

JOINT PUBLIC NOTICE

August 31, 2020

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) 862-1545
Project Manager
S. Gail Gainey
Sandra.G.Gainey@usace.army.mil
MVN-2020-00101-CG

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 200311-02

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.

CONSTRUCTION AND MAINTENANCE OF A RESIDENTIAL SUBDIVISION EXPANSION IN WEST BATON ROUGE PARISH

NAME OF APPLICANT: All Star Land, LLC., c/o Cory Ricks of ELOS Environmental, LLC., 43177 E. Pleasant Ridge Road, Hammond, LA 70403.

LOCATION OF WORK: West of LA Highway 1, Sections 65 and 66, T8S-R12E, in Brusly, Louisiana, in West Baton Rouge Parish, within the Terrebonne Basin in hydrologic unit (HUC 08070300), as shown on the attached drawings (Latitude 30.382916 N, Longitude -91.279289 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 expand and maintain a residential housing development (Sugar Mill Plantation) to include forty six (46) home sites, roads, green spaces, utilities, and drainage infrastructure. The existing Sugar Mill Plantation Subdivision did not require a Department of the Army authorization for construction. Approximately 46,661 CY of material would be excavated and approx. 18,946 CY will be used onsite as fill; the remainder will be hauled off-site for disposal with any vegetative material cleared from the site. Additionally, approx. 827 CY of asphalt, approx. 7,491 CY of concrete, approx. 3,309 CY of soil cement and approx. 18,946 CY of clay will be deposited on-site to achieve required grade elevation requirements. A preliminary analysis has determined wetlands to be present at the project site; the

applicant has proposed impacts to approx. 4.68 acres of wetlands and approx. 0.04 acre of waters of the U.S.; however, full extent of coverage and impacts are undetermined at this time pending a completed Corps wetland delineation.

The applicant proposes to avoid approx. 3.06 acres of wetlands with the configuration of this project and to minimize secondary impacts to wetlands by utilizing best management practices during and after the construction phase of the project to control turbidity, erosion, and sediment run-off and the project will receive approval from all appropriate drainage and sewage agencies prior to the start of construction. 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 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 Interior or 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 n/a 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.

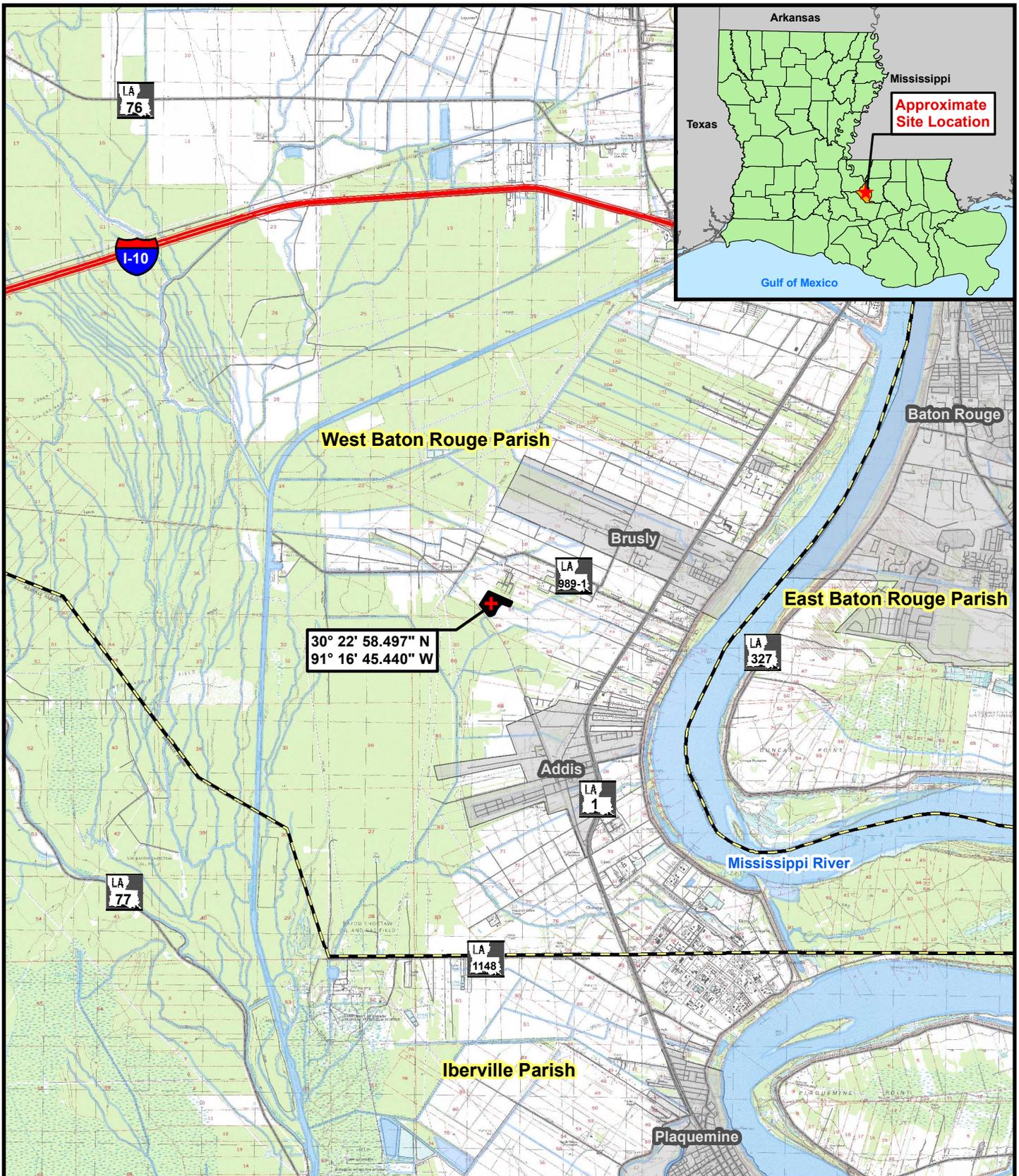
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate water quality standards will be required from the Department of Environmental Quality, 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.

JOHN M. HERMAN
Chief, Central Evaluation Section
Regulatory Branch

Enclosures



ELOS
<http://elosenv.com/>
 43177 East Pleasant Ridge Road
 Hammond, Louisiana 70403
 P. 985-662-5501, F. 985-662-5504

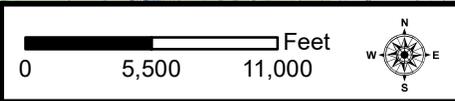


Figure 1: TopoVicinity Map
Sugar Mill Plantation Development

Legend:

Site Outline	Interstate	Stream/River
Parish Boundary	Highway	Waterbody
City/Town	Roadway	

Sections: 65, 66
 Township: 08 South
 Range: 12 East

This figure was prepared utilizing public and proprietary data. It should not be used to establish any legal boundaries or specific locations. ELOS Environmental, L.L.C., is not responsible for any usage of this figure contrary to its original, intended purpose.



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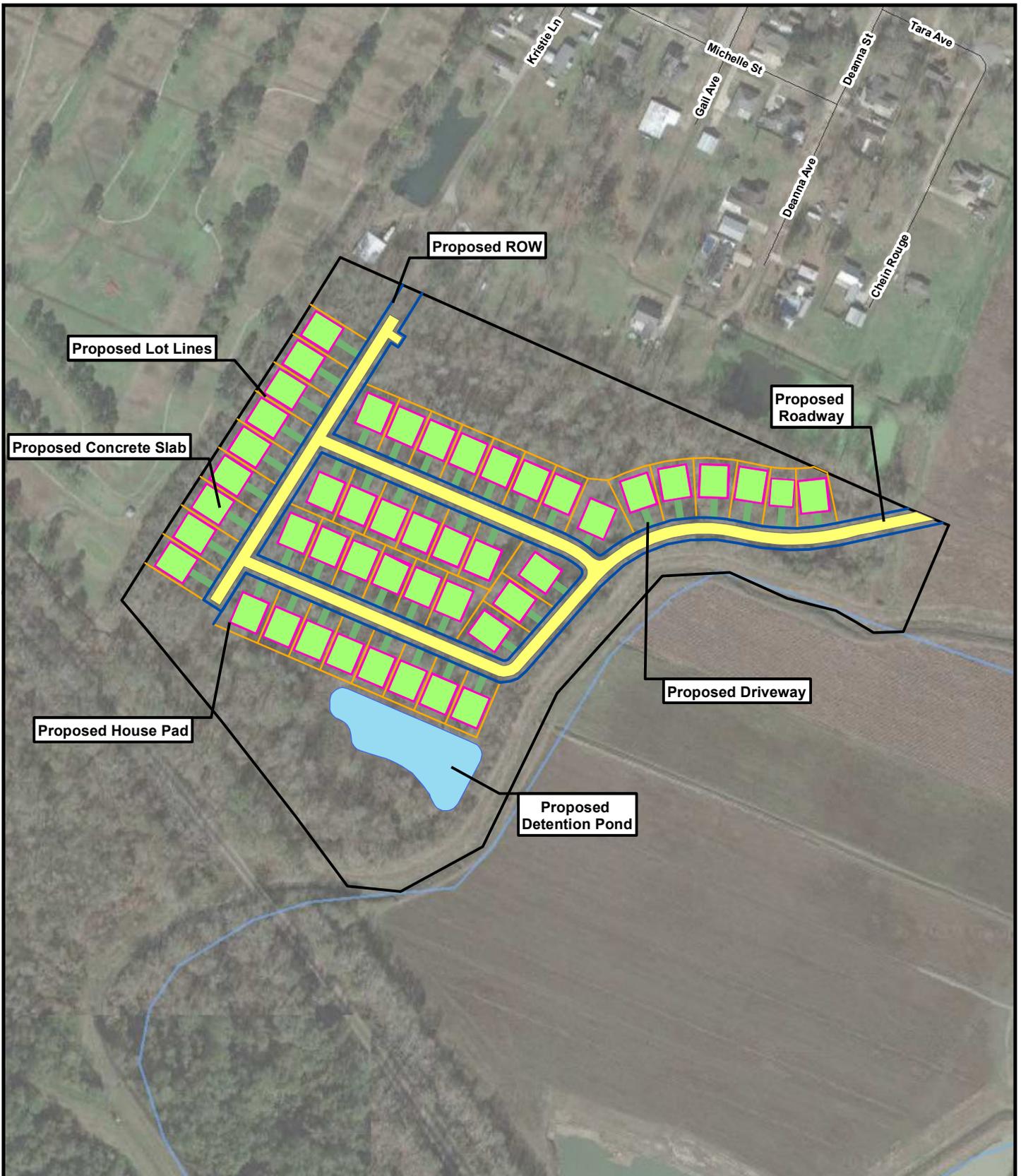
0 250 500 Feet

Figure 2: Existing Conditions
Sugar Mill Plantation Development

Legend:

- Site Outline
- Roadway
- Stream/River

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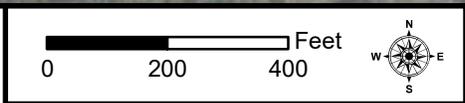


Figure 3: Plan View

Sugar Mill Plantation Development

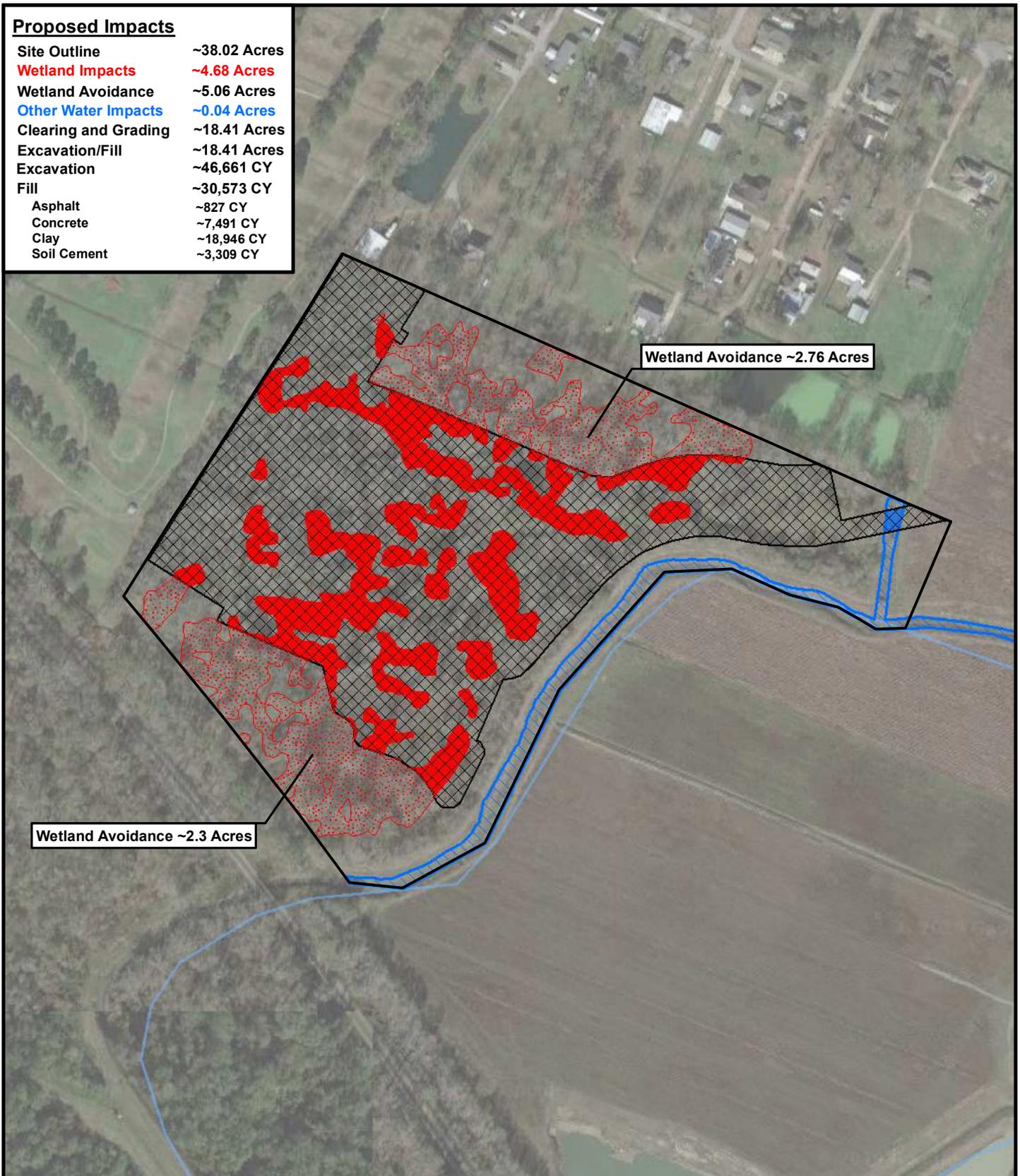
Legend:

Site Outline	Proposed Driveway	Lot Line
Proposed Roadway	Detention Pond	Roadway
Proposed Concrete Slab	ROW	Stream/River
Proposed House Pad		

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Proposed Impacts

Site Outline	~38.02 Acres
Wetland Impacts	~4.68 Acres
Wetland Avoidance	~5.06 Acres
Other Water Impacts	~0.04 Acres
Clearing and Grading	~18.41 Acres
Excavation/Fill	~18.41 Acres
Excavation	~46,661 CY
Fill	~30,573 CY
Asphalt	~827 CY
Concrete	~7,491 CY
Clay	~18,946 CY
Soil Cement	~3,309 CY



Wetland Avoidance ~2.3 Acres

Wetland Avoidance ~2.76 Acres

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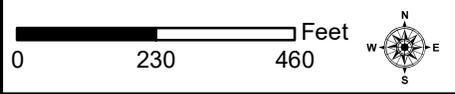


Figure 4: Proposed Impacts

Sugar Mill Plantation Development

Legend:

Site Outline	Wetland Avoidance
Excavation/Fill	Roadway
Other Waters Impacts	Stream/River
Wetland Impacts	

Refer to MVN 20-040-1024

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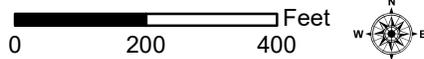


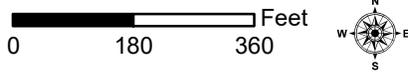
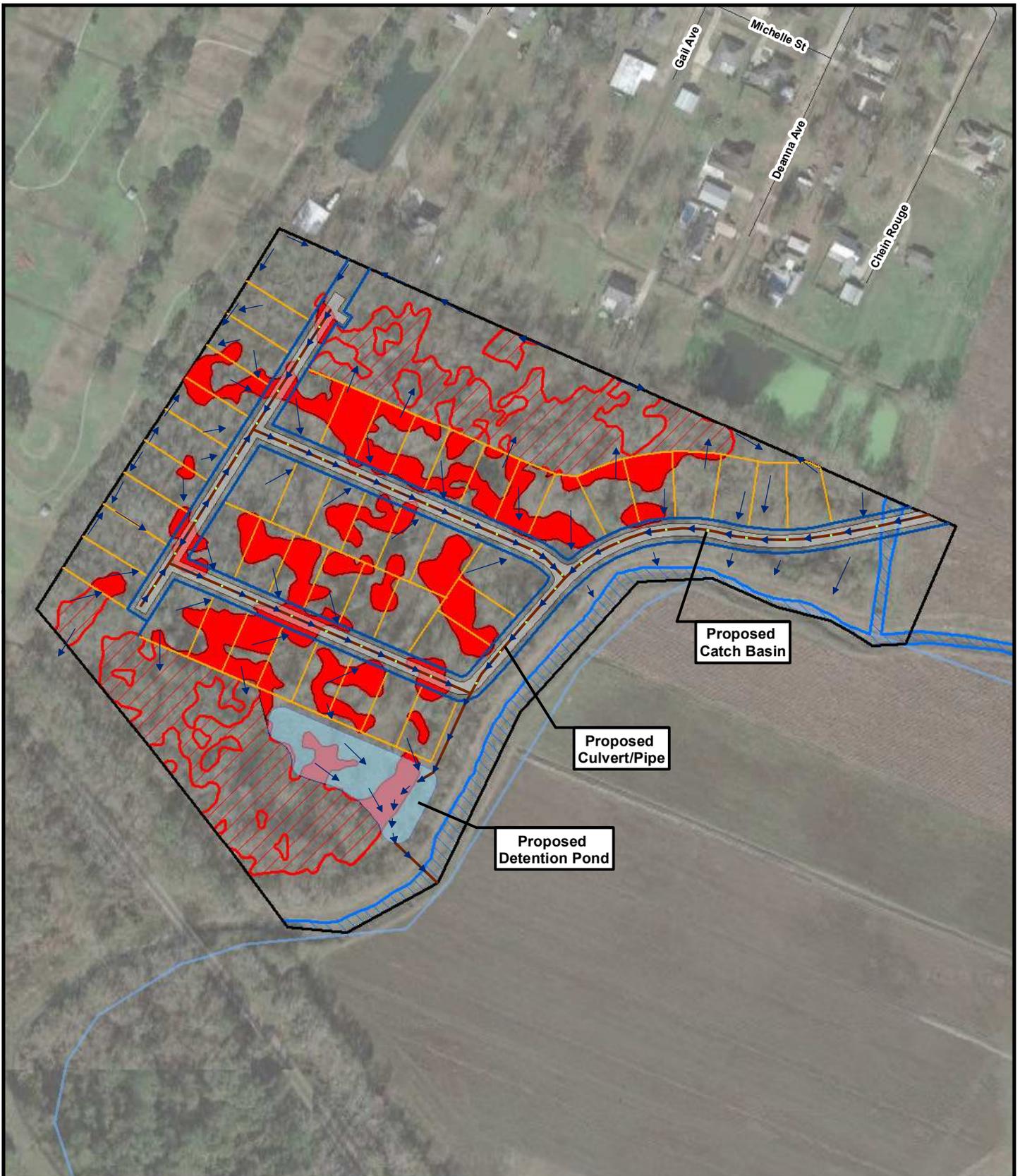
Figure 5: Pre-Drainage Flow

**Sugar Mill Plantation
 Development**

Legend:

- Site Outline
- Drainage Flow
- Higher
Lower

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Legend:

- Site Outline
- Proposed Roadway
- ROW
- Post Drainage Flow
- Detention Pond
- Lot Line
- Catch Basin
- Culvert_Pipe
- Roadway

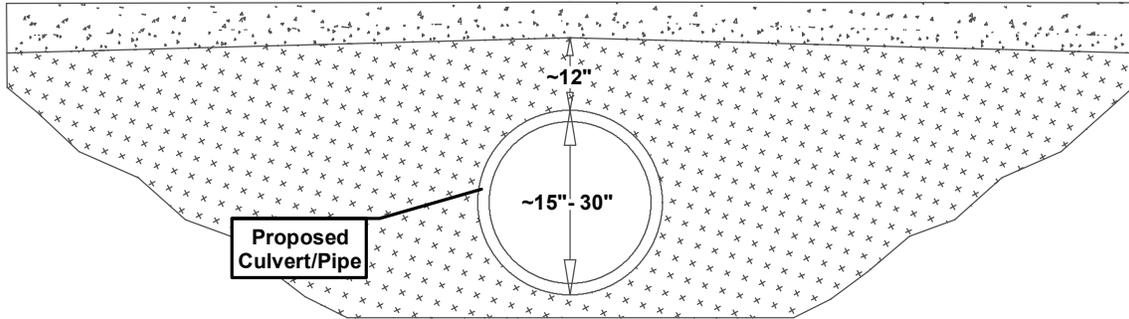
Figure 6: Post Drainage Flow

**Sugar Mill Plantation
Development**

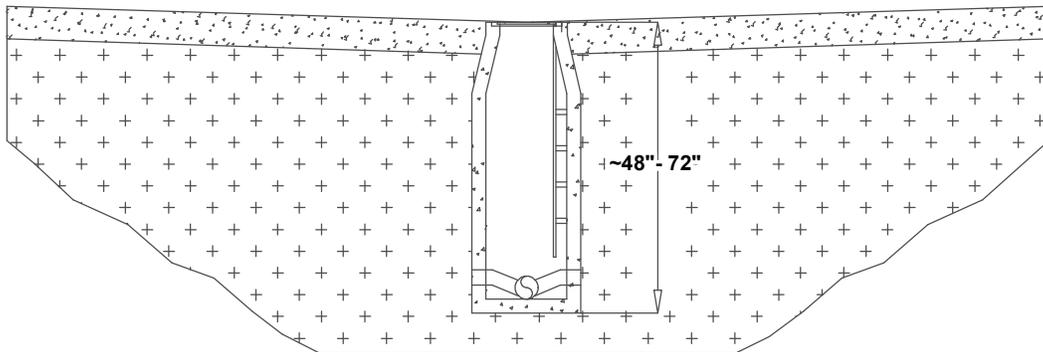
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Typical Culvert/Pipe



Typical Catch Basin



Scale = Not to Scale

Figure 7: Typical Section

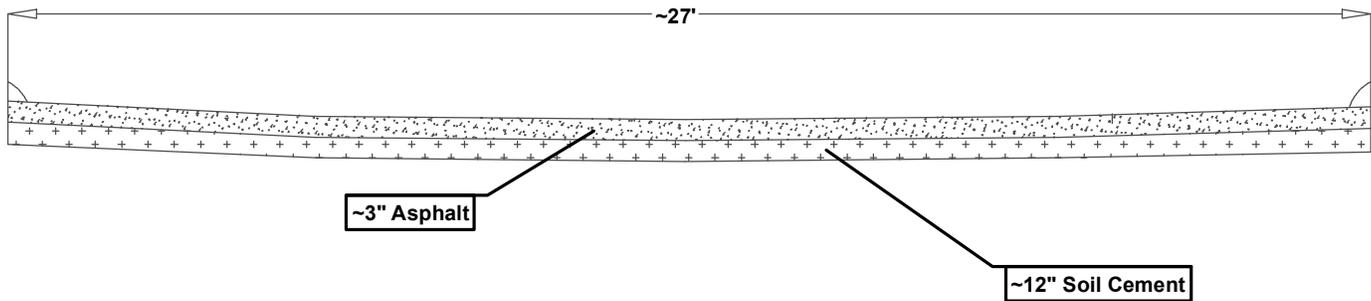
**Sugar Mill Plantation
Development**

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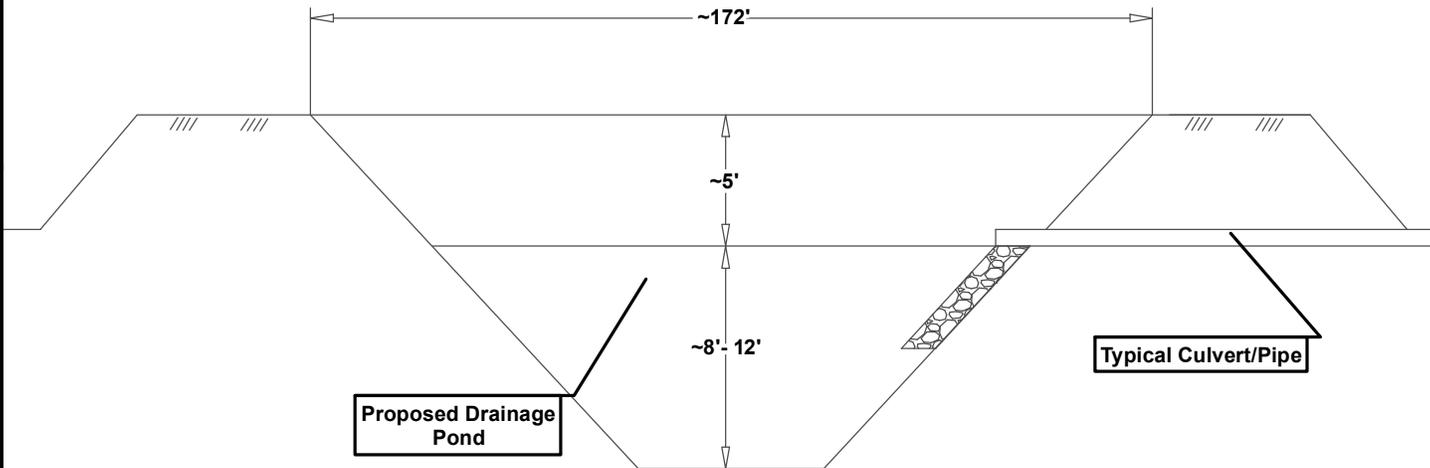


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Typical Roadway



Typical Drainage Pond



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Scale = Not to Scale

Figure 8: Typical Section

**Sugar Mill Plantation
 Development**

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Typical House Lot



Proposed Concrete Slab
~60' x 70'
Proposed House Pad
~70' x 80'

Proposed Concrete Slab
~60' x 70'
Proposed House Pad
~70' x 80'

 http://elosenv.com/ 43177 East Pleasant Ridge Road Hammond, Louisiana 70403 P. 985-662-5501, F. 985-662-5504	<p>Scale = Not to Scale</p>	
	<p>Figure 9: Typical Section</p>	
	<p>Sugar Mill Plantation Development</p>	<p>This figure was prepared utilizing public and proprietary data. It should not be used to establish any legal boundaries or specific locations. ELOS Environmental, L.L.C., is not responsible for any usage of this figure contrary to its original, intended purpose.</p>