

# JOINT PUBLIC NOTICE

July 2, 2018

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) 862-1301  
Project Manager  
Neil T. Gauthier  
Neil.T.Gauthier@USACE.army.mil  
MVN 2018-00232-CM

(225) 219-3225  
Project Manager  
Elizabeth Hill  
WQC Application Number  
WQC 180621-02

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, Water Quality Certifications Section, 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.

## **PROPOSED CONSTRUCTION OF A RESIDENTIAL SUBDIVISION (THE RESERVE) IN EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** Step 12, LLC, c/o D & S Environmental Services, Inc., Attn: David Templet, P.O. Box 510, French Settlement, Louisiana 70733.

**LOCATION OF WORK:** Approximately 2.4 miles south of Slaughter, LA, on Port Hudson Pride Road, in East Baton Rouge Parish, within the Lake Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings.

**CHARACTER OF WORK:** The applicant has requested Department of the Army authorization to clear, grade, excavate, and place fill for the construction of a 39-lot residential subdivision (The Reserve) to include 2 storm water detention ponds, green space, infrastructure, appurtenances, and ingress/egress. Approximately 11,060 cubic yards of earthen material, soil cement treated base, concrete, and asphaltic concrete will be deposited to complete the project. The proposed project is situated on an approximately 67-acre tract that has been determined to contain approximately 6 acres of forested and herbaceous wetlands and 1.34 acres of other waters of the U.S.

A Preliminary analysis has determined that the proposed project would directly impact approximately 1.25 acres of forested and herbaceous wetlands and 0.4 acre of other

waters of the U.S. It is anticipated that the proposed project would have no impact on adjacent wetlands.

The applicant stated that the proposed project has been designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction would limit usage of the property deeming the project impracticable. 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 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**. 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, pre-historical, 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 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.

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 there are no endangered species in the project area.

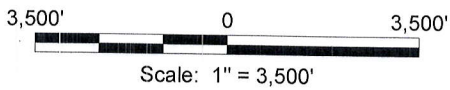
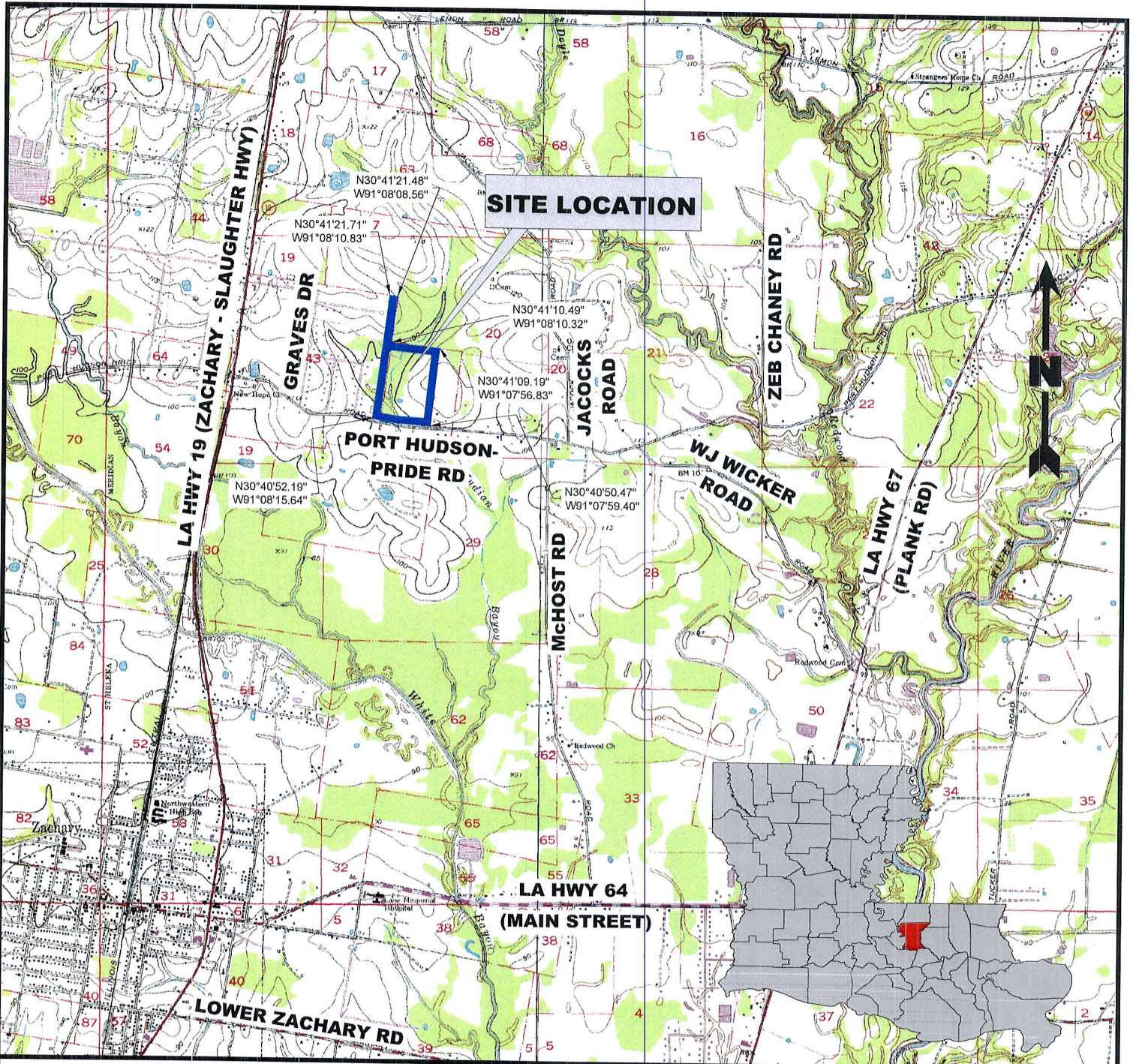
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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 water quality standards will be required from the Department of Environmental Quality, Water Permits Division 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



**Notes**

Property is located in Sections 43 & 45, T-4-S, R-1-E  
 Latitude: 30°41'01.51"N Longitude: 91°08'06.12"W

**Reference**

Base map comprised of U.S.G.S. 7.5 minute topographic maps "Zachary, LA, LA" and "Fred, LA".

**Step 12, L.L.C.**

The Reserve

**Vicinity Map**

East Baton Rouge Parish, Louisiana

**D & S**  
**ENVIRONMENTAL SERVICES, INC.**

Project No.: 06-2018-DOA Date: 04-20-2018 Figure No.: 1

**Notes**

1. The proposed layout was provided by Watson-Ricks Engineering, LLC.
2. Jurisdictional Wetlands and Other Waters Of The U.S. obtained from U.S. Army CORPS of Engineers Preliminary Jurisdictional Determination Account Number MVN-2018-00232-SL.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22033C0045 F dated June 19, 2012, this property falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) & Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundated by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 101.2' to 103.5'.
4. Wetland Impacts by habitat type:  
 > Bottomland Hardwood = 0.13 Acres  
 > Herbaceous = 1.12 Acres
5. Indian Bayou will be temporarily impacted with the installation of the 3 - 36" pond equalizer pipes. It will be refilled and shaped to it's original conditions after installation.

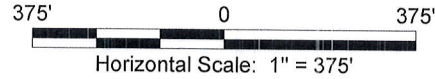
**Step 12, L.L.C.**

**The Reserve  
Overall  
Proposed Plan View**

East Baton Rouge Parish, Louisiana

**D & S  
ENVIRONMENTAL SERVICES, INC.**

Project No.: 06-2018-DOA Date: 04-20-2018 Figure No.: 2



**Total Proposed Fill**

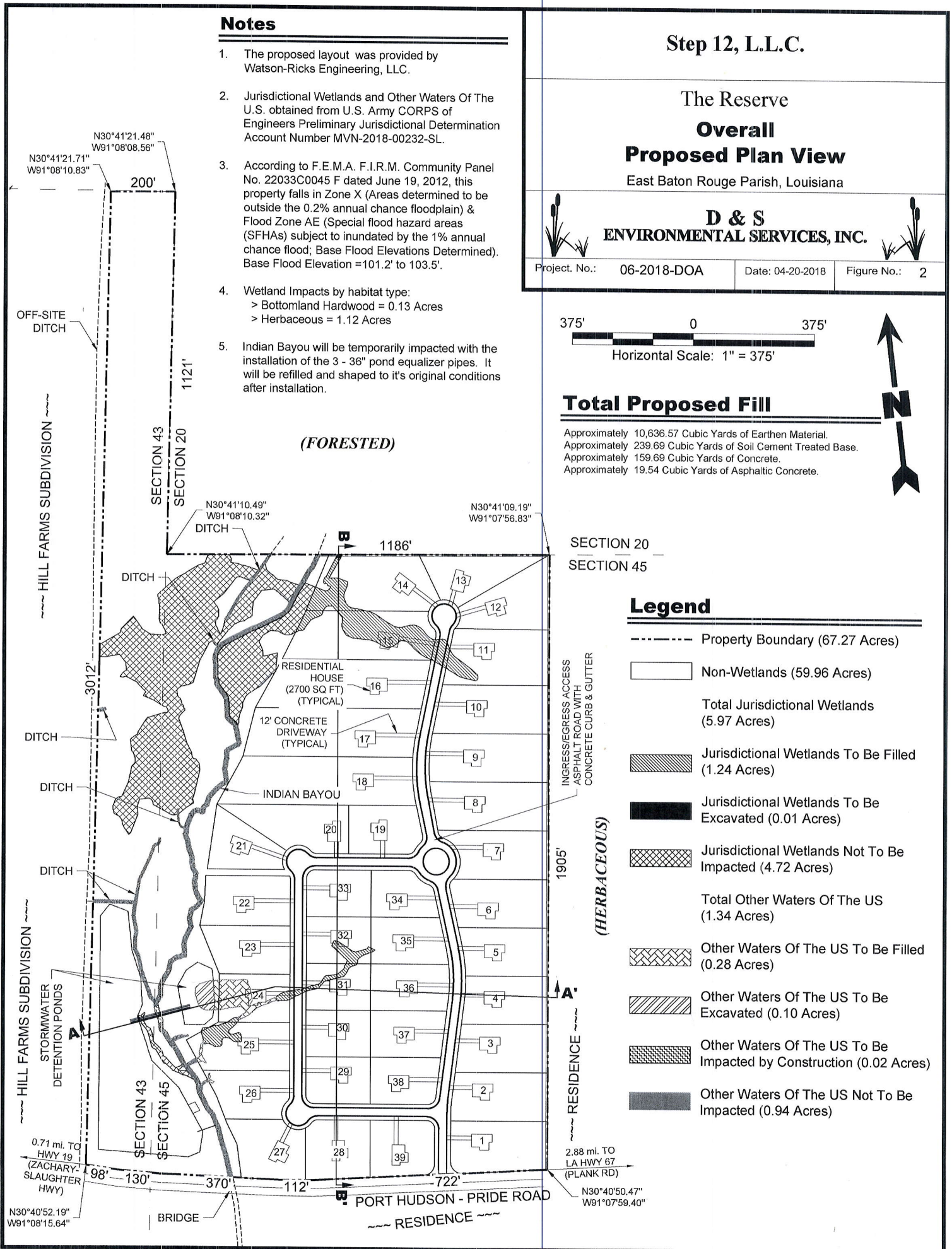
Approximately 10,636.57 Cubic Yards of Earthen Material.  
 Approximately 239.69 Cubic Yards of Soil Cement Treated Base.  
 Approximately 159.69 Cubic Yards of Concrete.  
 Approximately 19.54 Cubic Yards of Asphaltic Concrete.

**Legend**

- Property Boundary (67.27 Acres)
- Non-Wetlands (59.96 Acres)
- Total Jurisdictional Wetlands (5.97 Acres)
- ▨ Jurisdictional Wetlands To Be Filled (1.24 Acres)
- Jurisdictional Wetlands To Be Excavated (0.01 Acres)
- ▩ Jurisdictional Wetlands Not To Be Impacted (4.72 Acres)
- Total Other Waters Of The US (1.34 Acres)
- ▧ Other Waters Of The US To Be Filled (0.28 Acres)
- ▦ Other Waters Of The US To Be Excavated (0.10 Acres)
- ▤ Other Waters Of The US To Be Impacted by Construction (0.02 Acres)
- ▣ Other Waters Of The US Not To Be Impacted (0.94 Acres)

**(FORESTED)**

**(HERBACEOUS)**



OFF-SITE DITCH

HILL FARMS SUBDIVISION

DITCH

DITCH

DITCH

DITCH

DITCH

DITCH

STORMWATER DETENTION PONDS

0.71 mi. TO HWY 19 (ZACHARY SLAUGHTER HWY)

N30°40'52.19" W91°08'15.64"

N30°41'21.71" W91°08'10.83"

N30°41'21.48" W91°08'08.56"

1121'

SECTION 43  
SECTION 20

1121'

N30°41'10.49" W91°08'10.32" DITCH

1186'

N30°41'09.19" W91°07'56.83"

SECTION 20  
SECTION 45

INGRESS/EGRESS ACCESS ASPHALT ROAD WITH CONCRETE CURB & GUTTER

1905'

RESIDENCE

2.88 mi. TO LA HWY 67 (PLANK RD)

N30°40'50.47" W91°07'59.40"

SECTION 43  
SECTION 45

98' 130' 370' 112' 722'

BRIDGE

PORT HUDSON - PRIDE ROAD

RESIDENCE

# Step 12, L.L.C.

The Reserve

## Proposed Plan View

East Baton Rouge Parish, Louisiana



Figure No.: 3

Date: 04-20-2018

Project No.: 06-2018-DOA

### Notes

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### Legend

----- Property Boundary (67.27 Acres)

□ Non-Wetlands (59.96 Acres)

Total Jurisdictional Wetlands (5.97 Acres)

▨ Jurisdictional Wetlands To Be Filled (1.24 Acres)

▩ Jurisdictional Wetlands To Be Excavated (0.01 Acres)

▧ Jurisdictional Wetlands Not To Be Impacted (4.72 Acres)

Total Other Waters Of The US (1.34 Acres)

▤ Other Waters Of The US To Be Filled (0.28 Acres)

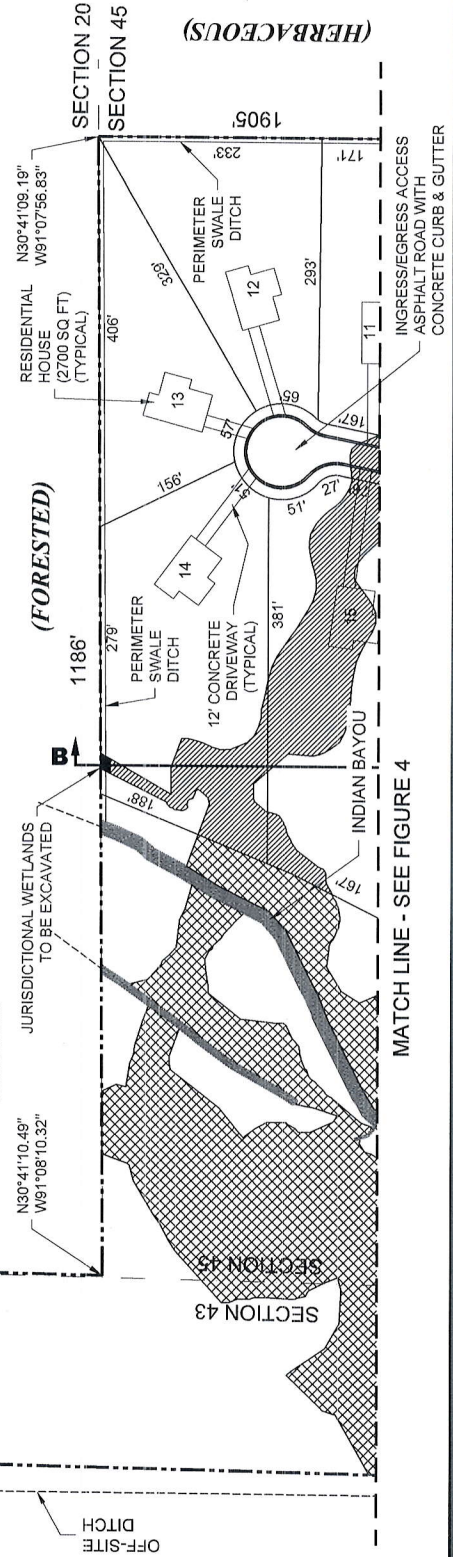
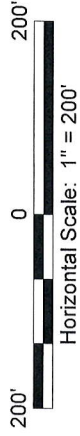
▥ Other Waters Of The US To Be Excavated (0.10 Acres)

▦ Other Waters Of The US To Be Impacted by Construction (0.02 Acres)

▧ Other Waters Of The US Not To Be Impacted (0.94 Acres)

### Total Proposed Fill

- Approximately 10,636.57 Cubic Yards of Earthen Material.
- Approximately 239.69 Cubic Yards of Soil Cement Treated Base.
- Approximately 159.69 Cubic Yards of Concrete.
- Approximately 19.54 Cubic Yards of Asphaltic Concrete.



MATCH LINE - SEE FIGURE 4

## Notes

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## Step 12, L.L.C.

### The Reserve

## Proposed Plan View

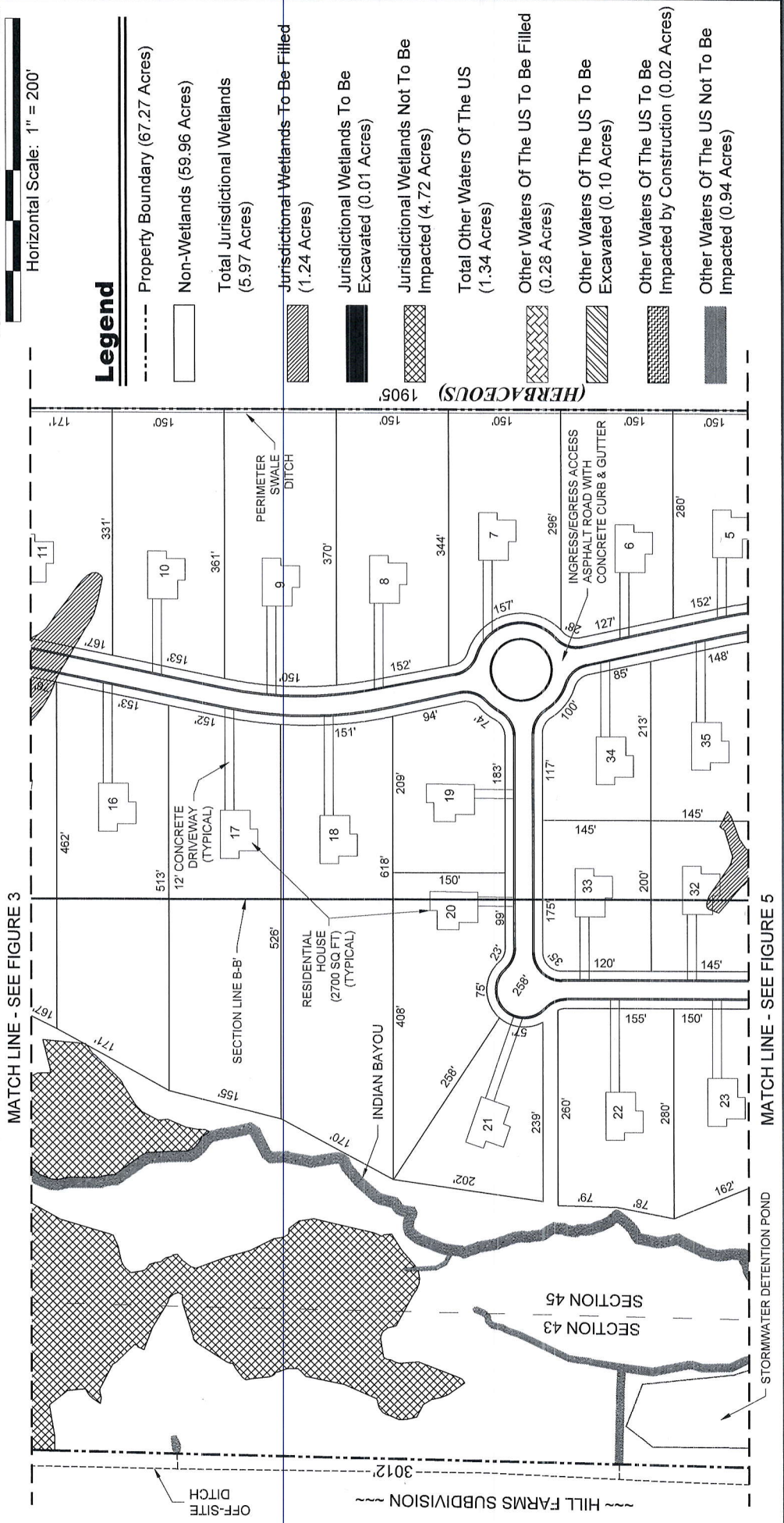
East Baton Rouge Parish, Louisiana

**D & S**  
**ENVIRONMENTAL SERVICES, INC.**

Project No.: 06-2018-DOA

Date: 04-20-2018

Figure No.: 4



## Legend

- Property Boundary (67.27 Acres)
- Non-Wetlands (59.96 Acres)
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  - Jurisdictional Wetlands To Be Filled (1.24 Acres)
  - Jurisdictional Wetlands To Be Excavated (0.01 Acres)
  - Jurisdictional Wetlands Not To Be Impacted (4.72 Acres)
- Total Other Waters Of The US (1.34 Acres)
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  - Other Waters Of The US To Be Excavated (0.10 Acres)
  - Other Waters Of The US To Be Impacted by Construction (0.02 Acres)
  - Other Waters Of The US Not To Be Impacted (0.94 Acres)



## Notes

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## Step 12, L.L.C.

### The Reserve

## Proposed Plan View

East Baton Rouge Parish, Louisiana



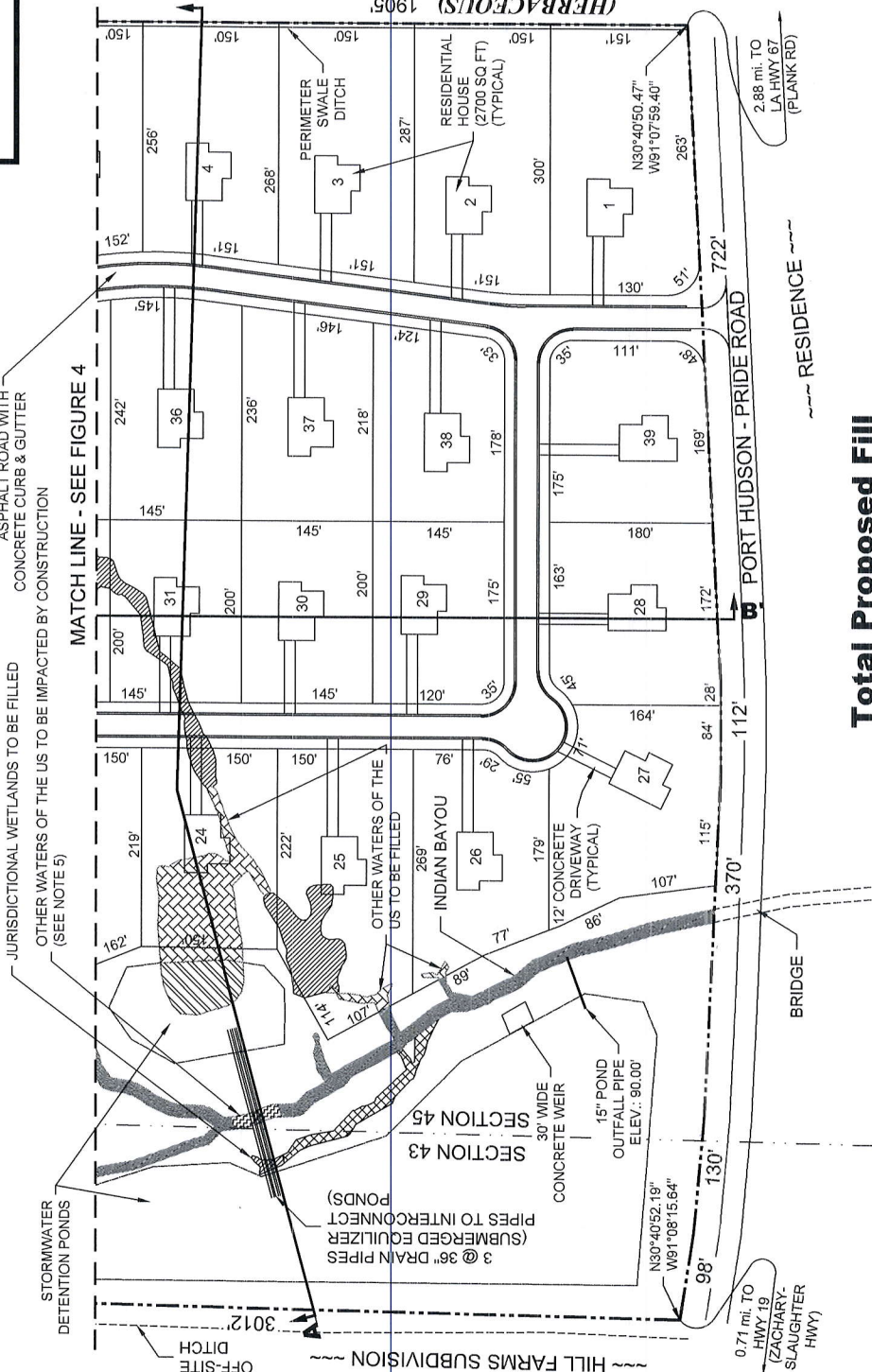
Project No.: 06-2018-DOA

Date: 04-20-2018

Figure No.: 5

## Legend

|                     |  |
|---------------------|--|
| -----               | Property Boundary (67.27 Acres)                                    |
| [White Box]         | Non-Wetlands (59.96 Acres)   |
| [Diagonal Hatching] | Total Jurisdictional Wetlands (5.97 Acres)                         |
| [Cross-hatching]    | Jurisdictional Wetlands To Be Filled (1.24 Acres)                  |
| [Solid Black Box]   | Jurisdictional Wetlands To Be Excavated (0.01 Acres)               |
| [Grid Hatching]     | Jurisdictional Wetlands Not To Be Impacted (4.72 Acres)            |
| [Diagonal Hatching] | Total Other Waters Of The US (1.34 Acres)                          |
| [Cross-hatching]    | Other Waters Of The US To Be Filled (0.28 Acres)                   |
| [Diagonal Hatching] | Other Waters Of The US To Be Excavated (0.10 Acres)                |
| [Grid Hatching]     | Other Waters Of The US To Be Impacted by Construction (0.02 Acres) |
| [Solid Black Box]   | Other Waters Of The US Not To Be Impacted (0.94 Acres)             |

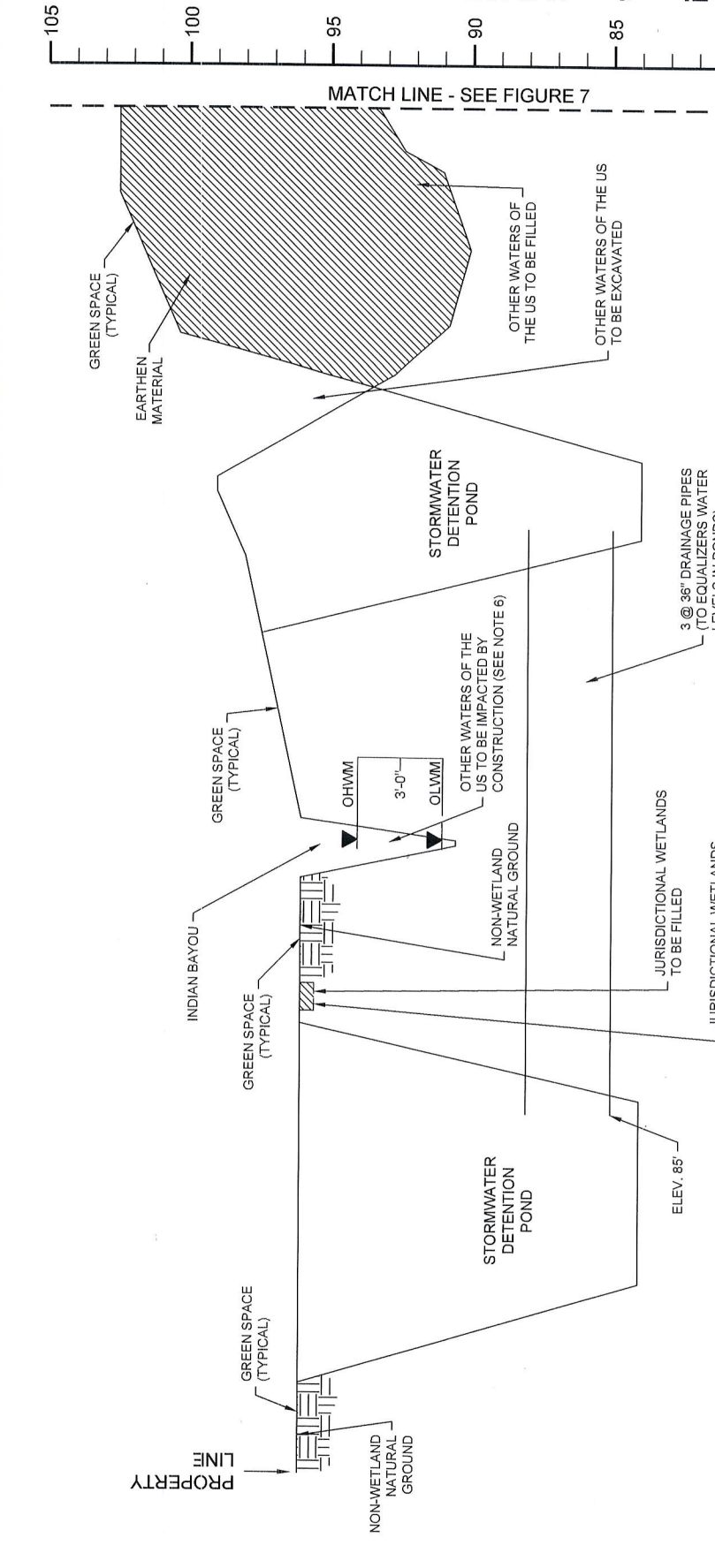
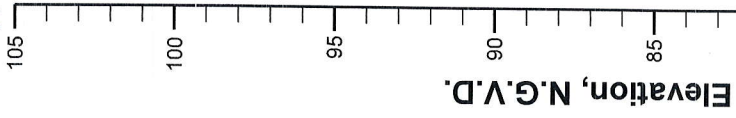


## Total Proposed Fill

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 Approximately 239.69 Cubic Yards of Soil Cement Treated Base.  
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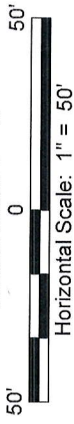


A



**Section A-A'**

Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 6'



**Legend**

- Earthen Material
- Ordinary High Water Mark
- Ordinary Low Water Mark

**Notes**

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4. Non-wetland natural ground elevations range from 111'-6" to 96'-0" N.G.V.D. Elevation data was obtained from topographic data provided by Watson-Ricks Engineering, LLC Drainage Impact Study.
5. Natural Ground elevations in existing jurisdictional wetlands are approximately 6" lower than adjacent non-wetland ground elevations.
6. Indian Bayou will be temporarily impacted with the installation of the 3 - 36" pond equalizer pipes. It will be refilled and shaped to its original conditions after installation.

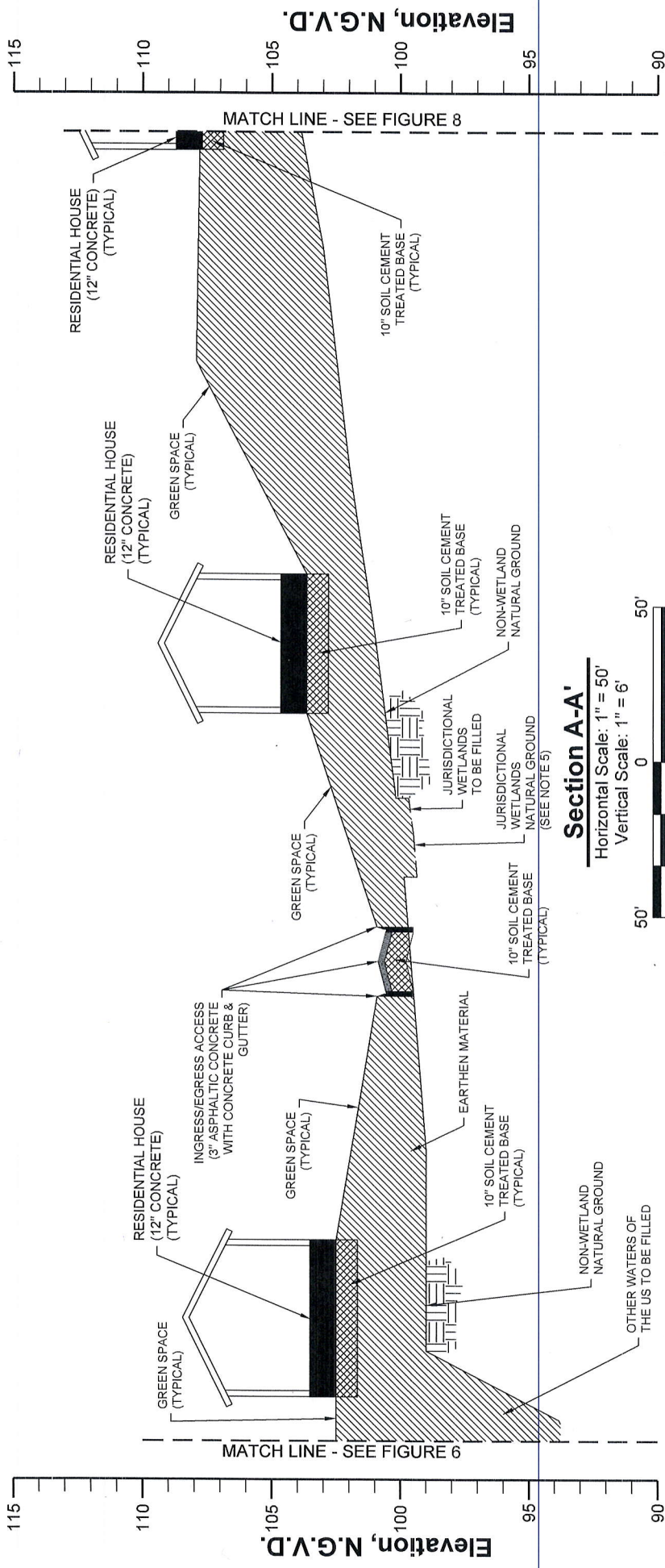
**Step 12, L.L.C.**

The Reserve

**Section View A-A'**

East Baton Rouge Parish, Louisiana









**Section A-A'**

Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 6'



**Legend**

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphaltic Concrete

**Notes**

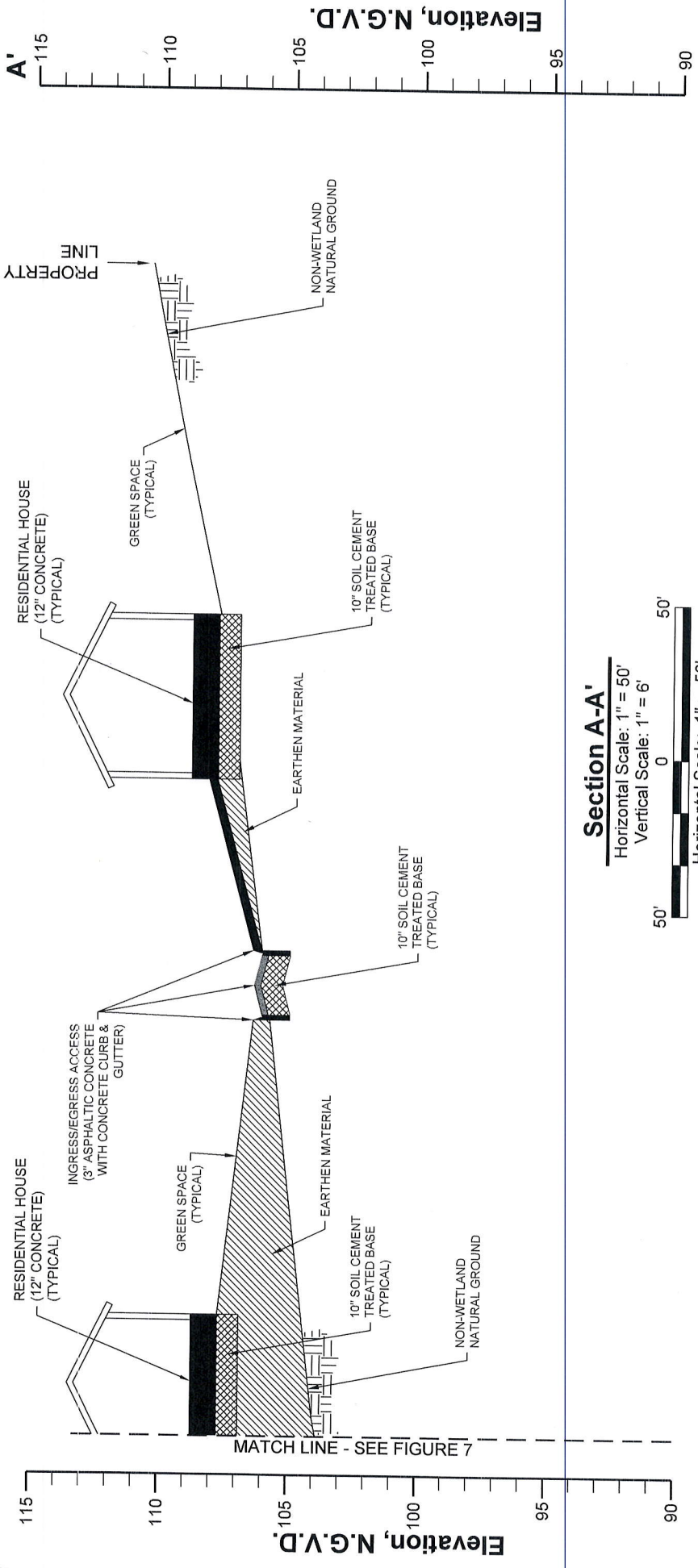
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5. Natural ground elevations in existing jurisdictional wetlands are approximately 6" lower than adjacent non-wetland ground elevations.

**Step 12, L.L.C.**

**The Reserve  
Section View A-A'  
(Continued)**

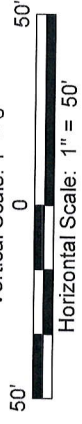
East Baton Rouge Parish, Louisiana





**Section A-A'**

Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 6'



**Legend**

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphaltic Concrete


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5. Natural Ground elevations in existing jurisdictional wetlands are approximately 6" lower than adjacent non-wetland ground elevations.

**Step 12, L.L.C.**

**The Reserve  
Section View A-A'  
(Continued)**

East Baton Rouge Parish, Louisiana

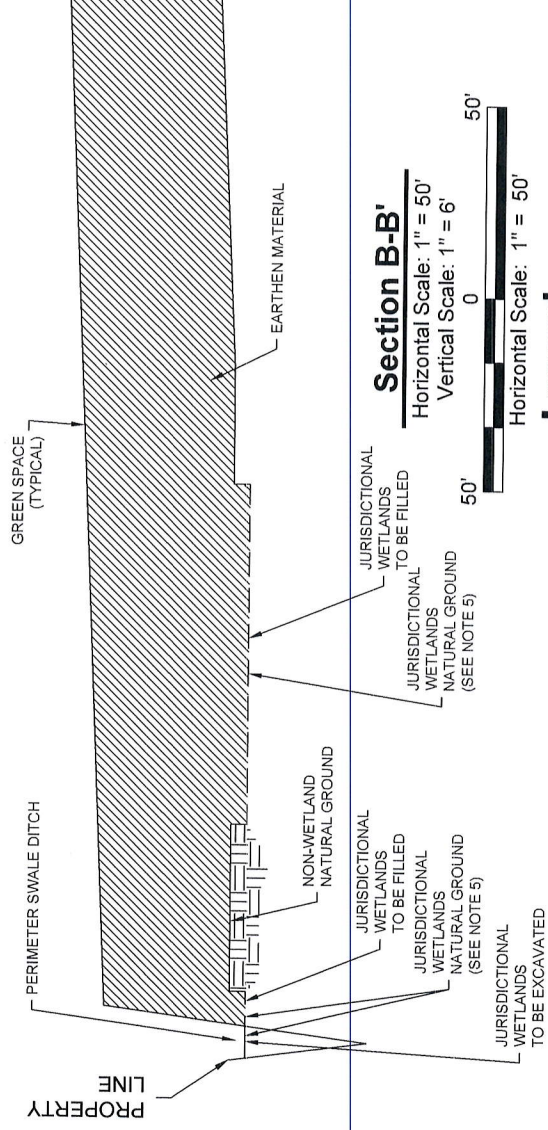
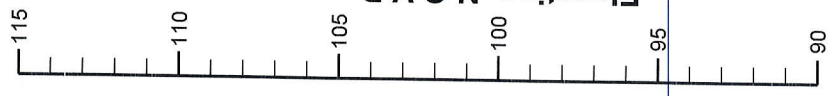


**D & S  
ENVIRONMENTAL SERVICES, INC.**

Project No.: 06-2018-DOA

Date: 04-20-2018

Figure No.: 8



**Section B-B'**  
 Horizontal Scale: 1" = 50'  
 Vertical Scale: 1" = 6'



**Legend**

Earthen Material

**Notes**

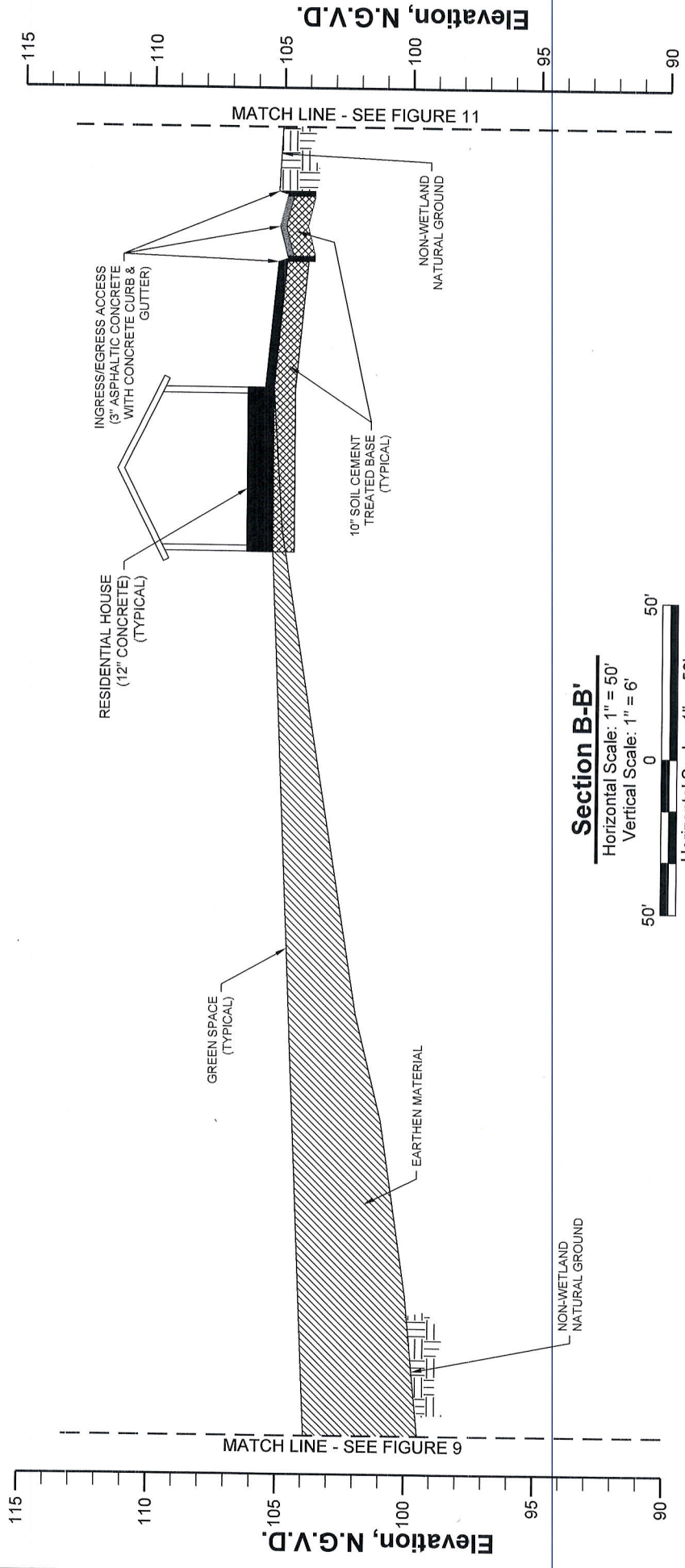
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**Step 12, L.L.C.**

**The Reserve  
 Section View B-B'**

East Baton Rouge Parish, Louisiana

**D & S ENVIRONMENTAL SERVICES, INC.**



**Section B-B'**

Horizontal Scale: 1" = 50'  
 Vertical Scale: 1" = 6'



**Legend**

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphaltic Concrete

**Notes**

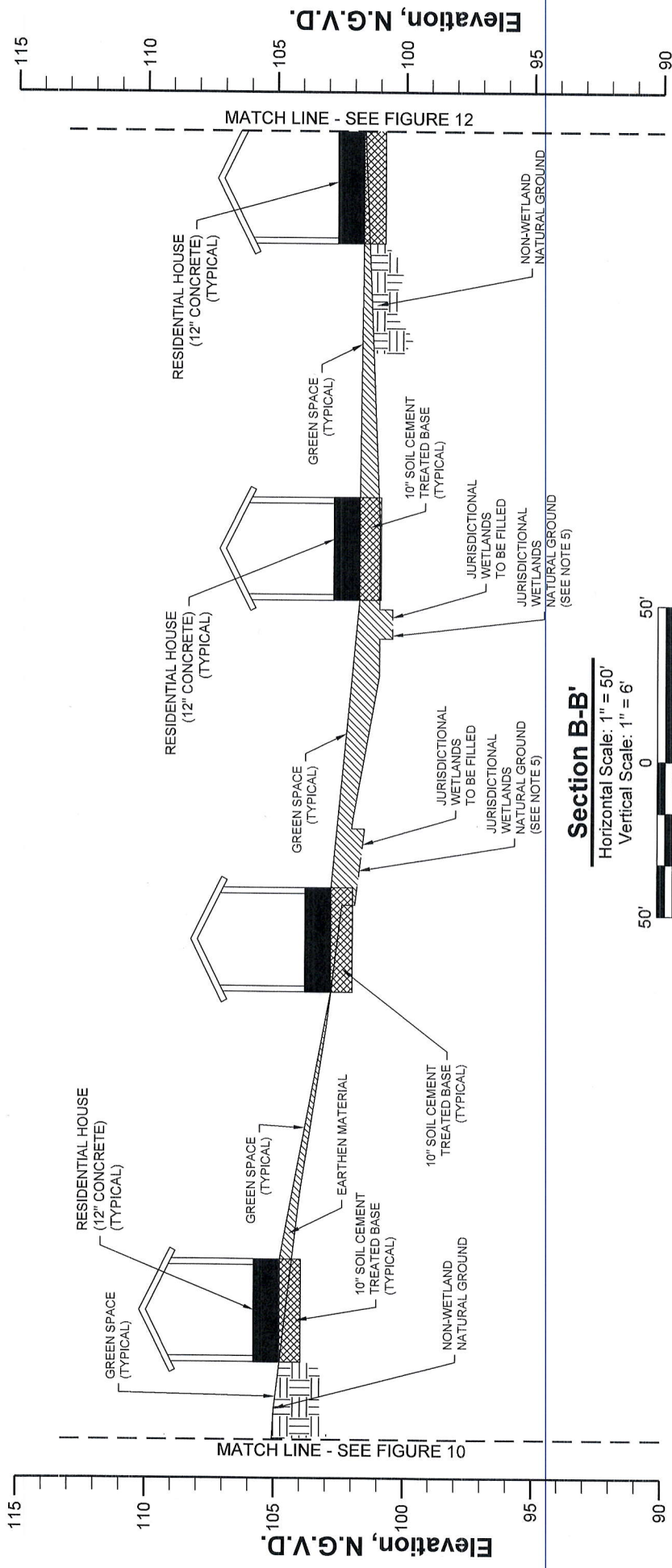
1. The proposed layout was provided by Watson-Ricks Engineering, LLC.
2. Jurisdictional Wetlands and Other Waters Of The U.S. obtained from U.S. Army CORPS of Engineers Preliminary Jurisdictional Determination Account Number MVN-2018-00232-SL.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22033C0045 F dated June 19, 2012, this property falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) & Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 101.2 to 103.5'.
4. Non-wetland natural ground elevations range from 111'-6" to 96'-0" N.G.V.D. Elevation data was obtained from topographic data provided by Watson-Ricks Engineering, LLC Drainage Impact Study.
5. Natural Ground elevations in existing jurisdictional wetlands are approximately 6" lower than adjacent non-wetland ground elevations.

**Step 12, L.L.C.**

**The Reserve  
 Section View B-B'  
 (Continued)**

East Baton Rouge Parish, Louisiana

**D & S  
 ENVIRONMENTAL SERVICES, INC.**






**Section B-B'**

Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 6'



**Legend**

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete

**Notes**

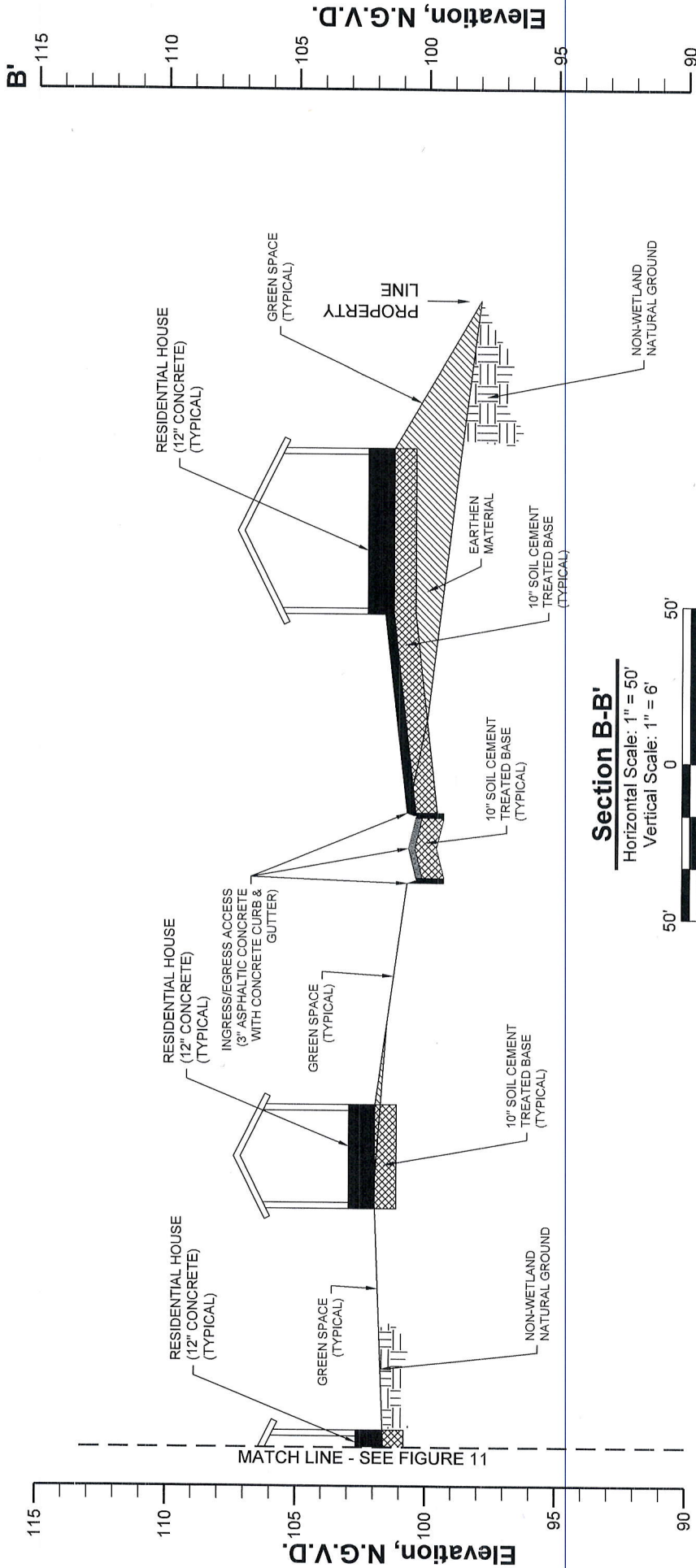
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**The Reserve  
Section View B-B'  
(Continued)**

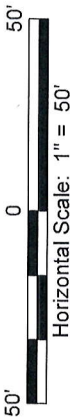
East Baton Rouge Parish, Louisiana









**Section B-B'**

Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 6'



**Legend**

-  Earthen Material
-  Soil Cement Treated Base
-  Concrete
-  Asphaltic Concrete

**Notes**

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**The Reserve  
Section View B-B'  
(Continued)**

East Baton Rouge Parish, Louisiana

