

PUBLIC NOTICE

April 26, 2021

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

Permit Application Number:
MVN-2009-2424-1-EPP
Project Manager:
Stephanie Castaing
(504) 862-1564
Stephanie.L.Castaing@usace.army.mil

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).

AFTER-THE-FACT AND MODIFICATION TO RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN TANGIPAHOA PARISH

NAME OF APPLICANT: Robert Bruno, c/o Hydrik Wetlands Consultants, Attention: Mike Henry, 2323 Highway 190 East, Suite 2, Hammond, Louisiana, 70401.

LOCATION OF WORK: Located off South I-12 Service Road and Pleasant Ridge Road, in Hammond, Louisiana, in Tangipahoa Parish, as shown on the enclosed drawings.

Latitude: 30.47549 Longitude: -90.42488

Hydrologic Unit Code: 08070204 (Lower Mississippi-Lake Maurepas)

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 and/or Section 10 of the Rivers and Harbors Act. All legal issues concerning the unauthorized work have been deferred.

CHARACTER OF WORK: Clear, grade, excavate and fill for the expansion of the Bass Lake Estates Development. The project will include 52 residential and 7 commercial lots, lake and pond, roadways, associated utilities, and drainage infrastructure. Project implementation will directly impact 13.81 acres of jurisdictional wetlands. The applicant proposed to contract with an approved mitigation bank to offset the adverse impact to jurisdictional wetlands.

The applicant may be required to fully or partially restore the project site to pre-project conditions, if issuance of the permit is determined to be contrary to the overall public interest.

The comment period for the 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 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.

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 any other 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. 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 activity will have no effect on the threatened West Indian Manatee (*Trichechus manatus*), endangered Red-cockaded woodpecker (*Picoides borealis*), and the endangered Gopher tortoise (*Gopherus polyphemus*) based on the Information & Planning 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 is Not Likely to Adversely Affect any species listed as endangered by the U.S. Departments of Commerce, nor affect any habitat designated as critical to the survival and recovery of such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal is not expected to result in the destruction or alteration of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no 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.

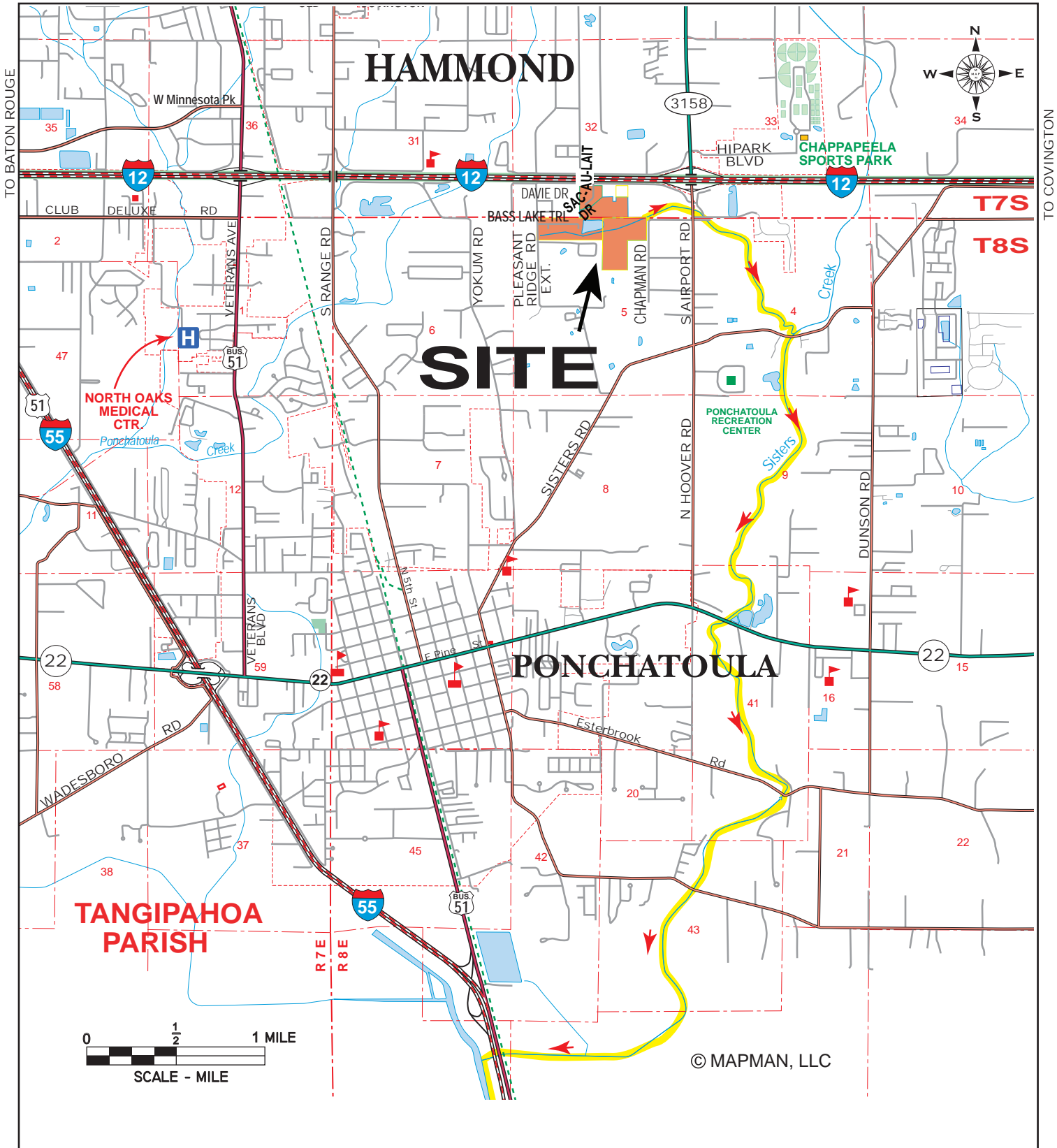
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not 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



SITE VICINITY
 BASS LAKE ESTATES 1, 2 & 3
 SECT. 32, T6S-R8E & SECT. 5, T7S-R8E
 TANGIPAHOA PARISH, LA



APPLICANT:
 ROBERT BRUNO (BASS LAKE 2)

LEGEND
 = PROJECT LOCATION
 = DRAINAGE DISCHARGE

FIGURE
 1

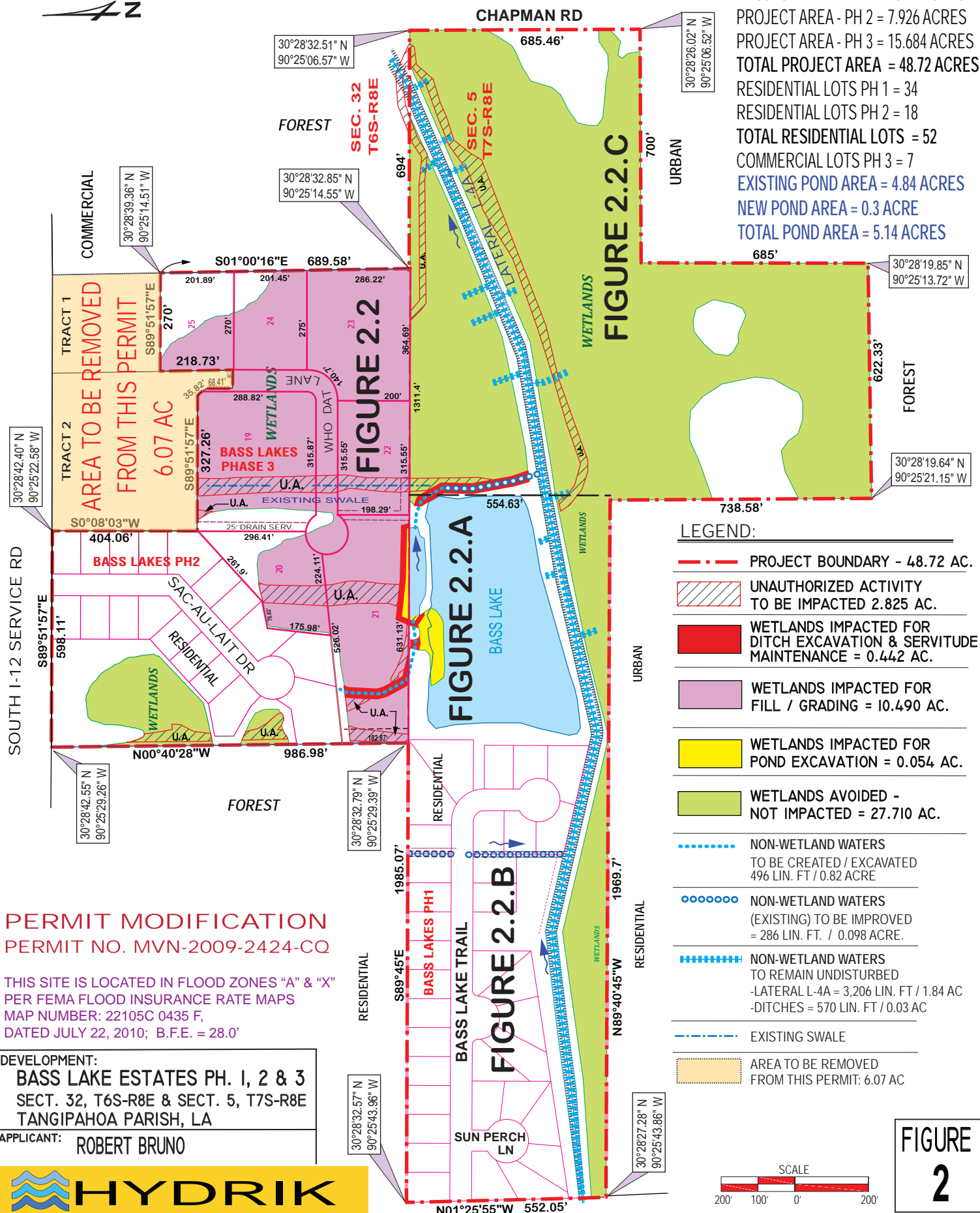
SITE COORDINATES
 30°28'42.55" N, 90°25'29.26" W

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

HF: 1706 BC DATE: 2/13/17 / 10/29/19 APPROVED:

PROJECT DATA

PROJECT AREA - PH 1 = 25.11 ACRES
 PROJECT AREA - PH 2 = 7.926 ACRES
 PROJECT AREA - PH 3 = 15.684 ACRES
TOTAL PROJECT AREA = 48.72 ACRES
 RESIDENTIAL LOTS PH 1 = 34
 RESIDENTIAL LOTS PH 2 = 18
TOTAL RESIDENTIAL LOTS = 52
 COMMERCIAL LOTS PH 3 = 7
EXISTING POND AREA = 4.84 ACRES
NEW POND AREA = 0.3 ACRE
TOTAL POND AREA = 5.14 ACRES



LEGEND:

- PROJECT BOUNDARY - 48.72 AC.
- UNAUTHORIZED ACTIVITY TO BE IMPACTED 2.825 AC.
- WETLANDS IMPACTED FOR DITCH EXCAVATION & SERVITUDE MAINTENANCE = 0.442 AC.
- WETLANDS IMPACTED FOR FILL / GRADING = 10.490 AC.
- WETLANDS IMPACTED FOR POND EXCAVATION = 0.054 AC.
- WETLANDS AVOIDED - NOT IMPACTED = 27.710 AC.
- NON-WETLAND WATERS TO BE CREATED / EXCAVATED 496 LIN. FT / 0.82 ACRE
- NON-WETLAND WATERS (EXISTING) TO BE IMPROVED = 286 LIN. FT. / 0.098 ACRE.
- NON-WETLAND WATERS TO REMAIN UNDISTURBED - LATERAL L-4A = 3,206 LIN. FT / 1.84 AC - DITCHES = 570 LIN. FT / 0.03 AC
- EXISTING SWALE
- AREA TO BE REMOVED FROM THIS PERMIT: 6.07 AC

PERMIT MODIFICATION
PERMIT NO. MVN-2009-2424-CQ

THIS SITE IS LOCATED IN FLOOD ZONES "A" & "X"
 PER FEMA FLOOD INSURANCE RATE MAPS
 MAP NUMBER: 22105C 0435 F,
 DATED JULY 22, 2010; B.F.E. = 28.0'

DEVELOPMENT:
BASS LAKE ESTATES PH. 1, 2 & 3
SECT. 32, T6S-R8E & SECT. 5, T7S-R8E
TANGIPAHOA PARISH, LA

APPLICANT: ROBERT BRUNO

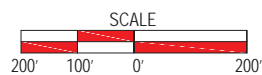


FIGURE 2

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

HF: 1706 BC

DATE 12/18/17, 1/03/18, 1/03/18, 10/29/19
APPROVED:



LEGEND:

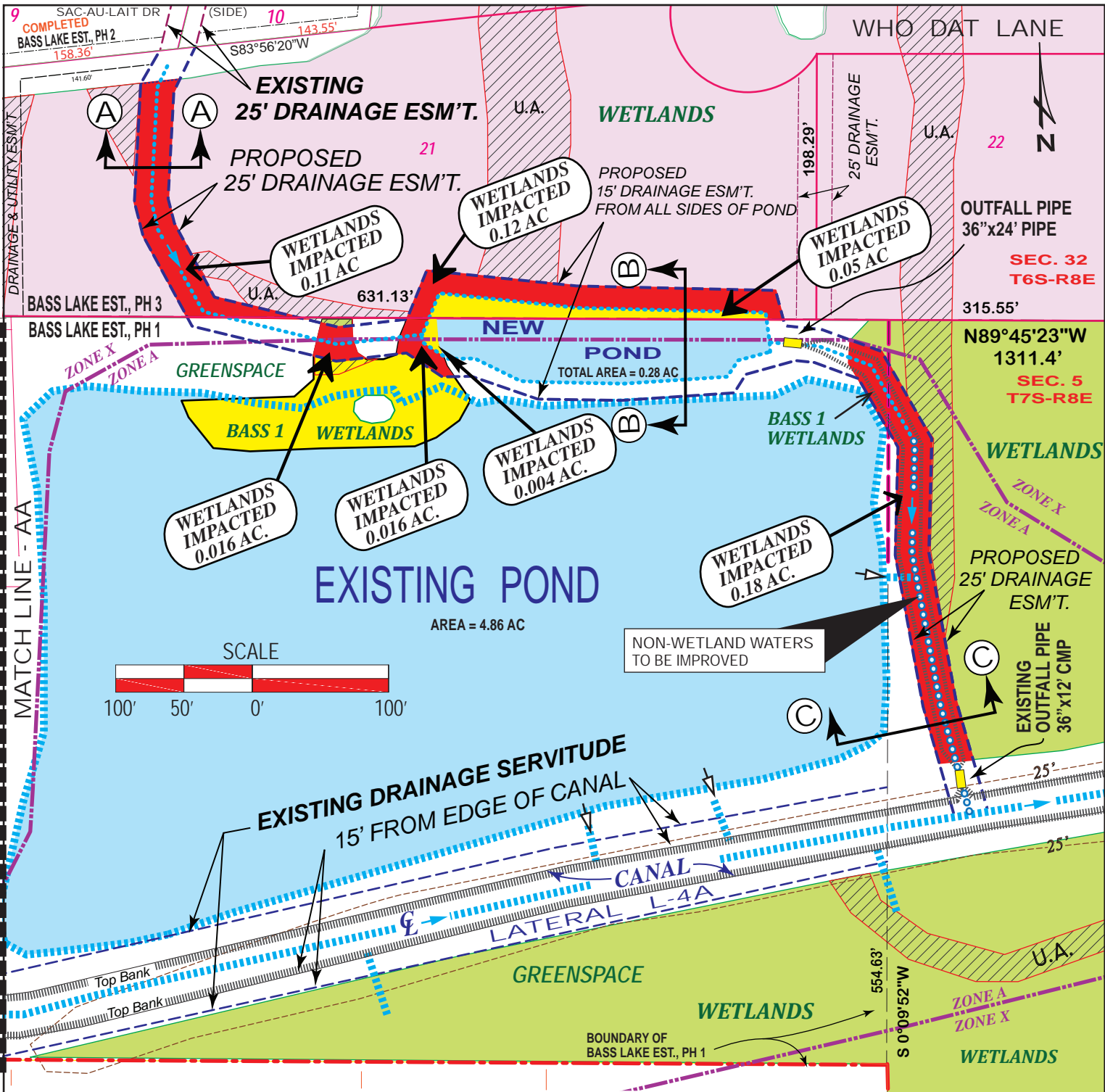
| | |
|--|--|
| DEVELOPMENT BOUNDARY | UNAUTHORIZED ACTIVITY TO BE IMPACTED 2.825 AC. |
| FLOOD ZONE / TRANSITION LINE | WETLANDS IMPACTED FOR DITCH EXCAVATION & SERVITUDE MAINTENANCE = 0.442 AC. |
| DRAINAGE FLOW: PRE DEVELOPMENT | WETLANDS IMPACTED FOR POND EXCAVATION = 0.054 AC. |
| DRAINAGE FLOW: POST DEVELOPMENT | WETLANDS AVOIDED NOT IMPACTED = 27.710 AC. |
| ELEVATION / LINE | WETLANDS IMPACTED VIA FILL / GRADING = 10.490 AC. |
| NON-WETLAND WATERS | AREA TO BE REMOVED FROM THIS PERMIT = 6.07 AC. |
| TO BE CREATED / EXCAVATED 496 LIN. FT / 0.82 ACRE | |
| (EXISTING) TO BE IMPROVED = 286 LIN. FT. / 0.098 ACRE. | |
| TO REMAIN UNDISTURBED - LATERAL L-4A = 3,206 LIN. FT / 1.84 AC - DITCHES = 570 LIN. FT / 0.03 AC | |



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WWW.HYDRIK.COM (985)429-0333

| | | |
|---|--------------------------------------|-------------------|
| DEVELOPMENT: BASS LAKE ESTATES PH. 1, 2 & 3 | | FIGURE 2.2 |
| SECT. 32, T6S-R8E & SECT. 5, T7S-R8E TANGIPAHOA PARISH, LA | | |
| APPLICANT: ROBERT BRUNO | | |
| HF: 1706 BC | DATE 12-18-2017 8-01-19, 10-29-19 | APPROVED: |



JD: MVN-2006-4963-SK

JD: MVN-2005-4568-SK

LEGEND:

| | | | |
|--|--|--|--|
| | DEVELOPMENT BOUNDARY | | ELEVATION / LINE |
| | FLOOD ZONE / TRANSITION LINE | | UNAUTHORIZED ACTIVITY TO BE IMPACTED |
| | DRAINAGE FLOW PRE DEVELOPMENT | | WETLANDS IMPACTED FOR DITCH EXCAVATION & SERVITUDE MAINTENANCE |
| | DRAINAGE FLOW POST DEVELOPMENT | | WETLANDS IMPACTED FOR POND EXCAVATION. |
| | TOP BANK OF CANAL | | WETLANDS AVOIDED - NOT IMPACTED |
| | NON-WETLAND WATERS TO BE CREATED / EXCAVATED | | WETLANDS IMPACTED VIA FILL / GRADING |
| | NON-WETLAND WATERS (EXISTING) TO BE IMPROVED | | |
| | NON-WETLAND WATERS TO REMAIN UNDISTURBED * | | |

THIS SITE IS LOCATED IN FLOOD ZONES "A" & "X" PER FEMA FLOOD INSURANCE RATE MAPS COMMUNITY NO. 220206, MAP NUMBER: 22105C 0435 F, DATED JULY 22, 2010.

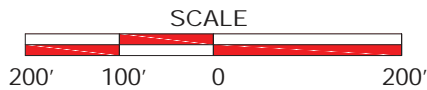
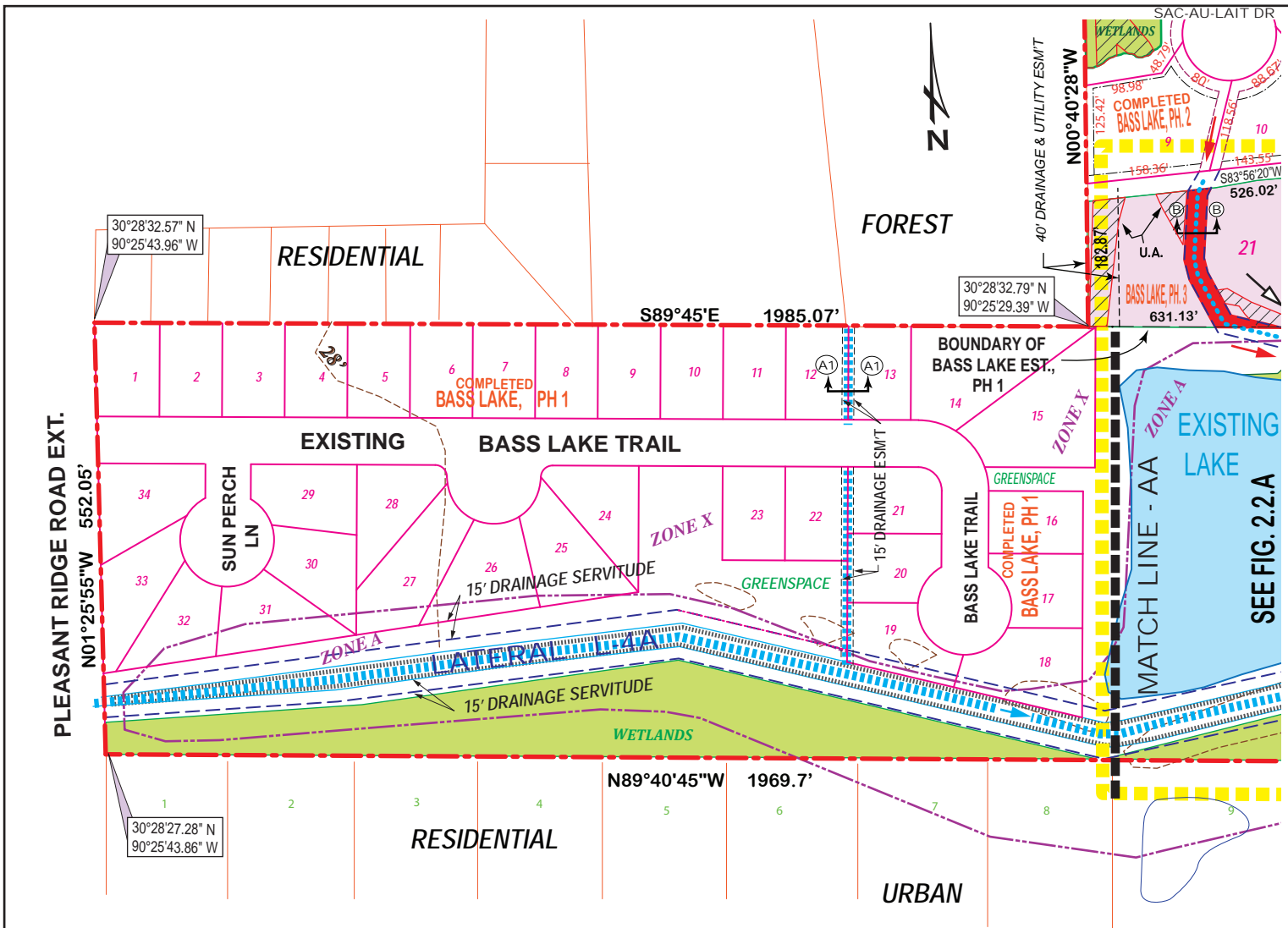
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| | |
|---|--|
| DEVELOPMENT: BASS LAKE EST. PH. 1, 2 & 3 SECT. 32, T6S-R8E & SECT. 5, T7S-R8E TANGIPAHOA PARISH, LA | FIGURE 2.2.A |
| APPLICANT: ROBERT BRUNO (BASS LAKE 2) | |
| HF: 1706 BC | DATE: 12/18/17, 1/3/18 8/1/19, 10/29/19 |
| APPROVED: | |

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



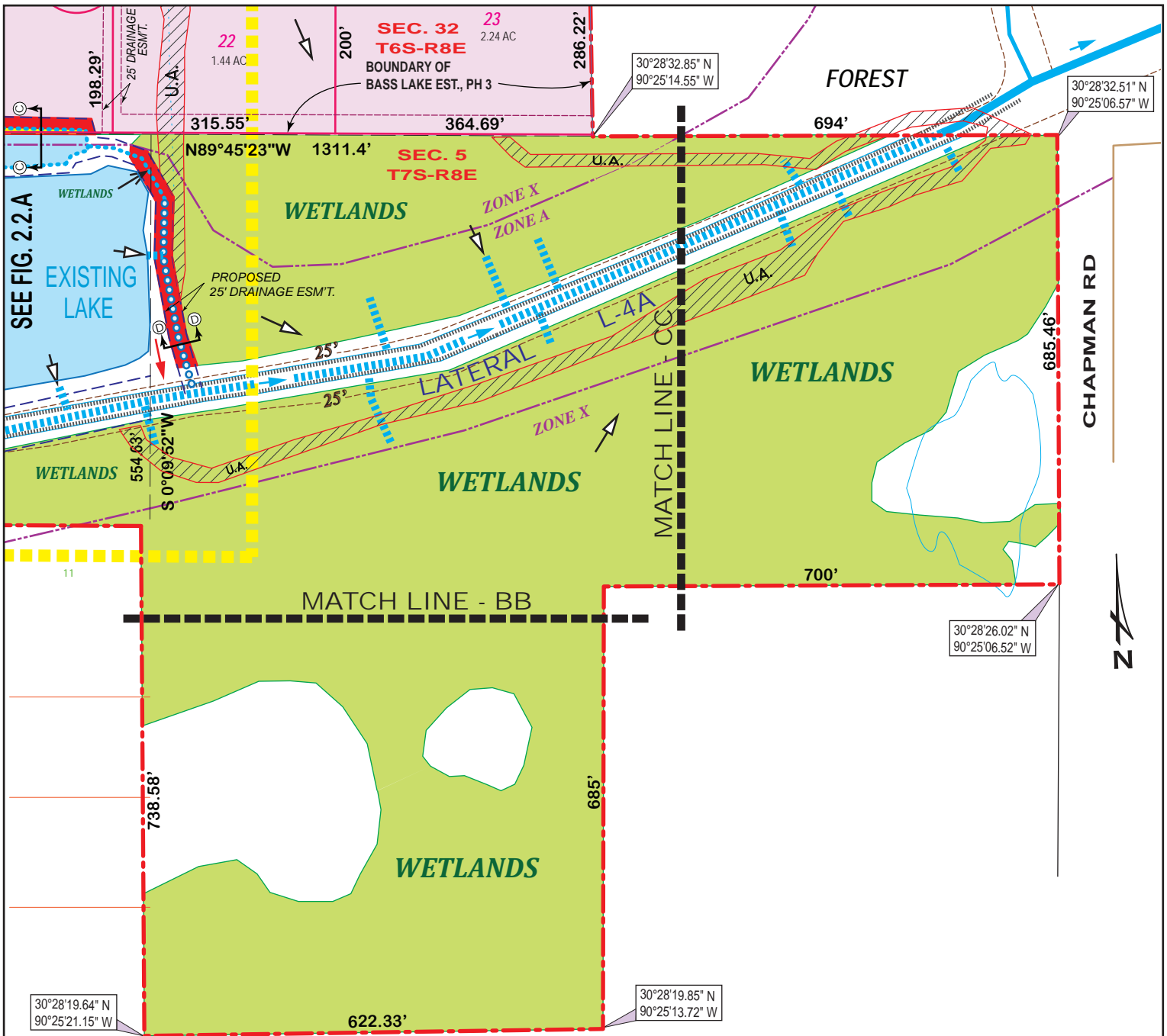
LEGEND:

- DEVELOPMENT BOUNDARY
- FLOOD ZONE / TRANSITION LINE
- DRAINAGE FLOW: PRE DEVELOPMENT
- DRAINAGE FLOW: POST DEVELOPMENT
- ELEVATION / LINE
- NON-WETLAND WATERS TO BE CREATED / EXCAVATED
496 LIN. FT. / 0.82 ACRE
- (EXISTING) TO BE IMPROVED
= 286 LIN. FT. / 0.098 ACRE.
- TO REMAIN UNDISTURBED
- LATERAL L-4A = 3,206 LIN. FT / 1.84 AC
- DITCHES = 570 LIN. FT / 0.03 AC
- UNAUTHORIZED ACTIVITY TO BE IMPACTED
- WETLANDS IMPACTED FOR DITCH EXCAVATION & SERVITUDE MAINTENANCE = 0.442 AC.
- WETLANDS IMPACTED FOR POND EXCAVATION = 0.054 AC.
- WETLANDS AVOIDED - NOT IMPACTED
- PH3 WETLANDS IMPACTED - FILLING / GRADING

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| | | |
|--|---|-----------------|
| DEVELOPMENT: BASS LAKE ESTATES PH. 1, 2 & 3 SECT. 32, T6S-R8E & SECT. 5, T7S-R8E TANGIPAHOA PARISH, LA | | FIGURE 2.2.B |
| APPLICANT: ROBERT BRUNO | | |
| HF: 1706 BC | DATE 12/18/17, 1/3/18 8/1/19, 10/29/19 | APPROVED: |

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30°28'19.64" N
90°25'21.15" W

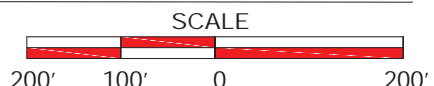
30°28'19.85" N
90°25'13.72" W

30°28'26.02" N
90°25'06.52" W

30°28'32.51" N
90°25'06.57" W

- LEGEND:**
- DEVELOPMENT BOUNDARY
 - FLOOD ZONE / TRANSITION LINE
 - DRAINAGE FLOW: PRE DEVELOPMENT
 - DRAINAGE FLOW: POST DEVELOPMENT
 - ELEVATION / LINE
 - NON-WETLAND WATERS**
 - TO BE CREATED / EXCAVATED
496 LIN. FT. / 0.82 ACRE
 - (EXISTING) TO BE IMPROVED
= 286 LIN. FT. / 0.098 ACRE.
 - TO REMAIN UNDISTURBED
- LATERAL L-4A = 3,206 LIN. FT / 1.84 AC
- DITCHES = 570 LIN. FT / 0.03 AC

- PH3 WETLANDS IMPACTED VIA FILL / GRADING
- UNAUTHORIZED ACTIVITY TO BE IMPACTED
- WETLANDS IMPACTED FOR DITCH EXCAVATION & SERVITUDE MAINTENANCE = 0.442 AC.
- WETLANDS IMPACTED FOR POND EXCAVATION = 0.054 AC.
- WETLANDS AVOIDED - NOT IMPACTED

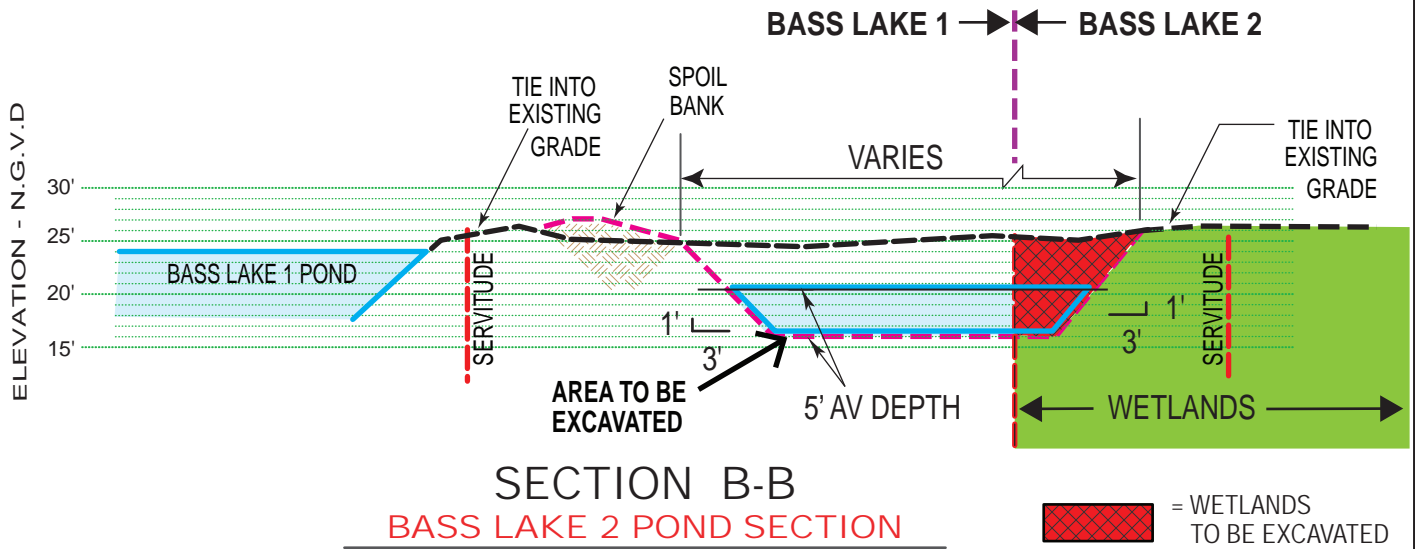
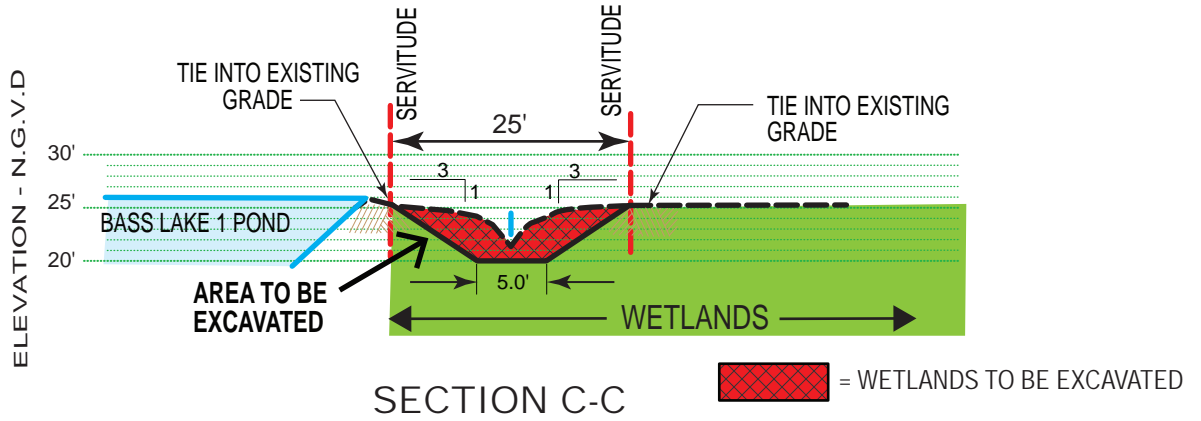
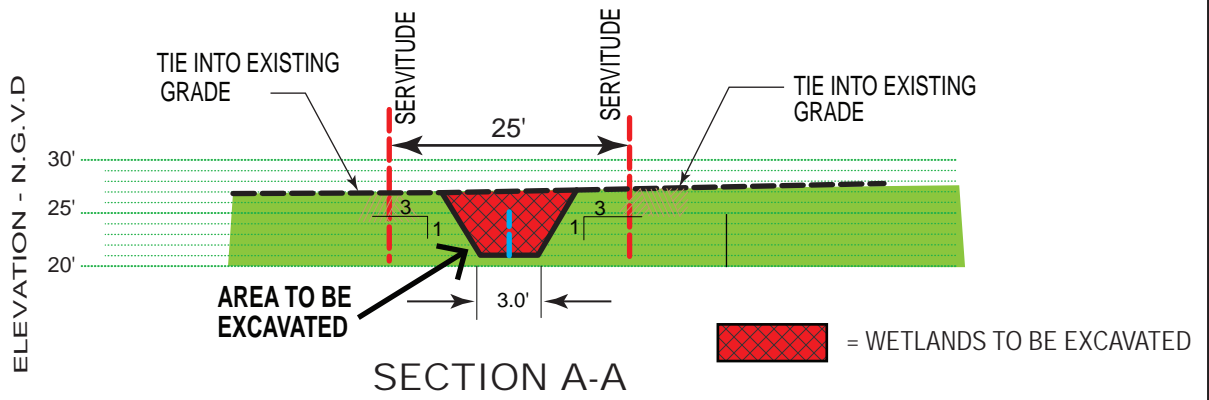


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| | | |
|--|---|-----------------|
| DEVELOPMENT: BASS LAKE ESTATES PH. 1, 2 & 3 SECT. 32, T6S-R8E & SECT. 5, T7S-R8E TANGIPAHOA PARISH, LA | | FIGURE 2.2.C |
| APPLICANT: ROBERT BRUNO | | |
| HF: 1706 BC | DATE 12/18/17, 1/3/18 8/1/19, 10/29/19 | APPROVED: |

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TYPICAL POND / DRAINAGE & DETENTION BASIN PROFILES:

BASS LAKE ESTATES

SECT. 32, T6S-R8E & SECT. 5, T7S-R8E
TANGIPAOHA PARISH, LA

APPLICANT:

ROBERT BRUNO (BASS LAKE 2)

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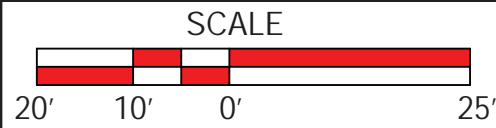


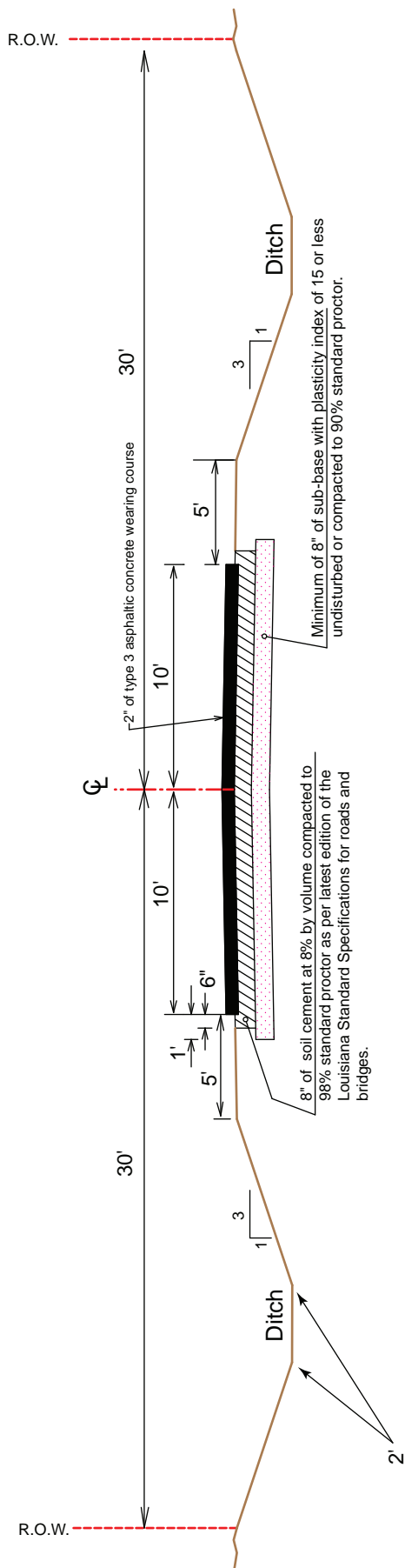
FIGURE
4

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HF: 1706 BC

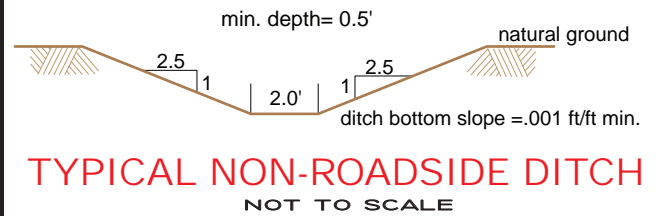
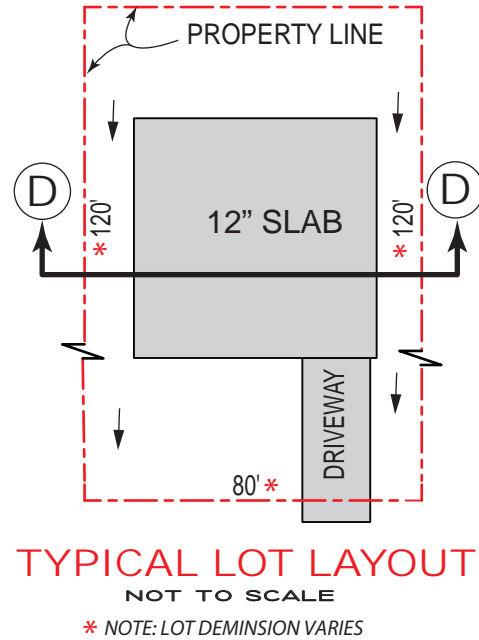
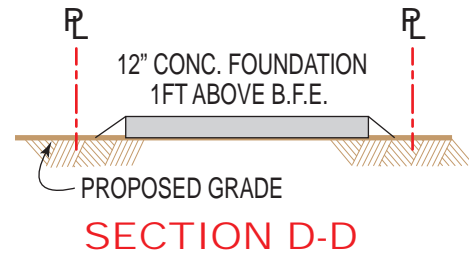
DATE: 1-13-2017

APPROVED:



TYPICAL STREET SECTION

NOT TO SCALE



**STREET / TYP. LOT
PROFILE DETAIL**

DEVELOPMENT:

BASS LAKE ESTATES
SECTION 32, T6S-R8E
TANGIPAHOA PARISH, LA



APPLICANT:

ROBERT BRUNO

**FIGURE
5**

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