



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

August 21, 2023

Regulatory Division
Central Evaluation Branch

Project Manager:
Zach Steinkoenig
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zachary.j.steinkoenig@usace.army.mil

Application #: MVN-2022-00799-CF

PUBLIC NOTICE

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

PROPOSED RV PARK ALONG PORT ALLEN LOCK

NAME OF APPLICANT: Scott Thomas Development, LLC c/o: Trusted Compliance, LLC, attn.: Mr. Rhett Francois, 104 Innisbrook Drive, Broussard, LA 70518.

LOCATION OF WORK: Located in Brusly, Louisiana, within West Baton Rouge Parish, (lat. 30.393175, long. -91.317175), as shown within the attached drawings. (Hydrologic Unit Code 08070300, Terrebonne Watershed).]

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to discharge earthen and gravel fill and grade wetlands for the construction of a RV Park along Ralph Banks Road and Choctaw Road in Brusly, Louisiana. The purpose of the project is to provide recreational/residential lots near Port Allen Lock. The proposed project will include 23 RV lots and the construction of a RV Park Road. The project will utilize existing drainage ditches on site and proposes two new culverts. The project as proposed would permanently impact approximately 7.43 acres of forested wetlands. It is not anticipated that secondary impacts will occur to adjacent wetlands with required best management practices to reduce runoff and siltation.

MITIGATION: The applicant proposes to avoid direct impacts and minimize secondary impacts (to wetlands) to the maximum extent practicable. For compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

The comment period on the requested 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 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 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 at or 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.

Our initial finding is that the proposed work would have no effect on any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any such species.

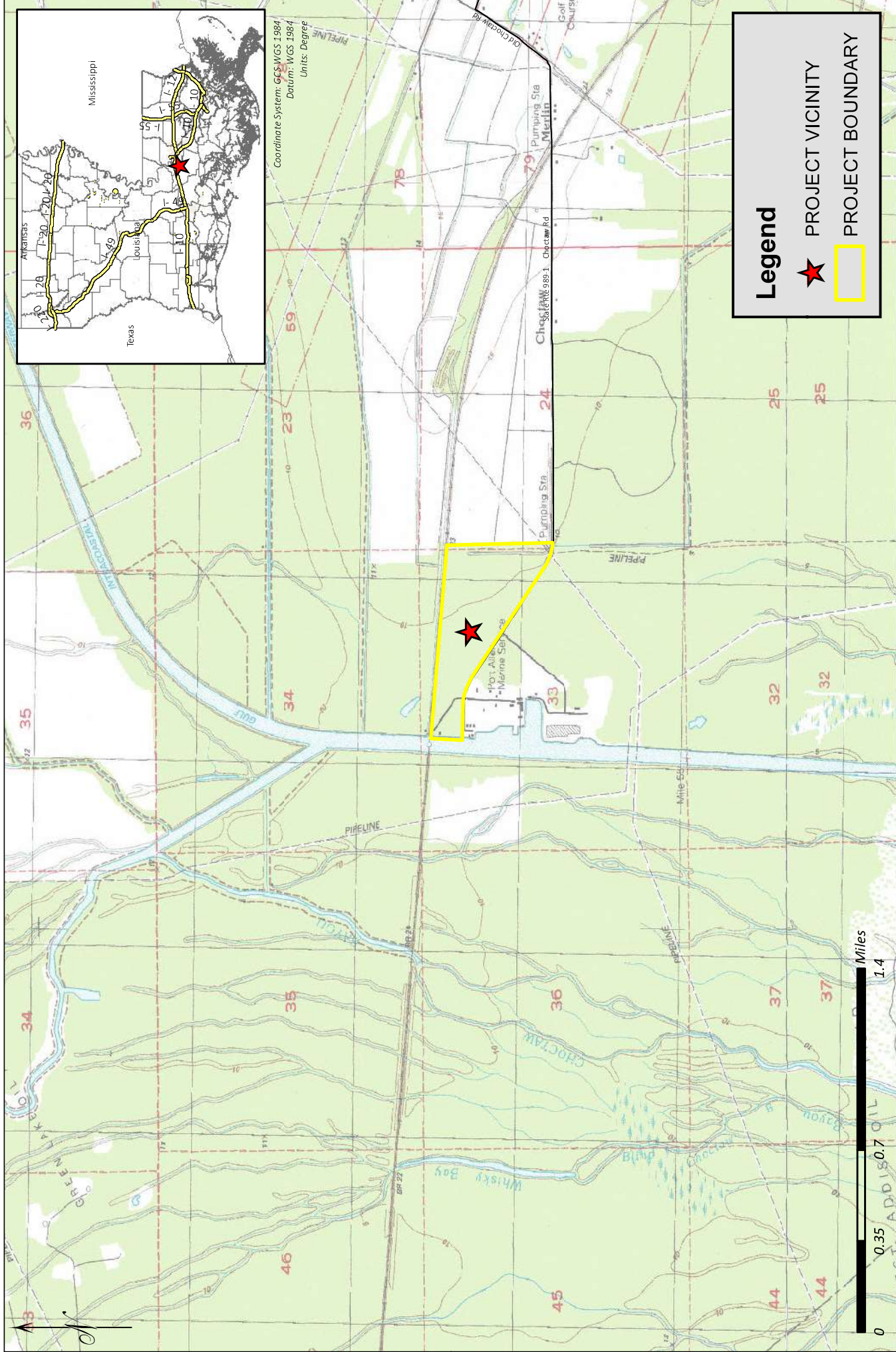
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration, and/or disturbance of 0 acres of EFH utilized by various life stages of red drum and penaeid 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 LA Department of Environmental Quality before a Department of the Army 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

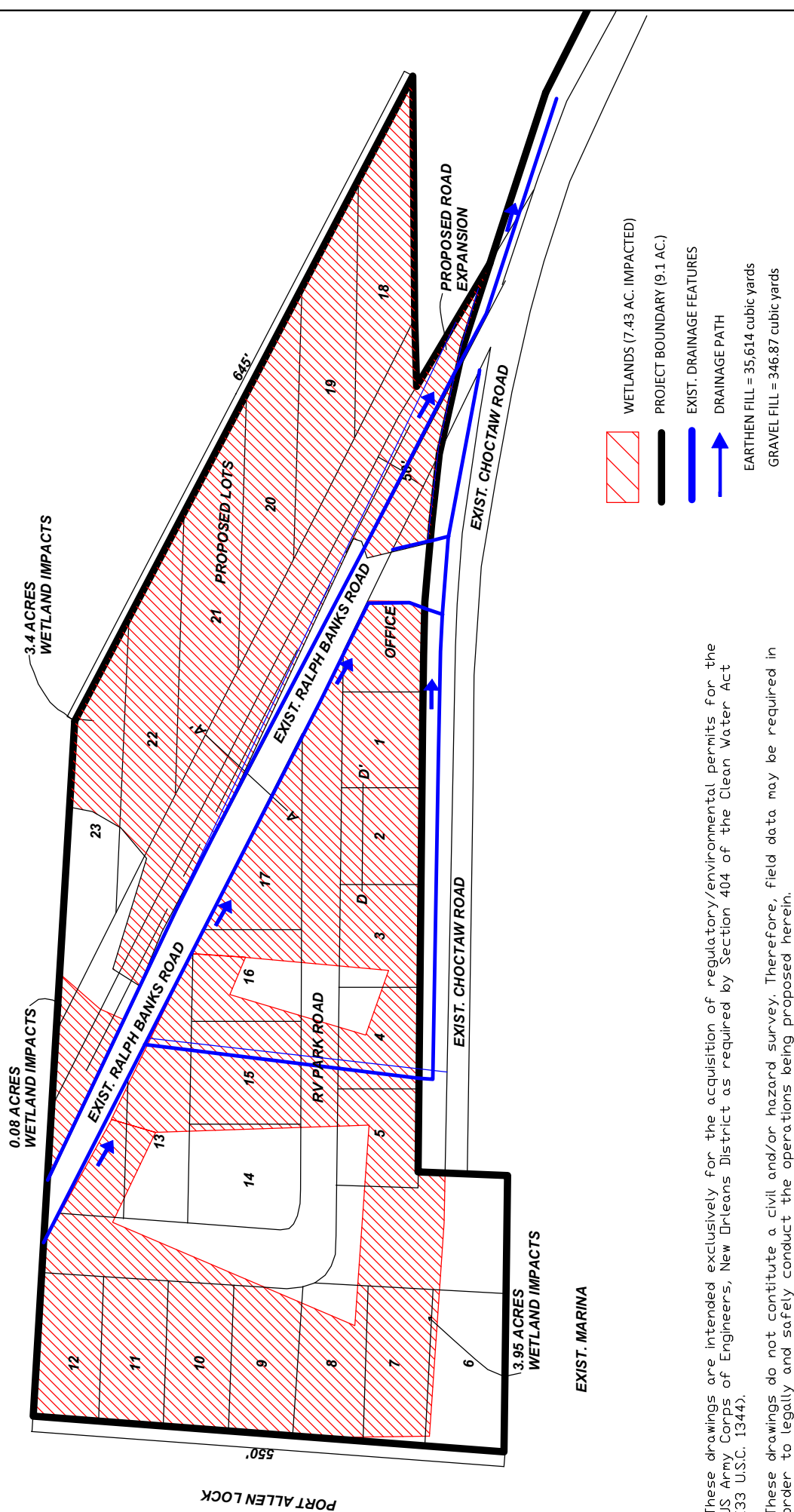


Legend

PROJECT VICINITY

PROJECT BOUNDARY

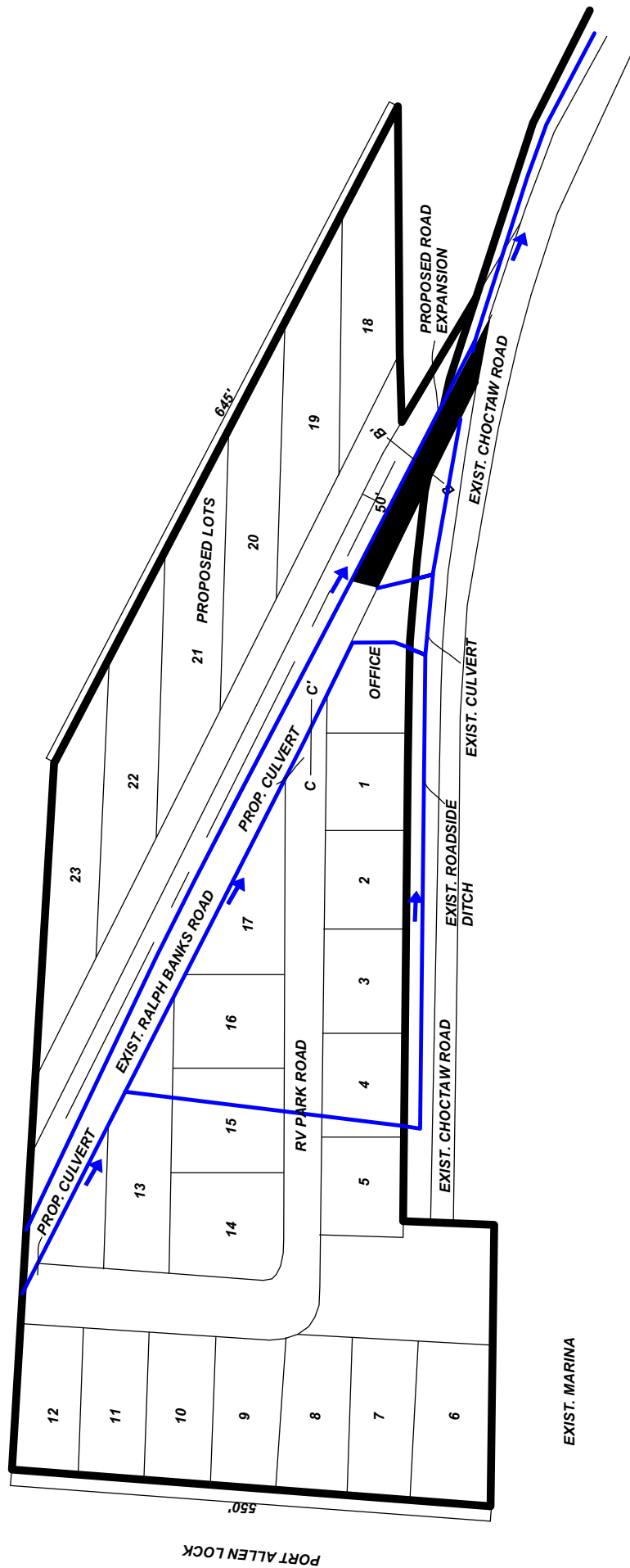
Scott Thomas Development, LLC	Wetland Delineation for			VICINITY		REV	DATE	DESCRIPTION	DWN
	Tax Parcel ID: 203000000600								
	West Baton Rouge Parish, Louisiana								
	Section 33 Township 08 S, Range 11 E								
SHEET 1 OF 1	PROJ. #: 2022.037	DATE SAVED: 5/31/2022 10:17:18 AM	AUTHOR: Trusted Compliance, LLC	DOCUMENT NAME: 2022037_ScottThomas_BrussyWetland_Vicinity					







These drawings are intended exclusively for the acquisition of regulatory/environmental permits for the US Army Corps of Engineers, New Orleans District as required by Section 404 of the Clean Water Act (33 U.S.C. 1344).

These drawings do not constitute a civil and/or hazard survey. Therefore, field data may be required in order to legally and safely conduct the operations being proposed herein.

<p>CROSS SECTION SCOTT THOMAS DEVELOPMENT</p>		<p>Proposed RV Park West Baton Rouge Parish, LA Section 33, T 08 S - R 11 E</p>		REV	DATE	DESCRIPTION	DWN	QC
USACE Section 404 Permit Application								
PAGE 1 OF 2	CREATE DATE: 03/28/2023	NOT TO SCALE						
FILE: C:\Trusted Compliance\GIS & Drafting\PROJECT FILES\2022\037.ScottThomasGruskaWelland.mxd		PROJECT #: 2022037		AUTHOR: TRUSTED COMPLIANCE / RIF				



 PROP. ROAD EXPANSION
 PROJECT BOUNDARY (9.1 AC.)
 EXIST. DRAINAGE FEATURES
 DRAINAGE PATH
 EARTHEN FILL = 35,614 cubic yards
 GRAVEL FILL = 346.87 cubic yards

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CROSS SECTION SCOTT THOMAS DEVELOPMENT		Proposed RV Park West Baton Rouge Parish, LA Section 33, T 08 S - R 11 E		REV	DATE	DESCRIPTION	DWN	QC
USACE Section 404 Permit Application								
PAGE 1 OF 2	CREATE DATE: 03/28/2023 FILE: C:\Trusted Compliance\GIS & Drafting\PROJ FILES\2022037\ScottThomas\usw\Welland.mxd	PROJECT #: 2022037	AUTHOR: TRUSTED COMPLIANCE / RIF					

Profile view of the proposed road. The vertical axis shows elevation in feet (0' to 25') and the horizontal axis shows stationing from 0+00.00 to 0+250.00. The profile includes the existing road grade (dashed line), the proposed road grade (solid line), and the proposed road cross-section (hatched area). Key features include:

- Station 0+00.00: Proposed road cross-section showing a 6" gravel fill and an earthen fill.
- Station 0+50.00: Existing road cross-section showing a 6" gravel fill.
- Station 0+100.00: Wetlands filled area.
- Station 0+150.00: RV lot area.
- Station 0+200.00: Wetlands filled area.
- Station 0+250.00: End of the profile.

These drawings do not constitute a civil and/or hazard survey. Therefore, field data may be required in order to legally and safely conduct the operations being proposed herein.

<u>CROSS SECTION</u>	Proposed RV Park West Baton Rouge Parish, LA Section 33, T 08 S - R 11 E	REV	DATE	DESCRIPTION	DWN	QC
SCOTT THOMAS						
DEVELOPMENT						
USACE Section 404 Permit Application						
PAGE 2 OF 2	CREATE DATE: 03/28/2023	NOT TO SCALE	PROJECT #: 2022087	AUTHOR: TRUSTED COMPLIANCE / RJF		
FILE: C:\Trusted Compliance\GIS & Drafting\PROJ FILES\2022037\Scott\ThomasBushtyWetland.mxd						

This diagram illustrates a cross-section of a proposed RV lot. The vertical axis on the left indicates elevation in feet, ranging from 0' to 25'. The horizontal axis at the bottom shows stationing from 0+50.00 to 0+250.00. Key features include:

- WETLANDS FILLED:** Indicated by a blue vertical line at station 0+50.00.
- PROPOSED RV LOT:** A black horizontal line representing the lot boundary.
- PROP. 6" GRAVEL FILL:** A layer of gravel fill above the earthen fill.
- PROP. EARTHEN FILL:** The base layer of earthen fill.
- EXISTING GRADE:** A green line showing the existing ground surface.

These drawings do not constitute a civil and/or hazard survey. Therefore, field data may be required in order to legally and safely conduct the operations being proposed herein.

[illegible]

This diagram illustrates a cross-section of a proposed roadway project. The horizontal axis represents stationing from 0+50.00 to 0+250.00. The vertical axis shows elevations from 0' to 25'. Key features include:

- 0+50.00 to 0+100.00:** Labeled "ROADSIDE DRAINAGE". The profile shows a green line representing the existing ground surface, which is relatively flat at approximately 5 feet elevation.
- 0+100.00 to 0+150.00:** Labeled "WETLANDS FILLED". The profile shows a black line representing the proposed roadway grade, which rises from 5 feet to about 10 feet. The area between the existing ground (green line) and the proposed grade is filled with gravel.
- 0+150.00 to 0+250.00:** Labeled "PROPOSED GRAVEL FILL" and "PROPOSED EARTHEN FILL". The profile shows the proposed roadway grade (black line) continuing to rise, reaching about 20 feet at station 0+250.00. The area between the existing ground (green line) and the proposed grade is filled with earth.

The diagram also includes a vertical scale on the right side, ranging from 0' to 25' in 5-foot increments.

These drawings do not constitute a civil and/or hazard survey. Therefore, field data may be required in order to legally and safely conduct the operations being proposed herein.

<u>CROSS SECTION</u> <u>SCOTT THOMAS</u> DEVELOPMENT		USACE Section 404 Permit Application	Proposed RV Park West Baton Rouge Parish, LA Section 33, T 08 S - R 11 E	REV	DATE	DESCRIPTION	DWN	QC
PAGE 2 OF 2	CREATE DATE: 03/28/2023	NOT TO SCALE	PROJECT #: 2022037	AUTHOR: TRUSTED COMPLIANCE / RJF				
FILE: C:\Trusted Compliance\GIS & Drafting\PRO FILES\2022037\Scott\ThomasBusbyWetland.mxd								

These drawings do not constitute a civil and/or hazard survey. Therefore, field data may be required in order to legally and safely conduct the operations being proposed herein.

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