

JOINT PUBLIC NOTICE

January 22, 2019

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch (ODR-E)
7400 Leake Avenue
New Orleans, Louisiana 70118

State of Louisiana
Department of Environmental Quality
ATTN: Water Quality Certifications
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-2041

(225) 219-3225

Benjamin.C.Sherman@usace.army.mil

Project Manager
Benjamin Sherman
Permit Application Number
MVN 2010-00108 ES

Project Manager
Elizabeth Hill
WQC Application Number
WQC 190115-01

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, Water Quality Certifications, 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).

Hibiscus Villa's Residential Subdivision, in Natalbany, Louisiana, in Tangipahoa Parish

NAME OF APPLICANT: Alfred Lee, 10041 Old World Drive, Baton Rouge, LA 70817

LOCATION OF WORK: Project site is located at the intersection of Spook Hill Road and Whittington Lane in Natalbany, Louisiana, in Tangipahoa Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08070203– Lower Mississippi-Lake Maurepas Location: Latitude: 30.551244
Longitude: -90.498974

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have been deferred.

CHARACTER OF WORK: The applicant proposes to clear, grade, excavate, deposit fill for the construction of a multifamily-residential subdivision and associated ponds. Work would include access roads, driveways, appurtenant utilities, culverts, outfall pipes, house pads, and drainage features. Project implementation requires approximately 11160 cubic yards of fill and 814 cubic yards of aggregate material. Approximately 1.5 acres of jurisdictional wetlands will be directly impacted by

the proposed activities. The applicant has proposed the use of an approved compensatory mitigation bank to offset any unavoidable impacts to jurisdictional wetlands.

The applicant may be required to fully or partially restore the project site to pre-project conditions, if issuance of a permit is determined not to be in the overall public interest.

The comment period for the Department of the Army Permit 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 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. 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 at this time. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

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 Commerce.

The New Orleans District has determined that the proposed project will not affect any endangered species based on the Standard Local Operating Procedure for Endangered Species of Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, Ecological Services Office.

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 **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.

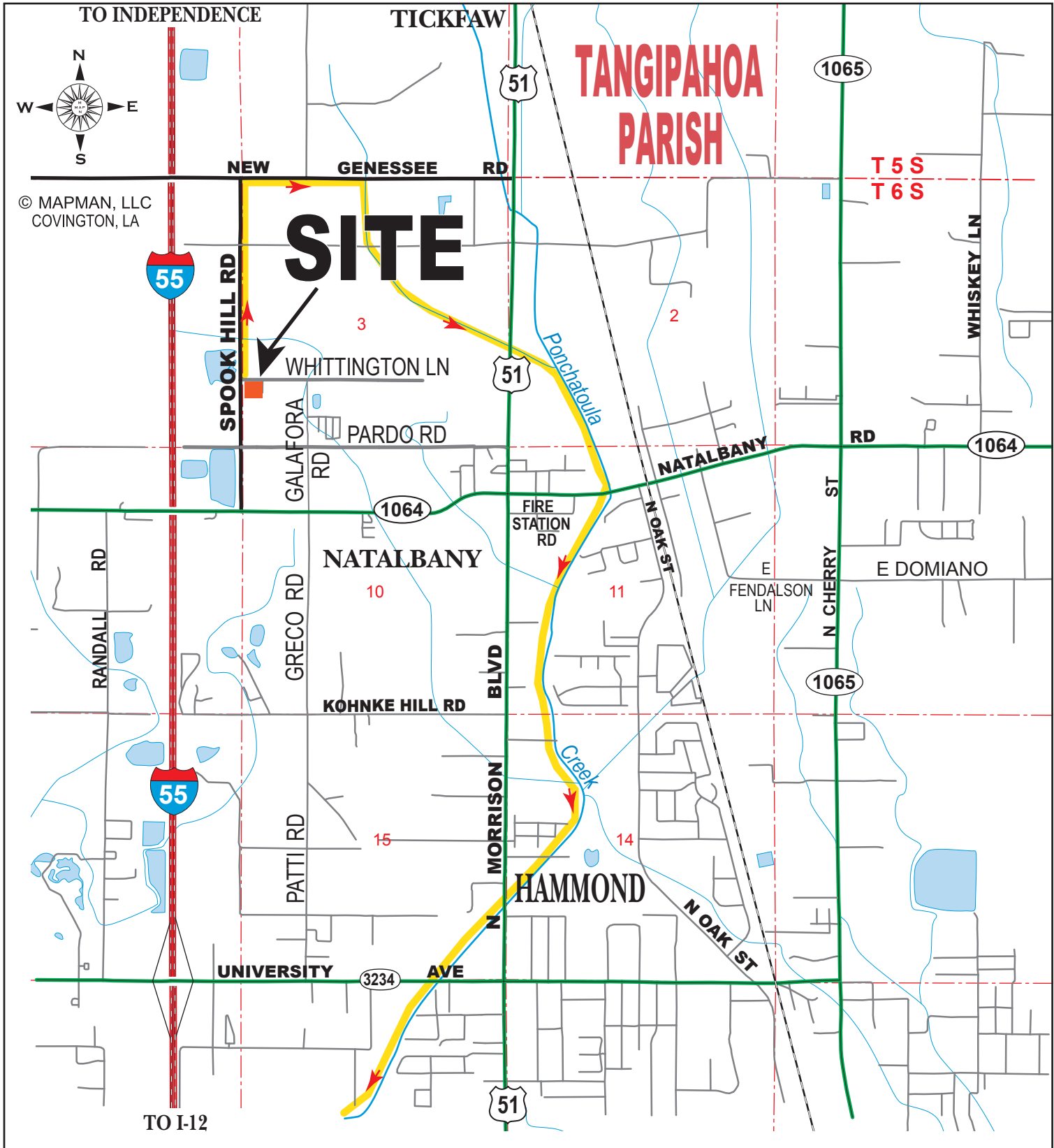
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Michael V. Farabee
Chief, Eastern Evaluation Section

Enclosure



VICINITY MAP

SITE COORDINATES
 30°33'6.58" N, -90°29'58.55" W

 = PROPOSED DEVELOPMENT

 = DRAINAGE DISCHARGE



HIBISCUS VILLAS

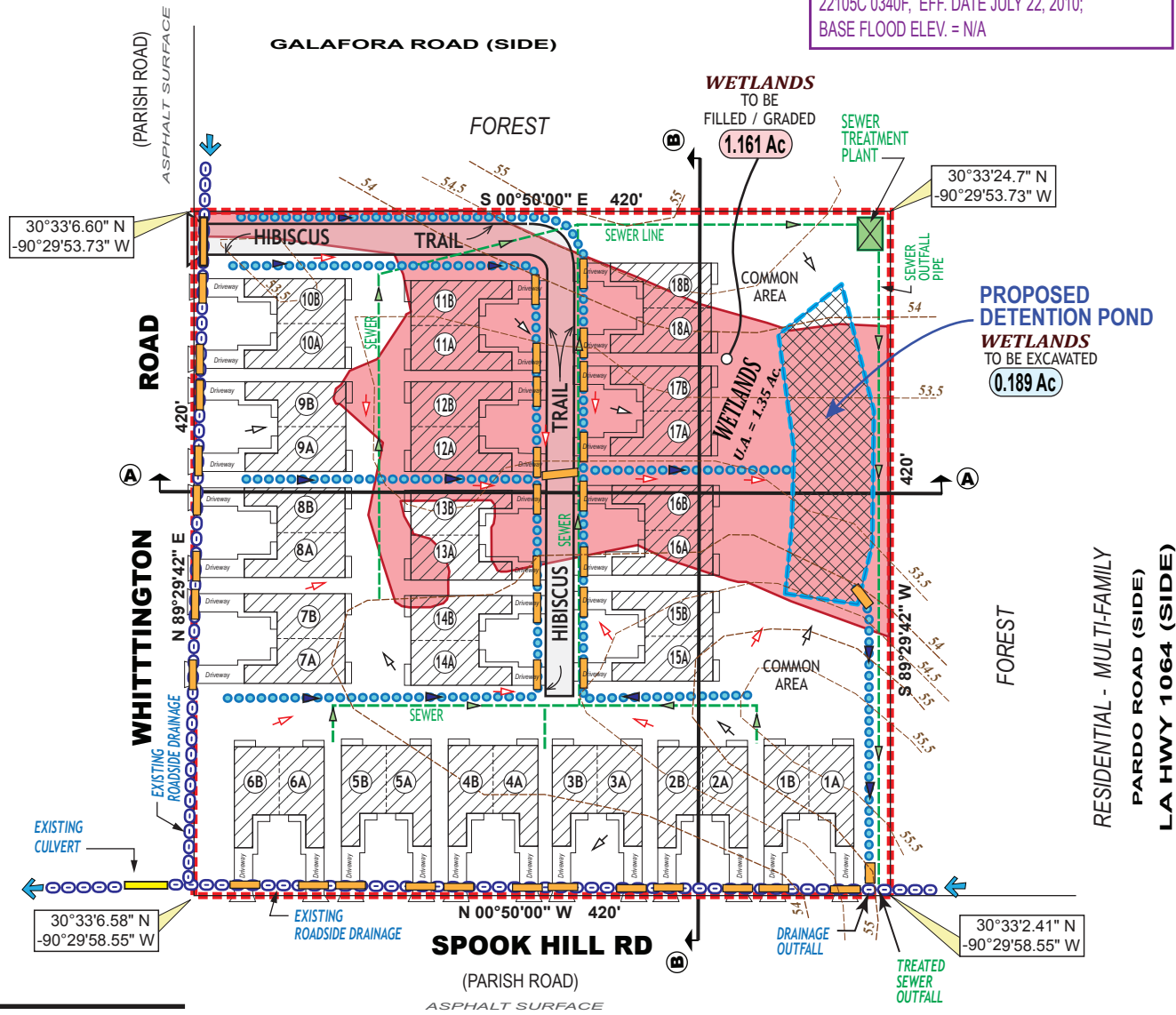
NATALBANY, LA
 SECTION 3, T6S-R7E, TANGIPAHOA PARISH, LA

APPLICANT: ALFRED C. LEE
 10041 OLD WORLD DR
 BATON ROUGE, LA 70817
 PHONE: (225)266-9382

MAP 1

DATE: 12-14-2018

THIS SITE IS LOCATED IN FLOOD ZONE "X"
 PER FEMA FLOOD INSURANCE RATE MAP NUMBER
 22105C 0340F, EFF. DATE JULY 22, 2010;
 BASE FLOOD ELEV. = N/A



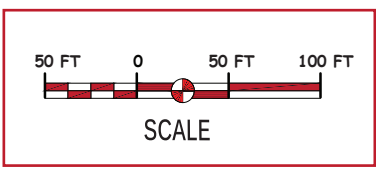
LEGEND:

- PROJECT BOUNDARY (4.05 AC)
- TOTAL WETLANDS = 1.35 ACRES
- WETLANDS WETLANDS IMPACTED U.A. VIA - FILLING / GRADING (1.35 ACRES)
- PROPOSED CONSTRUCTION:**
- WETLANDS WETLANDS TO BE EXCAVATED: PROPOSED DETENTION POND
 -TOTAL WETLANDS TO BE EXCAVATED = 0.189 AC
- WETLANDS WETLANDS TO BE FILLED / GRADED
 -TOTAL WETLANDS TO BE FILLED/GRADED = 1.161 AC
- ← DRAIN FLOW PRE-DEVELOPMENT
- ↗ DRAIN FLOW POST DEVELOPMENT
- 55--- ELEVATION / CONTOUR LINE
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED SEWER LINE
- EXISTING ROADSIDE DITCH
- PROPOSED DRAIN
- WETLANDS PROPOSED DETENTION POND (AREA = 0.20 AC.)
 2,650 CU. YDS. TO BE EXCAVATED & DISPERSED ON SITE
- WETLANDS PROPOSED STREET / 500 LIN. FT.

VOLUME OF CLEAN FILL TO BE PLACED:
 -WITHIN WETLANDS: 1,625 CU. YDS.
 -WITHIN REMAINING SITE: 9,535* CU. YDS.
 * INCLUDES 2,650 CU. YDS. EXCAVATED FROM POND AREA

VOLUME OF CONC. TO BE PLACED WITHIN WETLANDS AREA:
 -STREET: 276 CU. YDS.
 -SLABS: 509 CU. YDS.
 -DRIVEWAYS: 29 CU. YDS.

PROJECT DATA
 PROJECT AREA = 4.05 ACRES
 TOTAL RESIDENTIAL UNITS = 36
 TYPICAL BLDG. AREA (2 UNITS) = 2,753 SQ. FT. (FOOTPRINT)
 TOTAL BLDG. AREA = 49,554 SQ. FT.
 LENGTH OF STREET = 500 LIN. FT
 POND AREA = 0.20 ACRES
 COMMON AREAS = 0.60 AC



HIBISCUS VILLAS

NATALBANY, LA

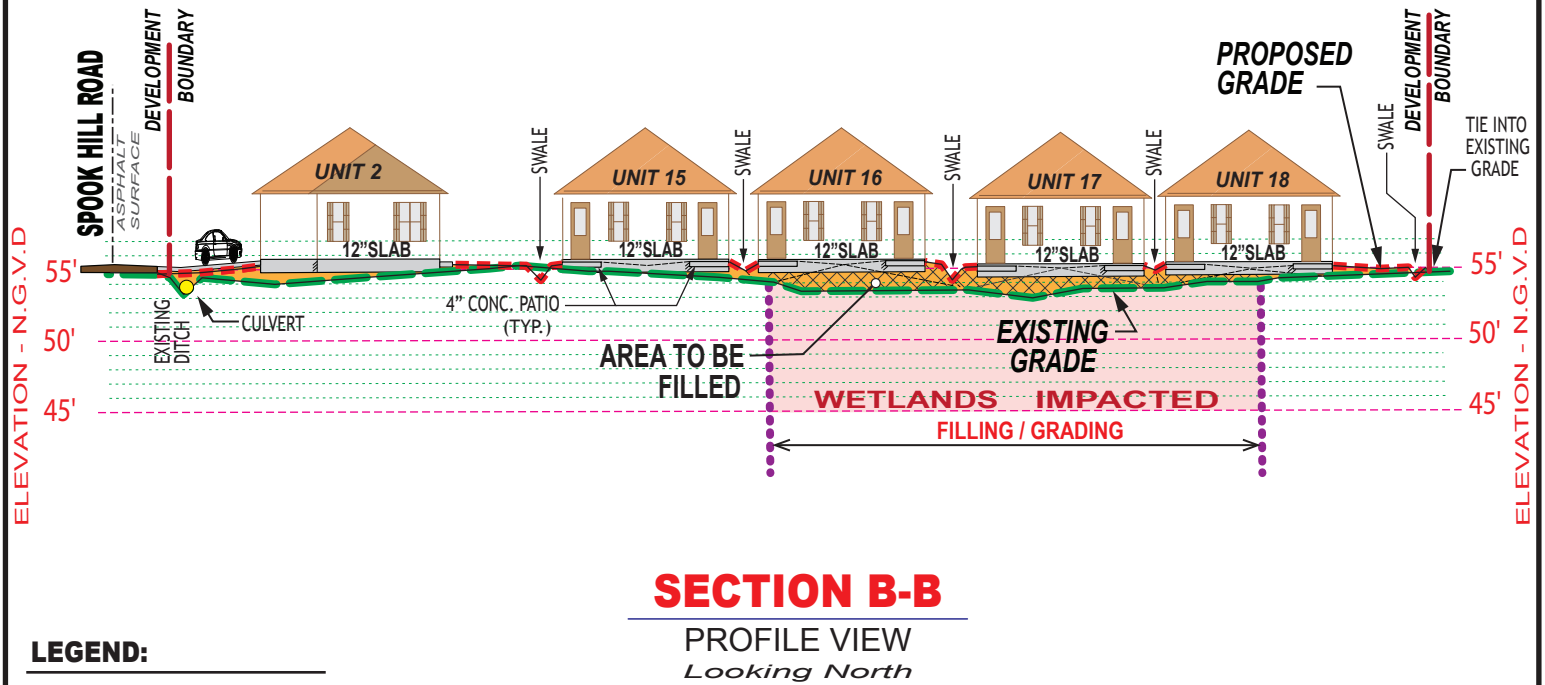
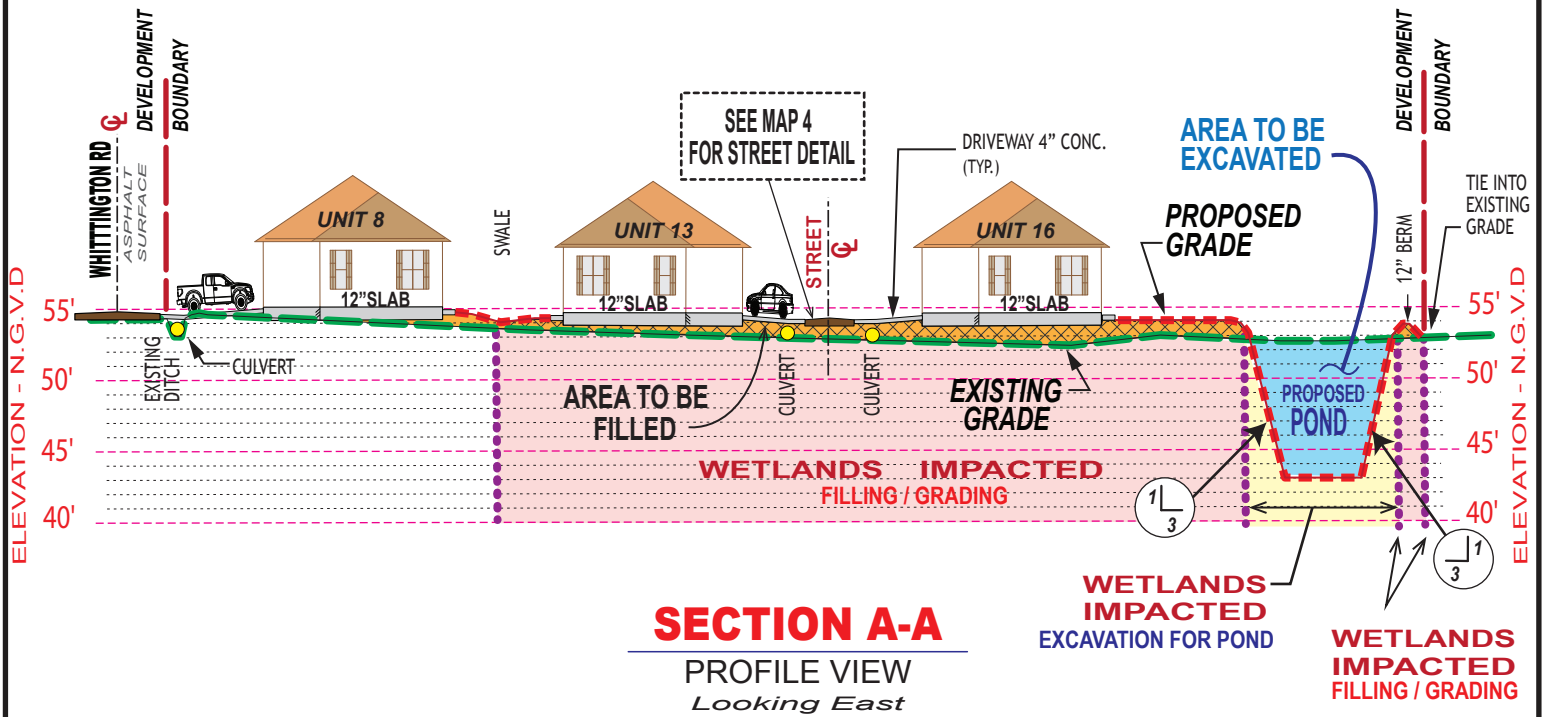
SECTION 3, T6S-R7E, TANGIPAHOA PARISH, LA

APPLICANT: ALFRED C. LEE
 10041 OLD WORLD DR
 BATON ROUGE, LA 70817







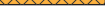
MAP 2

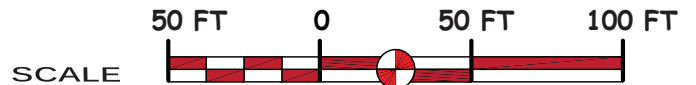
PHONE: (225)266-9382 DATE: 12-14-2018

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



LEGEND:

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

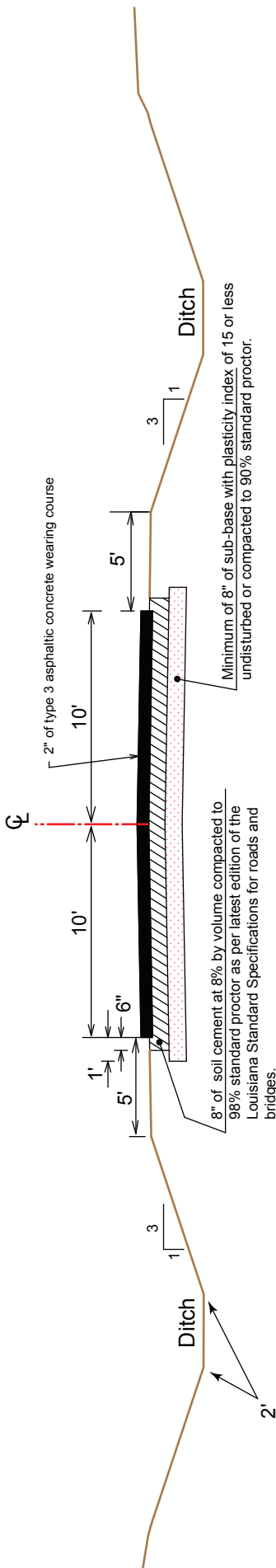


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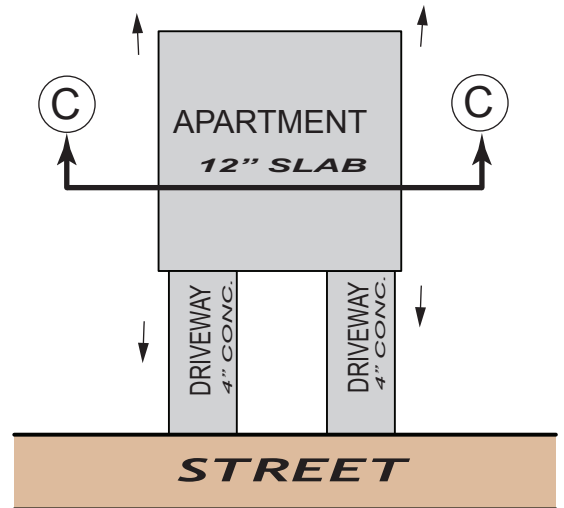
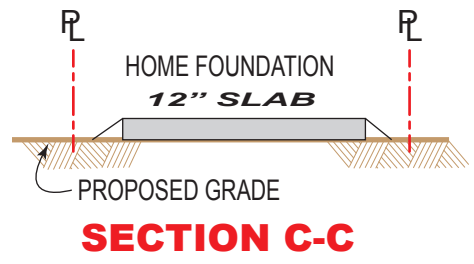
MAP 3

DATE: 12-14-2018

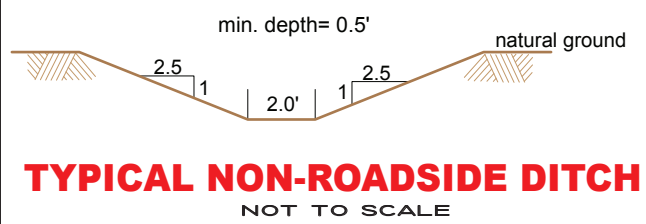


TYPICAL STREET SECTION

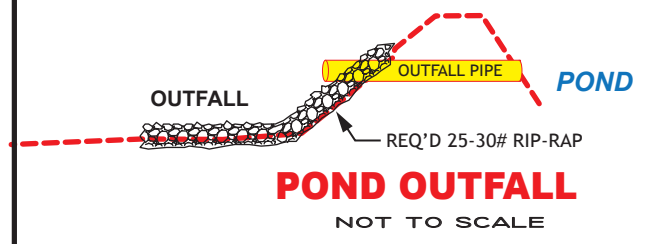
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HIBISCUS VILLAS

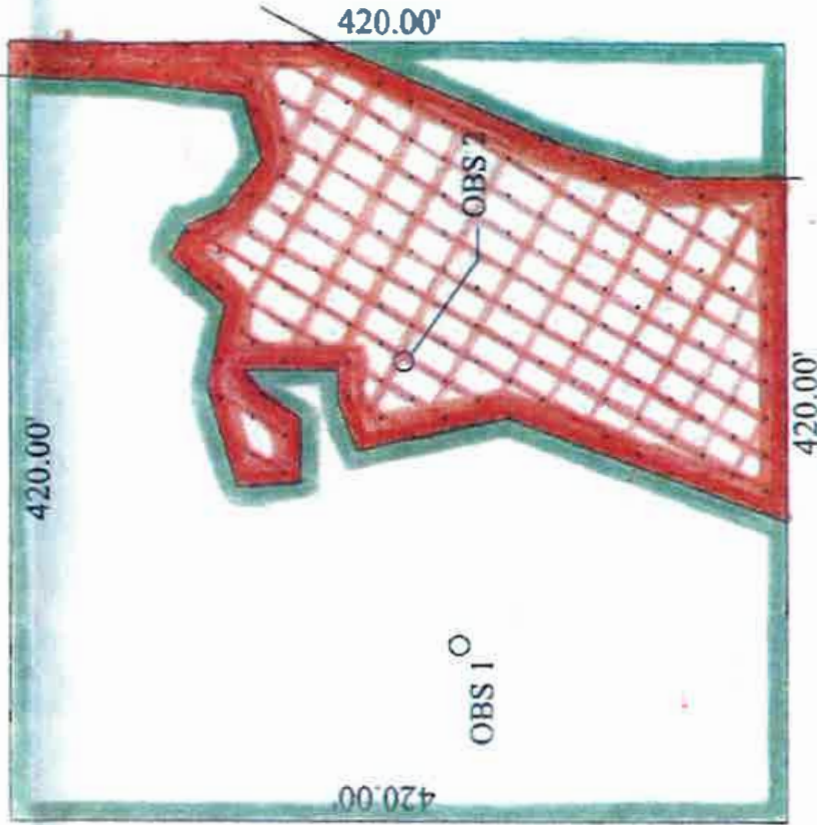
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MAP 4

DATE: 12-14-2018

Whittington Road






Spookhill Road

APPROVED
JURISDICTIONAL DETERMINATION

USACE 5-4-10 F.I.

William Nethery
Todd Ryan (Alfred Lee)
FOR (P. MVN 2010-00108) - 5 &

-  WETLAND
-  NON-WETLAND
-  = Unauthorized Activity

Spookhill Road

Map Showing
Wetlands Area

scale: 1" = 100'	Date: Oct. 28, 2009
Drawn by: ATR	Revision: April 29th, 2010

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MAP 5
 DATE: 12-14-2018

J.D. ACCT. NO. MVN-2010-00108-SQ