



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT  
7400 LEAKE AVENUE  
NEW ORLEANS LA 70118-3651

February 6, 2023

Regulatory Division  
Central Evaluation Branch

Project Manager:  
Zachary Steinkoenig  
(504) 862-1288  
Zachary.j.steinkoenig@usace.army.mil.  
Application #: MVN-2022-00376-CF

## **PUBLIC NOTICE**

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 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403) and [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344)

### **PROPOSED "CHOCTAW-INTRACOASTAL SUBDIVISION" PHASE I in WEST BATON ROUGE PARISH**

**NAME OF APPLICANT:** 3SK PROPERTIES LLC, c/o Bottomland Consulting, LLC, 2194 South Fieldspan Road, Duson, Louisiana 70529.

**LOCATION OF WORK:** In and adjacent to Port Allen Lock, approximately 3.5 miles southwest of Brusly, Louisiana, in West Baton Rouge Parish, within the Terrebonne Basin in hydrologic unit (HUC 08070300), as shown on the attached drawings.

**CHARACTER OF WORK:** The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain the "Choctaw-Intracoastal Subdivision" Phase I to include home sites, access road, utilities and drainage infrastructure. Approximately 13,310 cubic yards of fill material would be hauled in and deposited in wetlands to achieve required grade elevation requirements. The proposed project will impact 2.75 acres of wetlands and 0.03 acre of other waters. All access, work, and staging areas will be located within the area of development and no bulkheads, docks, or piers within the Port Allen Lock waterway are proposed. It is anticipated that the proposed action would have minimal impact on adjacent wetlands with required best management practices to reduce runoff and erosion.

**MITIGATION:** The applicant claims that the lot sizes and the roadway were reduced to reduce impacts to wetlands and that impacted wetlands will be mitigated for with in-kind wetland credits from a Corps approved mitigation bank located in the watershed.

The comment period for the requested Department of Army Permit will close in **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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to the Corps of Engineer's project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Zachary Steinkoenig**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment must be specific and substantively supportive of the requested extension and received by this office prior to the end of the initial comment end of the initial comment period. The Branch Chief will review the request and the requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>.

### **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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District is presently unaware of properties listed on the National Register of Historic Places near the proposed work but is pending further review in

accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans District (CEMVN) and the U.S. Fish and Wildlife Service, CEMVN has determined that the project would have no effect to any species listed as endangered by the U.S. Fish and Wildlife Service, nor affect any habitat designated as critical to the survival and recovery of any 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 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.

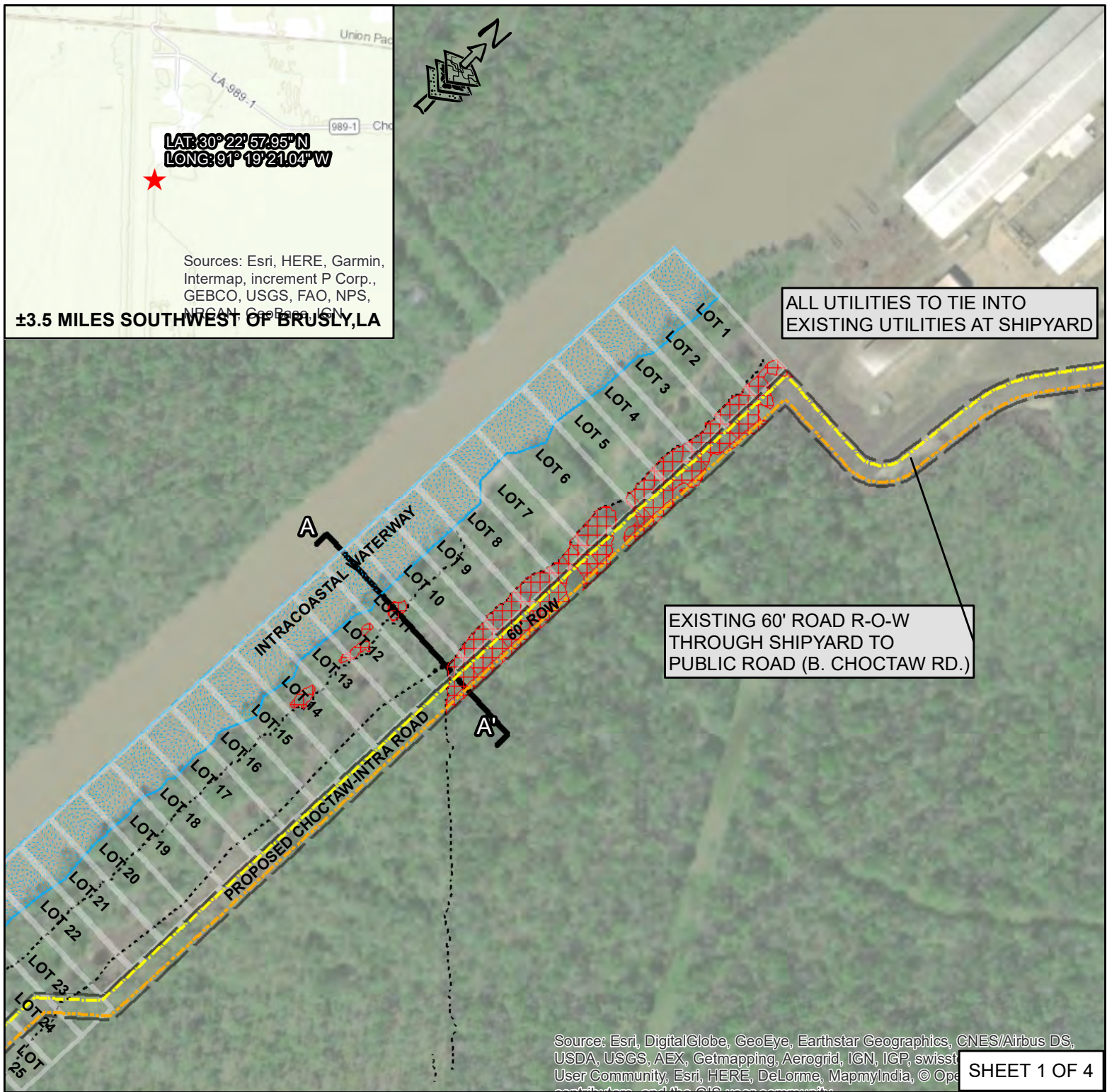
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality before a permit is issued.

Any person may request, (preferably by email to the project manager, or 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 invited 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 Branch  
Regulatory Division

Enclosures



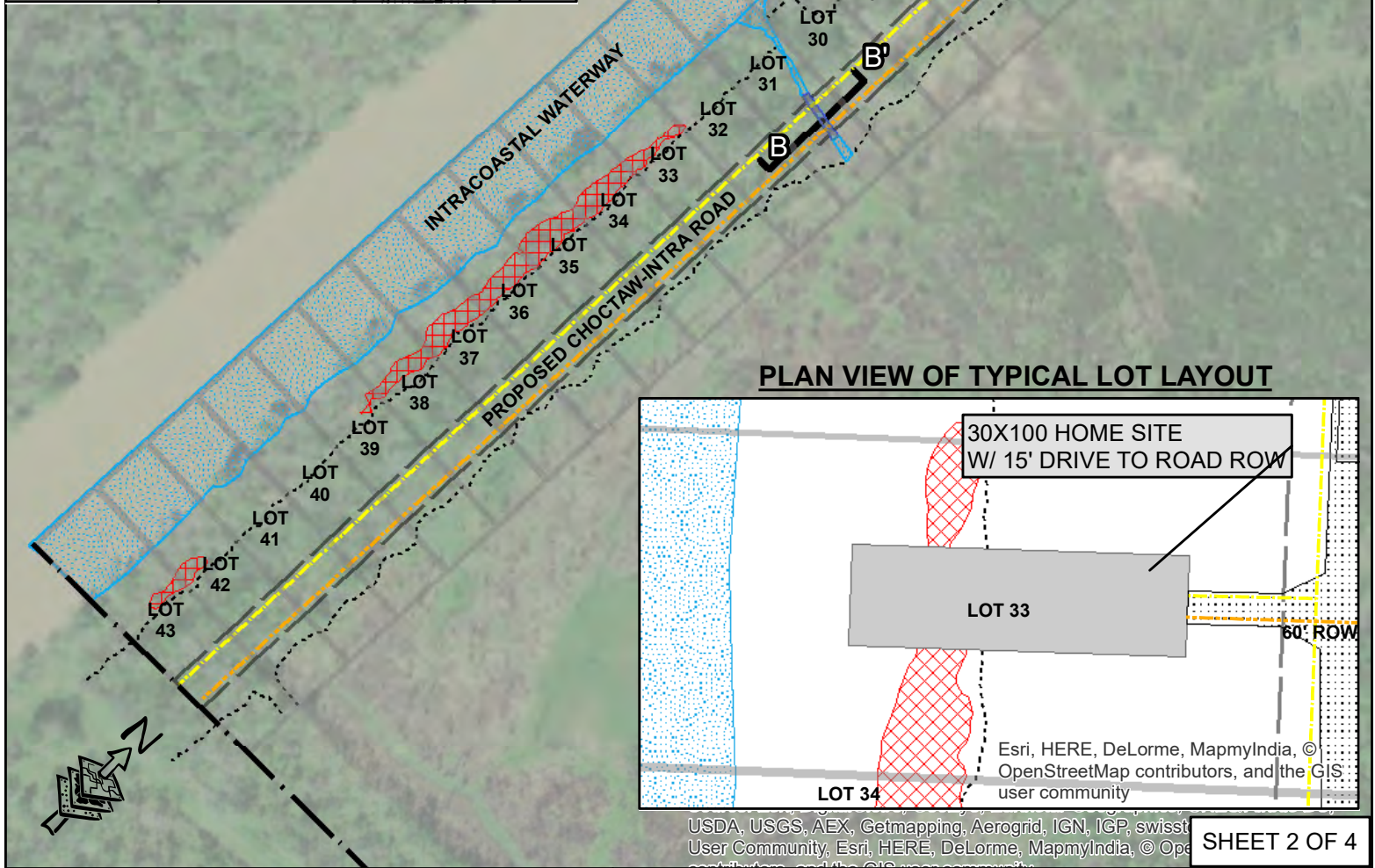
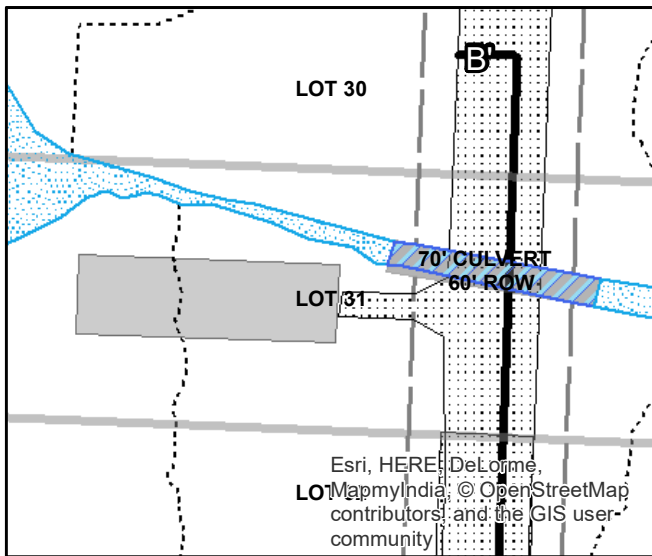
PERMIT DRAWINGS		
<p><b>PROPOSED DEVELOPMENT</b>  <b>CHOCTAW-INTRACOASTAL</b>            3SK PROPERTIES LLC            SEC. 32 &amp; 33 T08S-R11E            West Baton Rouge Parish, LA</p>		
<p><b>FOR PERMITTING ONLY-</b>            This document is not to be used            for construction, bidding, recordation,            conveyance or sales.</p>		<p>Rev: (date:initial)    Created by: RDM            Date:    1/25/2023</p>
<p><b>IMPACTS</b>            2.75 ACRES  <b>PFO WETLANDS LOSS:</b>    Forested = 2.2               Herbaceous = 0.55  <b>EARTHEN FILL</b>  <b>IN WETLANDS:</b>    ±13,310 CUBIC YARDS  <b>NON WETLAND WATERS:</b>            NO IMPACTS = 13.02 (I.W.) &amp; 0.06 (O.W.) AC.                                             IMPACTS = 0.02 AC. (CULVERT)</p>		

**Legend**

- 15' WATER & GAS ROW
- OVERHEAD ELECTRIC UTILITY
- LOT LINES
- 70' CULVERT
- PROPOSED ROAD CHOCTAW-INTRA - 60' ROW
- PHASE\_I\_CHOCTAW\_INTRA\_WETIMPTS\_2.75
- NON-WETLAND WATERS (NO IMPACTS)
- NON-WETLAND WATERS - IMPACTS
- SPOIL
- CROSS-SECTIONS
- PROPOSED DEVELOPMENT CORNERS

0    185    370 Feet





SHEET 2 OF 4

## Legend

- CHOCTAW\_INTRA\_LINES
- LOT LINES
- 70' CULVERT
- 60' ROW
- 15' WATER & GAS ROW
- OVERHEAD ELECTRIC UTILITY
- PHASE\_I\_CHOCTAW\_INTRA\_WETIMPTS\_2.98
- <all other values>
- NON-WETLAND WATERS (NO IMPACTS)
- NON-WETLAND WATERS - IMPACTS
- SPOIL
- CROSS-SECTIONS

## PERMIT DRAWINGS

**PROPOSED DEVELOPMENT**  
**CHOCTAW-INTRACOASTAL**  
 3SK PROPERTIES LLC  
 SEC. 32 & 33 T08S-R11E  
 West Baton Rouge Parish, LA

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## IMPACTS

**PFO WETLANDS LOSS:** 2.75 ACRES  
 Forested = 2.2  
 Herbaceous = 0.55

**EARTHEN FILL**

**IN WETLANDS:** ±13,310 CUBIC YARDS

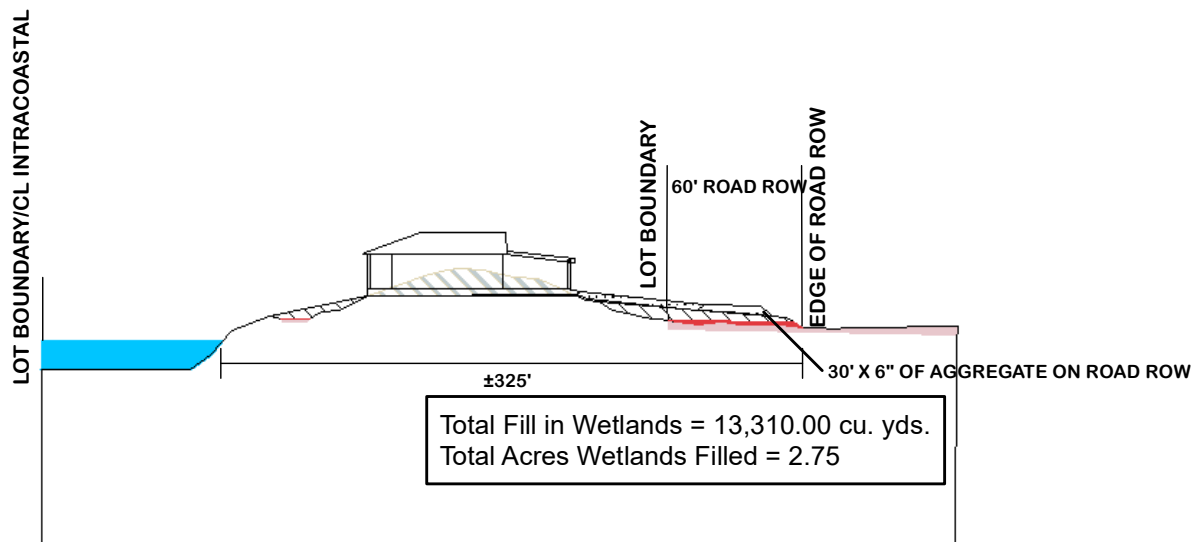
**NON WETLAND WATERS:**

NO IMPACTS = 13.02 (I.W.) & 0.06 (O.W.) AC.  
 IMPACTS = 0.02 AC. (CULVERT)

Feet  
 0 140 280

# CROSS-SECTION A-A'

1"=100'



SHEET 3 OF 4

## CROSS-SECTIONS

- 6" AGGREGATE
- CUT EARTHEN MATERIAL
- EARTHEN FILL
- FILL WETLANDS
- NON-WETLAND WATERS
- WETLANDS

## PERMIT DRAWINGS

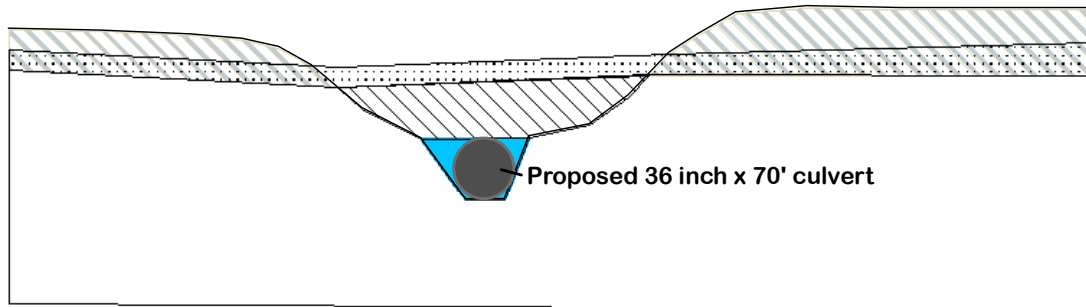
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# CROSS-SECTION B-B'

NOT TO SCALE



Fill in Non-Wetland Waters:  
66.67 cu. yds earthen material  
42.50 cu.yds aggregate

## NOTES:

1. All access, work, and staging areas will be located within the area of development. No additional workspaces or temporary staging areas, or access will be required.
- 2.No bulkheads, docks, or piers are being proposed.

SHEET 4 OF 4

## CROSS-SECTIONS

	6" AGGREGATE
	CUT EARTHEN MATERIAL
	EARTHEN FILL
	FILL WETLANDS
	NON-WETLAND WATERS
	WETLANDS

## PERMIT DRAWINGS

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**CHOCTAW-INTRACOASTAL**  
3SK PROPERTIES  
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