

**U.S. Army Corps
of Engineers**
Pittsburgh District

Public Notice

In Reply Refer to
Notice No. below

US Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186

Application No. LRP 2022-220

Date: May 13, 2022

Notice No. 22-30

Closing Date: June 13, 2022

1. TO ALL WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act.
2. APPLICANT: Conneaut Lake Properties, LLC
Joe Katzfey
10431 Perry Highway Suite 100
Wexford, Pennsylvania 15090
3. LOCATION: The project site will be located in wetlands off of Pymatuning Avenue and SR 618 in Sadsbury Township, Crawford County, Pennsylvania (41.6232, -80.3253).
4. PURPOSE AND DESCRIPTION OF WORK: The Reflections on Conneaut Residential Land Development Plan proposes to permanently discharge dredged or fill material in 0.67 acre of palustrine forested (PFO), 0.09 acre of palustrine emergent (PEM), and 0.01 acre of palustrine scrub shrub (PSS) wetlands associated with construction of 103 single family homes, carriage homes, and townhome units along with associated infrastructure, landscaping, and stormwater management facilities with a 34.98 acre limit of disturbance. As mitigation for permanent impacts to waters of the U.S., the applicant proposes replacement ratios of 3:1 ratio for PFO habitat, 1:1 ratio for PEM habitat, and a minimum of 2:1 ratio for PSS habitat as a part of onsite wetland creation resulting in 2.01 acre of PFO habitat, 0.09 PEM habitat, and 0.02 acre of PSS habitat.
5. ENCROACHMENT PERMIT: The applicant may be required to obtain a Water Obstruction and Encroachment Permit which includes 401 Water Quality Certification from the:

*Pennsylvania Department of Environmental Protection
Northwest Regional Office
Waterways and Wetlands Section
230 Chestnut Street
Meadville, PA 16335*

Telephone: 814-332-6945

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project may affect, but is not likely to adversely affect endangered species or threatened species, or result in destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U.S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended). If the U.S. Fish and Wildlife Service concurs with the may affect, not likely to adversely affect determination please respond with written concurrence.

7. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

9. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact 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 proposals 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, flood plain 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 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 Corps of Engineers to determine whether to issue, 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 the 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 overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

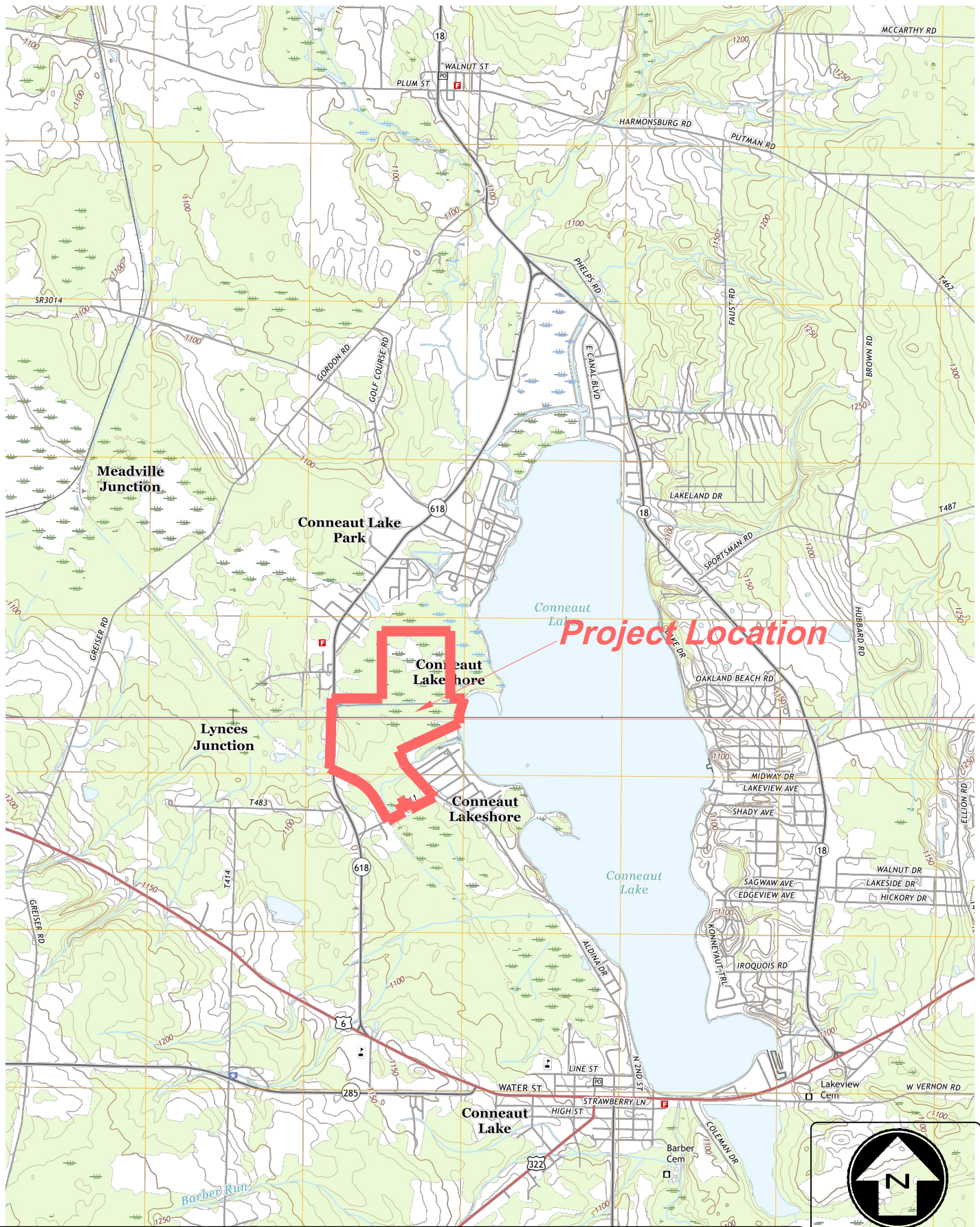
10. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. Public comments may be subject to release under the Freedom of Information Act (FOIA). All responses to this notice should be directed to the Regulatory Division, attn. Matthew Gilbert at the above address, by telephoning (412) 395-7189, or by e-mail at matthew.c.gilbert@usace.army.mil
Please refer to CELRP-RG 2022-220 in all responses.

FOR THE DISTRICT ENGINEER:

//SIGNED//

By Tyler J. Bintrim for:

Scott A. Hans
Chief, Regulatory Division



Reflections on Conneaut

Project Location Exhibit

Situate in: Sadsbury Township, Crawford County, Pennsylvania



10 Emerson Lane, Suite 808
 Bridgeville, PA 15017
 Phone: 412-221-2003

DATE:	8/22/2019
SCALE:	N.T.S.
PROJECT NUMBER:	306

Exhibit A