

misc Ltr**DEPARTMENT OF THE ARMY**

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P.O. BOX 80267

NEW ORLEANS, LOUISIANA 70180-0267

REPLY TO
ATTENTION OF:

April 3, 2000

Operations Division
Eastern Evaluation SectionSUBJECT: EM-20-000-0835
Willowridge LeveeSt. Charles Parish Council
Post Office Box 302
Hahnville, Louisiana 70057

Gentlemen:

This concerns the March 30, 2000, letter from Ms. Barbara Pellegrini, of J.V. Burkes & Associates, Inc., written on your behalf relative to the permit application numbered above for a levee at Willowridge.

This is to acknowledge that under the joint Rathborne Land Company/St. Charles Parish permit application, the Parish is only co-applicant for Phases 2 and 5B as shown on the attached drawing. Should a permit be granted, this information will be stated in the permit.

If you have any questions, Mr. Roger Swindler of my staff may be contacted at (504) 862-2278.

Sincerely,

A handwritten signature in black ink, appearing to read "R. J. Ventola", written over a horizontal line.

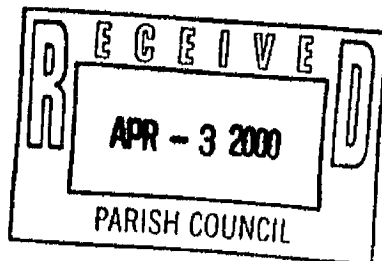
Ronald J. Ventola
Chief, Regulatory BranchEncls
Ltr Mar 30, 2000
Dwg

J.V. Burkes & Associates, Inc.
Engineering ♦ Surveying ♦ Environmental

March 30, 2000

Mr. Roger Swindler
Eastern Evaluation Section

Department of the Army
New Orleans District, Corps of Engineers
P.O. Box 60267
New Orleans, LA 70160-0267



**CLIENT COPY
DUPLICATE**

RE: Willowridge Levee Permit Application
EM-20-000-0835

Dear Mr. Swindler,

It has come to my attention regarding this permit application that the second applicant, St. Charles Parish, is only accepting responsibility for portions of the levee that relate to Phase 2 and Phase 5B of Willowridge Estates Subdivision as shown on the attached sketch. The Parish accepted these levee portions when the above referenced phases were given subdivision approval.

The remainder of the levee will be privately maintained. St. Charles Parish is still a co-applicant, but only for Phase 2 and Phase 5A levee portions as shown.

St. Charles Parish Council is requesting that the Corps acknowledge this clarification in writing. Again, no public funds will be incurred for this project even with the defined "public" areas.

Please send the acknowledgement to:

St. Charles Parish Council
P.O. Box 302
Hahnville, LA 70057

I apologize for any inconvenience in this request; however, it is necessary for St. Charles Parish to have this in writing as soon as possible. Please send me a copy of your letter. I appreciate your attention to this matter. Thanks.

Respectfully,



Barbara B. Pellegrini
J.V. Burkes & Associates, Inc.

attachment

cc: St. Charles Parish Council
Rathborne Land Company c/o Mr. Greg Lier
Mr. Danny Hebert



SHREAD - KUYRKENDALL & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

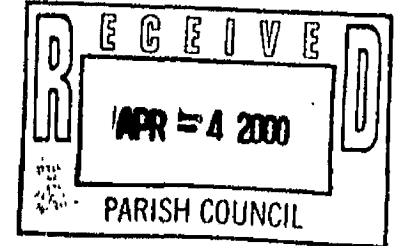
13000 Justice Avenue, Suite 16 • Baton Rouge, Louisiana 70816 • (225) 296-1335

March 31, 2000

Mr. Tim R. Robertson, Permit Analyst
Coastal Management Division
Department of Natural Resources
State of Louisiana
P.O. Box 44487
Baton Rouge, LA 70804-4487

Mr. Ronald J. Ventola, Chief
Regulatory Branch
Attn: Mr. Roger Swindler, Permit Analyst
Department of the Army
New Orleans District, Corps of Engineers
P.O. Box 60267
New Orleans, LA 70160-0267

Re: WB Levee 2000
West Bank Hurricane Protection Levee
St. Charles Parish, LA
EM-20-000-0722
CUP No. P991399



Gentlemen,

This letter provides for the applicants response to the joint public notice comments or objections provided in your letters dated March 3, 2000 and January 28, 2000, as a part of the permit application process for the captioned project.

EPA / LDWF - The applicant recommends compensatory mitigation to fully offset unavoidable habitat losses within the levee right-of-way. We propose that the required mitigation project be selected and designed in consultation with the Corps of Engineers (Corps), the Fish and Wildlife Service, and other interested natural resource agencies, and implemented concurrently with project construction.

FWS - 1. The applicant requests that as part of the interior wetland monitoring requirements, the cooperating agencies acknowledge the pre-project conditions of interior wetland areas D, G, I, J, and K. These areas are enclosed by prior federal, state, or local actions and are influenced by water management plans not associated with this permit. The applicant requests that interested resource agencies cooperate in identifying the potential or expected pre-project wetland losses in these areas and also the pre-project hydrologic conditions of each interior wetland area. The applicant requests that consideration be given to these pre-existing conditions when identifying project related effects. The applicant recommends that hydrologic monitoring along with vegetative monitoring be considered for each interior wetland tract.

2. Most landowners of interior wetland tracts that are proposed for long-term monitoring were not directly notified by the public notice distribution. The applicant recommends that these landowners be identified and notified of the proposed action by individual letters rather than re-addressing the public notice process. This condition of the permit is contingent upon amicable access to private property.

SHPO - The applicant recommends that a Phase I cultural resources survey is conducted of the proposed alignment with emphasis placed on those with the most potential for containing archaeological sites. This archaeological survey is to begin once right-of-entry to identified sites of investigation is secured. Appropriate consideration should be given to the 'Old Williams Homestead' and its historical significance.

Louisiana Gas Service Company - 1. The levee alignment as proposed closely follows the underground high-pressure gas pipeline corridor for approximately 10,000 feet. Eight high-pressure gas lines are in this corridor. The applicant recommends that the provisions necessary for the safe installation, operation and maintenance of both the pipelines and the levee system precede fish and wildlife interests with the appropriate mitigation measures.

ENTERGY Transmission - 1. Crossing of the 200-ft. right-of-way for the overhead transmission line on eastern Magnolia Ridge and the 100' right of way at the Bowie Lumber Canal is unavoidable, yet areas of high hazard.

2. The applicant recommends a crossing agreement with ENTERGY to detail the necessary requirements for the safe construction, operation, and maintenance of both the levee system and transmission lines that precede fish and wildlife interests with appropriate mitigation measures.

Willowdale Property Owners Association / Coronado Civic Association – 1. The applicant recommends that consideration be given to these suggested project concepts during the design and plan preparation phase of the project.

2. The applicant recommends permit provisions that allow for the necessary additional wetland losses that are identified during the project design and that these losses are fully mitigated.

Willowridge Estates, LLC / Rathborne Land Company, Inc. – 1. The applicant recommends that these letters of objection are given consideration concerning the availability of lands, the induced risk of flooding, additional project costs, previously modified wetlands, an existing conservation easement, existing conditions, and further project delays. An amicable resolution over landowner concerns may significantly advance implementation of the project.

Ridgeland Properties, LLC / Blocker, Fisher, & Glazer / Fisher, Gervais, & Majoria - 1. The applicant recommends that these letters of objection are given consideration concerning the availability of lands, additional project costs, previously modified and impounded wetlands, existing conditions, legal rights of landowners and further projects delays. An amicable resolution over these landowner concerns may significantly advance implementation of the project.

Magnolia Ridge Ranchettes / Deloach / Foret / Ridgewood Lane community: –1. A unique and unusual condition exists along the eastern side of Magnolia Ridge. An existing human community integrated within the wetland environment is to be protected from flooding while providing the necessary hydrology to maintain the surrounding wetlands. The agencies have necessitated an interior wetland management plan to maintain pre-project water levels in this unique condition.

2. In addition to the letters of objection from the Ridgewood Lane community, a dozen landowners from the existing Magnolia Ridge Ranchettes development have refused the parish access to their lots for purposes of obtaining project data on the proposed alignment because of the proposed adverse conditions.

3. It is apparent from these comments that right-of-way acquisition will require land expropriation. The parish is concerned that without the necessary community buffer zone to provide for the proper implementation of the proposed interior water level management plan, land expropriation is not feasible.

4. In order to successfully implement the interior water level management plan, provide the necessary storm water storage, meet community planning criteria, and avoid costly and potentially unsuccessful land expropriation, the applicant recommends that the levee alignment is modified in the lower Magnolia Ridge area to be located within the existing parish servitude for hurricane protection.

Bayou Gauche Citizens Action Committee, Inc. – 1. The configuration of the proposed pump station for Magnolia Ridge was developed by the Corps to safeguard the potential adverse drawdown of the Paradis Swamp. The pump station outfall is directed toward the Sunset Drainage District levee. The applicant recommends that should additional wetland losses be necessary to secure stability of the Sunset Drainage District levee, these wetlands would be provided for in the permit. These additional wetland losses, if any, would be identified in the design and plan preparation phase of the project and that these losses are fully mitigated.

5. Storm water in excess of available interior storage will be dispersed into the vast surrounding wetland reserve without adverse impacts to the Bayou Gauche community.

Clearly, a need for storm surge protection has been established for these west bank communities. Further project delays due to land costs and land expropriation can be foreseen. The parish has committed significant public funds to avoid unique habitat and aquatic resources. Now with these resources secured, the applicant recommends that strong consideration is given to these public objections, the need for amicable land acquisition, and that the necessary alignment modifications are imposed to provide timely resolution to these project restrictive issues.

Very truly yours,

FRANK R. STAGG

F. R. Stagg, P.E., P.L.S.

Cc: Mr. Albert Laque, President
St. Charles Parish, LA

Senator John Breaux
Senator Mary Landrieu
Congressman Billy Tauzin

✓ Ms. Joan Becnel, Secretary
St. Charles Parish Council

Mr. Steven Falk, Director
Department of Public Works
St. Charles Parish, LA

Willowridge Levee application

Site Plan

All work to be performed within existing 80' wide (ing levee easement previously purchased February 17, 1999 - LAMVCO-SP St. Charles Parish Wetlands 1119 and Category I - Protoparvitic Channel Permit EL-19-990-0702 (Emergency Work for Tropical Storm Francis)

Approximate limit of phase 5B

END CONSTRUCTION

START CONSTRUCTION



NORTH

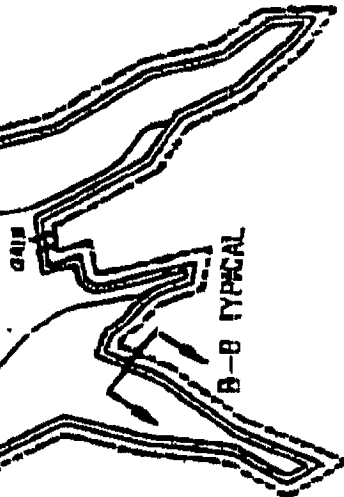
Approximate limit of phase 2

A-A TYPICAL

Section A-A
approximately 37,500 linear feet of levee will be redesigned
approximately 8,000 c.f. excavated from designated borrow area and ditch
deposited within existing 10' wide levee area to add proper height and shaping

Section B-B
approximately 8,000 c.f. excavated from designated borrow area and ditch
deposited within existing 10' wide levee area to add proper height and shaping

CONSTRUCTION FOOTPRINT



DATE	11-10-99
SCALE	1/2"=10'
BY	JH
CHECKED BY	JH

Danny J. Hebert, P.E.

Licensed Civil and Environmental Engineer
P.O. BOX 1928
Luling, Louisiana

PLAN VIEW WILLOWRIDGE LEVEE

PLAN VIEW TO BE MODIFIED

PROJECT	Willowridge Levee
LOCATION	St. Charles Parish, Louisiana
DATE	11-10-99
SCALE	1/2"=10'
BY	JH
CHECKED BY	JH

DJH ENGINEERS

03/28/00 04454 8197