

# JOINT PUBLIC NOTICE

April 2, 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](mailto:Patricia.R.Clune@usace.army.mil)  
MVN 2017-01350-CE

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC # 180327-01

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US 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 LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

## **PROPOSED 68-LOT RESIDENTIAL SUBDIVISION IN IBERVILLE PARISH**

**NAME OF APPLICANT:** Oak Trace, LLC., c/o Natural Resource Professionals, LLC., 10621 North Oak Hills Parkway, Suite A, Baton Rouge, Louisiana 70810.

**LOCATION OF WORK:** In St. Gabriel, Louisiana, 2.6 miles northwest of the intersection of State Road 30 and State Road 74, off Knottaway Drive, in Iberville Parish, within the Amite River Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.295278 N, Longitude - 91.111389 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 68-lot residential subdivision to include the construction of roads, drainage features, green-space, sewer treatment and associated utilities. Construction will require the excavation of 4,700 cubic yards that will be utilized on site and the deposition of approximately 2,175 cubic yards of hauled in fill and aggregate material. The proposed project is situated on an approximately 17.2-acre site and project implementation will impact 0.33 acres of wetlands and 0.5 acres of drainage swales.

It is presumed that the applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction would limit usage of the property and, therefore function deeming the project

impracticable. As compensation for 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 Army 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 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 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 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.

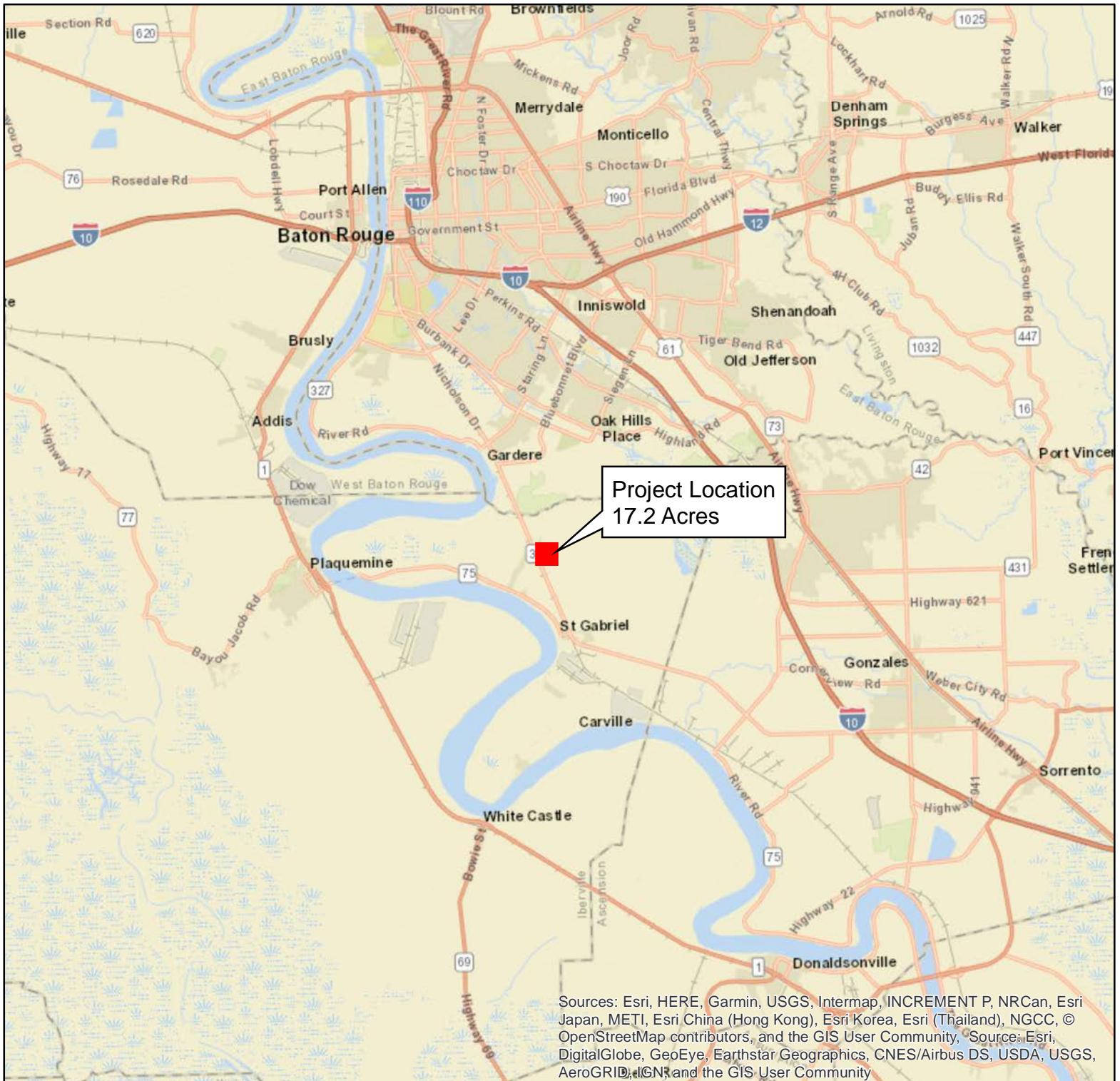
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to 0.0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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 water quality standards will be required from the Department of Environmental Quality, Water Permits Division 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

Enclosures



#### Map Notes:

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.

4.0 2.0 0 4.0 Miles



**NRP**



**Oak Trace, LLC**

**Baton Rouge, LA  
VICINITY MAP**

**IBERVILLE PARISH, LA**

Created : AGB/ArcView

Approved : GLF

Date : 02/07/2018

Map No. :

**FIGURE 1**





## Legend

Permit Boundary (17.2 Acres)

500 250 0 500 Feet



## Map Notes:

1. The boundary shown is based on the boundary survey provided by the client.
2. Map projected to NAD83 UTM Zone 15.



**Oak Trace, LLC**

**Baton Rouge, LA**  
**SITE MAP**

**IBERVILLE PARISH, LA**

Created : AGB/ArcView

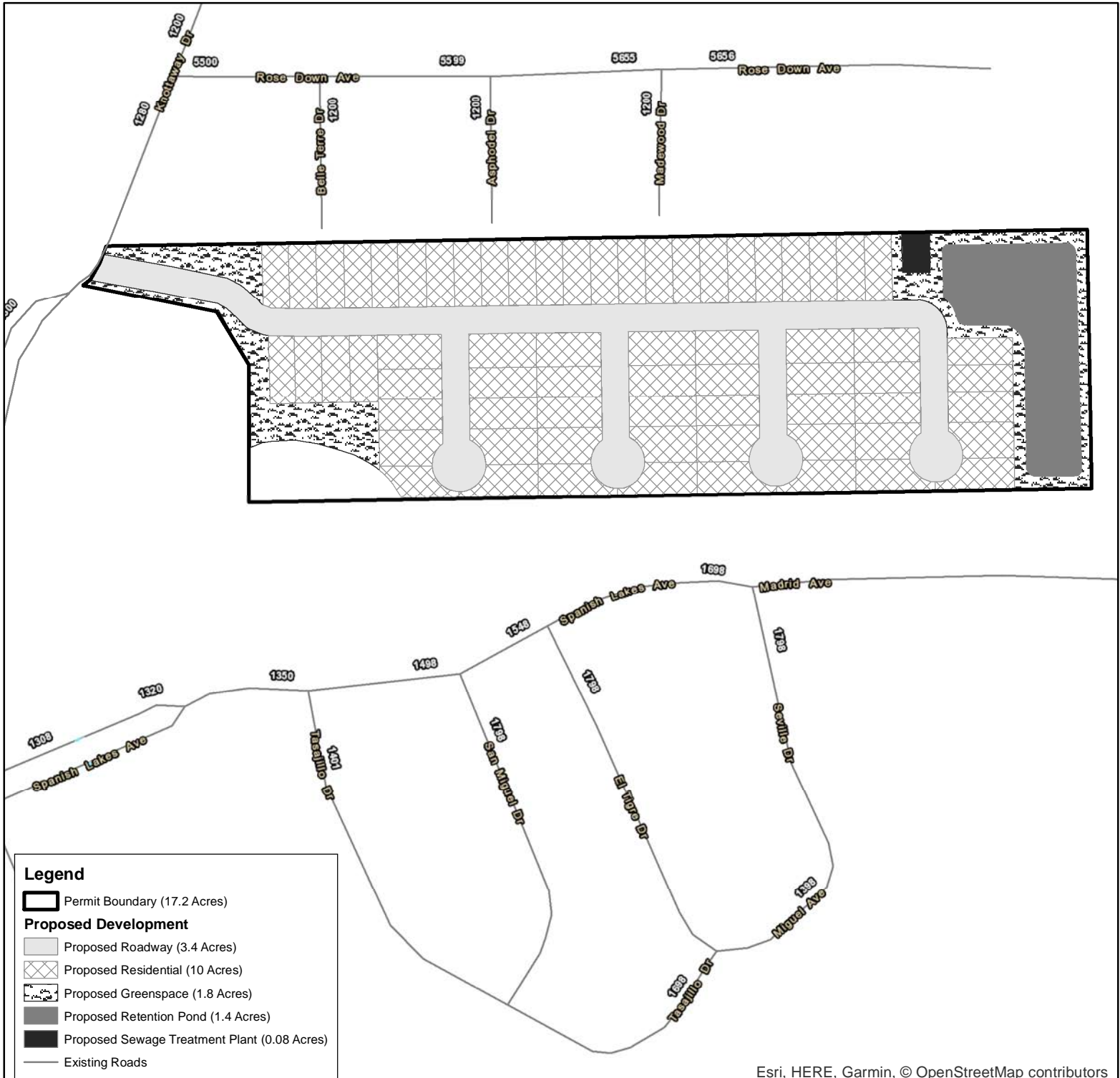
Approved : GLF

Date : 02/07/2018

Map No. :

**FIGURE 2**





Esri, HERE, Garmin, © OpenStreetMap contributors

250 125 0 250 Feet



**Oak Trace, LLC**

**Baton Rouge, LA**

**DETAIL MAP**

**IBERVILLE PARISH, LA**

Created : AGB/ArcView

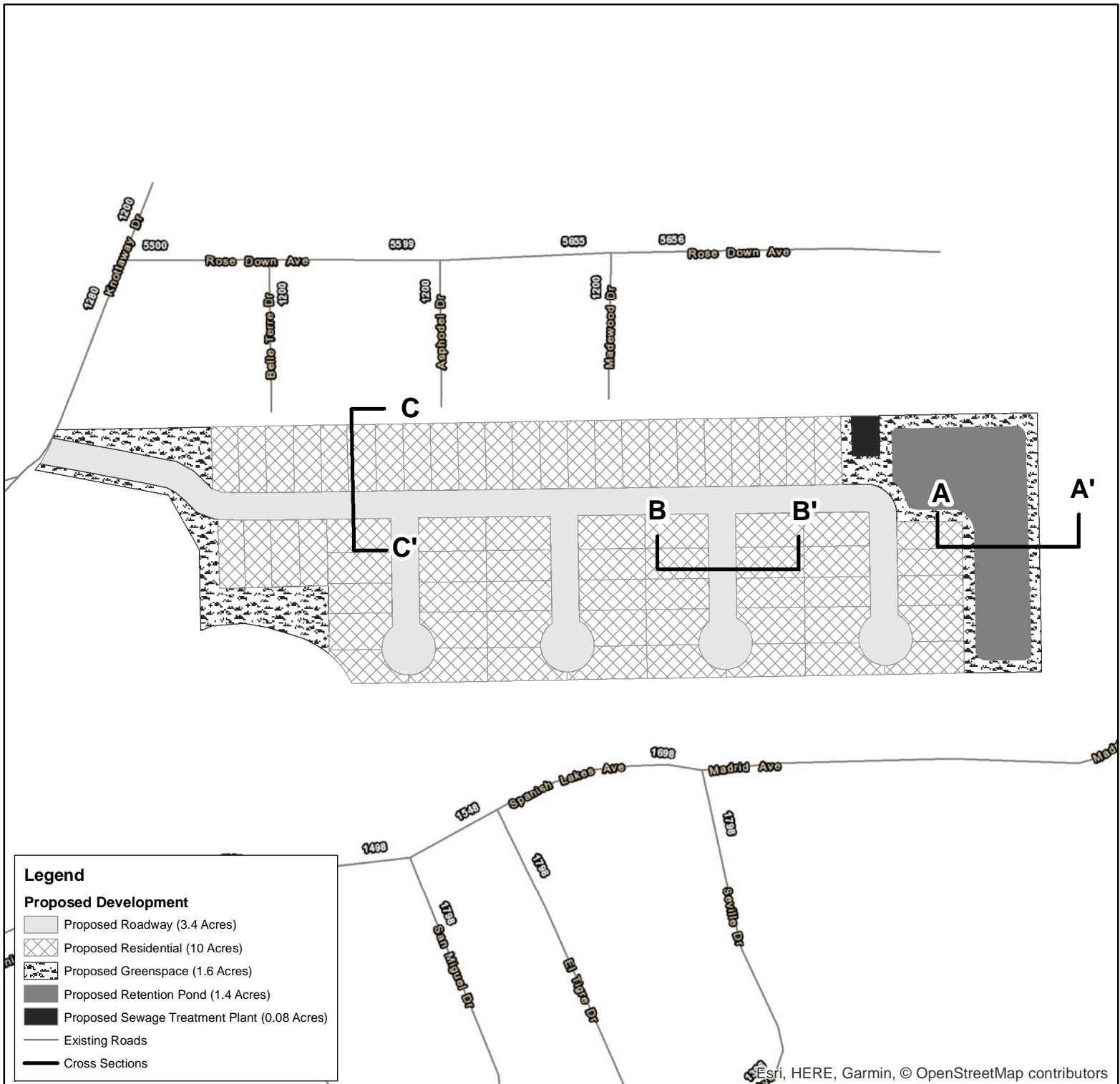
Approved : GLF

Date : 02/07/2018

Map No. :

**FIGURE 4**





250 125 0 250 Feet



**Oak Trace, LLC**

**Baton Rouge, LA  
CROSS SECTION MAP**

**IBERVILLE PARISH, LA**

Created : AGB/ArcView

Approved : GLF

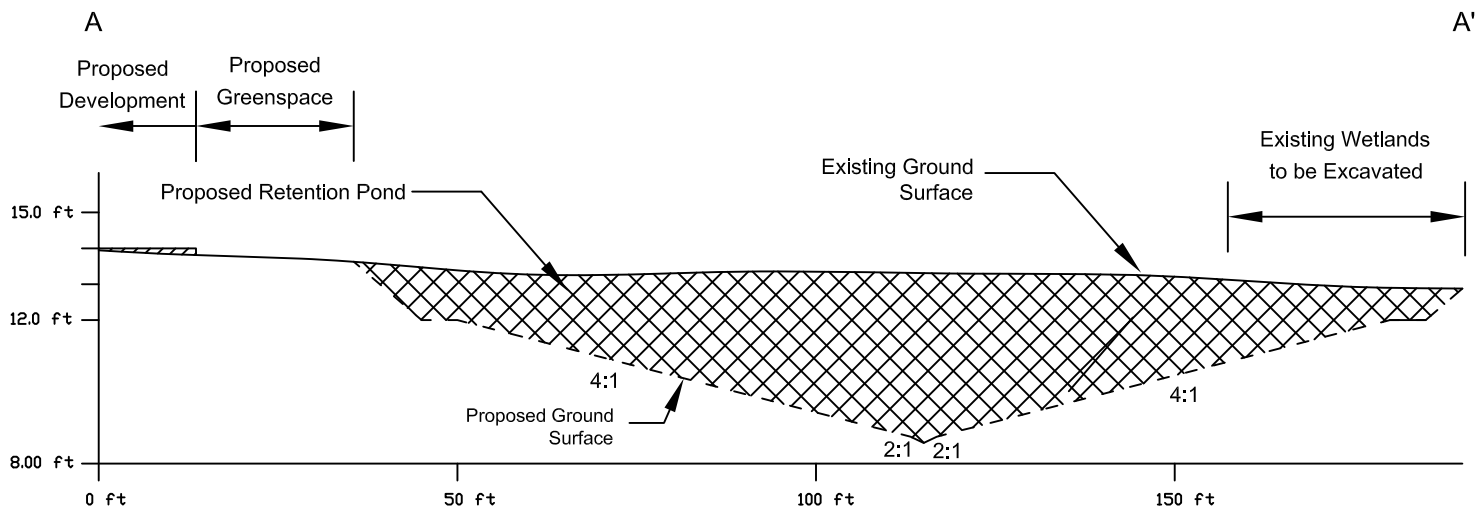
Date : 02/07/2018

Map No. :

**FIGURE 5**

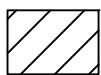
**Map Notes:**

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Section A-A': Proposed Retention Pond  
Vertical Exaggeration 5:1

Note: Finished floor elevation to be 12" above final grade.



Fill



Excavation



Oak Trace, LLC

Baton Rouge, LA  
CROSS SECTIONS

IBERVILLE PARISH, LA

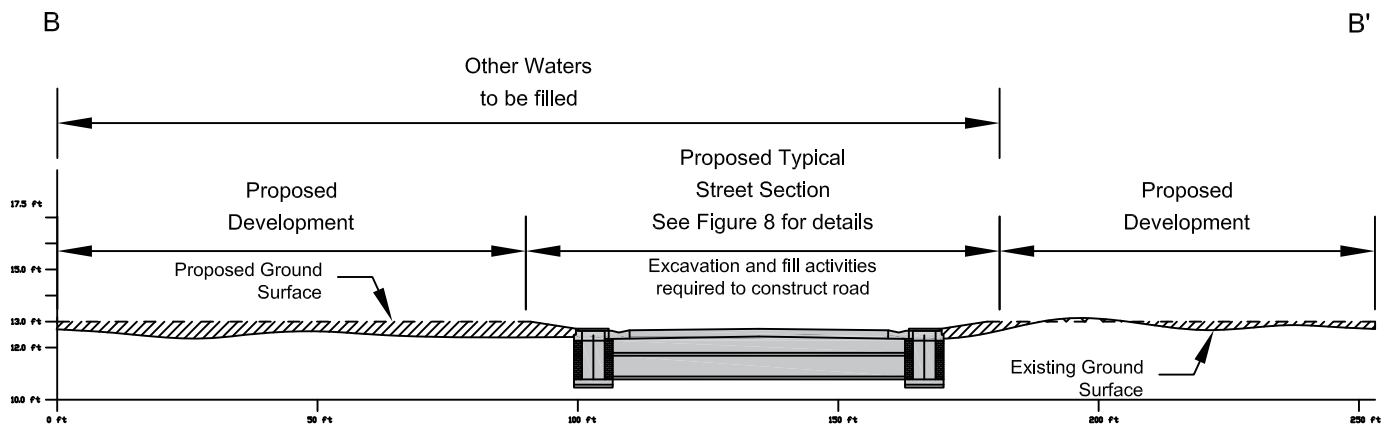
Created: AGB

Approved: SPN

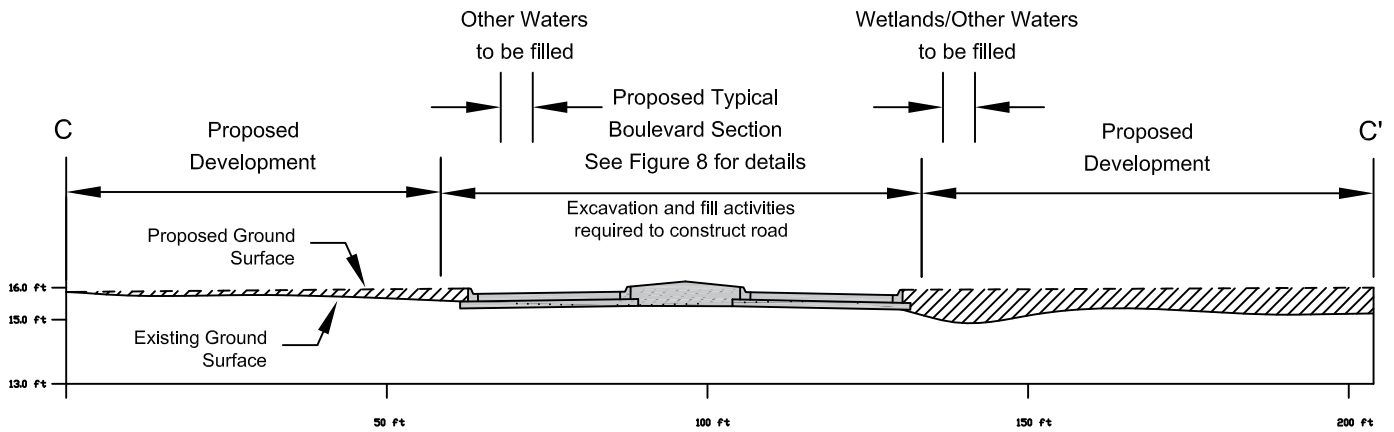
Date: 02/15/2018

Map No.:

FIGURE 6



Section B-B': Proposed Typical Street and Development  
Vertical Exaggeration 5:1



Section C-C': Proposed Typical Boulevard and Development  
Vertical Exaggeration 5:1

Note: Finished floor elevation to be 12" above final grade.



Fill



Excavation



Oak Trace, LLC

Baton Rouge, LA  
CROSS SECTIONS

IBERVILLE PARISH, LA

Created: AGB

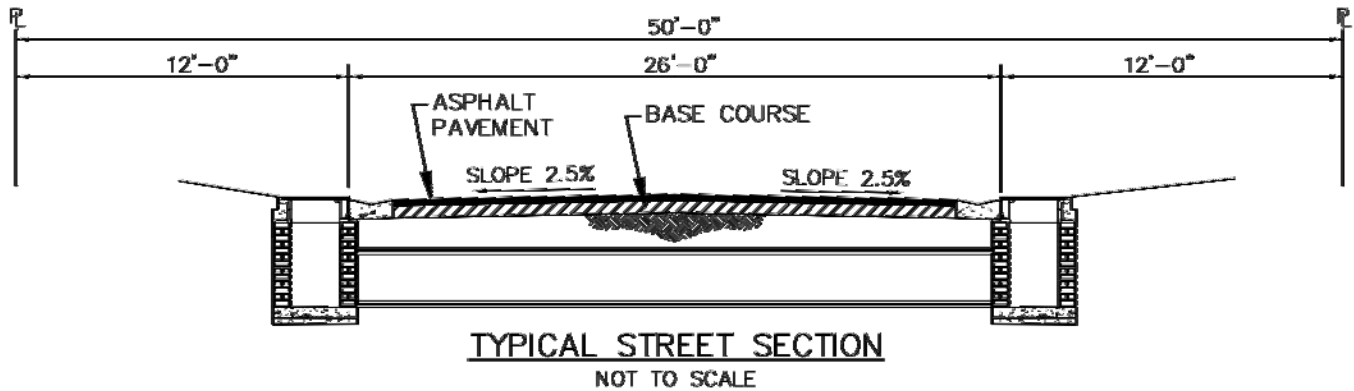
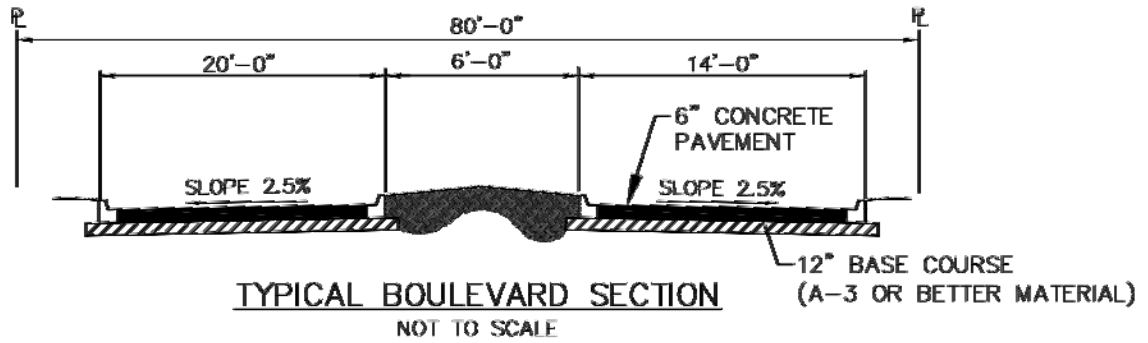
Approved: SPN

Date: 02/15/2018

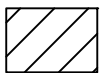
Map No.:

FIGURE 7

## TYPICAL SECTIONS:



Note: Finished floor elevation to be 12" above final grade.



Fill



Excavation



Oak Trace, LLC

Baton Rouge, LA  
CROSS SECTIONS

IBERVILLE PARISH, LA

Created: AGB

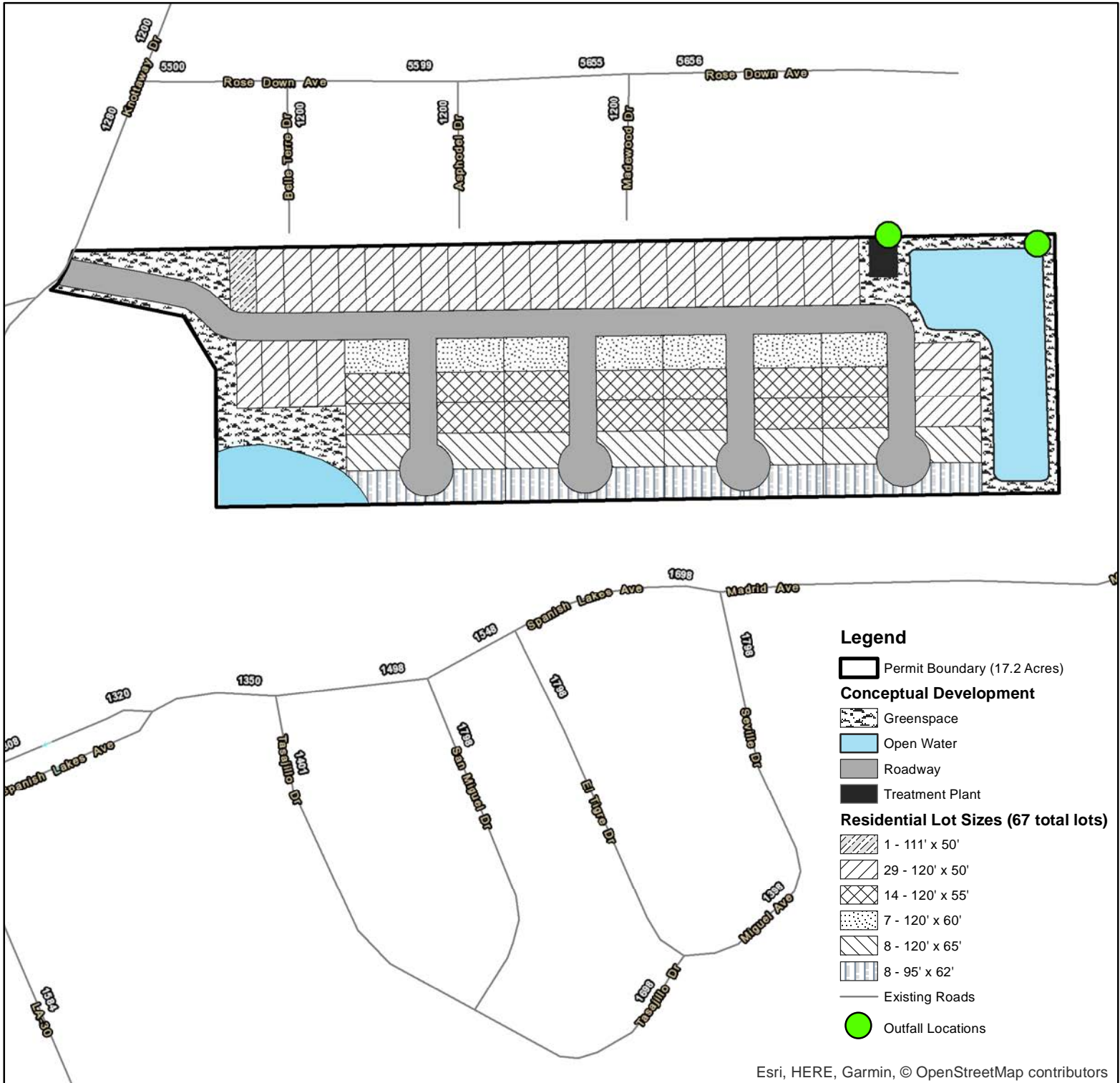
Approved: SPN

Date: 02/15/2018

Map No.:

FIGURE 8





250 125 0 250 Feet



**Oak Trace, LLC**

**Baton Rouge, LA**

**CONCEPTUAL PLAN  
LOT LAYOUT MAP  
IBERVILLE PARISH, LA**

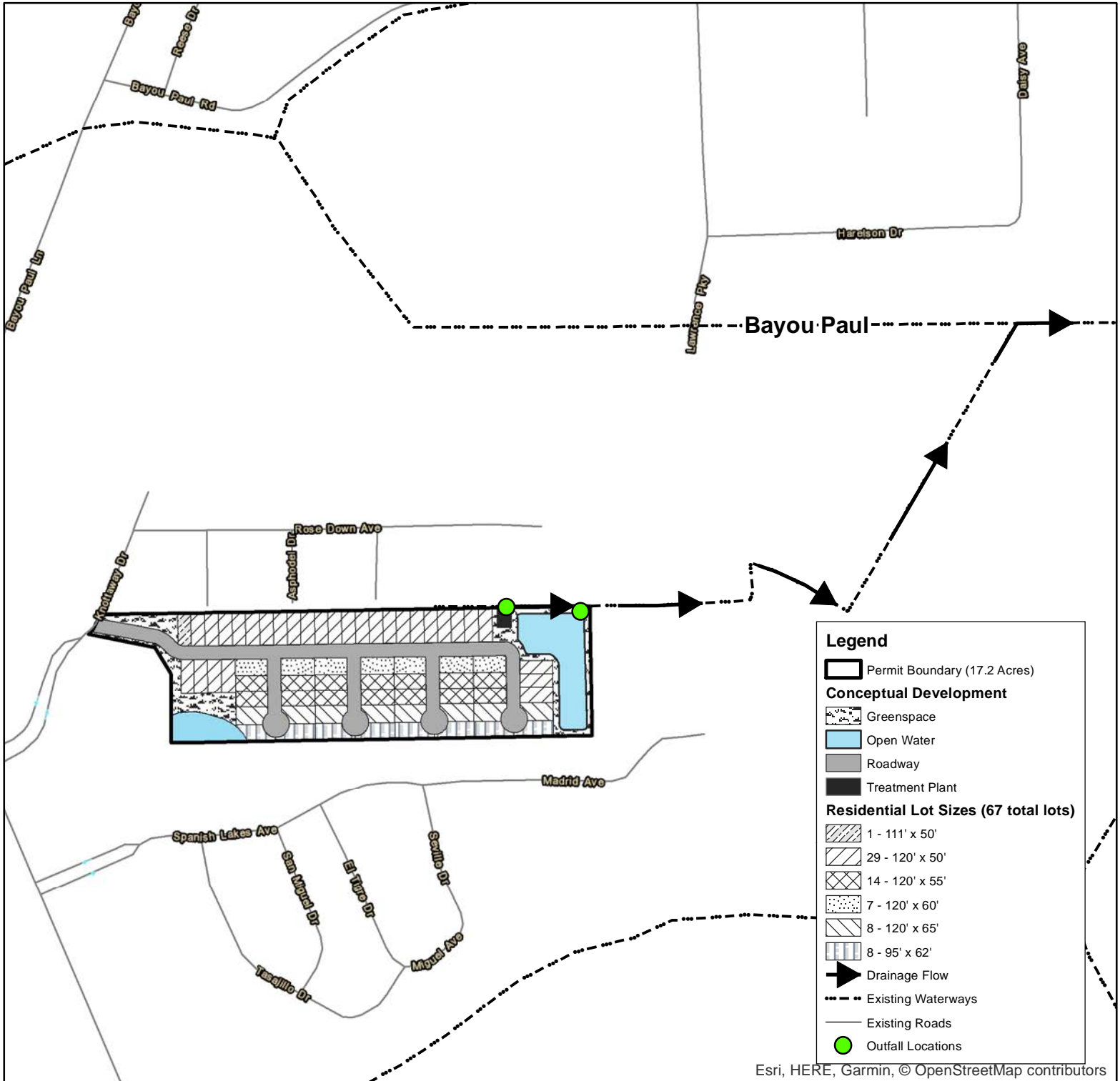
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Date : 02/07/2018

Map No. :

**FIGURE 9**



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500 250 0 500 Feet



**Map Notes:**

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**Oak Trace, LLC**

**Baton Rouge, LA**

**POST CONSTRUCTION HYDROLOGY**

**IBERVILLE PARISH, LA**

Created : AGB/ArcView

Approved : GLF

Date : 02/07/2018

Map No. :

**FIGURE 10**