

JOINT PUBLIC NOTICE

May 11, 2020

United States Army Corps of Engineers
New Orleans District
Regulatory Branch
7400 Leake Avenue
New Orleans, Louisiana 70118

(504) 862-1577
Project Manager
Patricia Clune
Patricia.R.Clune@usace.army.mil
MVN 2019-01282-CE

State of Louisiana
Department of Environmental Quality
Water Permits Division
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC #200218-01

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: [X] 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, Water Permits Division, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

PROPOSED BURNSIDE COMMERCIAL DEVELOPMENT ON SOUTH BURNSIDE DRIVE IN ASCENSION PARISH

NAME OF APPLICANT: Tower Capital, c/o Hydrik Wetlands Consultants, LLC., 2323 Highway 190 East, Suite 2, Hammond, Louisiana 70401.

LOCATION OF WORK: In wetlands and an unnamed canal (Latitude: 30.203400, Longitude: -90.916170) in Gonzales, Louisiana, in Ascension Parish, within the Lake Maurepas basin in hydrological unit (HUC 08070204), as shown on the attached drawings.

CHARACTER OF WORK: The applicant has requested authorization from the Department of the Army to clear, grade, excavate and deposit fill and/or aggregate material to construct a 14-building commercial development (Burnside Commercial). Approximately 1,874 cubic yards of fill, will be placed on site to achieve required grade elevations. The proposed project is situated on a 15.4-acre tract. The preliminary analysis determined the property to be comprised of 12.6 acres of uplands and 2.8 acres of forested wetlands with the project anticipated to impact 0.702 acres of wetlands and 0.49 acres of ephemeral streams. Final extent of coverage and impacts is undetermined at this time pending completion of a wetland delineation.

The applicant has stated that the project has been designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. As compensation for the 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 the Army Permit modification 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 mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit modification 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 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 being sent to the State Archeologist and the State Historic Preservation Officer.

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.

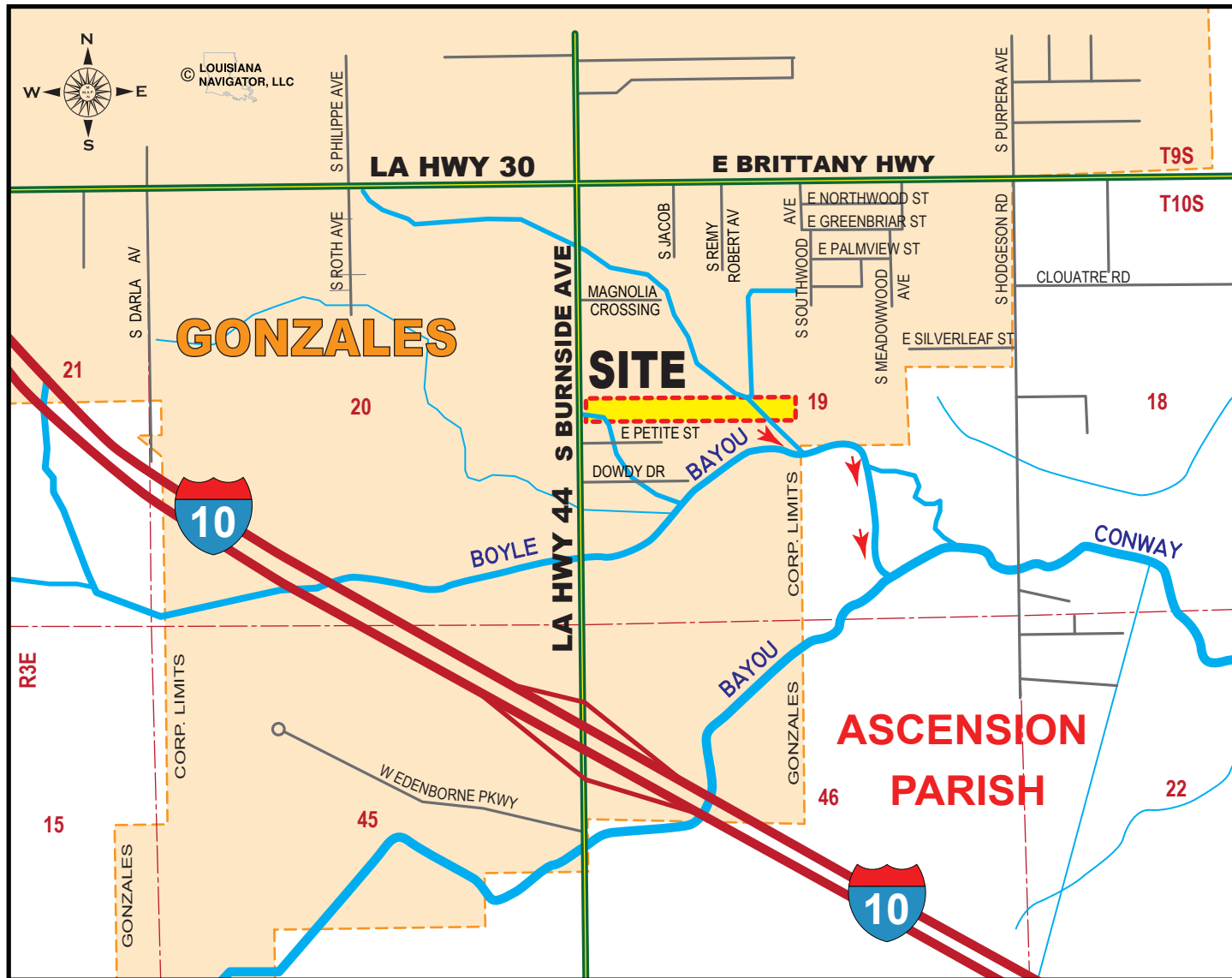
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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, Water Permits Division under permit number WQC-200218-01.

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

Enclosure



LEGEND



= PROJECT SITE



= DRAINAGE DISCHARGE



SCALE - MILE

SITE COORDINATES - CENTER

30.20340 N, -90.91617 W

APPLICANT: TOWER CAPITAL, LLC

BURNSIDE COMMERCIAL - LOT S-1

SECTION 19, T10S-R3E
CITY OF GONZALES
ASCENSION PARISH, LA



HYDRIK

WETLANDS - GIS CONSULTING

WWW.HYDRIK.COM (985)429-0333

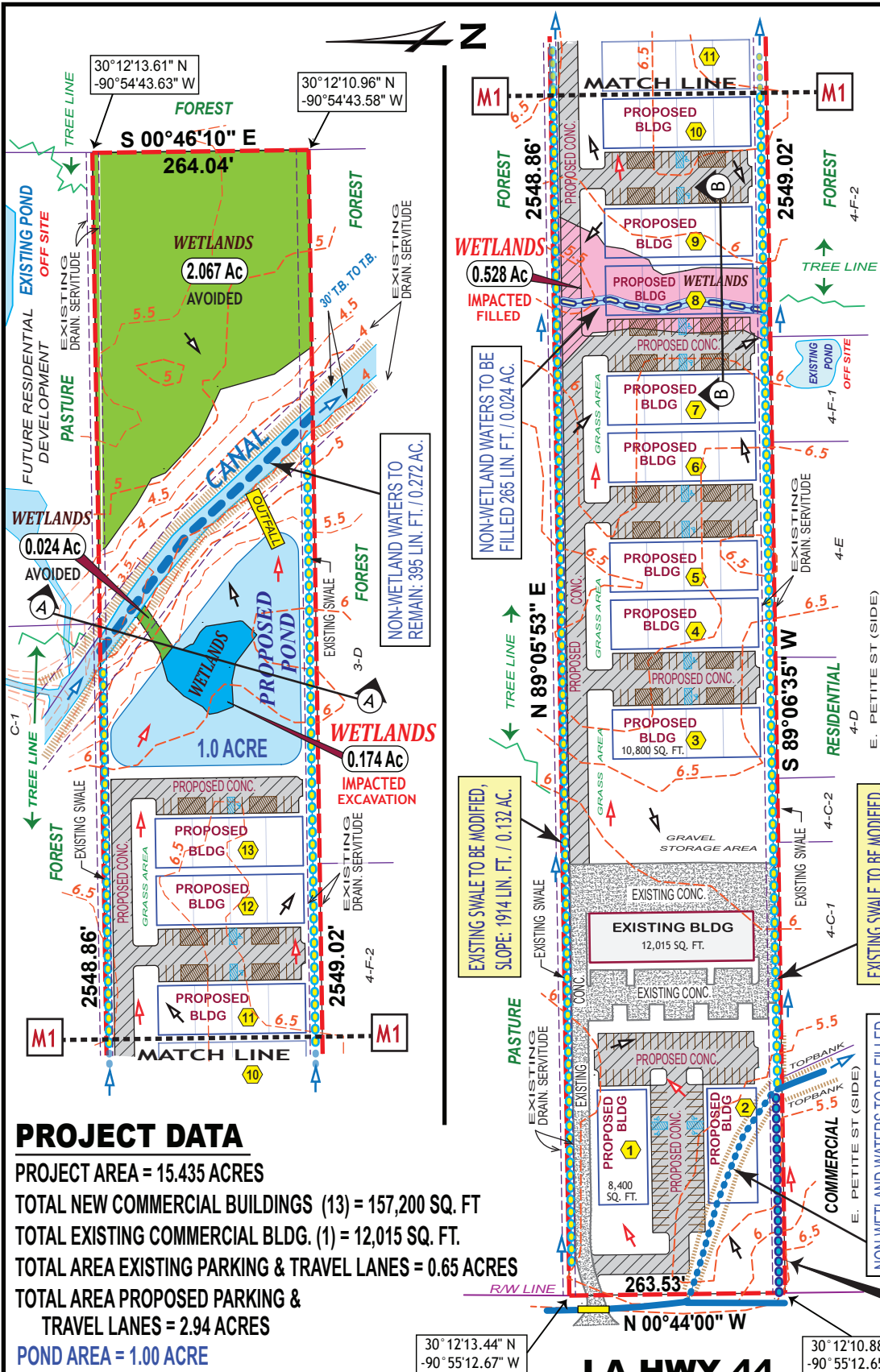
FIGURE
1

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

HF: 1992 BC

DATE 1-28-2020

APPROVED:



LEGEND:

--- SITE BOUNDARY (15.435 ACRES)

TOTAL WETLANDS = 2.793 ACRES

WETLANDS WETLANDS AVOIDED
2.091 AC.

WETLANDS WETLANDS TO BE IMPACTED
VIA EXCAVATION = 0.174 AC.

WETLANDS WETLANDS TO BE IMPACTED
VIA FILL / GRADING = 0.528 AC.

--- 5 --- **ELEVATION / CONTOUR**

→ DRAINAGE FLOW: PRE-CONSTR.

→ DRAINAGE FLOW: POST CONSTR.

→ DRAINAGE FLOW: EXISTING

PROPOSED DETENTION POND

8 PROPOSED BLDG.
TOTAL BLDG. FOOTPRINT AREA: 157,200 SQ. FT.
TOTAL NEW BLDG. CONC. = 5,022 C. YDS.
BLDG'S 3-13 = 10,800 SQ. FT. EACH

TOP BANK

EXISTING CONC. AREA = 0.90 AC.

PROPOSED CONC. AREA = 2.94 AC.

NON-WETLAND WATERS:

TO REMAIN: 395 LIN. FT / 0.272 AC.

TO BE IMPACTED- FILLED
265 LIN. FT / 0.024 AC.

TO BE IMPACTED- REROUTED
277 LIN. FT / 0.025 AC.

NEW RE-ROUTED SWALE
260 LIN. FT / 0.036 AC.

TO BE MODIFIED / SIDE SLOPE
3863 LIN. FT / 0.266 AC.

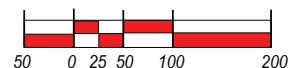
VOLUMES PLACED IN WETLANDS:

CONC. BLDG 12" SLAB: 400 C. YDS.
CONC. TRAVEL LANE 12": 162 C. YDS.
CONC. PARKING 6": 64 C. YDS.
CLEAN FILL (AV. 2.5"): 1,874 C. YDS.

NEW RE-ROUTED SWALE:
260 LIN. FT / 0.036 AC.

THIS SITE IS LOCATED IN
FLOOD ZONE "AE"; BFE = 7.7'

SCALE



NOTE:
BASE DRAWINGS PROVIDED BY:
CENTERLINE ENGINEERING &
LAND SURVEYING, LLC
BATON ROUGE, LA 12-10-19

PROJECT DATA

PROJECT AREA = 15.435 ACRES

TOTAL NEW COMMERCIAL BUILDINGS (13) = 157,200 SQ. FT

TOTAL EXISTING COMMERCIAL BLDG. (1) = 12,015 SQ. FT.

TOTAL AREA EXISTING PARKING & TRAVEL LANES = 0.65 ACRES

TOTAL AREA PROPOSED PARKING &
TRAVEL LANES = 2.94 ACRES

POND AREA = 1.00 ACRE

-12,888 CU. YDS. TO BE EXCAVATED
& DISBURSED ON SITE.

**LA HWY 44
S BURNSIDE AVE**

APPLICANT: TOWER CAPITAL, LLC

BURNSIDE COMMERCIAL - LOT S-1

SECTION 19, T10S-R3E

ASCENSION PARISH, LA

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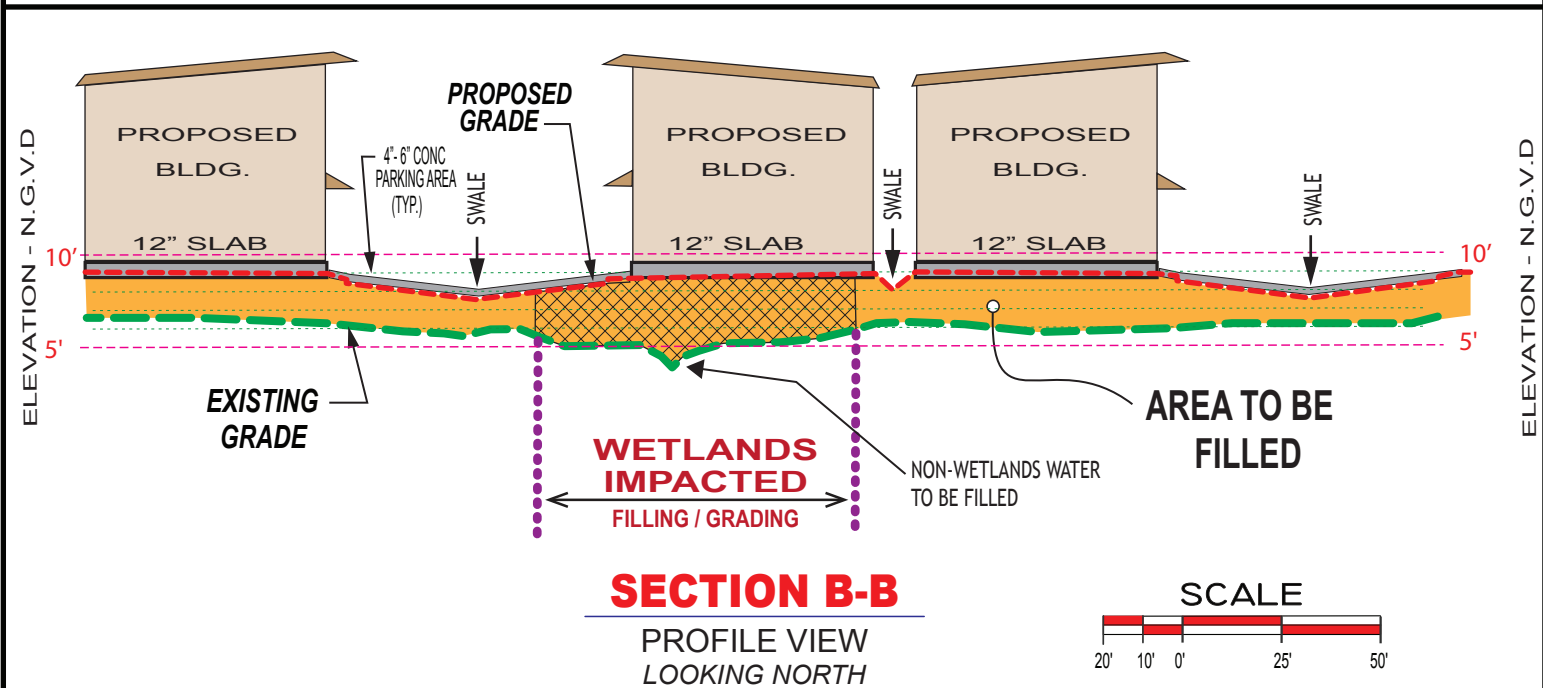
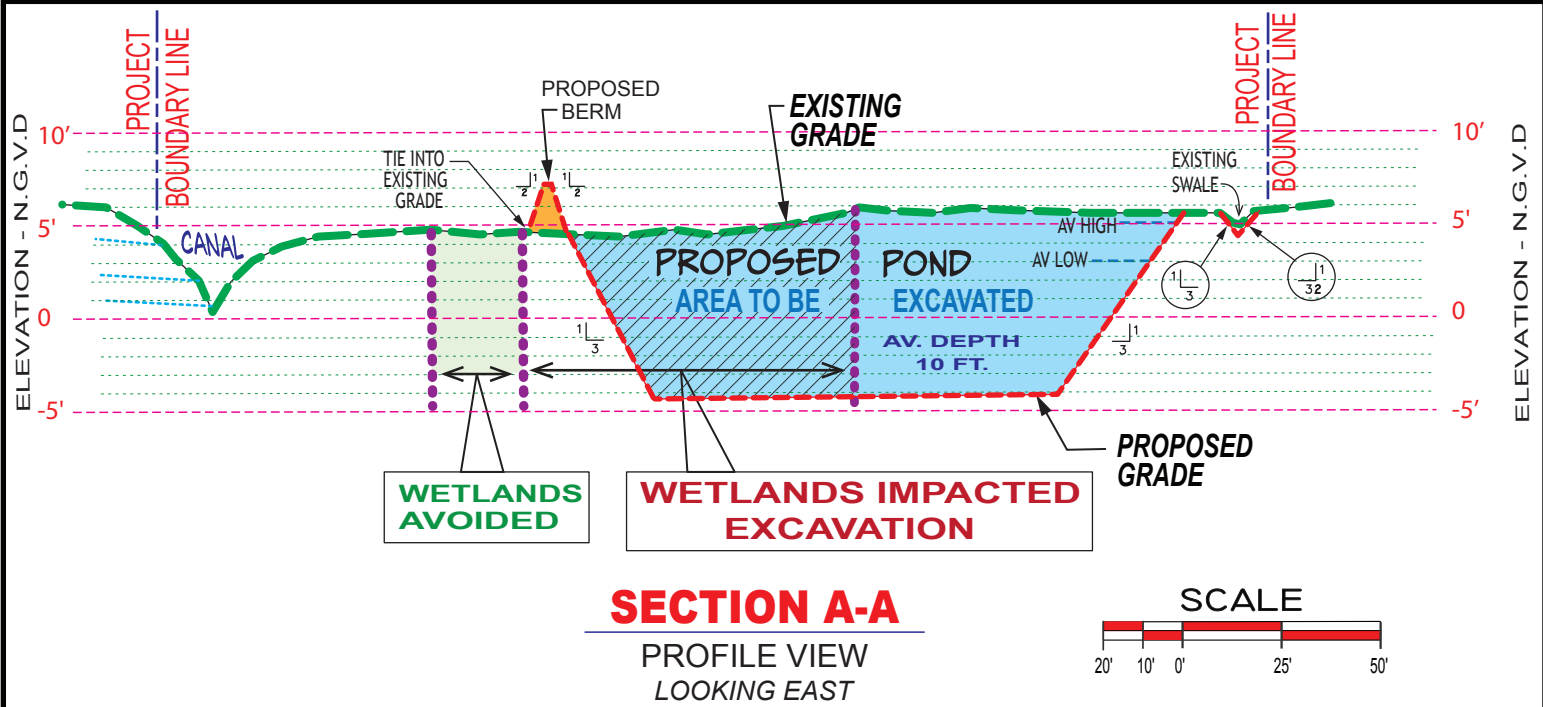
**FIGURE
2**

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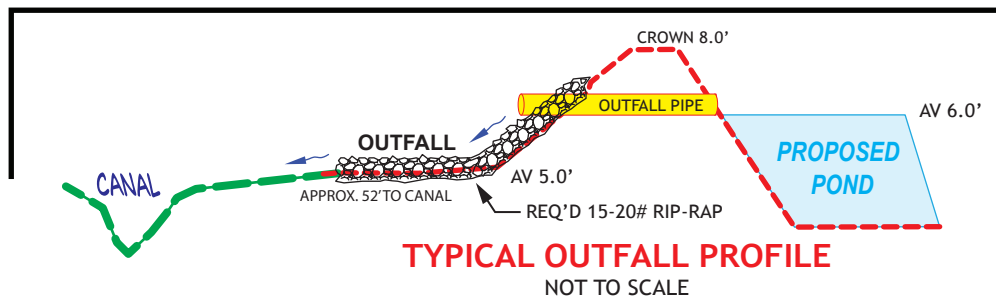
DATE 1-28-2020

APPROVED:



LEGEND:

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



APPLICANT: TOWER CAPITAL, LLC

BURNSIDE COMMERCIAL - LOT S-1
SECTION 19, T10S-R3E
ASCENSION PARISH, LA



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WETLANDS - GIS CONSULTING
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FIGURE
3

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HF: 1992 BC

DATE 1-28-2020
2-26-2020

APPROVED: