

# PUBLIC NOTICE

**March 29, 2021**

United States Army Corps of Engineers  
New Orleans District  
Regulatory Branch  
7400 Leake Avenue  
New Orleans, Louisiana 70118

Project Manager  
Zachary Steinkoenig  
(504) 862-1288  
zachary.j.steinkoenig@usace.army.mil  
**MVN 2010-02379-CF**

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: [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

## **PROPOSED ZACHARY TRAILS RESIDENTIAL SUBDIVISION IN EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** LANCASTER DEVELOPMENT, c/o Michael Henry, 2323 Hwy 190 East Suite 2, Hammond, Louisiana 70401

**LOCATION OF WORK:** Near Upper White Bayou in Zachary, Louisiana, Latitude 30.672337, Longitude -91.163287, 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 a Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material in wetlands to construct the Zachary Trails Residential Subdivision. Approximately 290,016 cubic yards of silt material would be excavated and deposited on site to achieve required grade elevation requirements. The proposed project is situated on an approximately 105-acre tract that has been determined to contain 18.50 acres of forested wetlands. Of this, approximately 8.02 acres of wetlands will be impacted to construct the subdivision. The remainder of the wetlands will be left in its natural state. It is anticipated that the proposed action would have minimal impact on adjacent wetlands.

The applicant is claiming that all efforts were made to design the development to avoid 10.48 acres of wetlands adjacent to the Upper White Bayou tributary and will purchase mitigation from an approved mitigation bank for the permanent impacts to wetlands.

The comment period for the Department of Army Permit 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 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.

### **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. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are being sent to the State Archeologist and 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 or Interior.

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 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 water quality standards will be required from the Louisiana Department of Environmental Quality, Office of Environmental Services 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

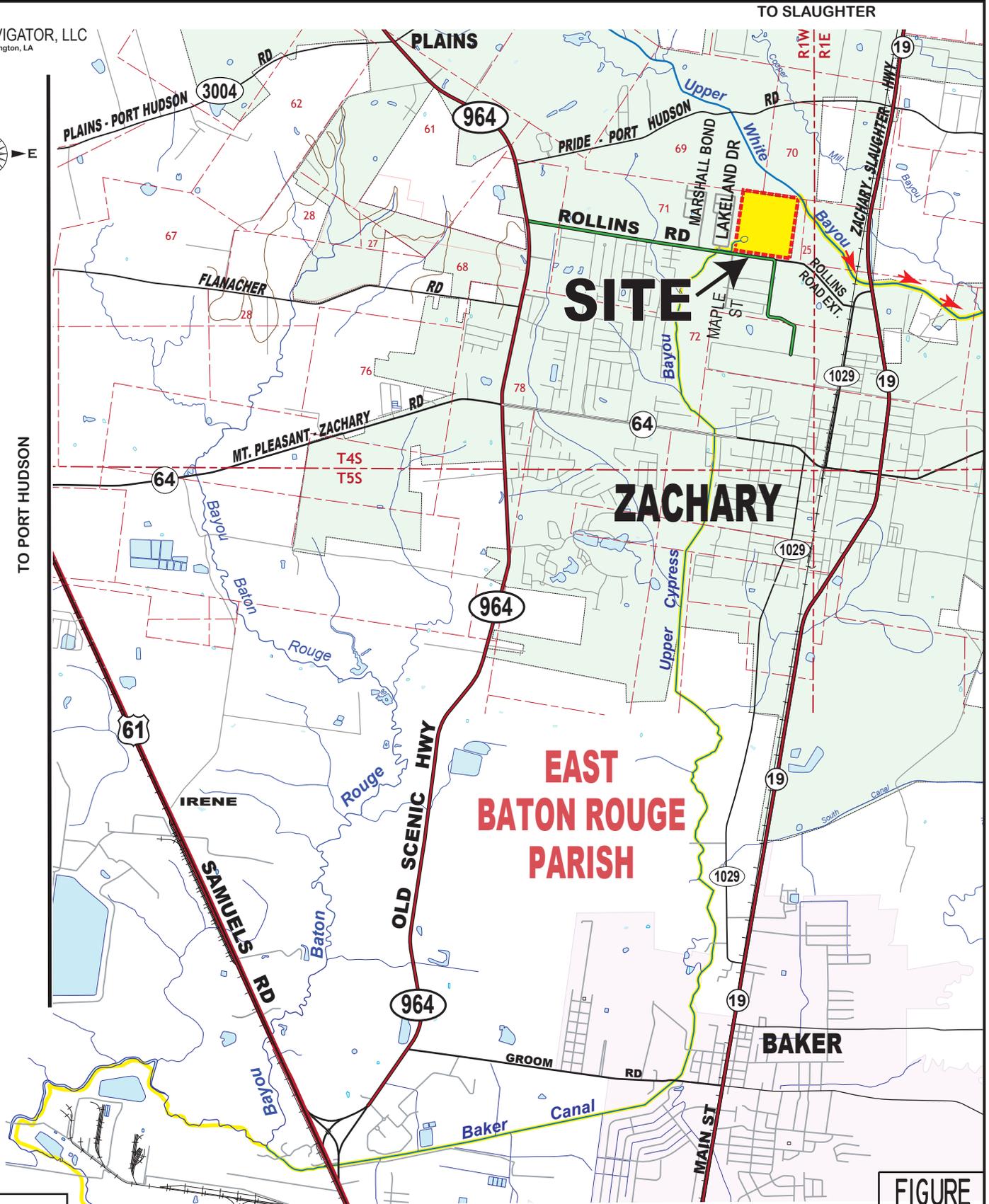
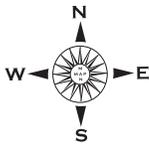


FIGURE  
1

0 1/2 1 Mile  
SCALE - MILE

**ZACHARY FARMS**  
SECT. 70, T4S-R1E • CITY OF ZACHARY  
EAST BATON ROUGE PARISH, LA

APPLICANT:  
LANCASTER DEVELOPMENT, LLC

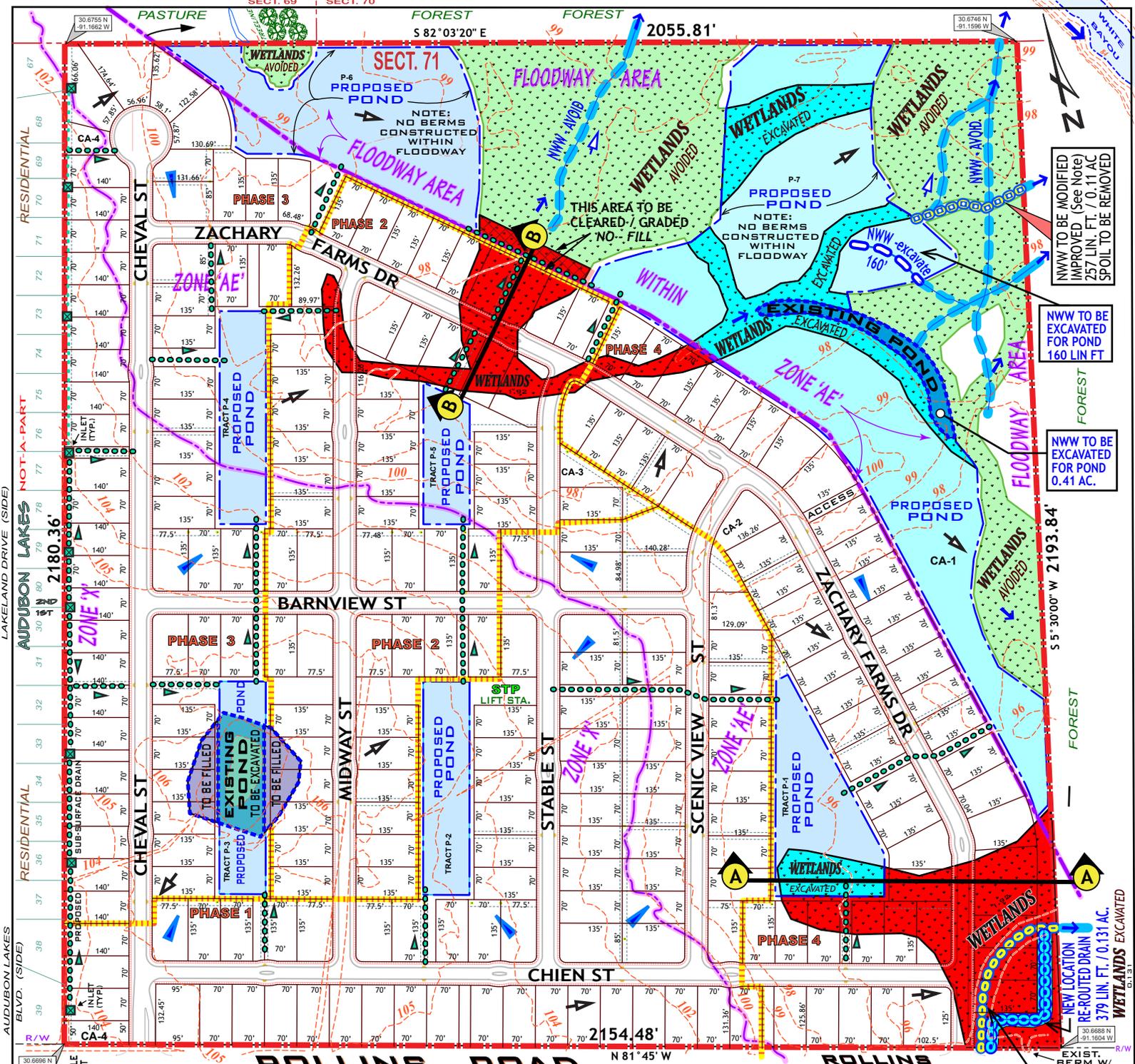
LEGEND  
 = PROPOSED DEVELOPMENT  
 = DRAINAGE DISCHARGE

SITE COORDINATES  
**30.672177 N, -91.163346 W**



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

HF: 20142 C DATE: 2-01-2021 APPROVED:



NW TO BE MODIFIED IMPROVED (See Note) 257 LIN. FT. / 0.11 AC SPOIL TO BE REMOVED

NW TO BE EXCAVATED FOR POND 160 LIN FT

NW TO BE EXCAVATED FOR POND 0.41 AC.

NEW LOCATION RE-ROUTED DRAIN 379 LIN. FT. / 0.131 AC. WETLANDS EXCAVATED

**LEGEND:**

- PROJECT BOUNDARY (105.0 ACRES)
- TOTAL WETLANDS = 18.50 AC.
- WETLANDS IMPACTED VIA FILL / GRADING: 5.080 AC.
- WETLANDS IMPACTED VIA EXCAVATION: 2.938 AC.
- WETLANDS AVOIDED = 10.482 AC.
- NON-WETLAND WATERS
- NON-WETLANDS WATERS (POND) TO BE FILLED: 0.541 AC.
- NON-WETLANDS WATERS (PONDS) TO BE EXCAVATED: 0.968 AC.
- NON-WETLAND WATERS TO BE EXCAVATED: 160 LIN. FT. / 0.037 AC.
- NON-WETLANDS WATERS AVOIDED: 2,153 LIN. FT.
- NON-WETLAND WATERS MODIFIED / IMPROVED 257 LIN. FT. / 0.118 AC. OUTFALL - TO BE DE-SILTED
- NON-WETLAND WATERS MODIFIED / RE-ROUTED SWALE: 337 LIN. FT. / 0.077 AC.
- NEW LOCATION RE-ROUTED DRAIN: 346 LIN. FT.
- DRAINAGE FLOW: PRE-CONSTRUCTION
- DRAINAGE FLOW: POST CONSTRUCTION
- 99 --- EXISTING ELEVATION / CONTOUR
- ZONE AE FLOOD ZONE / TRANSITION LINE
- ZONE X FLOOD ZONE / TRANSITION LINE

**PROJECT DATA**

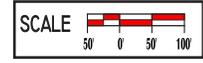
PROJECT AREA = 105.0 ACRES  
 TOTAL RESIDENTIAL LOTS = 234  
 TOTAL COMMON AREAS: 38.86 AC.  
 TOTAL LENGTH OF STREETS: 11,820 LIN. FT.  
 DETENTION POND AREAS (7) = 20.03 ACRES  
 -TOTAL VOLUME FILL MATERIAL CLEAN SILT FILL FROM ON SITE EXCAVATION: 290,016 CU. YDS.

**NOTES:**

ALL CONSTRUCTION ACTIVITY WITHIN THE UPPER WHITE BAYOU FLOODWAY, INDICATED HEREON, SHALL BE LIMITED TO REMOVAL & GRADING OF SOILS ONLY - NO FILL WILL BE PLACED WITHIN SAID AREA.

THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X" PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 22033C 0045F, DATED 6-19-2012; BFE: 100' - 102'.

BASE DRAWINGS PROVIDED BY: M-R ENGINEERING & SURVEYING, LLC. BATON ROUGE, LA



NON-WETLAND WATER TO BE RE-ROUTED: 337 LIN. FT. / 0.039 AC.

APPLICANT: LANCASTER DEVELOPMENT, LLC

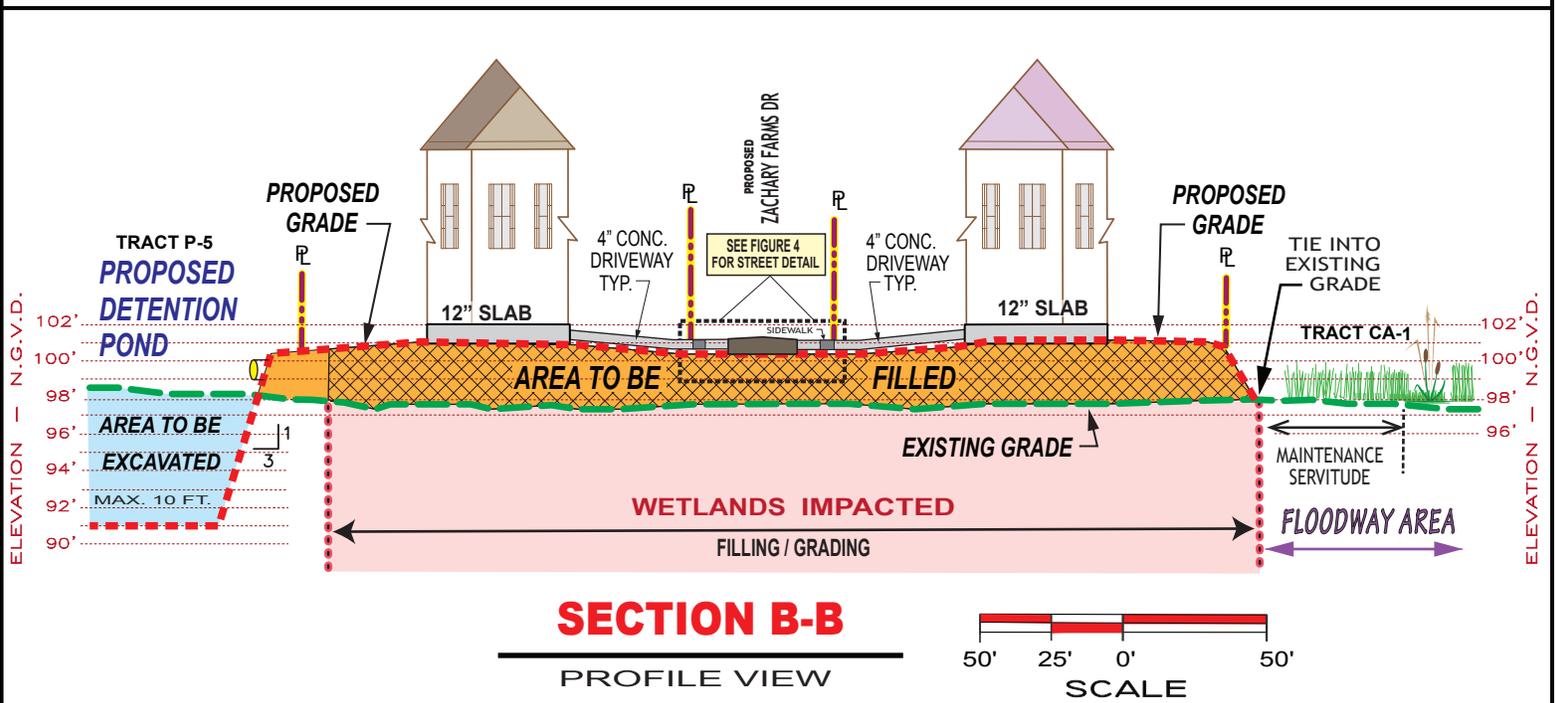
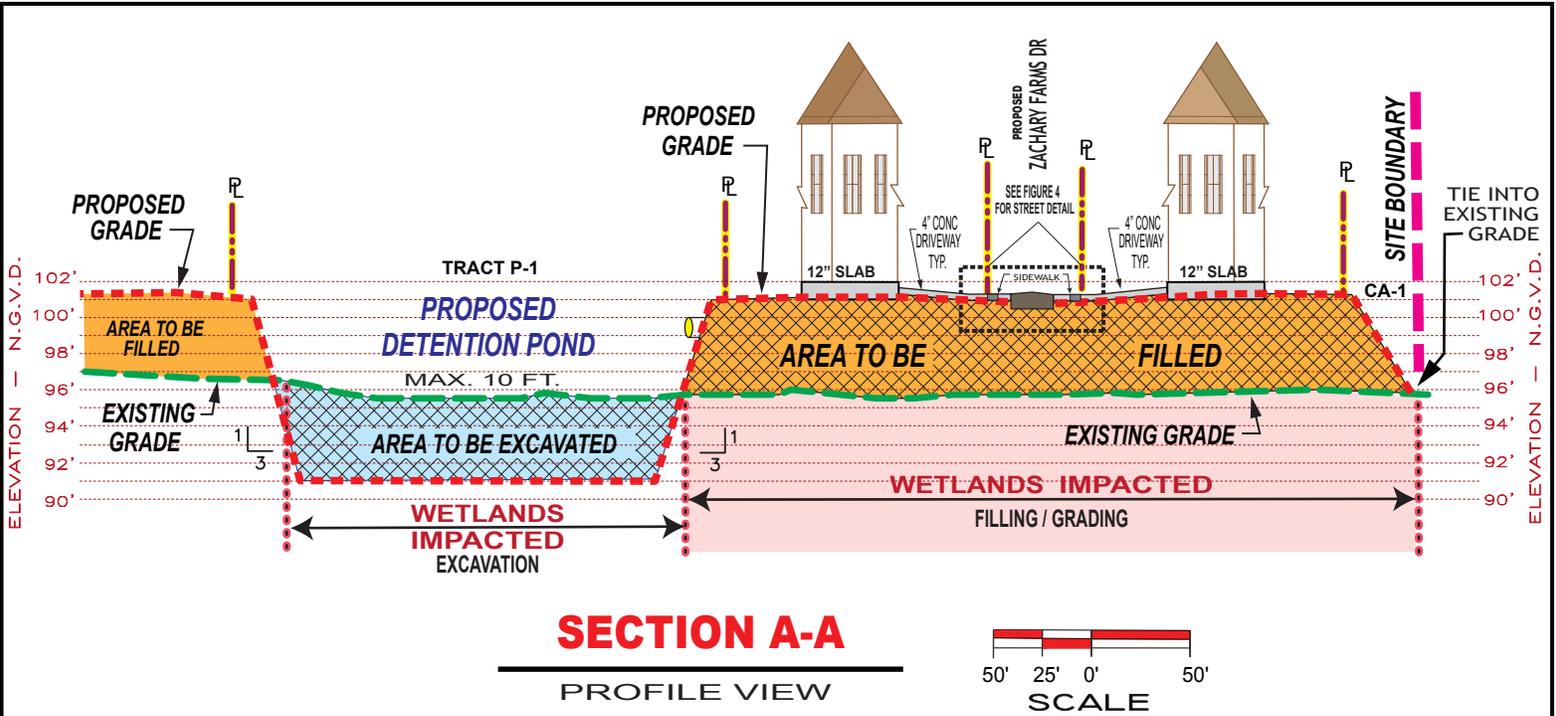
**HYDRIK**  
 WETLANDS - GIS CONSULTING  
 WWW.HYDRIK.COM (985)429-0333

**ZACHARY FARMS** **FIGURE 2**  
 SECT. 70, T4S-RIE • CITY OF ZACHARY  
 EAST BATON ROUGE PARISH, LA

HF: 20142 C DATE 2-01-2021 APPROVED: 3-12-2021

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

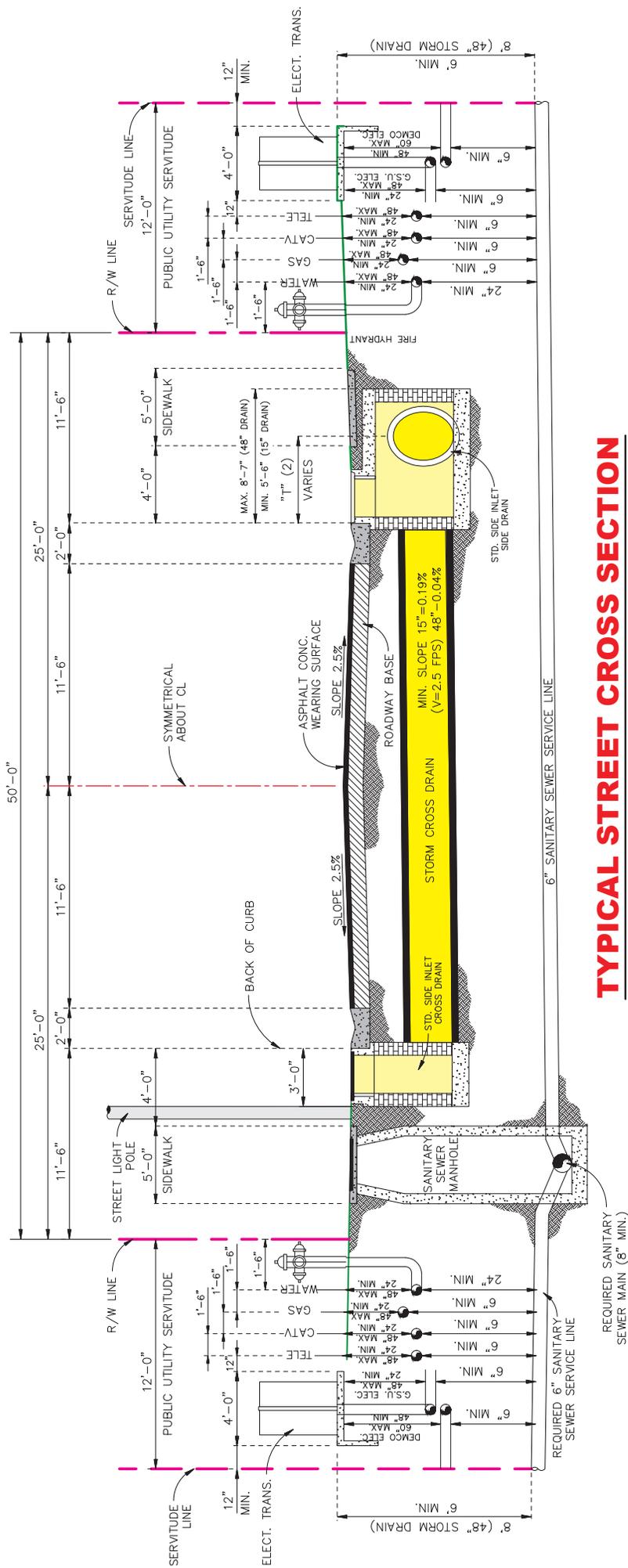
ACC'T NO. MVN-2010-02379-1-ST



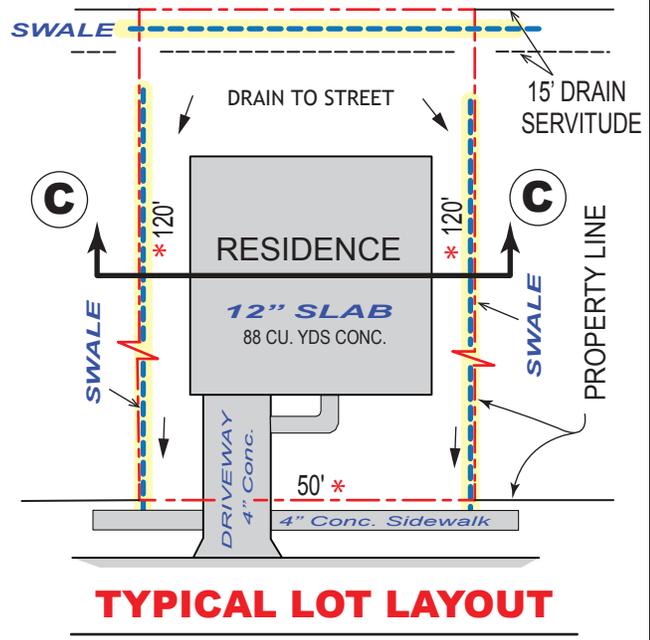
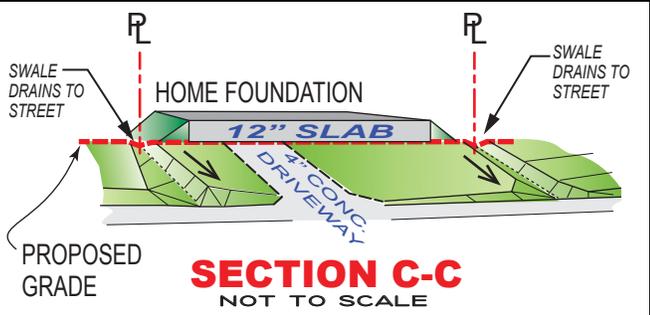
- LEGEND:**
- EXISTING GRADE
  - - - PROPOSED GRADE
  - AREA TO BE EXCAVATED
  - WETLANDS TO BE EXCAVATED
  - AREA TO BE FILLED
  - WETLANDS TO BE FILLED
  - PROPOSED CONCRETE

APPLICANT: <b>LANCASTER DEVELOPMENT, LLC</b>		
<p>WETLANDS - GIS CONSULTING          WWW.HYDRIK.COM (985)429-0333</p>		
<b>ZACHARY FARMS</b> SECT. 70, T4S-RIE • CITY OF ZACHARY EAST BATON ROUGE PARISH, LA		<b>FIGURE</b> <span style="font-size: 2em; font-weight: bold;">3</span>
HF: 20142 C	DATE 2-01-2021 3-12-2021	APPROVED:

ACC'T NO. MVN-2010-02379-1-ST



**TYPICAL STREET CROSS SECTION**  
NOT TO SCALE



\* NOTE: LOT DIMENSION VARIES

APPLICANT:  
**LANCASTER DEVELOPMENT, LLC**

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**ZACHARY FARMS**  
SECT. 70, T4S-RIE • CITY OF ZACHARY  
EAST BATON ROUGE PARISH, LA

**FIGURE 4**

HF: 20142 C      DATE: 2-01-2021      APPROVED:

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