

JOINT PUBLIC NOTICE

June 22, 2020

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 2020-00242 ES

Project Manager
Elizabeth Hill
WQC Application Number
WQC 200616-01

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).

Construction of an Auto Dealership Facility on Holiday Square Boulevard, in Covington, Louisiana, in St. Tammany Parish

NAME OF APPLICANT: Capital Automotive Real Estate Services Inc. c/o Hydrik Wetlands Consultants, Attn: Mike Henry, 2323 Hwy 190 East Suite 2 Hammond, LA 70401

LOCATION OF WORK: Project site is located on Holiday Square Boulevard, Covington, Louisiana, in St. Tammany Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08090201– Liberty Bayou-Tchefuncta
Location: Latitude: 30.43265 Longitude: -90.08775.

CHARACTER OF WORK: Clear, grade, excavate and fill for the construction of an Auto Dealership Facility. The proposed work would include construction of a 35,000 square foot building, parking lot, travel lanes, detention pond, outfall pipe, and drainage improvements. Project implementation would require approximately 3,266 cubic yards of earthen fill and 2,277 cubic yards of concrete material to be placed on-site. Approximately 0.674 acres of jurisdictional wetlands and 0.691 acres of jurisdictional waters of the US would 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 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.

The New Orleans District has determined that the project footprint is located in waters known to be utilized by the West Indian manatee (*Trichechus manatus*) and determined the activity is "not likely to adversely affect" this species based on the Information and Planning and Consultation For

Endangered Species in Louisiana (IPAC), dated January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office

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.

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.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

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



HYDRIK

WETLANDS - GIS - FLOOD CONTROL

WWW.HYDRIK.COM

SECTION 404 PERMIT APPLICATION

Capital Automotive Real Estate Services

~4.35 acres

Covington, La

St.Tammany Parish

**ST.TAMMANY PARISH
S15, T7S, R11E
MAY 2020**



In an effort to reduce paper consumption, all reports are transmitted to the client digitally. A hard copy will be provided upon request only.

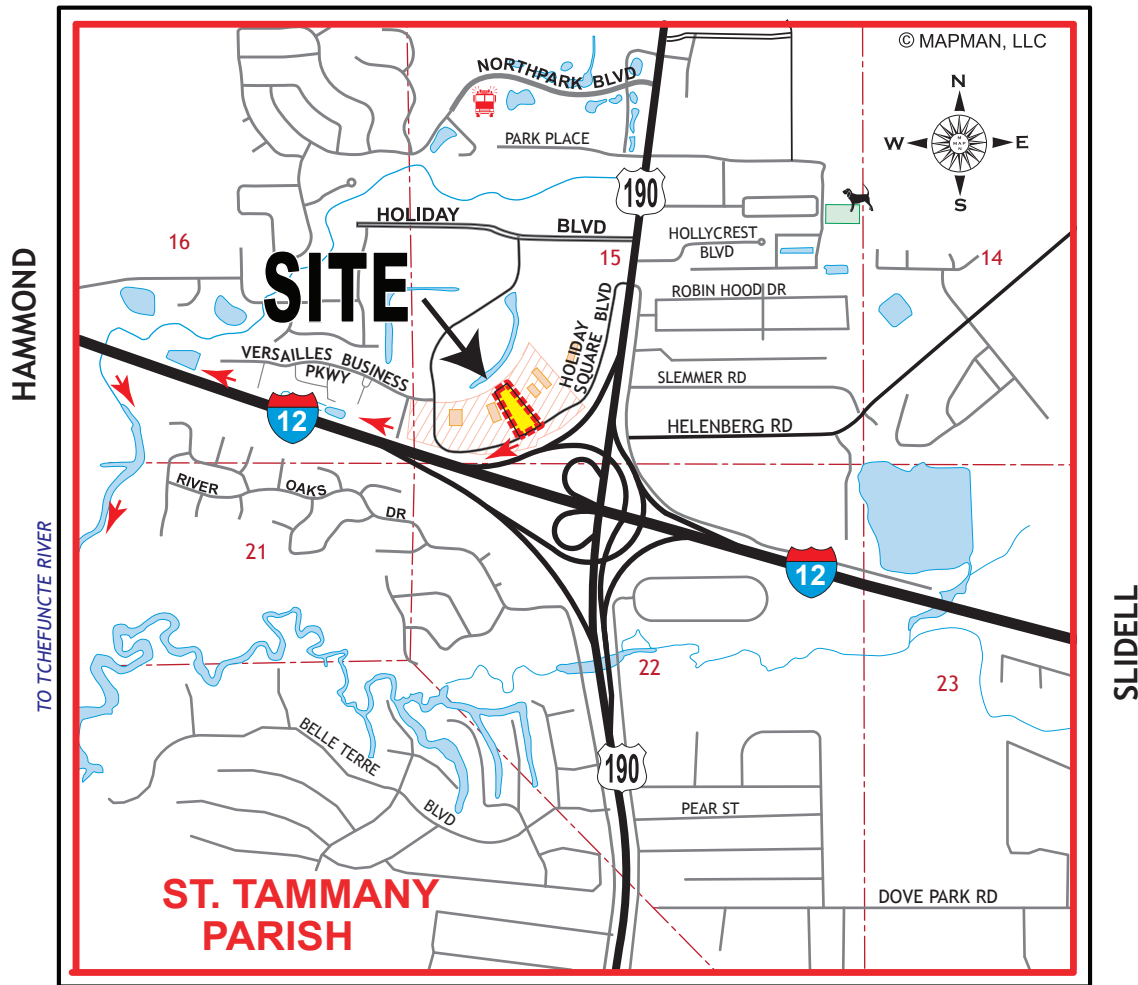


Prepared and Transmitted by:

**HYDRIK
2323 Highway 190 East Suite 2
Hammond, LA 70401
985 429 0333
www.hydrik.com
HF 2002ABC**

Keep in mind that the following report is a wetland delineation/jurisdictional delineation request prepared by Hydrik Wetlands Consultants and must be presented the US Army Corps of Engineers for jurisdictional approval before it is legally valid in any sense. Determination of wetlands, their extents, and boundaries is the final decision of the United States Army Corps of Engineers under the authority of the Clean Water Act.

COVINGTON



HAMMOND

TO TCHOUFOUTE RIVER

SLIDELL

ST. TAMMANY PARISH

MANDEVILLE

LEGEND:

-  = PROJECT LOCATION
-  = DRAINAGE DISCHARGE

CENTER OF SITE: LAT. 30.43265° N, LONG. -90.08775° W



SCALE - MILE

ACCT. NO. MVN-2020-00242-ST

APPLICANT: CAPITAL AUTOMOTIVE REAL ESTATE GROUP, LLC
 CAPITAL AUTOMOTIVE DEALERSHIP
 TRACT 2-AIB, TAMMANY MIDDLE, LLC SUBD., PH. I
 SECT. 15, T7S-RIIE, ST. TAMMANY PARISH, LA

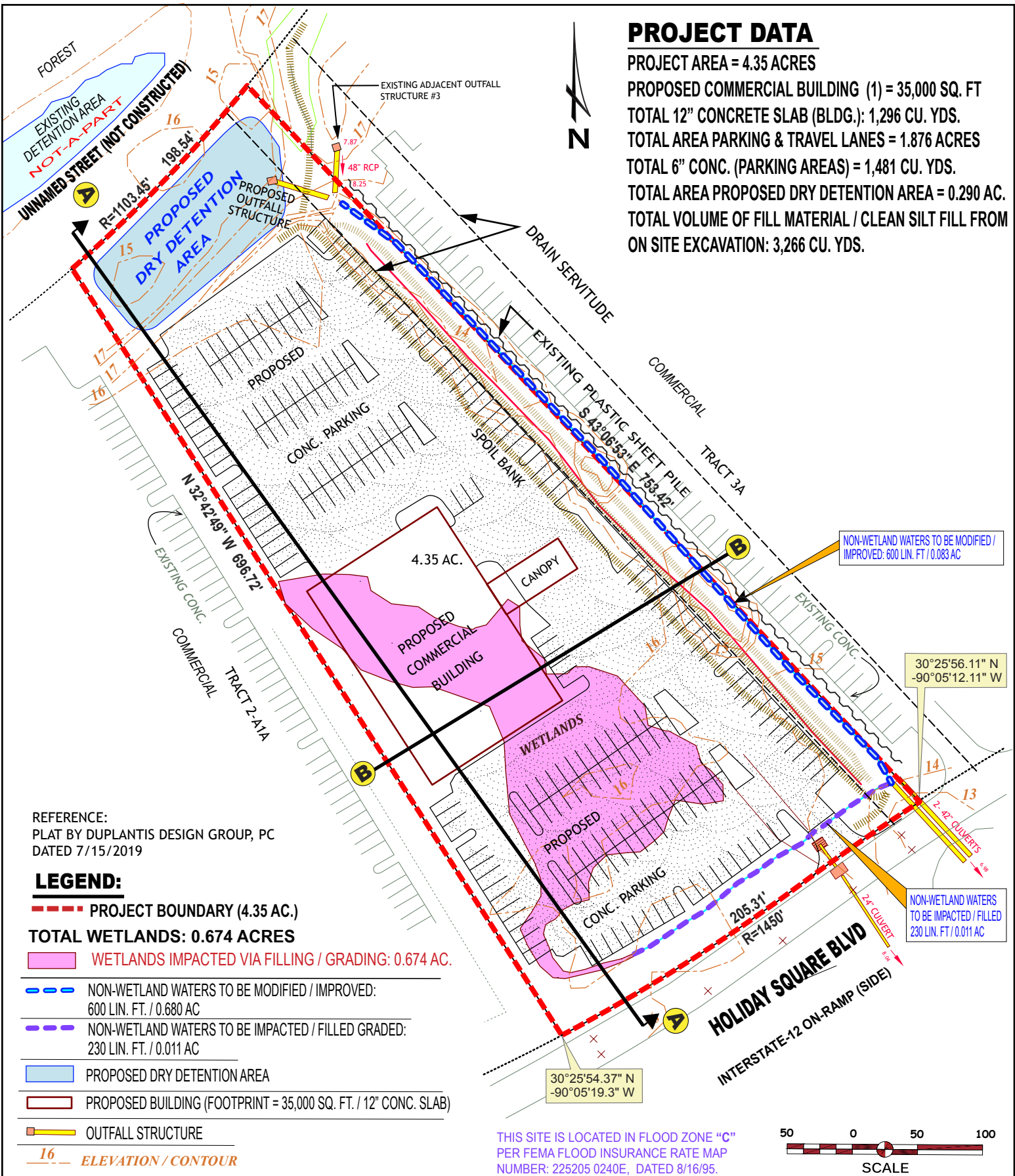


HYDRIK
 WETLANDS - GIS CONSULTING
 WWW.HYDRIK.COM (985)429-0333

FIGURE
1

PROJECT DATA

PROJECT AREA = 4.35 ACRES
 PROPOSED COMMERCIAL BUILDING (1) = 35,000 SQ. FT
 TOTAL 12" CONCRETE SLAB (BLDG.): 1,296 CU. YDS.
 TOTAL AREA PARKING & TRAVEL LANES = 1.876 ACRES
 TOTAL 6" CONC. (PARKING AREAS) = 1,481 CU. YDS.
 TOTAL AREA PROPOSED DRY DETENTION AREA = 0.290 AC.
 TOTAL VOLUME OF FILL MATERIAL / CLEAN SILT FILL FROM ON SITE EXCAVATION: 3,266 CU. YDS.

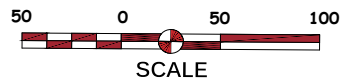


REFERENCE:
 PLAT BY DUPLANTIS DESIGN GROUP, PC
 DATED 7/15/2019

LEGEND:

- - - - PROJECT BOUNDARY (4.35 AC.)
- TOTAL WETLANDS: 0.674 ACRES**
- WETLANDS IMPACTED VIA FILLING / GRADING: 0.674 AC.
- - - - NON-WETLAND WATERS TO BE MODIFIED / IMPROVED:
600 LIN. FT. / 0.680 AC
- - - - NON-WETLAND WATERS TO BE IMPACTED / FILLED GRADED:
230 LIN. FT. / 0.011 AC
- PROPOSED DRY DETENTION AREA
- PROPOSED BUILDING (FOOTPRINT = 35,000 SQ. FT. / 12" CONC. SLAB)
- - - - OUTFALL STRUCTURE
- - - - ELEVATION / CONTOUR

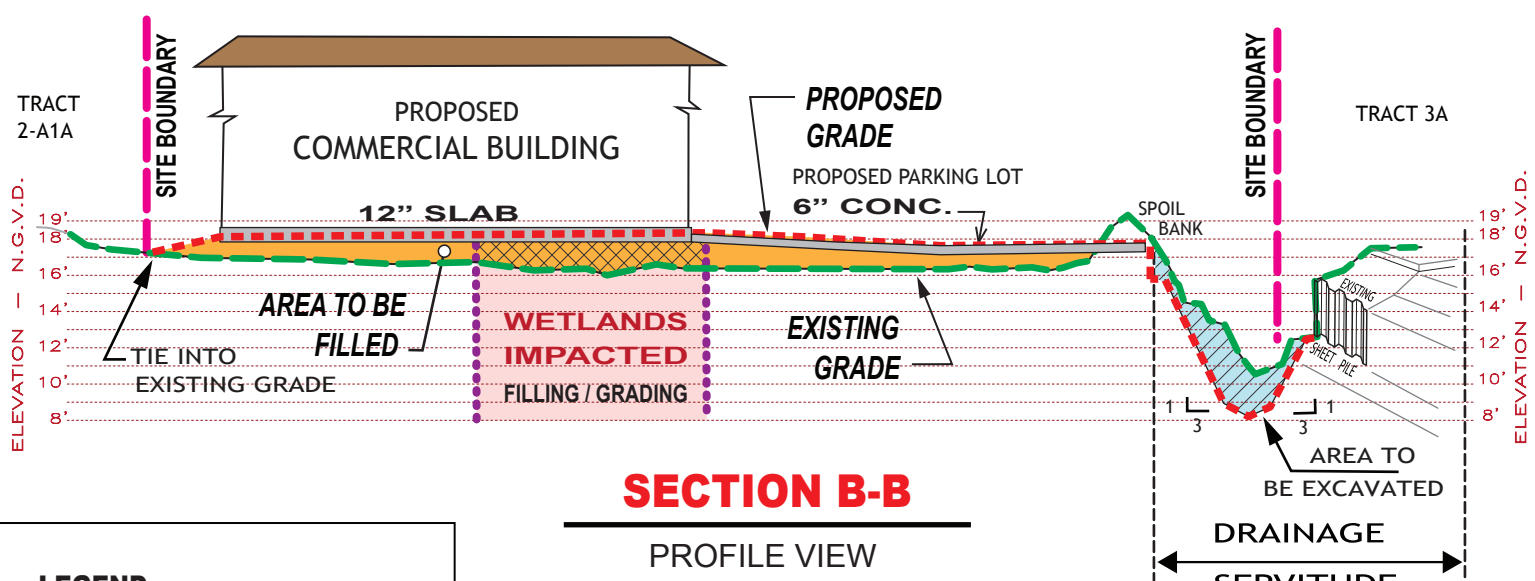
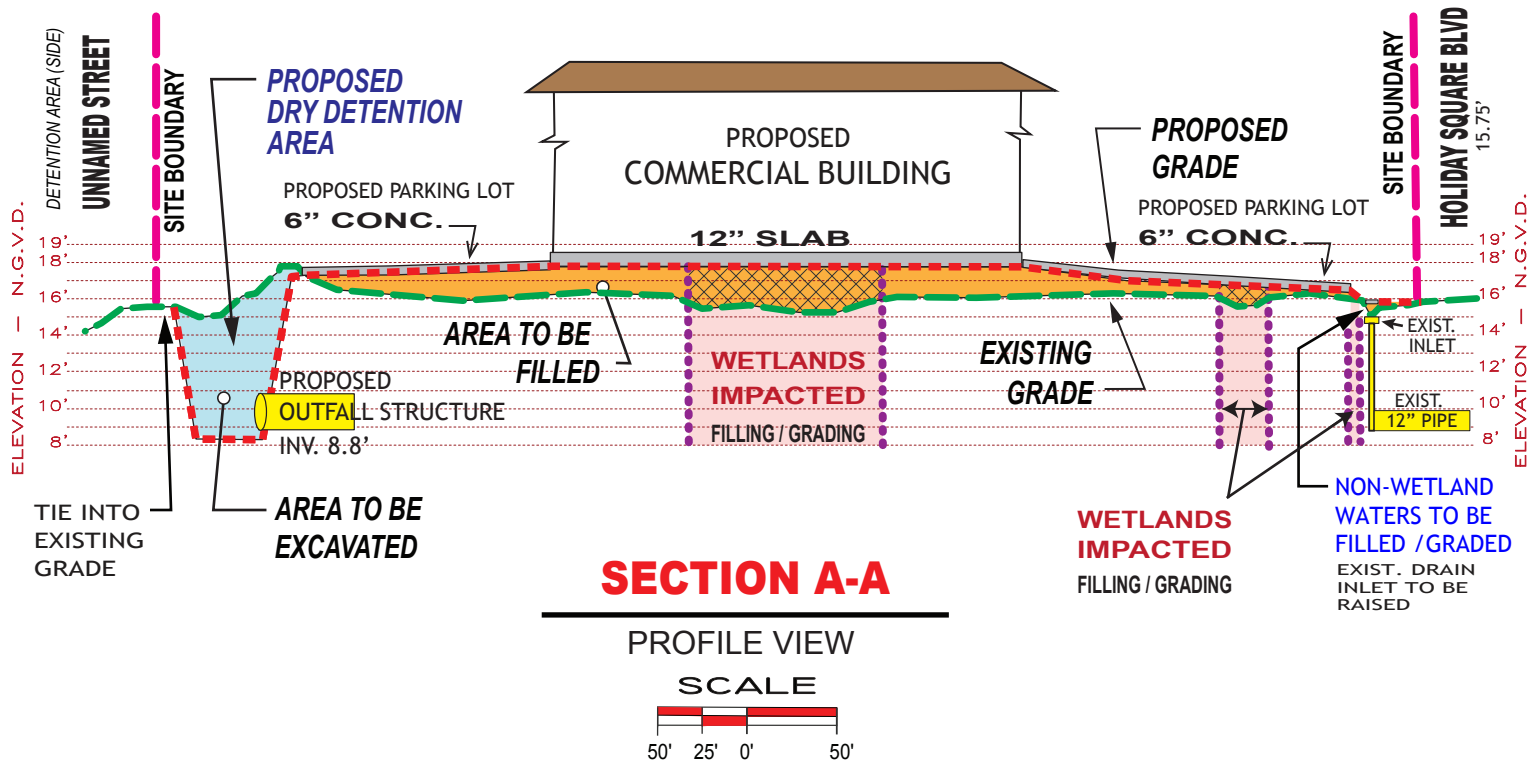
THIS SITE IS LOCATED IN FLOOD ZONE "C"
 PER FEMA FLOOD INSURANCE RATE MAP
 NUMBER: 225205 0240E, DATED 8/16/95.



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FIGURE
2



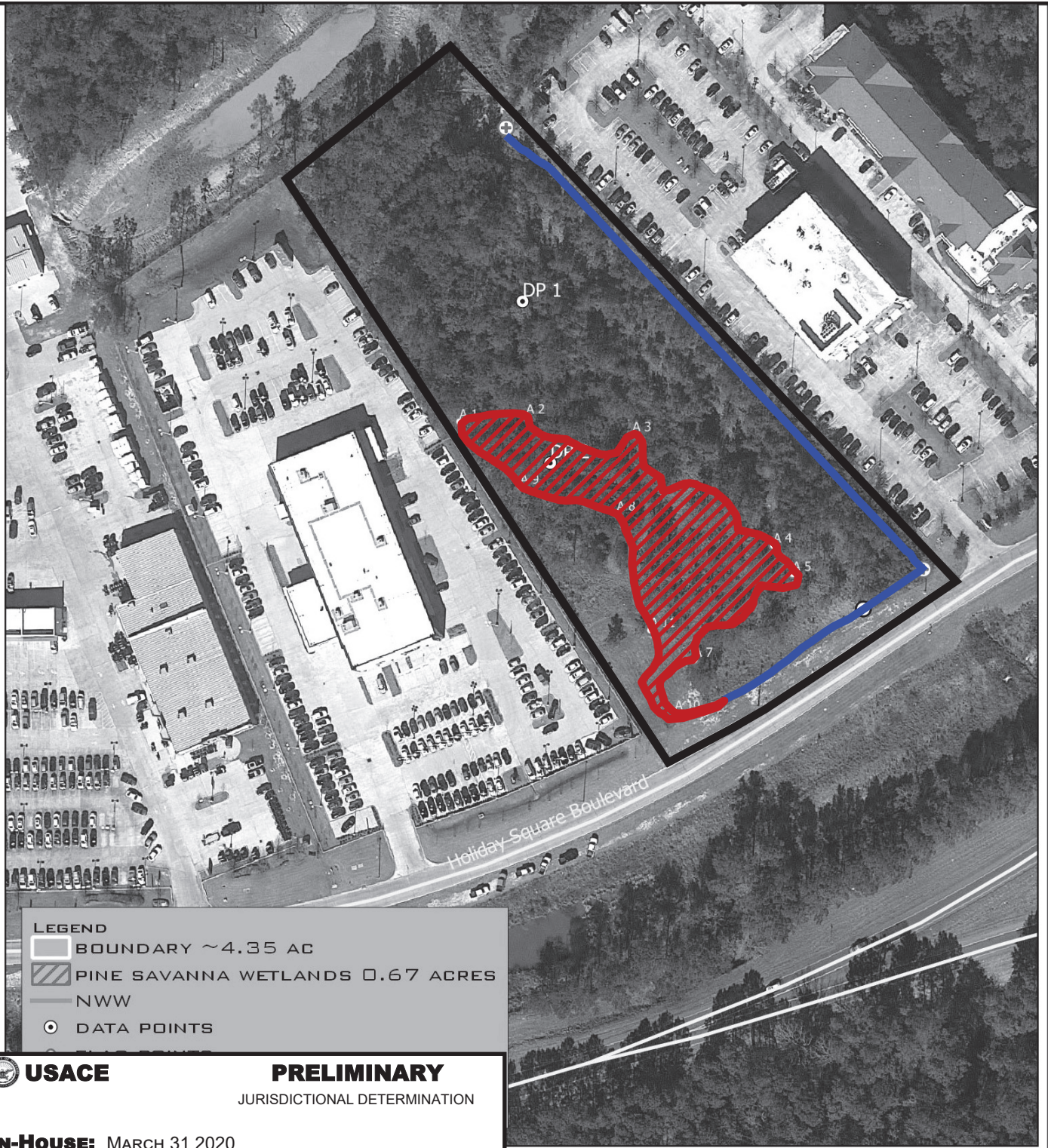
- LEGEND:**
- EXISTING GRADE
 - PROPOSED GRADE
 - PROPOSED CONCRETE
 - AREA TO BE FILLED
 - WETLANDS TO BE FILLED
 - AREA TO BE EXCAVATED

NOTE:
 REFERENCE FINAL SUBD. PLAN (MAP FILE 4520)
 ACADIA LAND SURVEYING, LLC (DATED 7/11/07)
 SPOIL BANK CROWN AT SECTION B-B = 19.2'
 EXIST. OUTFALL STRUCTURE INV. (FIG. 2) = 8.25'
 ROADWAY CULVERT INTAKE INV. (FIG. 2) = 7.08'

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FIGURE
3



LEGEND	
	BOUNDARY ~4.35 AC
	PINE SAVANNA WETLANDS 0.67 ACRES
	NWW
	DATA POINTS

USACE **PRELIMINARY**
 JURISDICTIONAL DETERMINATION

In-HOUSE: MARCH 31 2020

BOTANIST: CHRISTINE THIBODEAUX

FOR: HENRY, MICHAEL J. OBO
CAPITAL AUTOMOTIVE REAL ESTATE SERVICES

#MVN-2020-00242-ST

REVIEW AREA

WETLAND

NON WETLAND WATERS

WETLAND DELINEATION	
CAPITAL RE AUTO GRP	
 5 NOT A	FIGURE 3 HF:2002ABC DATE:021420
 WETLANDS - GIS - FLOOD CONTROL WWW.HYDRIK.COM 2323 HWY 190 EAST SUITE 2 HAMMOND, LA 70401 985 429 0333	