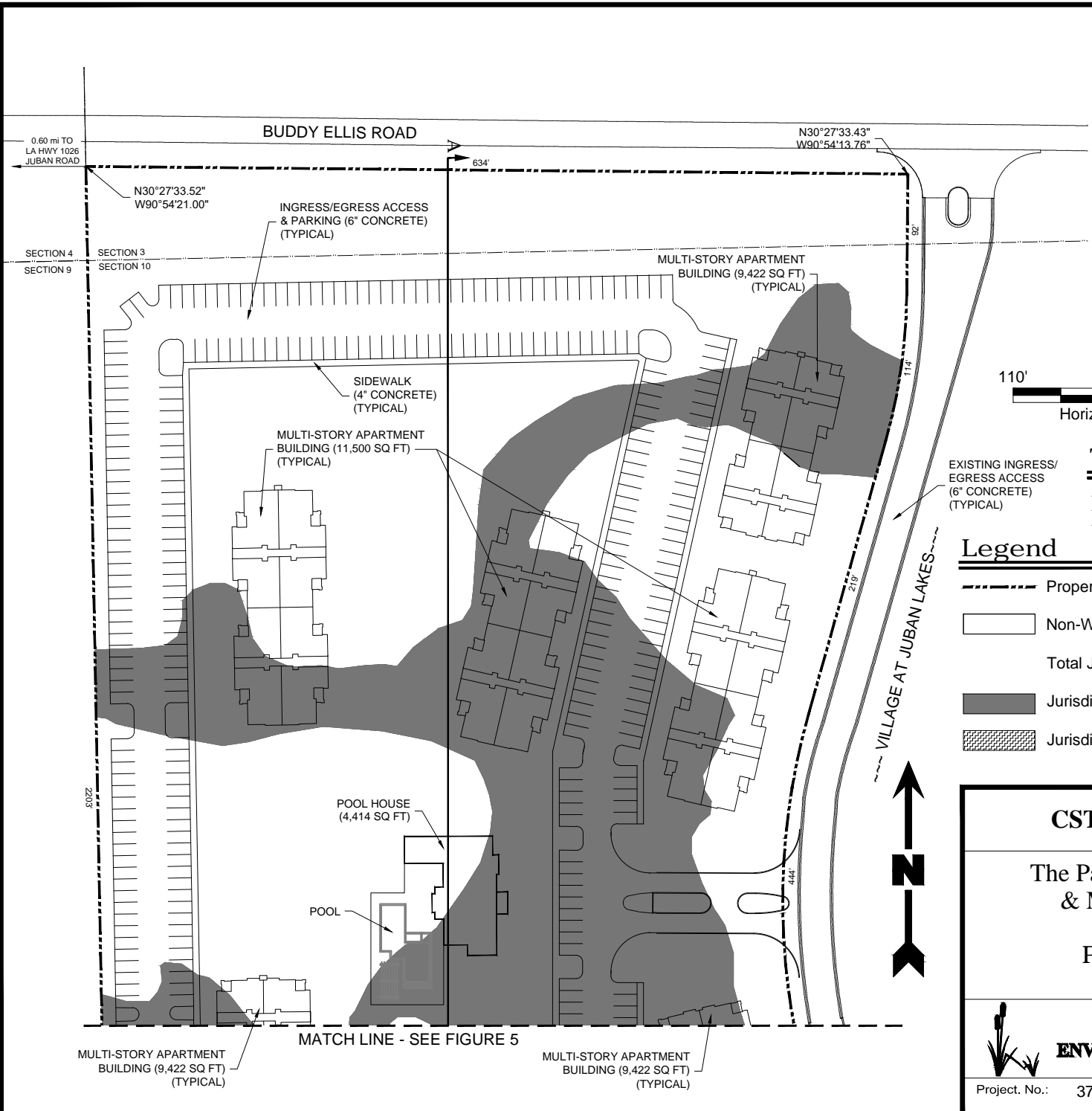
CST Land Developers, L.L.C.

The Palms At Juban Lakes, Phase 2
& Morningside Senior Living

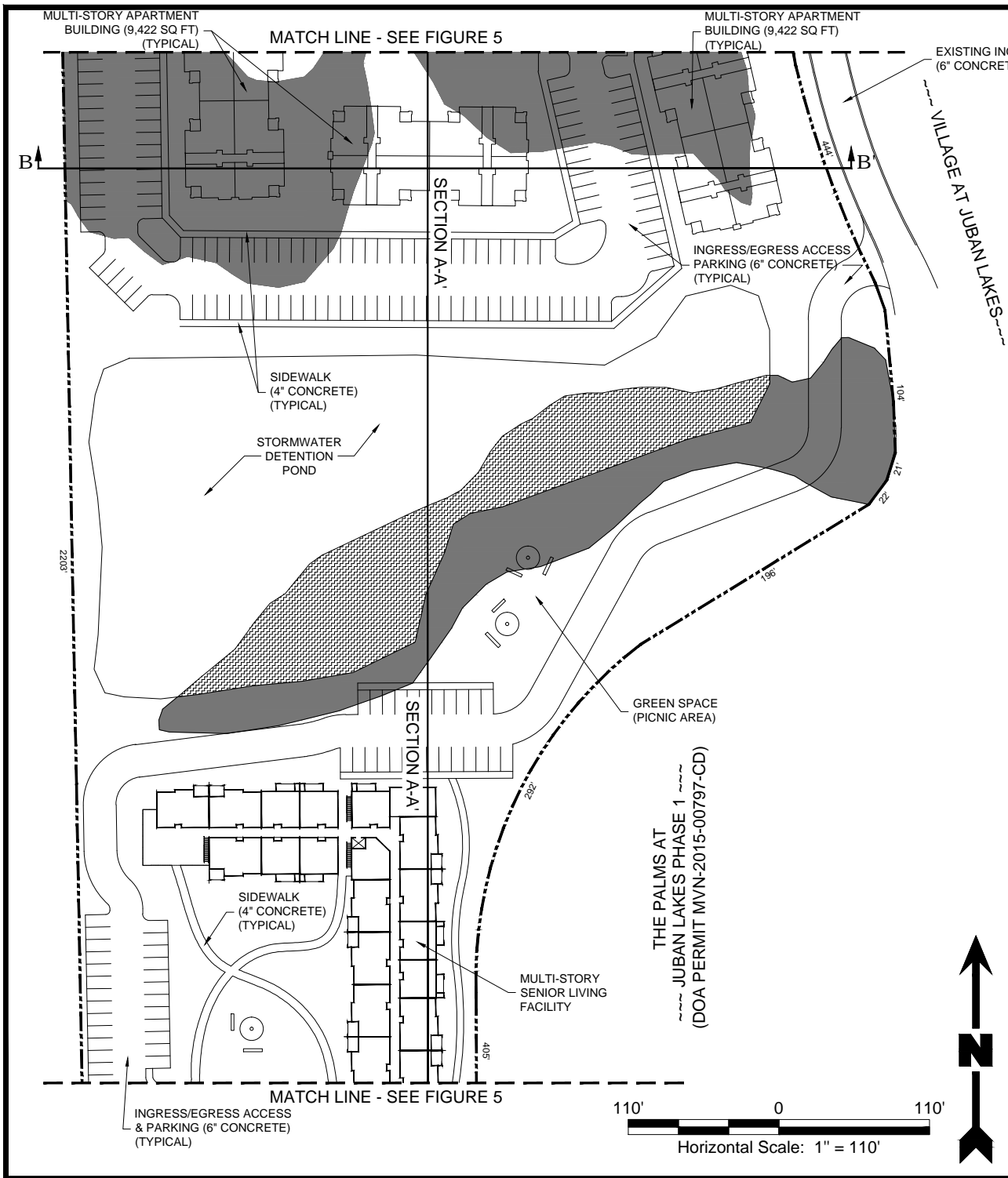
Proposed Plan View

Livingston Parish, Louisiana

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MATCH LINE - SEE FIGURE 5



Notes

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CST Land Developers, L.L.C.

The Palms At Juban Lakes, Phase 2 & Morningside Senior Living

Proposed Plan View

Livingston Parish, Louisiana



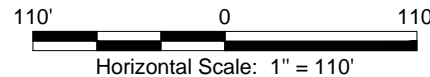
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Project No.: 37-2017-DOA

Date: 12-05-2017

Figure No.: 4



CST Land Developers, L.L.C.

**The Palms At Juban Lakes, Phase 2
& Morningside Senior Living**

Proposed Plan View

Livingston Parish, Louisiana



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Project No.: 37-2017-DOA

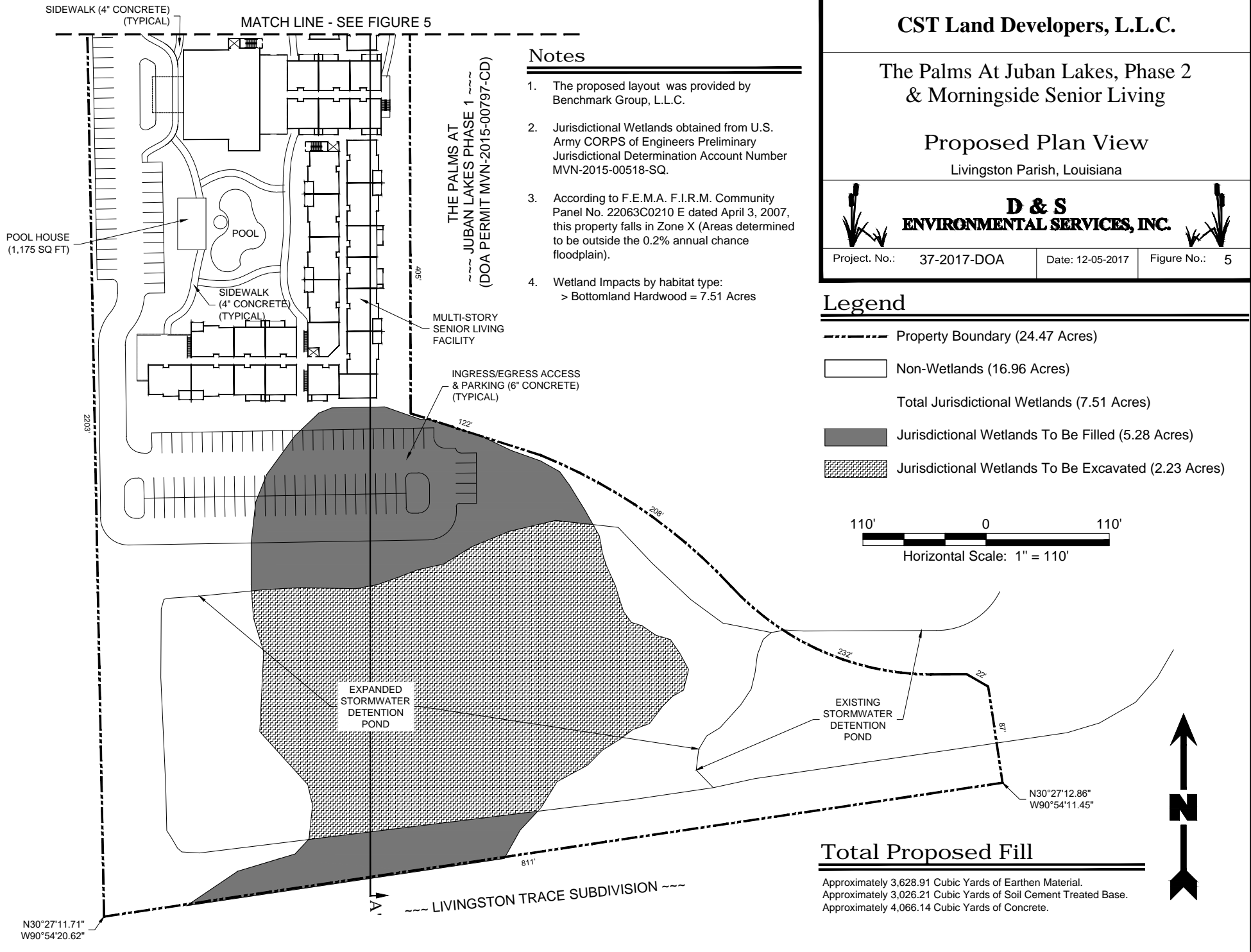
Date: 12-05-2017

Figure No.: 5

Notes

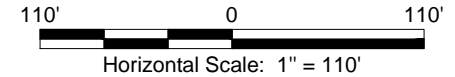
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THE PALMS AT
JUBAN LAKES PHASE 1
(DOA PERMIT MVN-2015-00797-CD)



Legend

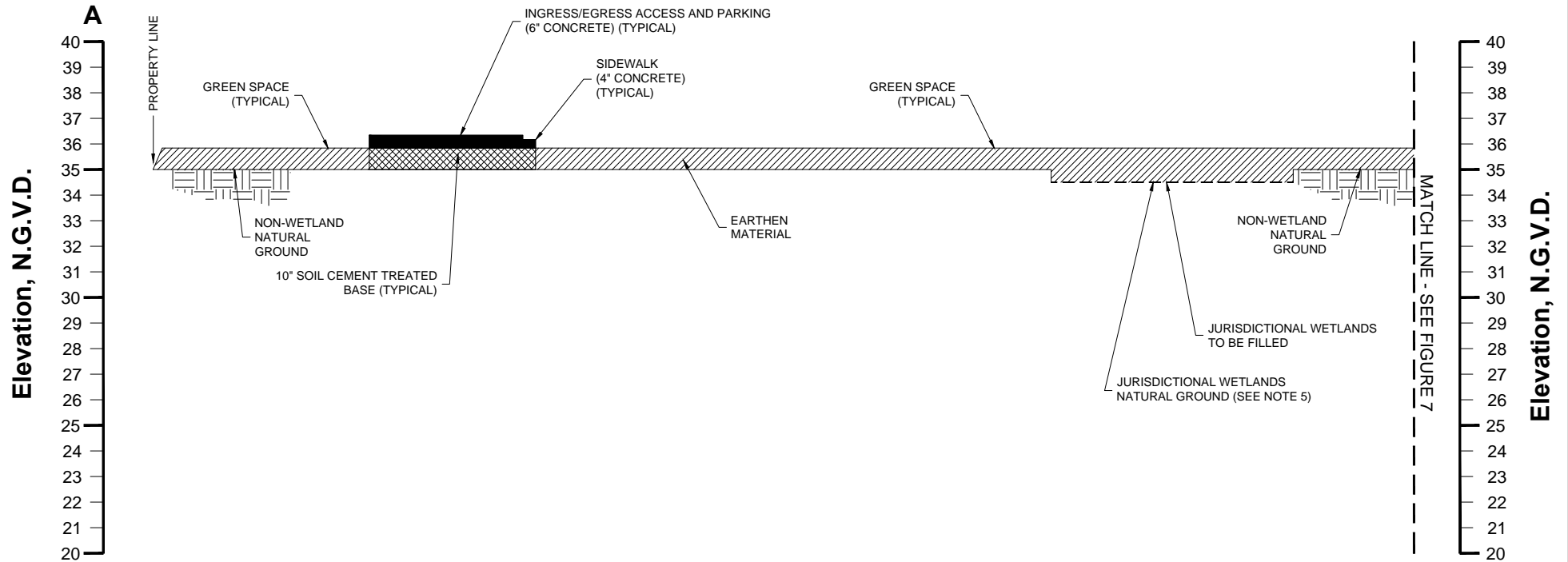
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Section A-A'




Horizontal Scale: 1" = 60'

Vertical Scale: 1" = 6'



Horizontal Scale: 1" = 60'

Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete

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5. Natural Ground elevations in existing jurisdictional wetlands are approximately 6" lower than adjacent non-wetland ground elevations.

CST Land Developers, L.L.C.

**The Palms At Juban Lakes, Phase 2
& Morningside Senior Living
Section View A-A'**



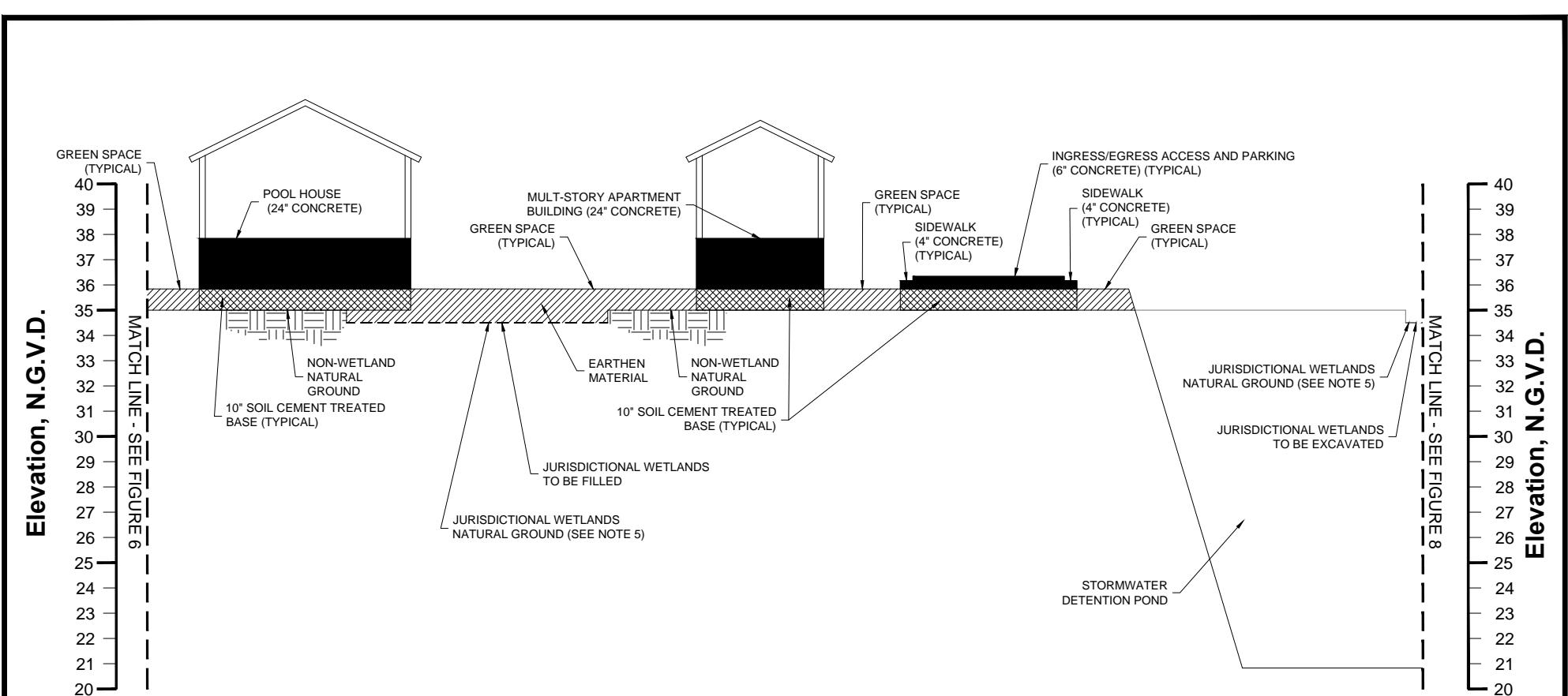
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Project No.: 37-2017-DOA

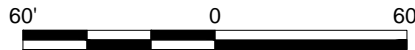
Date: 12-05-2017

Figure No.: 6



Section A-A'

Horizontal Scale: 1" = 60'
 Vertical Scale: 1" = 6'



Horizontal Scale: 1" = 60'

Legend

- Earthen Material
- Soil Cement Treated Base
- Concrete

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CST Land Developers, L.L.C.

**The Palms At Juban Lakes, Phase 2
 & Morningside Senior Living
 Section View A-A'
 (Continued)**



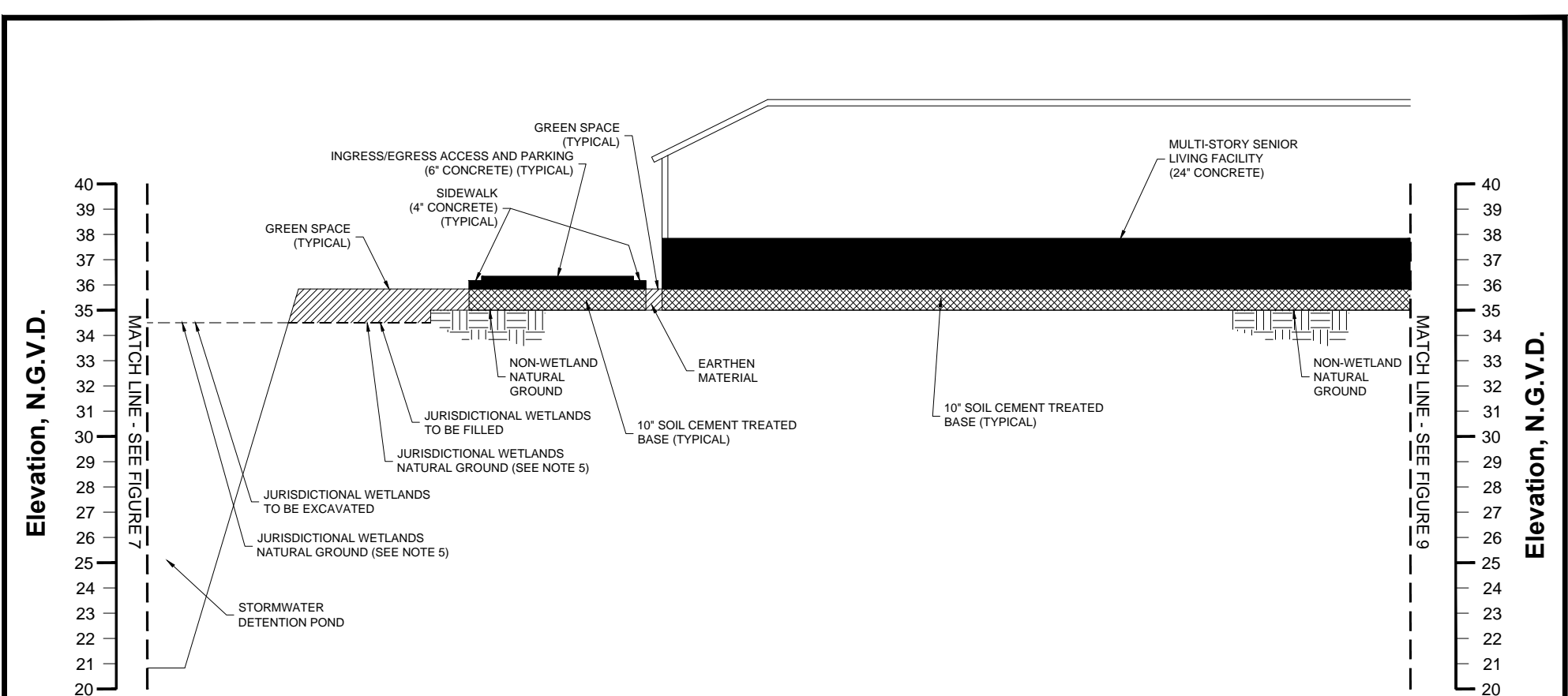
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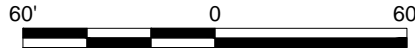
Figure No.: 7



Section A-A'




Horizontal Scale: 1" = 60'

Vertical Scale: 1" = 6'



Horizontal Scale: 1" = 60'

Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete

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CST Land Developers, L.L.C.

The Palms At Juban Lakes, Phase 2
 & Morningside Senior Living
 Section View A-A'
 (Continued)



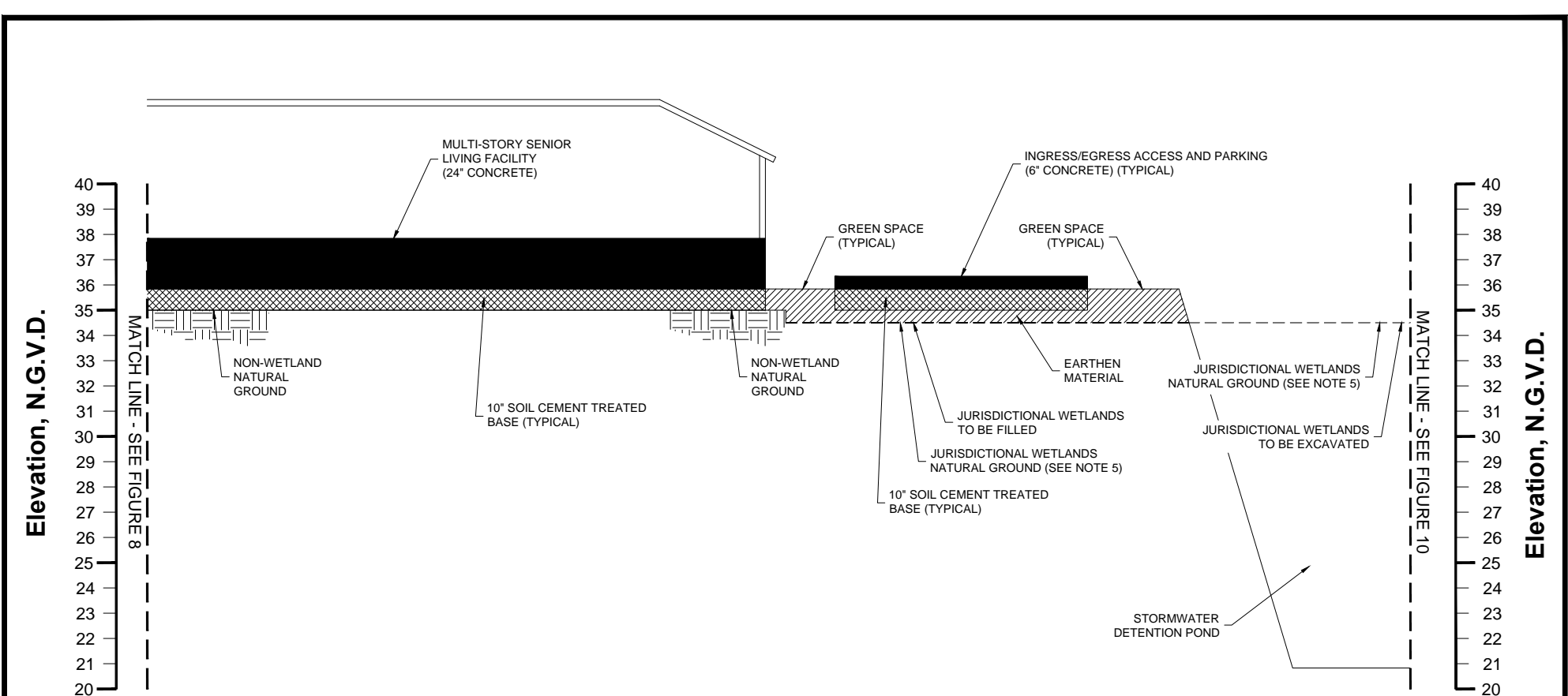
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Project No.: 37-2017-DOA

Date: 12-05-2017

Figure No.: 8

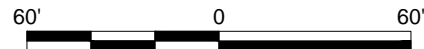


Elevation, N.G.V.D.

Elevation, N.G.V.D.

Section A-A'

Horizontal Scale: 1" = 60'
Vertical Scale: 1" = 6'



Horizontal Scale: 1" = 60'

Legend

- Earthen Material
- Soil Cement Treated Base
- Concrete

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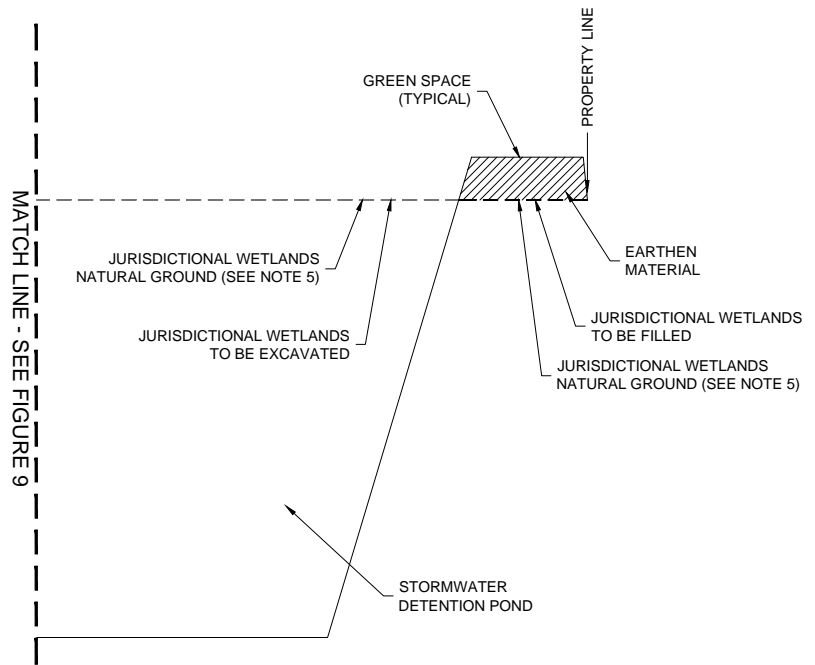
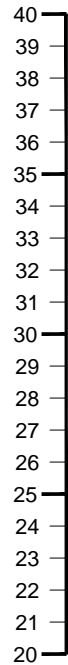
CST Land Developers, L.L.C.

The Palms At Juban Lakes, Phase 2
& Morningside Senior Living
Section View A-A'
(Continued)

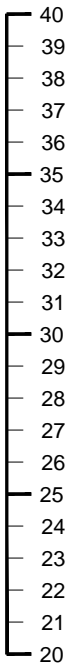
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ENVIRONMENTAL SERVICES, INC.

Project No.: 37-2017-DOA	Date: 12-05-2017	Figure No.: 9
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Elevation, N.G.V.D.



A'



Elevation, N.G.V.D.

Section A-A'


Horizontal Scale: 1" = 60'

Vertical Scale: 1" = 6'



Horizontal Scale: 1" = 60'

Legend

 Earthen Material

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The Palms At Juban Lakes, Phase 2
 & Morningside Senior Living
 Section View A-A'
 (Continued)



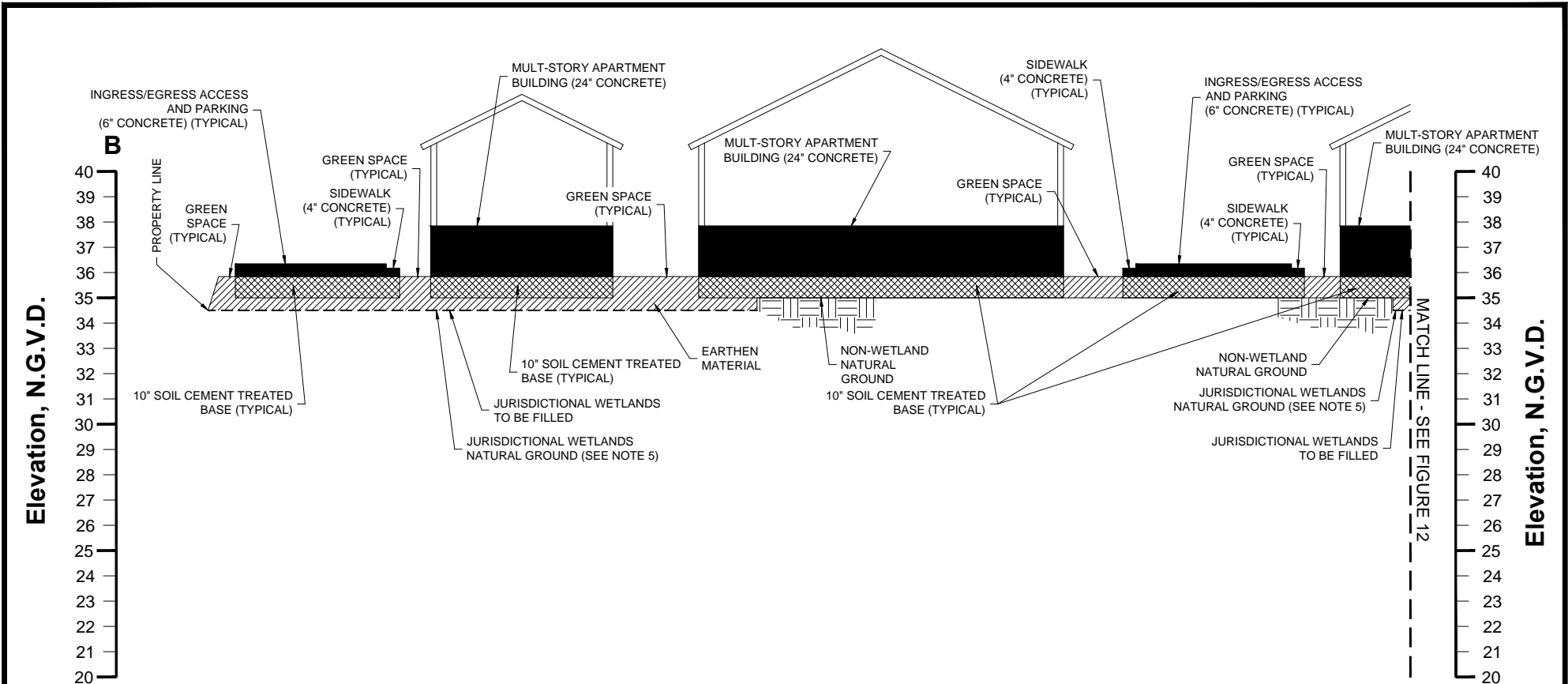
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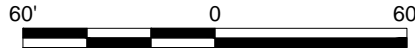
Figure No.: 10



Section B-B'




Horizontal Scale: 1" = 60'

Vertical Scale: 1" = 6'



Horizontal Scale: 1" = 60'

Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete

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**The Palms At Juban Lakes, Phase 2
& Morningside Senior Living
Section View B-B'**



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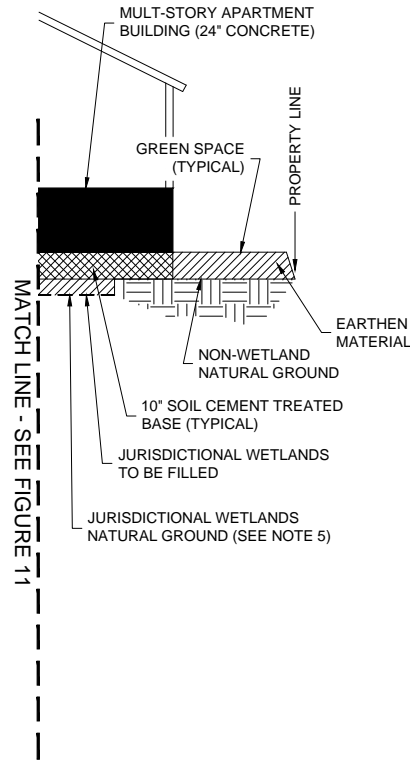
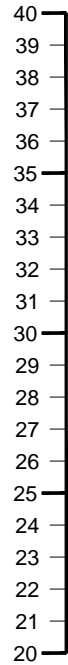


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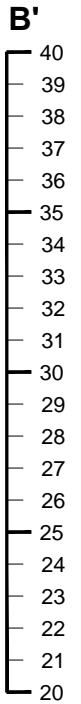
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Figure No.: 11

Elevation, N.G.V.D.



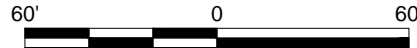
Elevation, N.G.V.D.



Section B-B'

Horizontal Scale: 1" = 60'

Vertical Scale: 1" = 6'

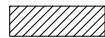




Horizontal Scale: 1" = 60'

Notes

1. The proposed layout was provided by Benchmark Group, L.L.C.
2. Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Preliminary Jurisdictional Determination Account Number MVN-2015-00518-SQ.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 E dated April 3, 2007, this property falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. Non-wetland natural ground elevations average 35'-0" N.G.V.D. Elevation data was obtained from topographic data provided by Benchmark Group, L.L.C. Drainage Impact Study.
5. Natural Ground elevations in existing jurisdictional wetlands are approximately 6" lower than adjacent non-wetland ground elevations.

Legend

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete

CST Land Developers, L.L.C.

The Palms At Juban Lakes, Phase 2
 & Morningside Senior Living
 Section View B-B'
 (Continued)



D & S
ENVIRONMENTAL SERVICES, INC.



Project No.: 37-2017-DOA

Date: 12-05-2017

Figure No.: 12