

# PUBLIC NOTICE

**16 August 2021**

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

Permit Application Number:  
MVN-2021-00629-EG  
Project Manager:  
Angelle Greer  
(504) 862-2279  
[angelle.v.greer@usace.army.mil](mailto:angelle.v.greer@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).

## **COMMERCIAL BUSINESS CONSTRUCTION IN ST. TAMMANY PARISH**

**NAME OF APPLICANT:** E&E Plumbing, Inc., c/o Habitat for Humanity- St. Tammany West, Attention: Terri Gage, 1400 North Lane, Mandeville, Louisiana 70471

**LOCATION OF WORK:** At approximately Latitude: 30.428281, Longitude: -90.039601, at 1400 North Lane, in Mandeville, Louisiana, in St. Tammany Parish, as shown on the enclosed drawings. Hydrologic Unit Code: 08090201 (Lake Pontchartrain- Liberty Bayou- Tchefuncta)

**CHARACTER OF WORK:** Place approximately 648.15-cubic yards of hauled-in clay, approximately 425.93-cubic yards of limestone, and approximately 148.15-cubic yards of cement to facilitate the construction of an approximate 6,000-square foot commercial building and associated parking lot with driveway. Compensation for unavoidable project-related impacts to approximately 0.63-acre of jurisdictional wetlands has been satisfied under a previous authorization (MVN-2007-02078-EGG) through the purchase of wetland credits from a Corps' approved mitigation bank within the appropriate watershed, however the work was not previously completed.

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 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 project footprint is located in an area that may be known to be utilized by the West Indian Manatee, the Red-Cockaded Woodpecker, the

Gopher Tortoise, and Louisiana Quillwort. It has been determined that the activity will have no effect on the West Indian Manatee, the Red-Cockaded Woodpecker, the Gopher Tortoise, or Louisiana Quillwort 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.

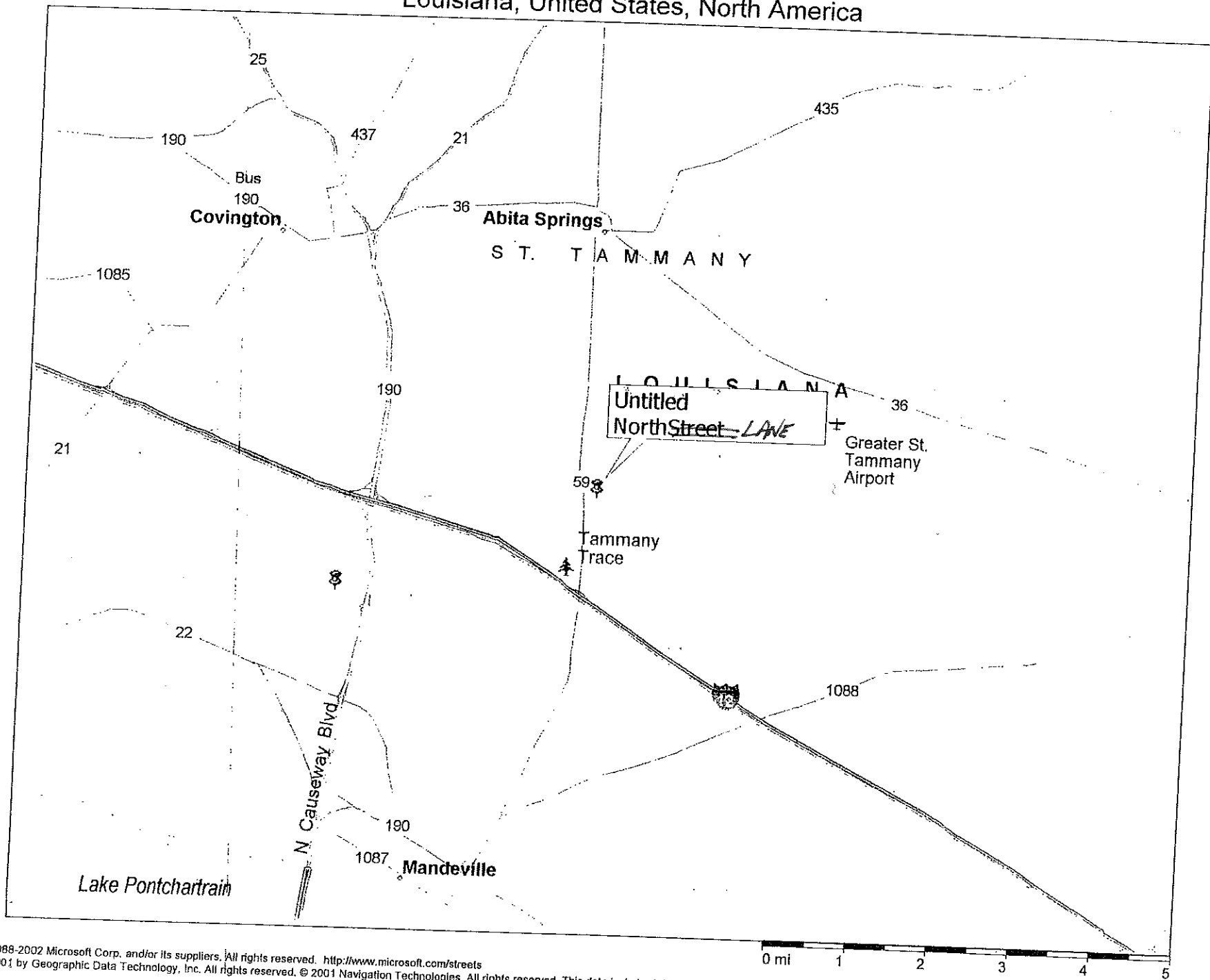
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

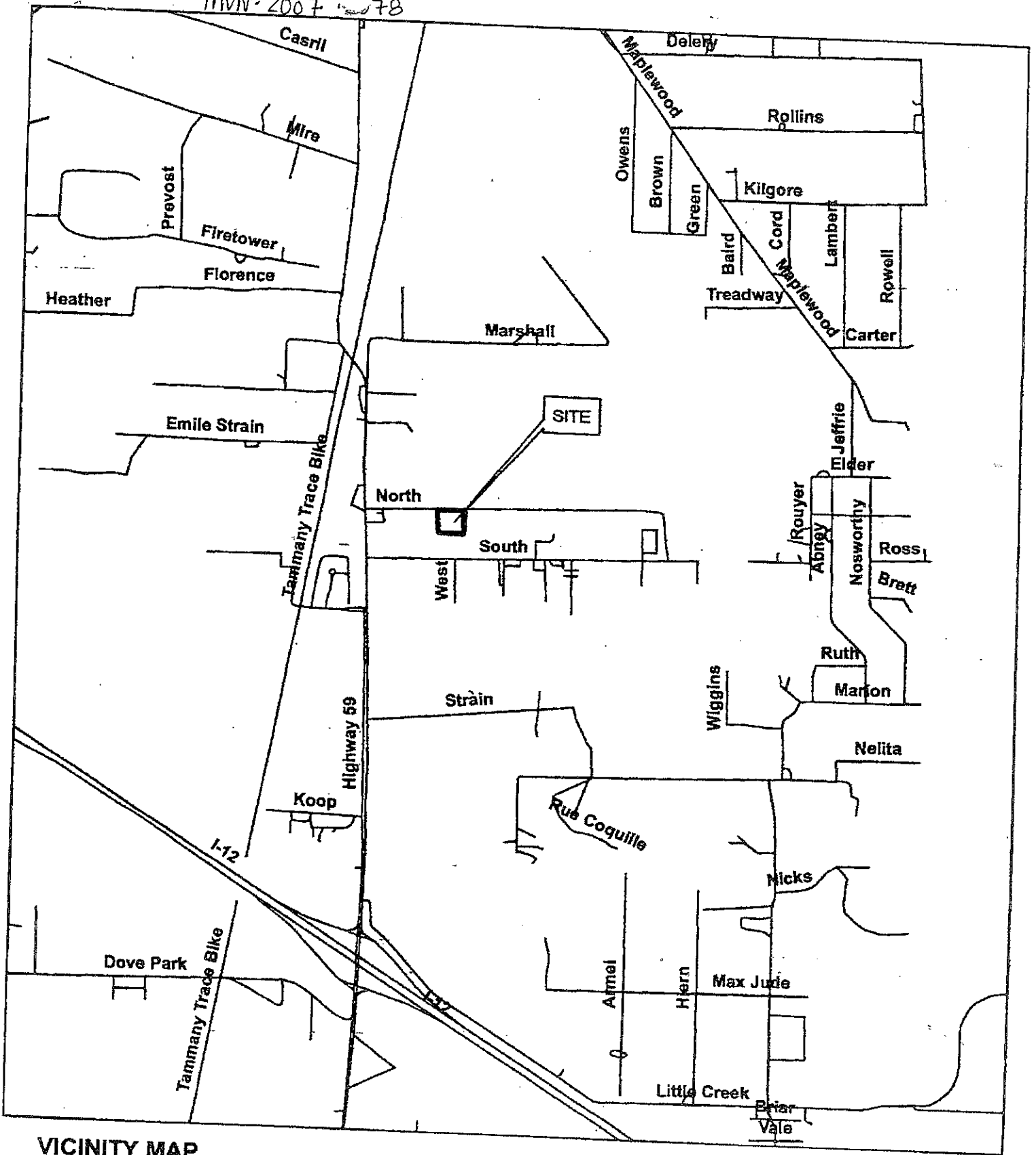
You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Michael V. Farabee  
Chief, Eastern Evaluation Branch

Louisiana, United States, North America



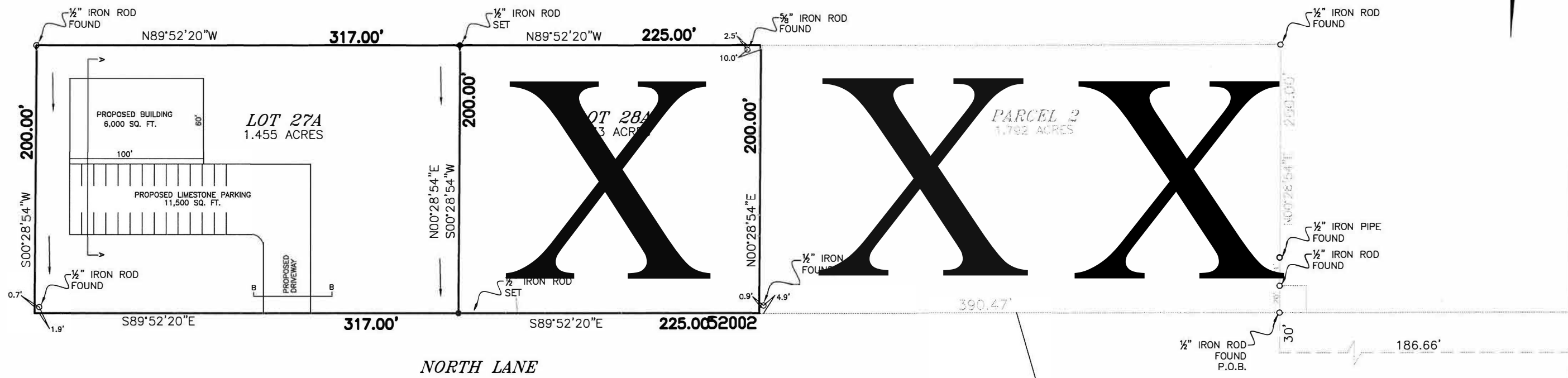
MVN-2007-78



VICINITY MAP

0 750 1,500 3,000 Feet





NORTH LANE DEDICATED AS A 60 FOOT PUBLIC STREET BY ACT OF DONATION, RECORDED IN ST. TAMMANY PARISH CLERK OF COURTS OFFICE ON APRIL 5, 2002 AS INSTRUMENT NO. 1296320.

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JOHN E. BONNEAU & ASSOCIATES, INC.

**REFERENCE SURVEY:**  
A survey by Krebs, Lasalle, Lemieux consultants, inc. with job no. 06-0296 dated December 20, 2006 last revised January 15, 2007.

**BASIS FOR BEARINGS:**  
The Reference Survey.

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**NOTE:** THE P.O.B. IS REPORTED TO BE S00°07'40"W-643.67'; S89°52'20"E-186.66'; S00°28'54"W-30' FROM THE SECTION CORNER COMMON TO SECTIONS 18 & 19, T-7-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

**BUILDING SETBACKS**  
FRONT: N/A  
SIDE: N/A  
SIDE STREET: N/A  
REAR: N/A

A DRAINAGE PLAN FOR  
**LOT 27A, PRIETO'S INDUSTRIAL PARK SUBDIVISION**  
situated in  
**SECTION 19, T-7-S, R-12-E**  
in  
St. Tammany Parish, Louisiana  
for  
**HABITAT FOR HUMANITY ST. TAMMANY WEST, INC.**

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

Survey No. 2013 270 A      Drawn by: SPH      Scale: 1" = 80'  
Date: MAY 27, 2021      Revised:      sheet 1 of 3

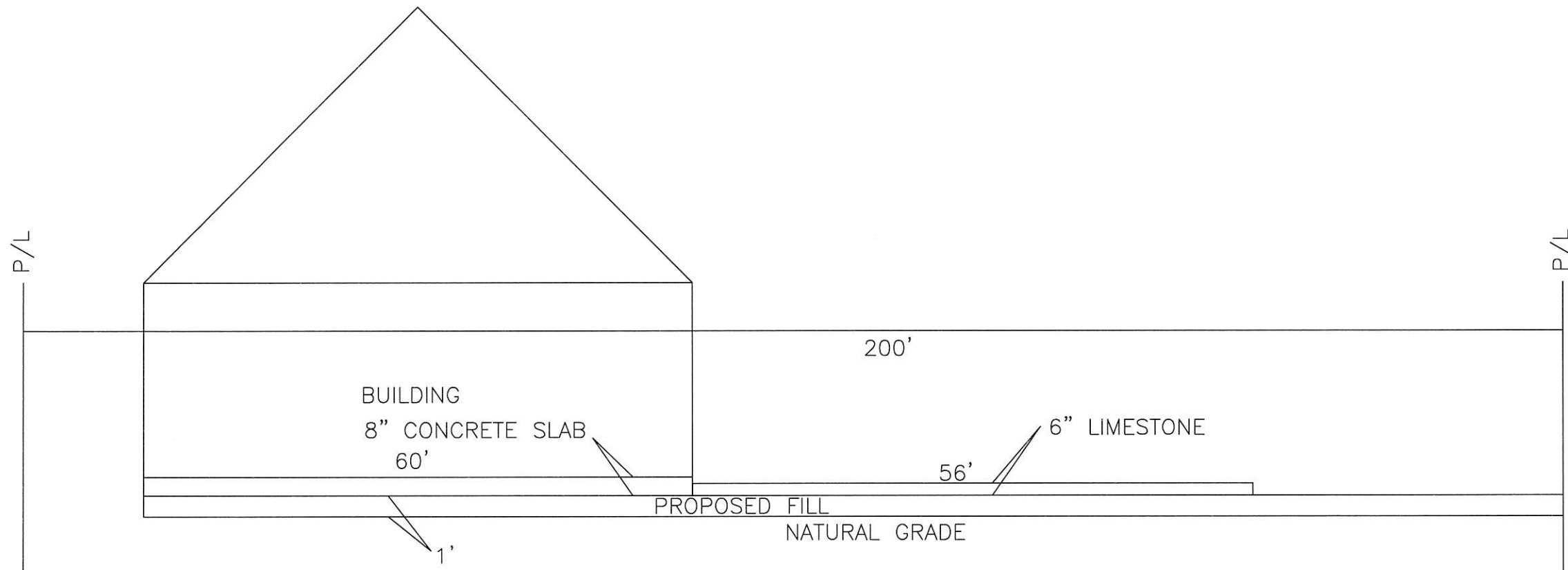
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors      Planners and Consultants  
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www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By  
**JOHN E. BONNEAU**  
LICENSE No. 4423  
PROFESSIONAL SURVEYOR  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423





**SECTION A-A**  
(NOT TO SCALE)

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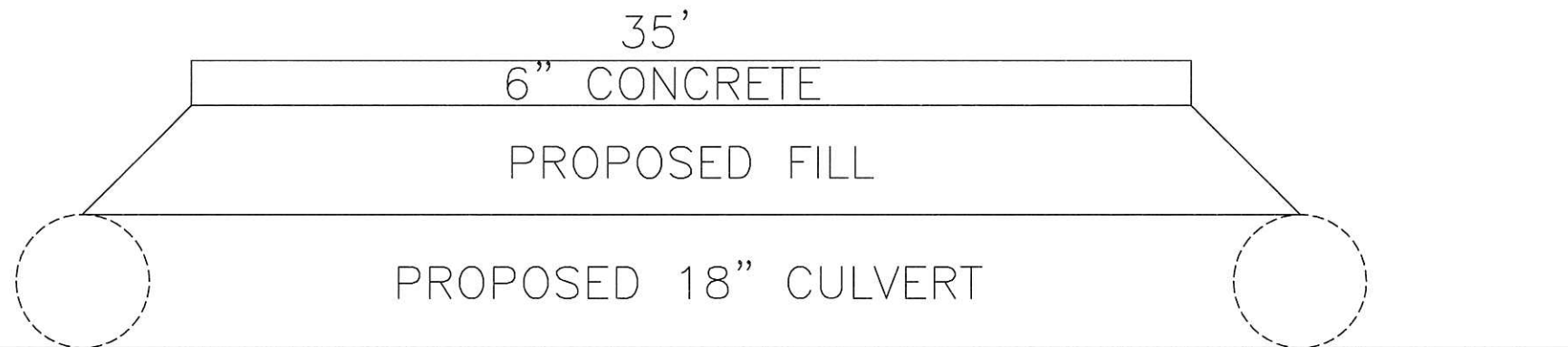
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**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.  
  
**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By  
  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423





**SECTION B-B**  
(NOT TO SCALE)

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