



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

January 17, 2023

Regulatory Division  
Central Evaluation Branch

Project Manager:  
Zachary Steinkoenig  
(504) 862-1288  
Zachary.j.steinkoenig@usace.army.mil.  
Application #: MVN 2022-01314-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 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344),

### **PROPOSED OLINDE INDUSTRIAL PARK IN WEST BATON ROUGE PARISH**

**NAME OF APPLICANT:** PRICECO WEST, LC c/o Hydrik, 2323 Hwy 190 East, Suite 2, Hammond, Louisiana 70401.

**LOCATION OF WORK:** In Port Allen, Louisiana, in West Baton Rouge Parish, within the Lower Grand in hydrologic unit (HUC 08070300), Latitude 30.44521, Longitude -91.22602, 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 to construct and maintain an industrial park (Olinde Industrial Park) to include parking lots and warehouses. Approximately 16,000 cubic yards of silt material and 7,500 cubic yards of concerted would be hauled in and deposited to achieve required grade elevation requirements. The proposed project is situated on an approximately 10-acre tract that has been determined to contain emergent wetlands and uplands. It is anticipated that the proposed action would have minimal impact on adjacent wetlands with required best management practices to reduce runoff and erosion.

A preliminary analysis has determined that the proposed project would impact approximately 2.04 acres of forested wetlands.

### **MITIGATION:**

As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact to mitigate 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 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.

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 endangered species.

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.

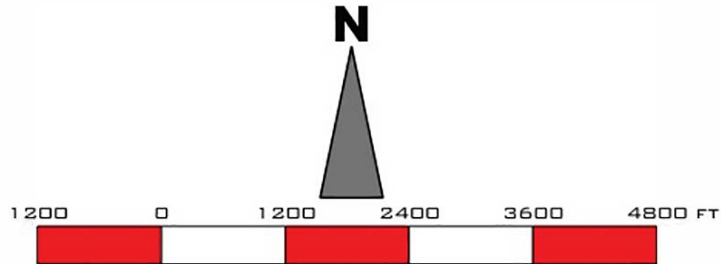
You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

John M. Herman  
Chief, Central Evaluation Branch  
Regulatory Division

Enclosures



~ 10 ACRES  
 PORT ALLEN, LA  
 WBR PARISH  
 NAD 83, LA SOUTH (USFT) EPSG:3452  
 SITE CENTER: 30.44521 , -91.22602



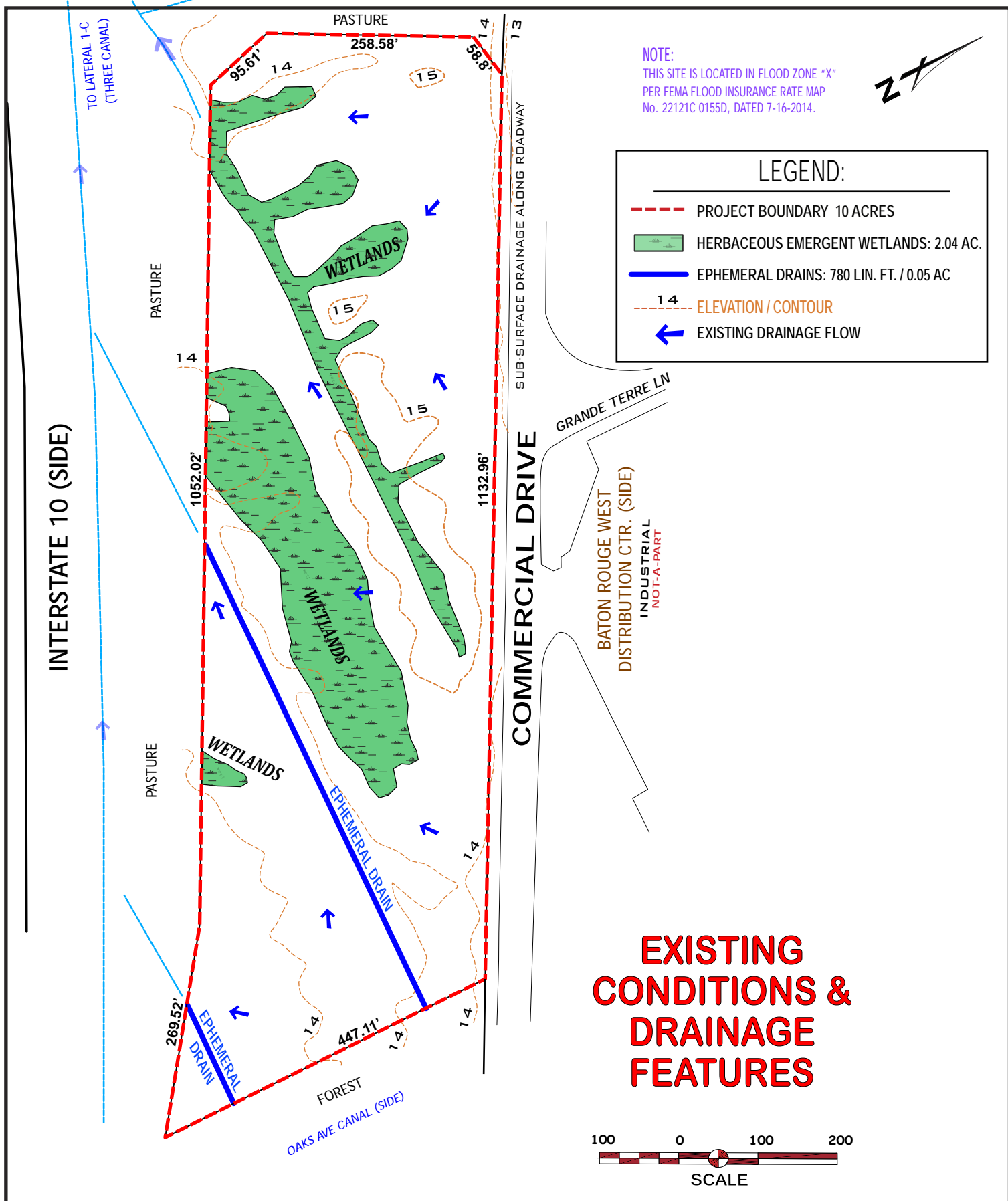
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH

### VICINITY

PRICECO WEST LC

FIGURE 1  
 HF:22091ABC  
 DATE: 100722





APPLICANT:  
PRICECO WEST, LC

**PRICECO OLINDE INDUSTRIAL PARK**  
PORT ALLEN, LOUISIANA  
SECTION 93, T7S-R12E  
WEST BATON ROUGE PARISH, LA

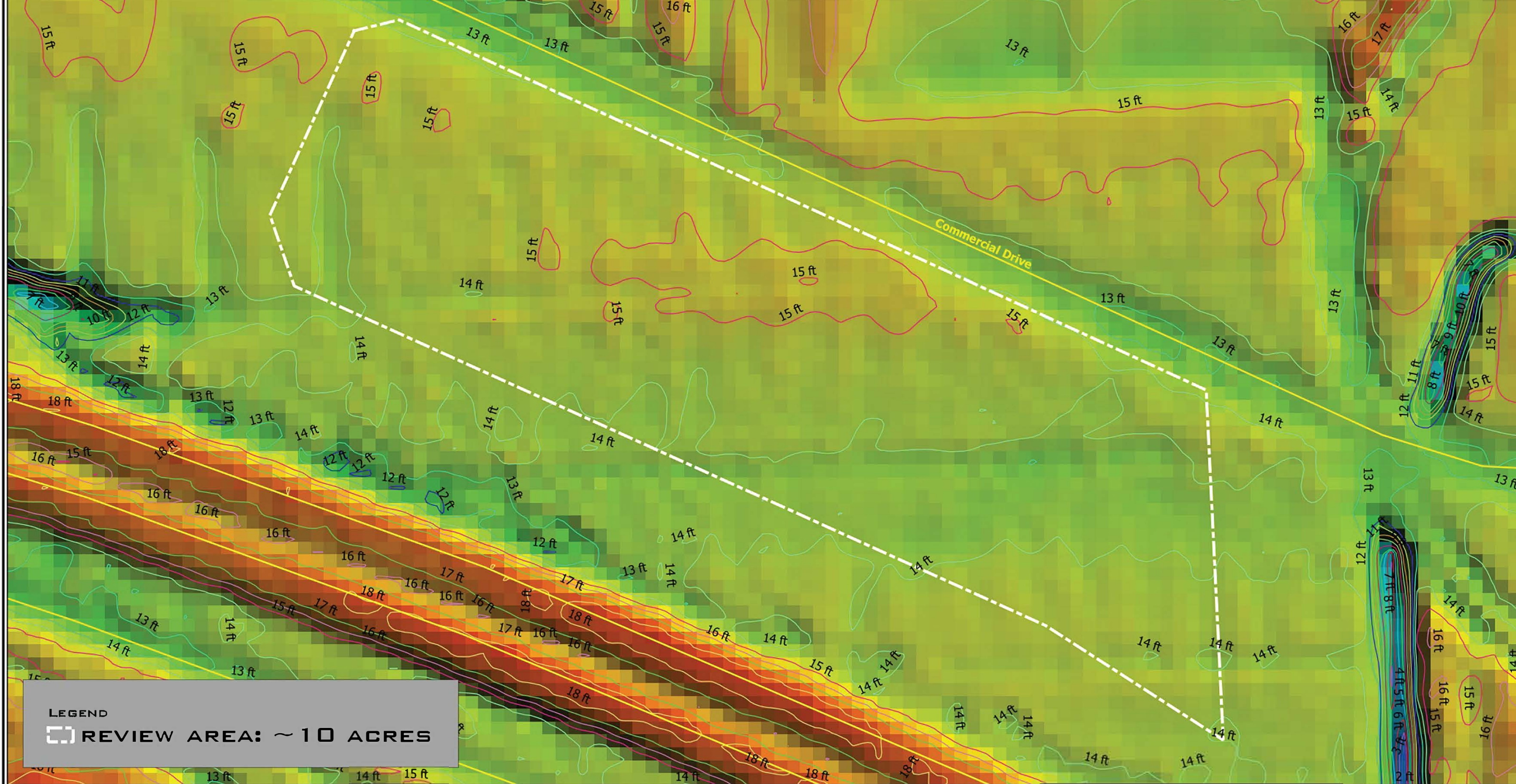


FIGURE  
**1A**

HF: 22091 ABC

DATE: 10/15/22

APPROVED:



**LEGEND**

 **REVIEW AREA: ~ 10 ACRES**

~ 10 ACRES  
 PORT ALLEN, LA  
 WBR PARISH  
 NAD 83, LA SOUTH (USFT) EPSG:3452  
 SITE CENTER: 30.44521 , -91.22602

**N**



**DIGITAL ELEVATION MODEL**

**PRICECO WEST LC**

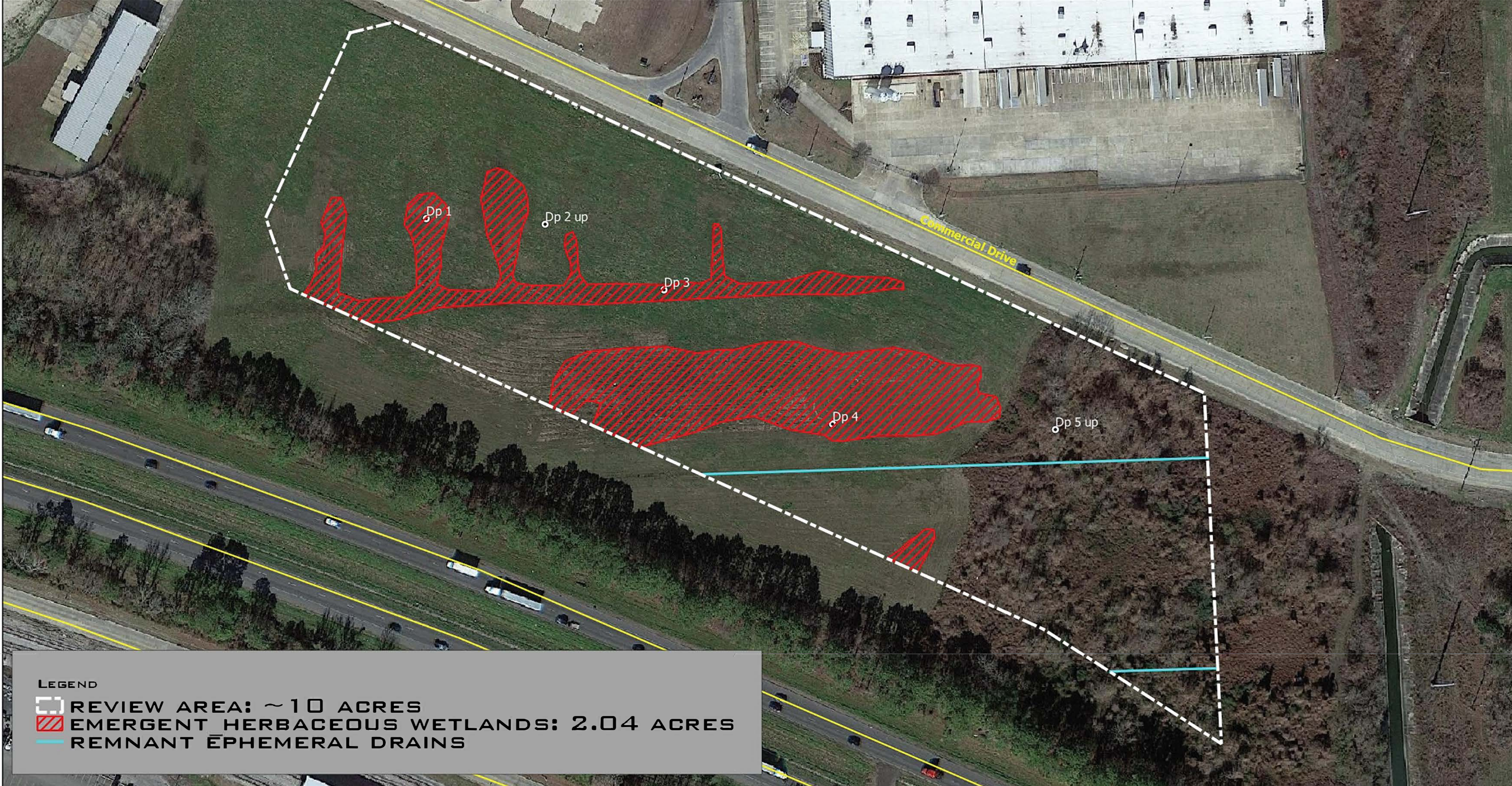
**FIGURE 2**

HF 22091 ABC

DATE: 1 00722



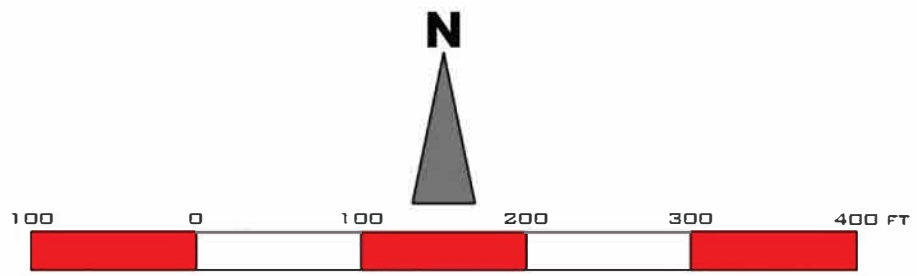
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**LEGEND**

- REVIEW AREA: ~ 10 ACRES
- EMERGENT HERBACEOUS WETLANDS: 2.04 ACRES
- REMNANT EPHEMERAL DRAINS

~ 10 ACRES  
 PORT ALLEN, LA  
 WBR PARISH  
 NAD 83, LA SOUTH (USFT) EPSG:3452  
 SITE CENTER: 30.44521 , -91.22602



**WETLAND DELINEATION**

**PRICECO WEST LC**

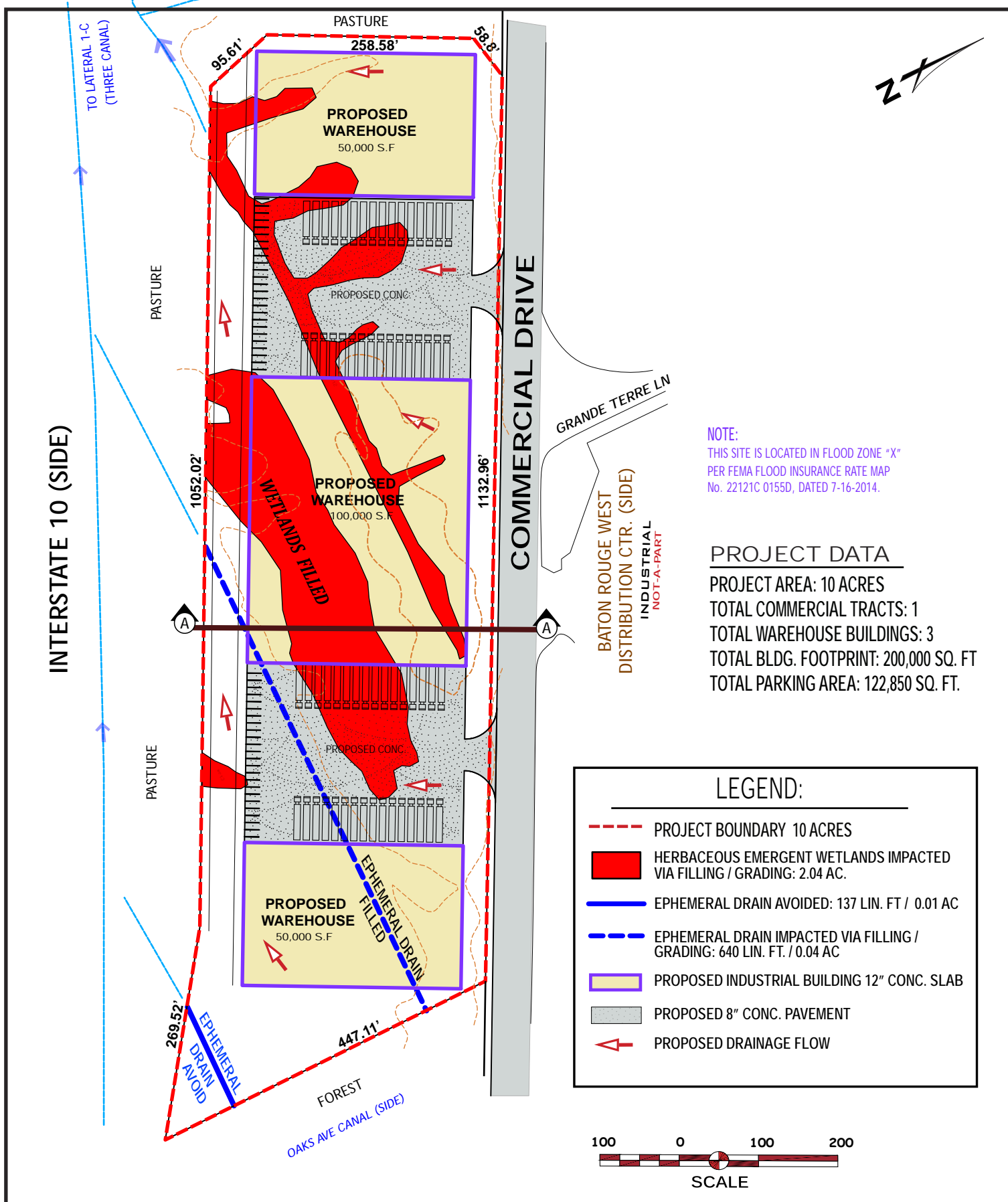
**FIGURE 3**

HF:22091ABC  
 DATE: 1 00722



**HYDRIK**  
 WETLANDS - GIS - FLOOD CONTROL  
 WWW.HYDRIK.COM

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



APPLICANT:  
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**PRICECO OLINDE INDUSTRIAL PARK**  
PORT ALLEN, LOUISIANA  
SECTION 93, T7S-R12E  
WEST BATON ROUGE PARISH, LA



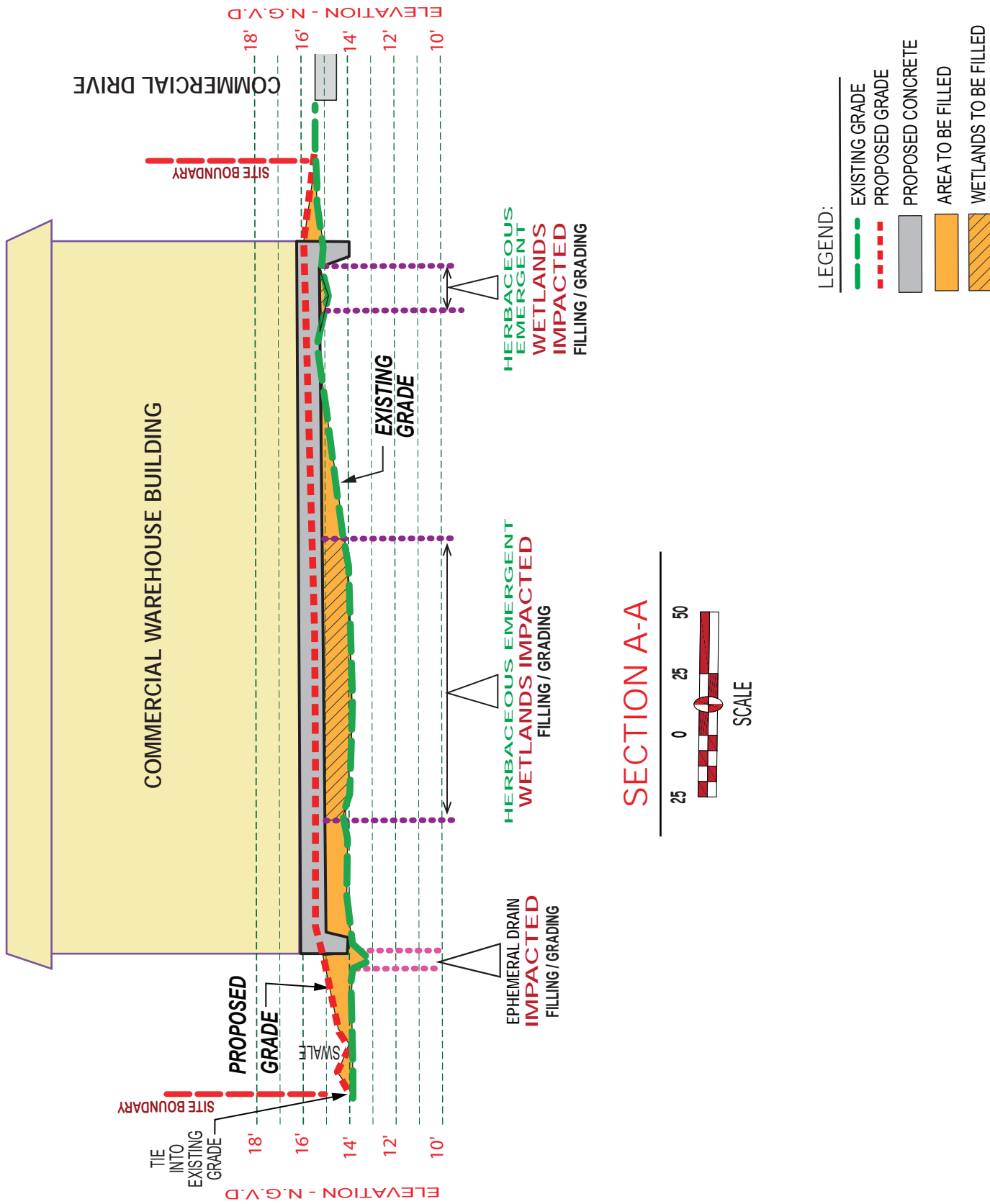
FIGURE  
**4**

HF: 22091 ABC

DATE: 10/15/22

APPROVED:





APPLICANT:  
PRICECO WEST, LC

**PRICECO OLINDE INDUSTRIAL PARK**  
PORT ALLEN, LOUISIANA  
SECTION 93, T7S-R12E  
WEST BATON ROUGE PARISH, LA



FIGURE  
**5**

HF: 22091 ABC

DATE: 10/15/22

APPROVED: