

# PUBLIC NOTICE

April 11, 2022

United States Army  
Corps of Engineers  
New Orleans District  
Attn: Regulatory Division, RGW  
7400 Leake Ave.  
New Orleans, Louisiana 70118-3651

Project Manager:  
Michael H. Herrmann Jr.  
(504) 862-1954  
[michael.h.herrmann@usace.army.mil](mailto:michael.h.herrmann@usace.army.mil)  
Application #: MVN-2021-00709-WLL

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).

## **COMMERCIAL/INDUSTRIAL DEVELOPMENT IN CALCASIEU PARISH**

**NAME OF APPLICANT:** Reliable Properties, LLC, c/o: Coastal Resource Consulting, P.O. Box 52370, Lafayette, Louisiana 70505.

**LOCATION OF WORK:** Located in Calcasieu Parish, located off Interstate 10 and Interstate 210, in Lake Charles, Louisiana, (30 14 38.58, -93 09 54.27), as shown within the attached drawings.

**CHARACTER OF WORK:** Clear, grade, excavate and deposit fill to develop an industrial/commercial complex in Calcasieu Parish. The purpose of the proposed development is to supply commercial/industrial space for multiple businesses. The project will be located on a 20-acre tract of land located along the southern side of I-10 and the western side of I-210 and will impact approximately 5.4 acres of jurisdictional forested wetland habitat through filling and clearing activities. Fill operations will include the deposition of approximately 8,712 cubic yards of earthen material into forested wetlands, as foundation for roadways, drainage amenities, facilities, and parking. If a Department of the Army permit is warranted, the applicant has proposed to mitigate unavoidable wetlands impacts at an approved and acceptable mitigation bank within the N.O. District.

The comment period on the requested Department of the Army Permit will close **20 days** from the date of this 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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number, and can be emailed to the Corps of Engineers project manager listed above, or forwarded to the Corps of Engineers at

the address above, **ATTENTION: REGULATORY DIVISION, RGW, Michael H. Herrmann Jr.** Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or by emailing the specified project manager listed above. Any request for an extension of time to comment 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 and inclusive of the initial comment period and will not exceed a total of 30 calendar days.

### **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. As necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer and federally listed tribes regarding potential impacts to cultural resources.

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. Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, 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 would have no effect to the Red-cockaded Woodpecker (*Picoides borealis*).

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, alteration, and/or disturbance 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 LA Department of Environmental Quality before a Department of the Army permit is issued.

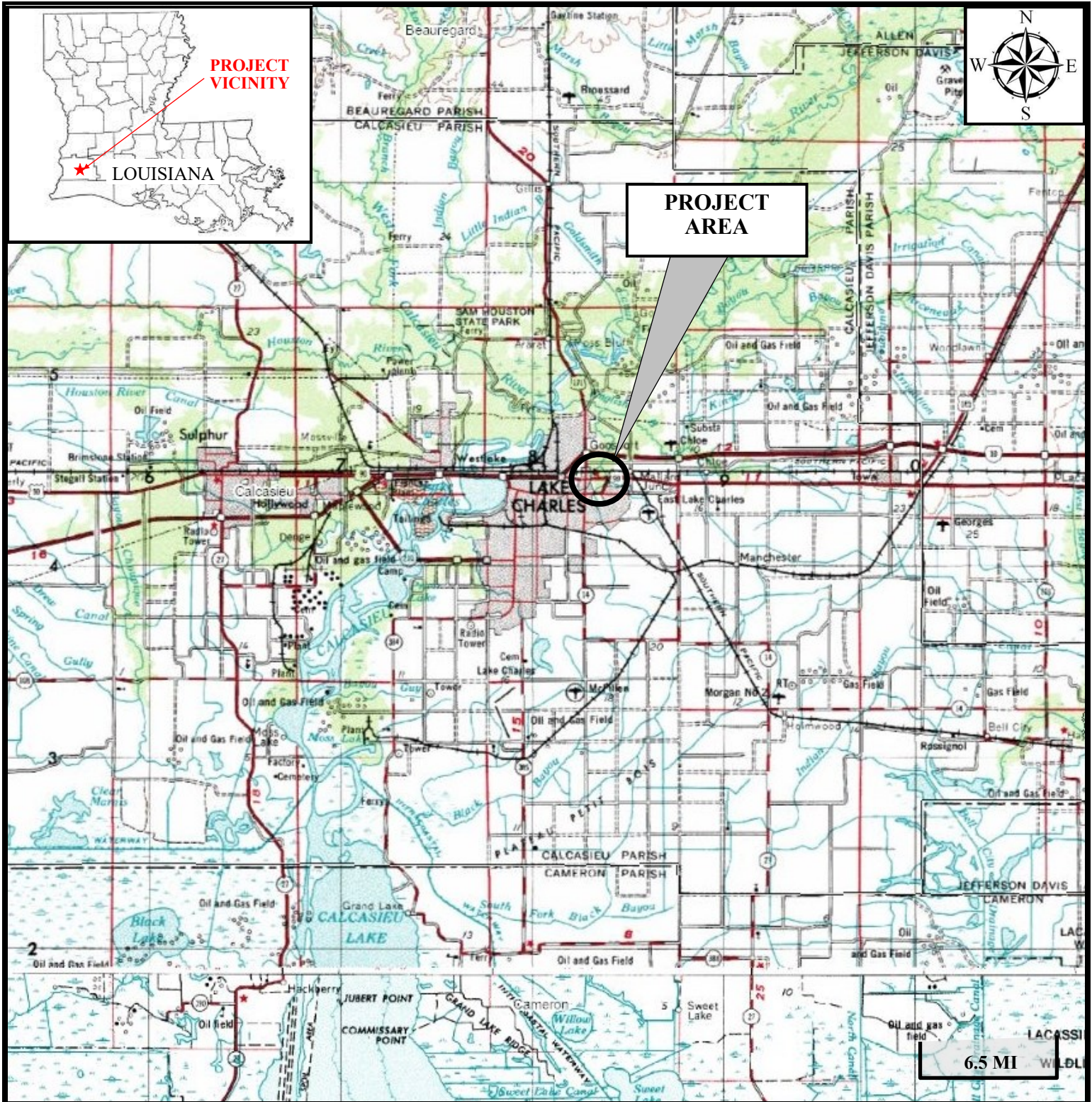
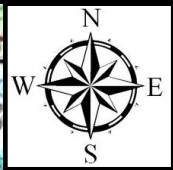
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

You are invited 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

Enclosures





**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**VICINITY MAP**  
INTERSTATE 210 TRACT  
LAKE CHARLES  
CALCASIEU PARISH, LOUISIANA  
S27-R08W-T09S



**COASTAL RESOURCE CONSULTING, LLC**

DATE: 06/08/2021

DRAWN: JCG

REV. DATE:

SCALE: 1" = 6.5 MI.

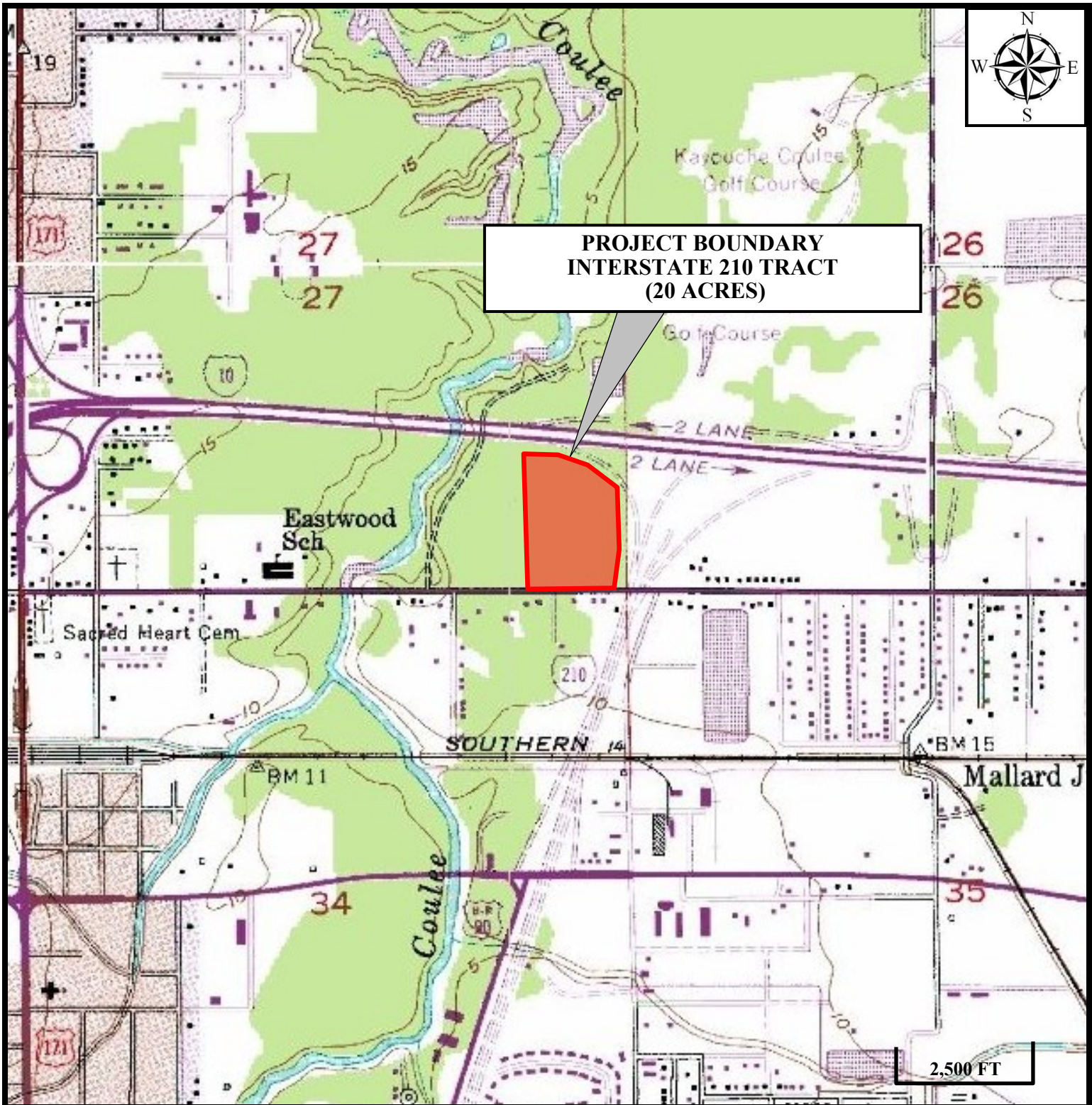
JOB #: 2021.1514

REV. BY:

Projection: Simple Cylindrical  
Geo. Datum: WGS84  
Grid Unit: U.S. Survey Feet

Sheet 1 of 8





**PROJECT BOUNDARY  
INTERSTATE 210 TRACT  
(20 ACRES)**

2,500 FT

**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**AREA MAP**  
*INTERSTATE 210 TRACT*  
**LAKE CHARLES**  
**CALCASIEU PARISH, LOUISIANA**  
**S27-R08W-T09S**



**COASTAL RESOURCE  
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Sheet 2 of 8



**WETLAND MAP**

**INTERSTATE 210 TRACT (20 ACRES)**

INTERSTATE 10



CALCASIEU PARISH

**ALL PROPERTY TO BE CLEARED FOR DEVELOPMENT**

**TRANSECT 1 (22% WET)**

**TRANSECT 2 (33% WET)**

A

A'

UP 2

WET 2

UP 1

WET 1

INTERSTATE 210

OPELOUSAS STREET

LEGEND



DATA POINT

TRANSECT 1 (1,161 FT) = 22% WETLAND

TRANSECT 2 (1,014 FT) = 33% WETLAND

**TRANSECTS 1 & 2 (2,175 FT) = 27% WETLAND**

450 FT

**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**WETLAND DELINEATION MAP**  
INTERSTATE 210 TRACT  
LAKE CHARLES  
CALCASIEU PARISH, LOUISIANA  
S27-R08W-T09S



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Sheet 3 of 8



**DRAINAGE OVERVIEW**

*CALCASIEU  
PARISH*

**INTERSTATE 210 TRACT  
(20 ACRES)**

(WATER DRAINS SOUTH TO  
OPELOUSAS STREET DITCH)

*KAYOUCHE COULEE*

OPELOUSAS STREET

OPELOUSAS S

**EXISTING DRAINAGE DITCH  
TO KAYOUCHE COULEE**

SHARON LN

**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**EXISTING DRAINAGE OVERVIEW**  
*INTERSTATE 210 TRACT*  
**LAKE CHARLES**  
**CALCASIEU PARISH, LOUISIANA**  
**S27-R08W-T09S**



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Sheet 4 of 8

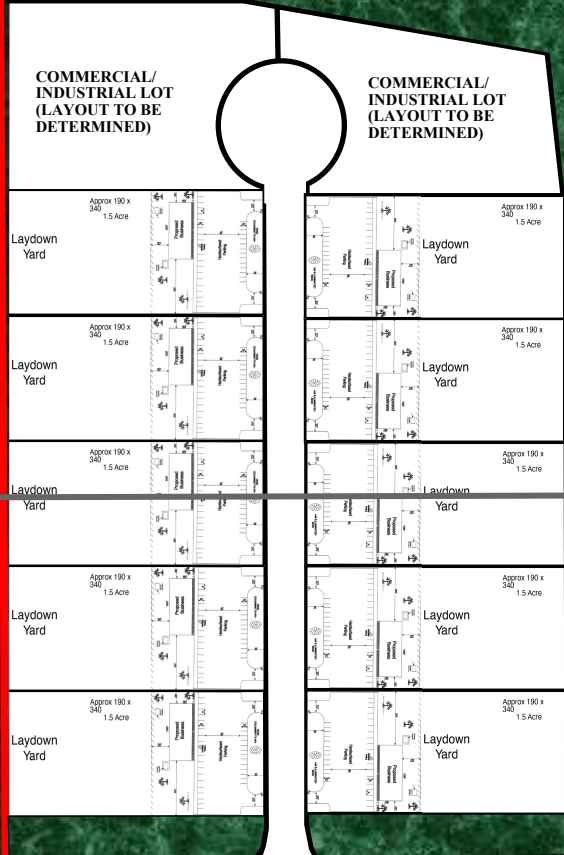


**PRELIMINARY SITE PLAN**



INTERSTATE 10

**CLEARED BUT NOT DEVELOPED  
(FOR HIGHWAY VISIBILITY)**



B

B'

OPELOUSAS STREET

INTERSTATE 210

CALCASIEU  
PARISH

450 FT

**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**PROJECT LAYOUT**  
INTERSTATE 210 TRACT  
LAKE CHARLES  
CALCASIEU PARISH, LOUISIANA  
S27-R08W-T09S



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Sheet 5 of 8



315'

347'

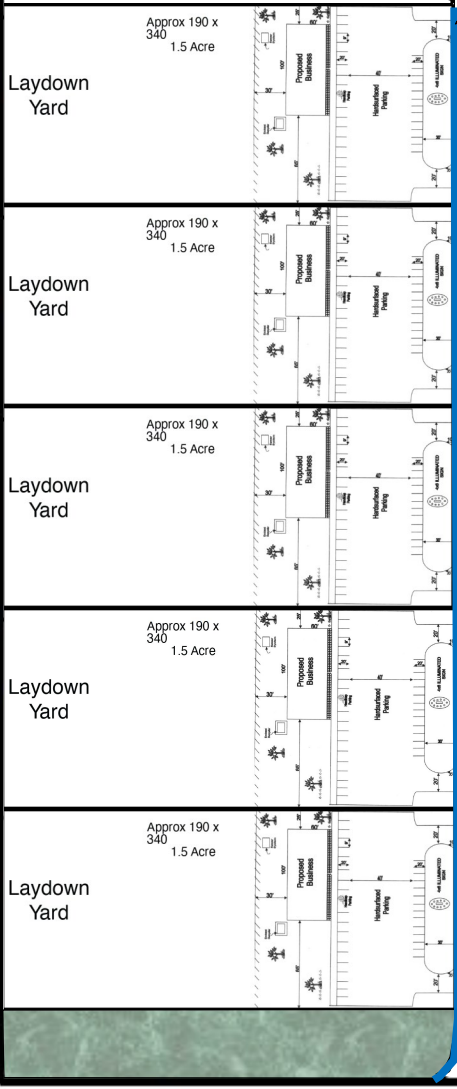
301'

CLEARED BUT NOT DEVELOPED (FOR HIGHWAY VISIBILITY)

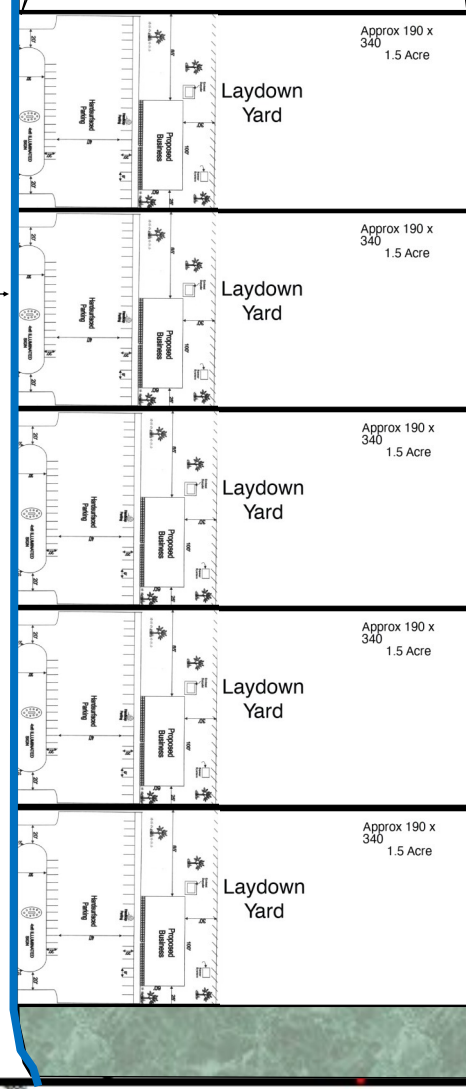
ROADSIDE DRAINAGE DITCH (5' WIDE)

COMMERCIAL/INDUSTRIAL LOT (LAYOUT TO BE DETERMINED)

COMMERCIAL/INDUSTRIAL LOT (LAYOUT TO BE DETERMINED)



25 FT



512'

314'

**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**PRELIMINARY SITE PLAN**  
INTERSTATE 210 TRACT  
LAKE CHARLES  
CALCASIEU PARISH, LOUISIANA  
S27-R08W-T09S

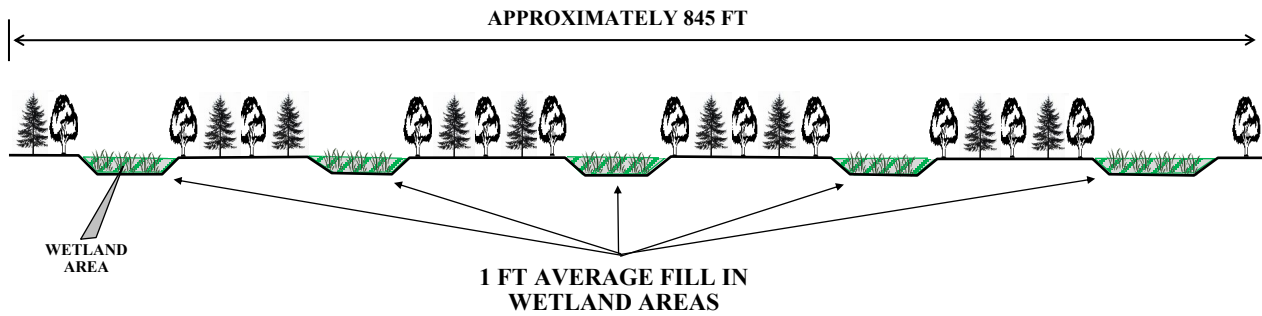


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Projection: Simple Cylindrical Geo. Datum: WGS84 Grid Unit: U.S. Survey Feet		Sheet 6 of 8

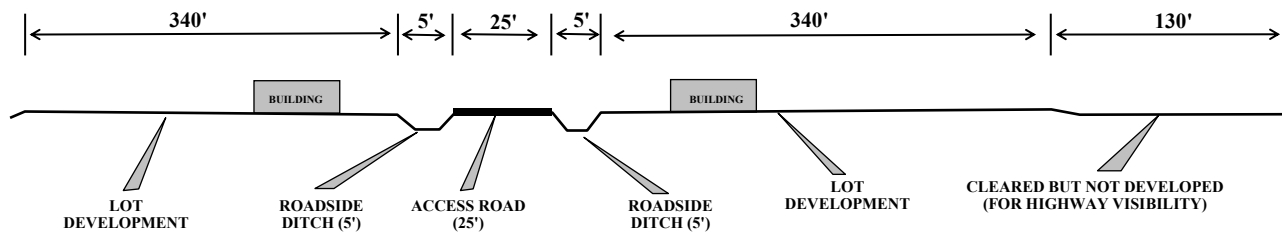
# TYPICAL CROSS SECTION (A-A')

PROPOSED FILLING (PRIOR TO CONSTRUCTION)  
(NOT TO SCALE)



# TYPICAL CROSS SECTION (B-B')

AFTER CONSTRUCTION  
(NOT TO SCALE)



**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**CROSS SECTIONS**  
INTERSTATE 210 TRACT  
LAKE CHARLES  
CALCASIEU PARISH, LOUISIANA  
S27-R08W-T09S



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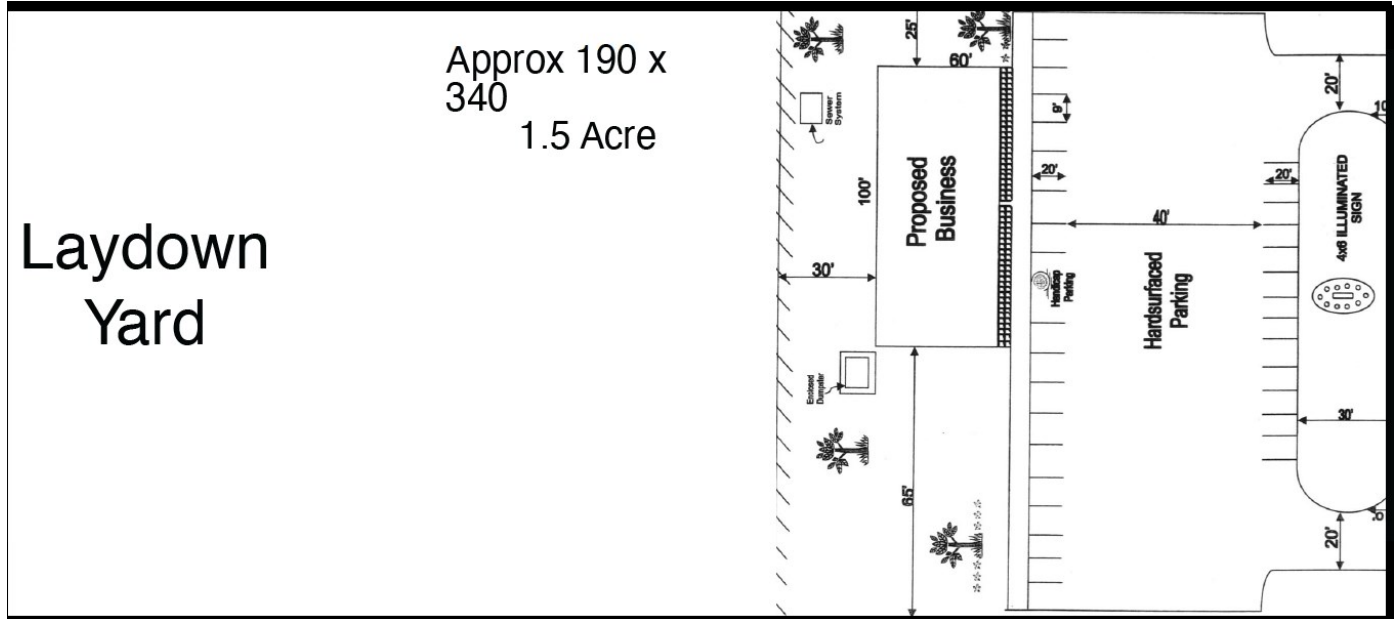
Projection: Simple Cylindrical  
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Sheet 7 of 8



# TYPICAL COMMERCIAL/ INDUSTRIAL LOT

(NOT TO SCALE)



**CALCULATIONS / NOTES:**

APPROXIMATELY 5.4 ACRES OF FORESTED WETLAND HABITAT TO BE IMPACTED FROM THE PROPOSED PROJECT.

APPROXIMATELY 8,712 CUBIC YARDS OF ON-SITE MATERIAL TO BE USED FOR FILLING WITHIN EMERGENT WETLANDS FOR GRADING PURPOSES.

ADJACENT WETLANDS AND SURROUNDING TERRAIN WILL REMAIN IN ITS CURRENT SETTING.

**RELIABLE PROPERTIES LLC**  
(INTERSTATE 210 TRACT)

**CROSS SECTION / CALCULATIONS**  
*INTERSTATE 210 TRACT*  
**LAKE CHARLES**  
**CALCASIEU PARISH, LOUISIANA**  
**S27-R08W-T09S**



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Sheet 8 of 8