



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

November 13, 2023

Regulatory Division  
Central Evaluation Branch

Project Manager:  
Jamie Crowe  
(504) 862-2675  
[Jamie.M.Crowe@usace.army.mil](mailto:Jamie.M.Crowe@usace.army.mil)  
Application #: MVN 2015-01332-CO

## **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/or [ ] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

### **MODIFICATION AND TIME EXTENSION FOR COMMERCIAL RETAIL DEVELOPMENT IN LIVINGSTON PARISH**

**NAME OF APPLICANT:** Creekstone/Juban II, LLC, c/o D&S Environmental Services, Inc., Post Office Box 510, French Settlement, LA 70733

**LOCATION OF WORK:** West Colyell Creek; at the intersection of Louisiana Highway 1026 (Juban Rd.) and Interstate 12, Section 4, Township 7 south, Range 3 east; in Denham Springs, Louisiana, in Livingston Parish, within the Lake Pontchartrain Basin, in hydrologic unit (HUC 08070202), as shown on the attached drawings.

**CHARACTER OF WORK:** The applicant currently holds a permit authorizing the clearing, grading, and filling of a tract to construct a 17-lot commercial retail development (Juban East/Juban Marketplace II), including parking, retention ponds, green space and ingress/egress access. Due to flooding in 2016 and labor and supply shortages caused by Covid-19, approximately 67% of construction has been completed. The applicant requests additional time to complete the remaining authorized work. Additionally, the plans have been modified to include a multi-family apartment development and slight changes in the locations/size of the drainage pond and roadway. No change in footprint is proposed. As a result of project implementation, approximately 87,409.99 cubic yards of earthen material, 16,871.67 cubic yards of lime treated base, 13,970.60 cubic yards of concrete, and 4,570.19 cubic yards of asphalt will be deposited on site.

Approximately 29.3 acres of wetlands were impacted by project implementation. To minimize impacts to adjacent properties, appropriate erosion control methods (BMP's) have or will be utilized during and after the construction phase. These BMP's include silt fencing, hay bales, seeding, sediment check dams, etc.

**MITIGATION:** The applicant states that the proposed project has been designed to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction in the levee and floodgate would not meet engineering construction standards at the project site. The proposed activity has been mitigated for previously through the purchase of credits from Zachary mitigation area. Since there is no change in footprint, additional mitigation is not required at this time.

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, Jamie Crowe**. 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. 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 n/a 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.

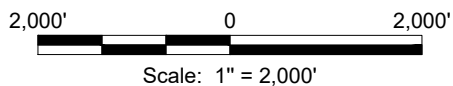
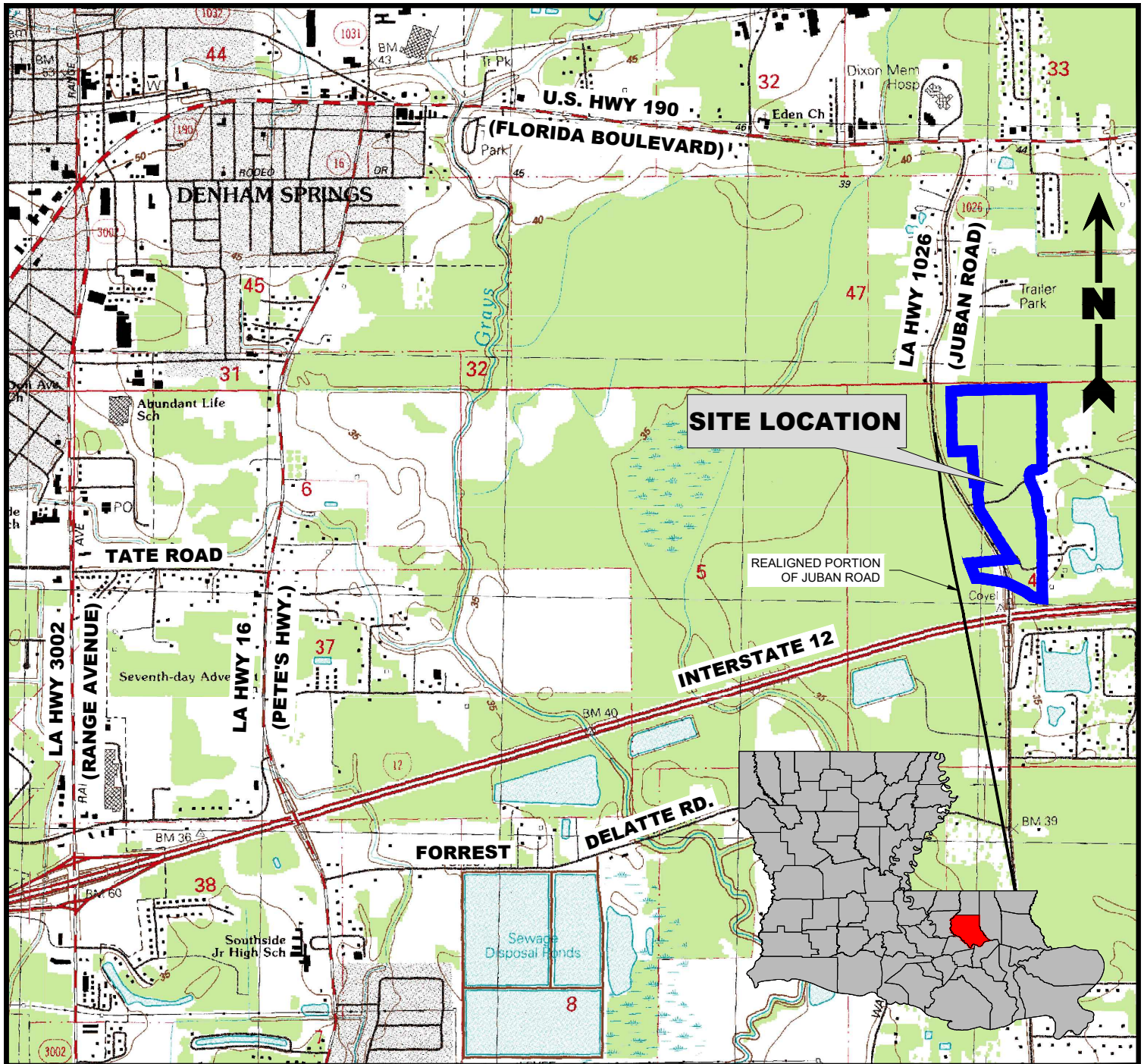
Any person may request, (preferably by email to the project manager, or in writing), within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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





## Notes

Property is located in Section 4, T-7-S, R-3-E  
 Latitude: 30°28'09.73"N Longitude: 90°54'57.89"W

## Reference

Base map comprised of U.S.G.S. 7.5 minute topographic map "Denham Springs, LA".

**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

## Vicinity Map

Livingston Parish, Louisiana



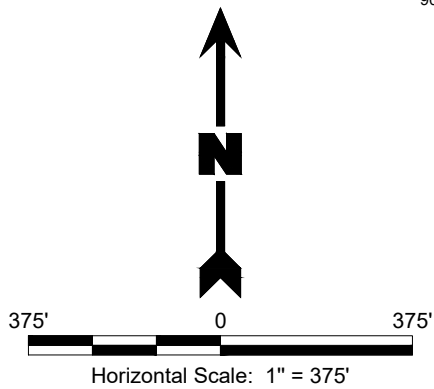
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 ENVIRONMENTAL SERVICES, INC.**



Project No.: 11-2015-DOA (Rev)

Date: 2023.08.31

Figure No.: 1



## Notes

1. The Proposed layout was provided by Ferris Engineering & Surveying, L.L.C.
2. Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Number MVN-2014-01742-SQ.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 D Dated 8-23-01, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundated by the 1% annual chance flood; Base Flood Elevations Determined), Base Flood Elevation = 37'.
4. Wetland impacts by habitat type:  
 >Bottomland Hardwood = 29.28 Acres

## Total Proposed Fill

Approximately 87,409.99 Cubic Yards of Earthen Material.  
 Approximately 16,871.67 Cubic Yards of Lime Treated Base.  
 Approximately 13,970.60 Cubic Yards of Concrete.  
 Approximately 4,570.19 Cubic Yards of Asphaltic Concrete.

## Legend

- Property Boundary (71.46 Acres)
- Non-Wetlands (42.18 Acres)
- Total Jurisdictional Wetlands (29.28 Acres)
- Jurisdictional Wetlands To Be Filled (21.31 Acres)
- Jurisdictional Wetlands To Be Excavated (7.97 Acres)
- Commercial Retail (Size As Noted Figures 3-6)

**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

**Overall Proposed Plan View**

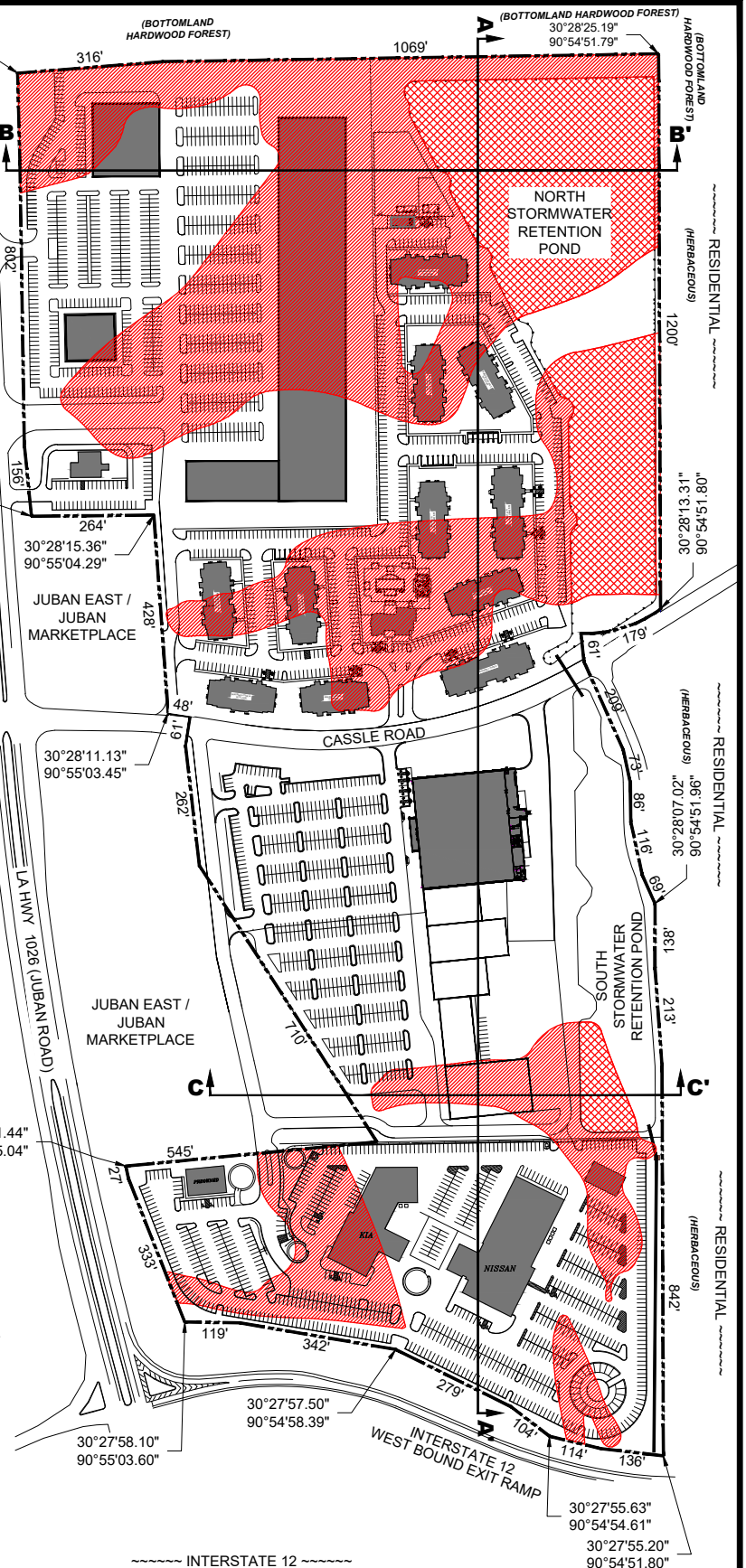
Livingston Parish, Louisiana

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**ENVIRONMENTAL SERVICES, INC.**

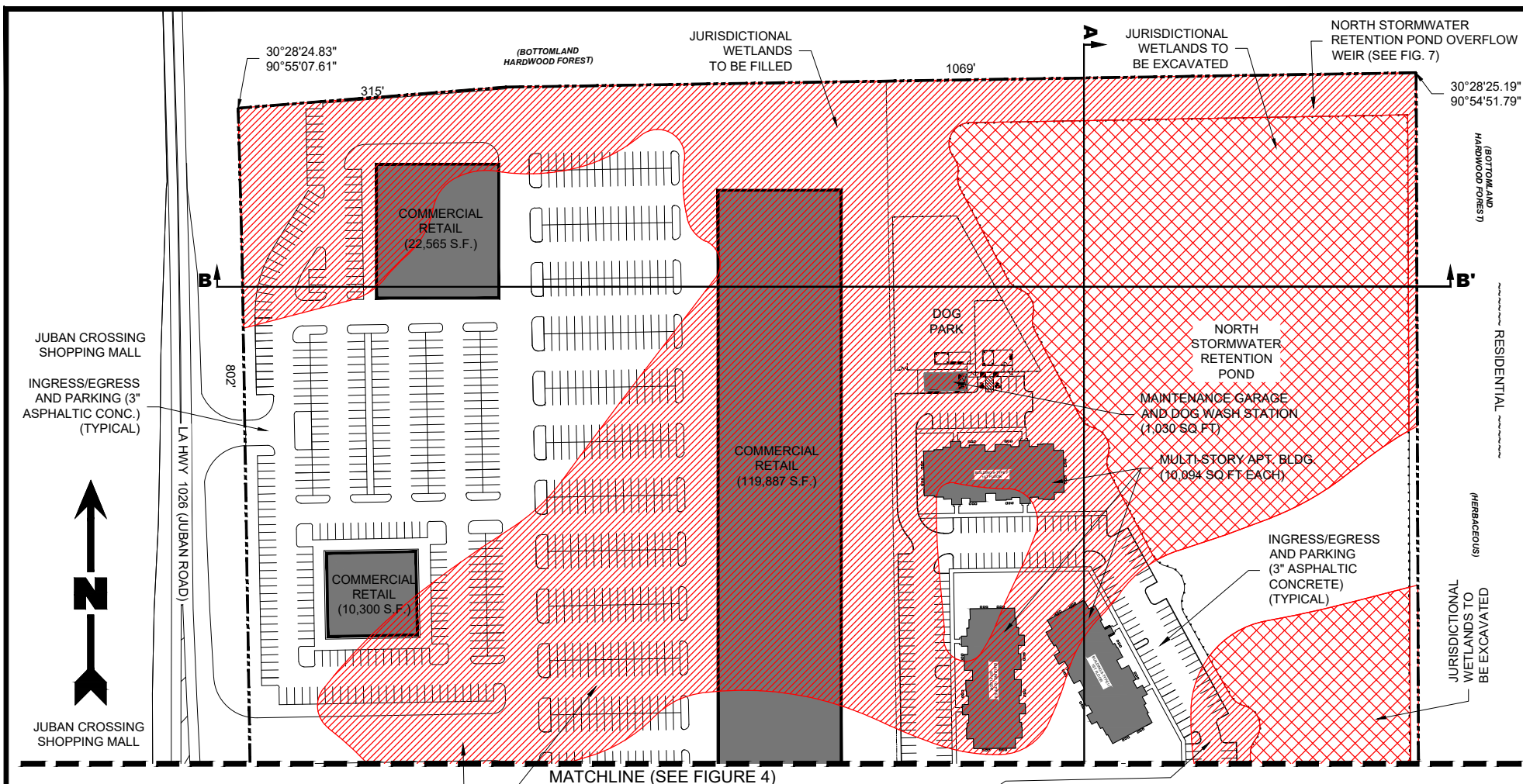
Project. No.: 11-2015-DOA (Rev)

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Figure No.: 2







## Legend

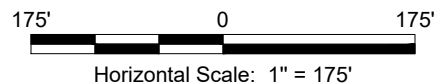
- Property Boundary (71.46 Acres)
- Non-Wetlands (42.18 Acres)
- Total Jurisdictional Wetlands (29.28 Acres)
- Jurisdictional Wetlands To Be Filled (21.31 Acres)
- Jurisdictional Wetlands To Be Excavated (7.97 Acres)

## Notes

SEE FIGURE 2

## Total Proposed Fill

SEE FIGURE 2



Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Proposed Plan View

Livingston Parish, Louisiana



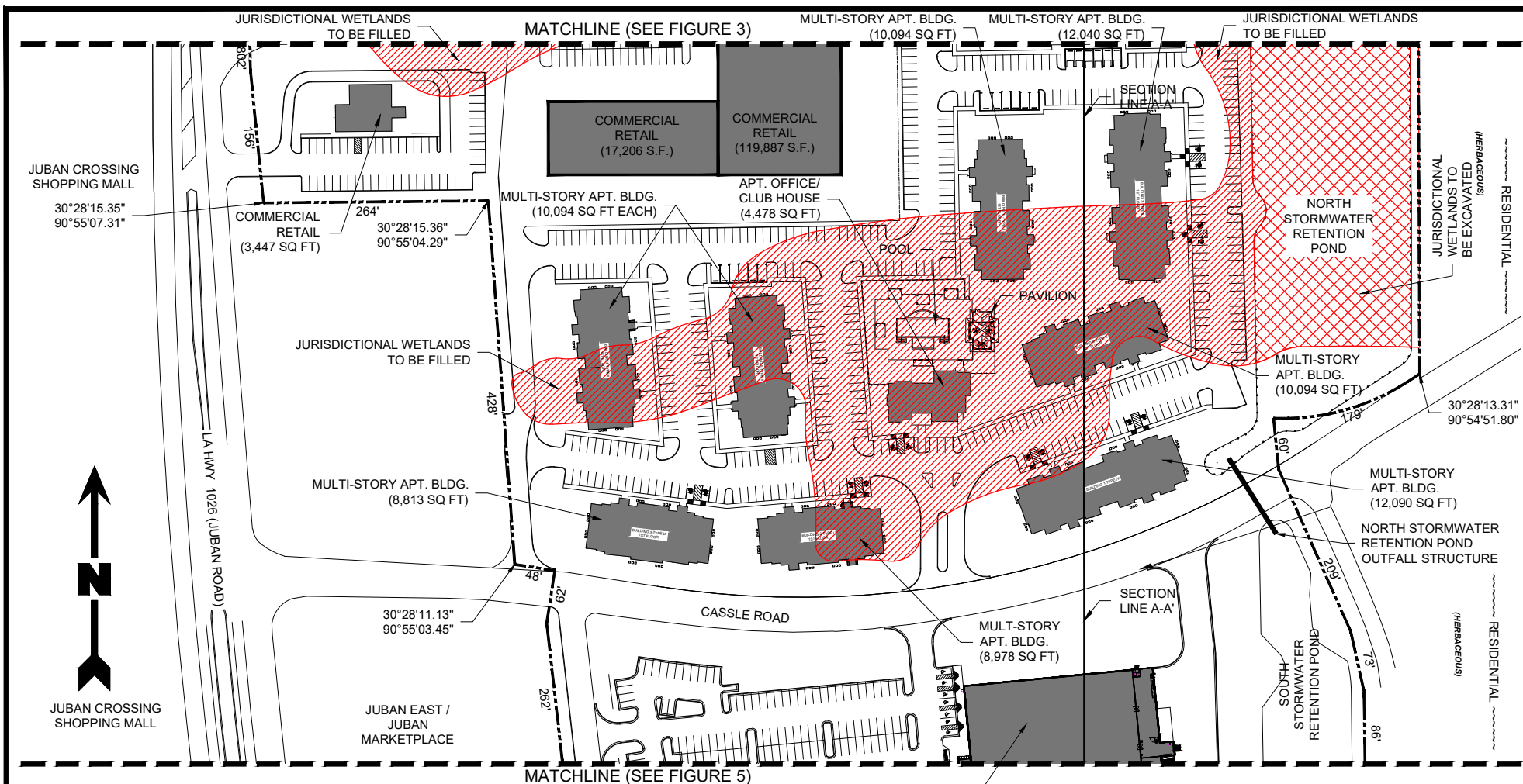
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Project No.: 11-2015-DOA (Rev)

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Figure No.: 3



## Legend

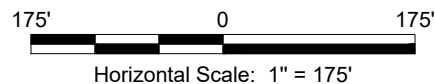
- Property Boundary (71.46 Acres)
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- Total Jurisdictional Wetlands (29.28 Acres)
- Jurisdictional Wetlands To Be Filled (21.31 Acres)
- Jurisdictional Wetlands To Be Excavated (7.97 Acres)

## Notes

SEE FIGURE 2

## Total Proposed Fill

SEE FIGURE 2



**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

## Proposed Plan View

Livingston Parish, Louisiana



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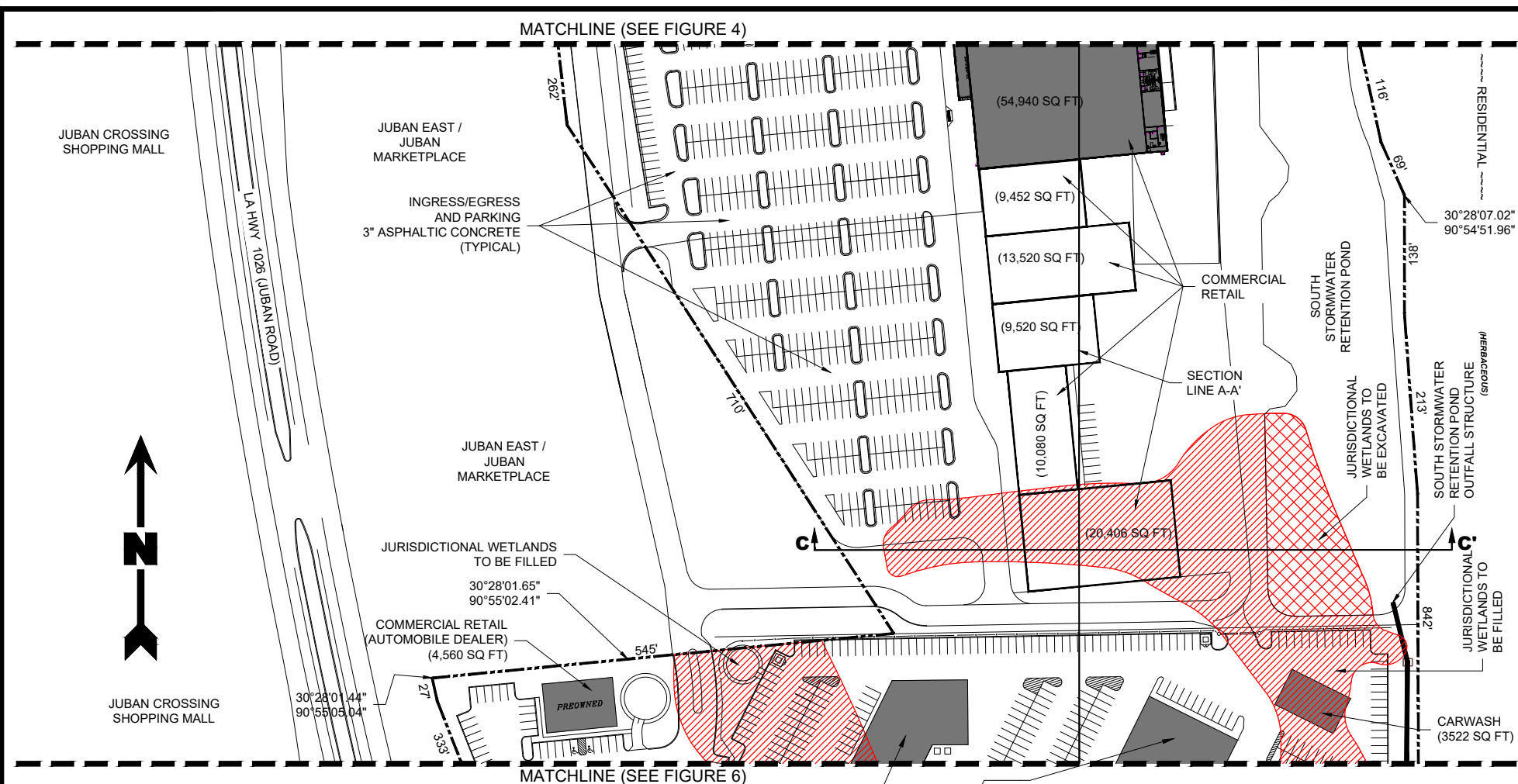


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Figure No.: 4





## Legend

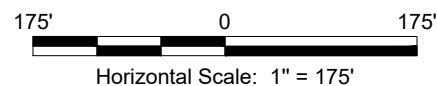
- Property Boundary (71.46 Acres)
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- Jurisdictional Wetlands To Be Excavated (7.97 Acres)

## Notes

SEE FIGURE 2

## Total Proposed Fill

SEE FIGURE 2



**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

**Proposed Plan View**

Livingston Parish, Louisiana



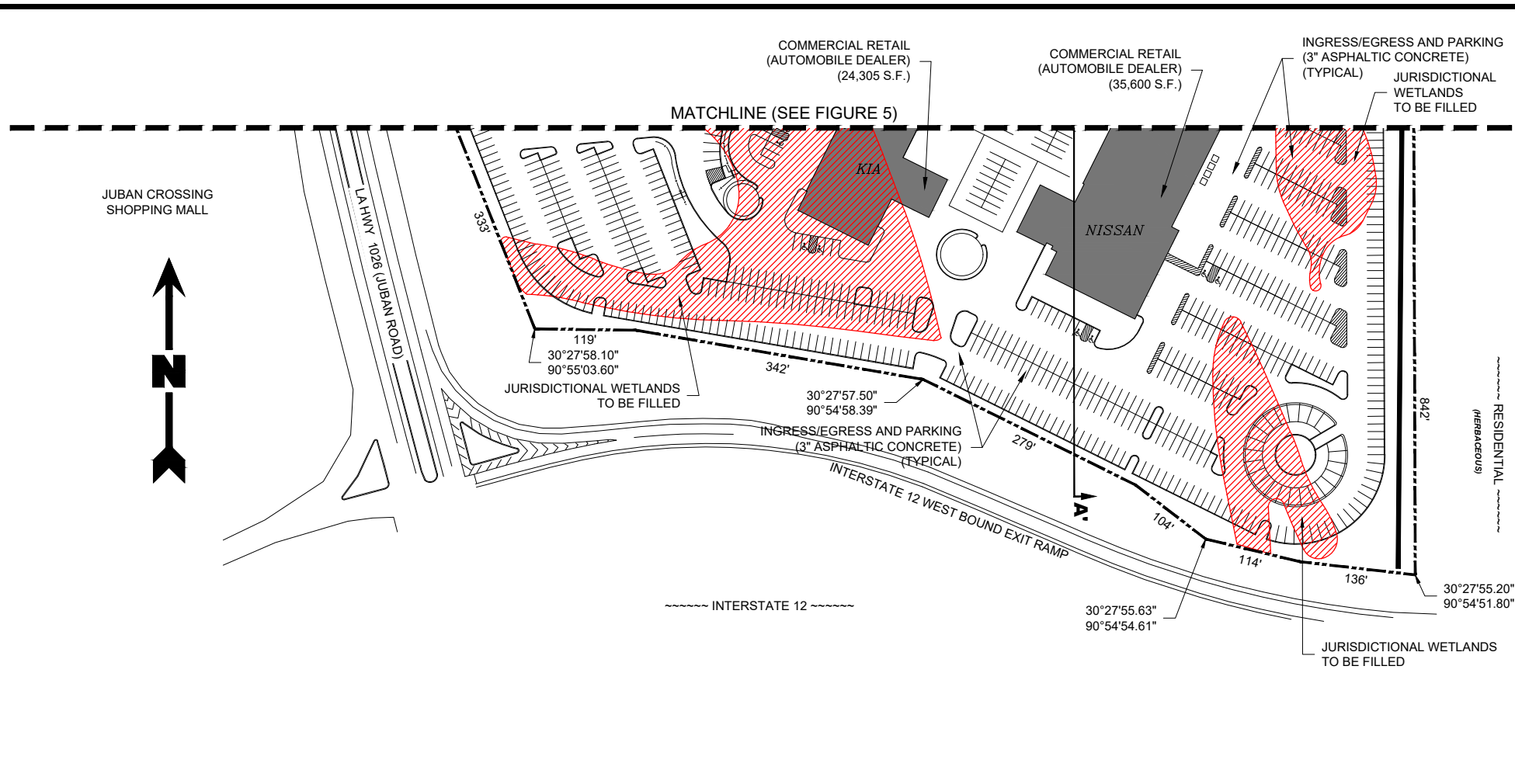
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Figure No.: 5



## Legend

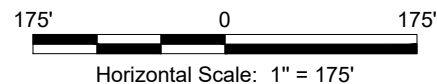
- Property Boundary (71.46 Acres)
- Non-Wetlands (42.18 Acres)
- Total Jurisdictional Wetlands (29.28 Acres)
- Jurisdictional Wetlands To Be Filled (21.31 Acres)
- Jurisdictional Wetlands To Be Excavated (7.97 Acres)

## Notes

SEE FIGURE 2

## Total Proposed Fill

SEE FIGURE 2



Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Proposed Plan View

Livingston Parish, Louisiana



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Figure No.: 6

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

**North & South Stormwater  
Retention Ponds Outfall Details**

Livingston Parish, Louisiana



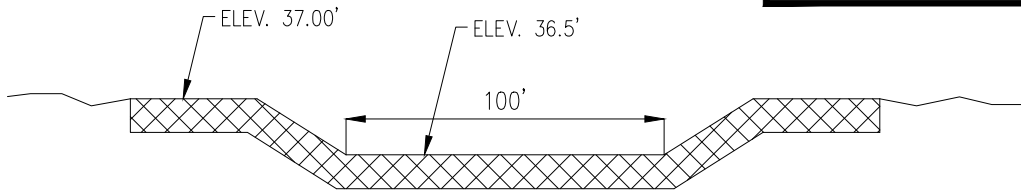
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Project. No.: 11-2015-DOA (Rev)

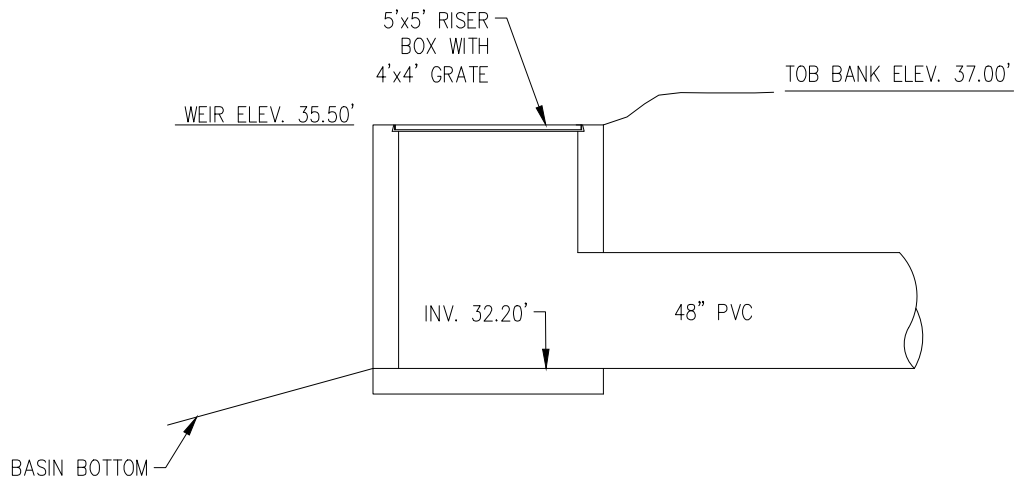
Date: 2023.08.31

Figure No.: 7



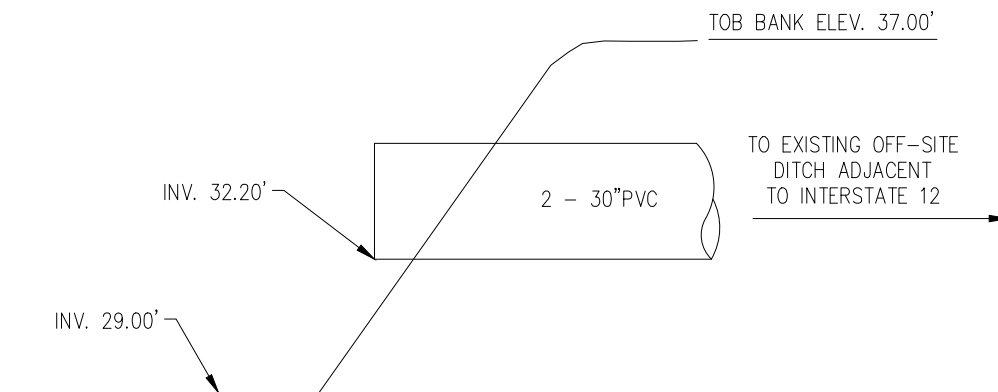
**NORTH STORMWATER RETENTION  
POND OVERFLOW WEIR**

N.T.S.



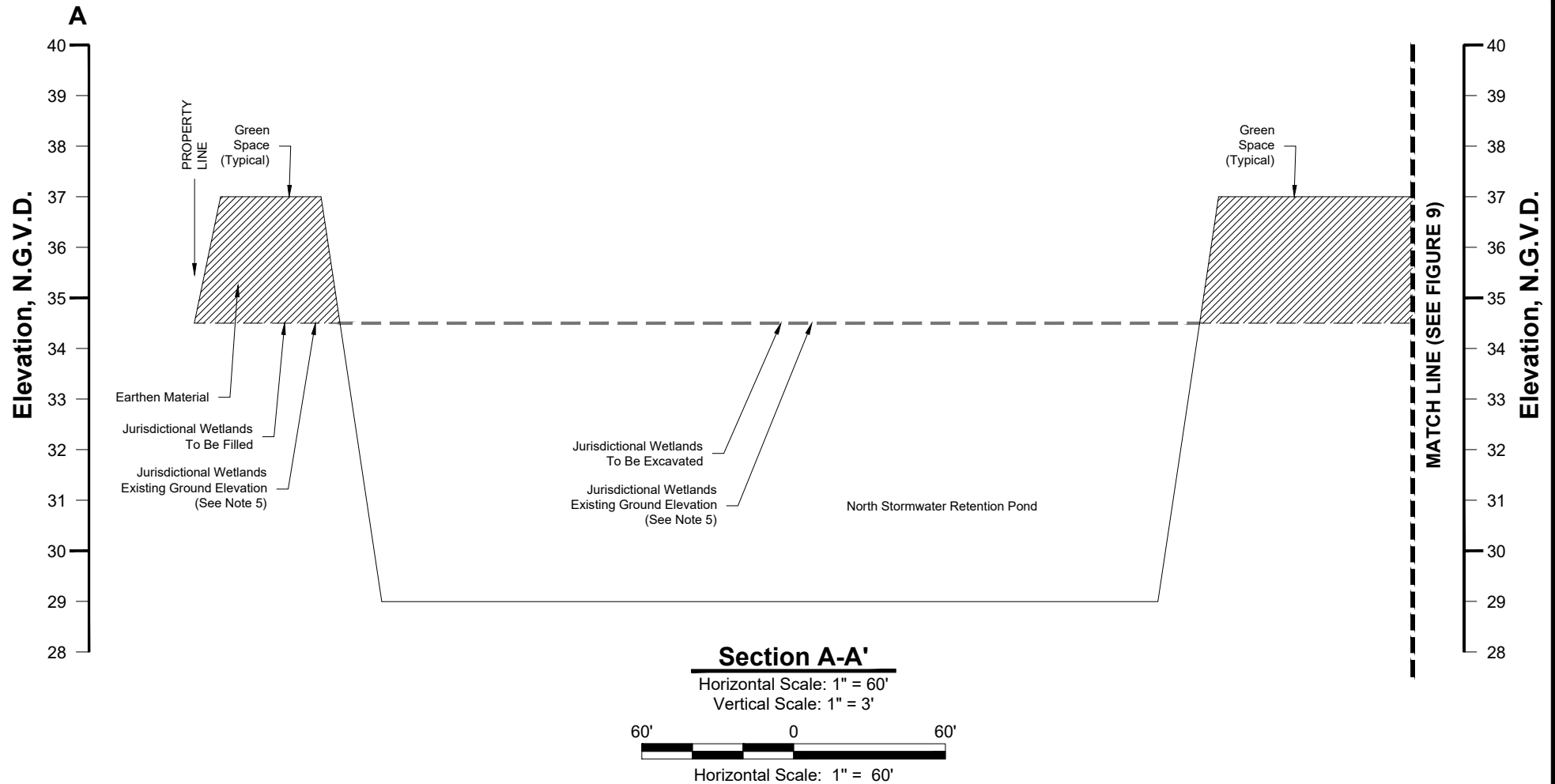
**NORTH STORMWATER RETENTION POND OUTFALL STRUCTURE**

N.T.S.



**SOUTH STORMWATER RETENTION POND OUTFALL STRUCTURE**


N.T.S.



## Notes

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- According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 D Dated 8-23-01, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundated by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 37'.
- Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Ferris Engineering & Surveying, L.L.C..
- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

 Earthen Material

**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

**Section View A-A'**

Livingston Parish, Louisiana



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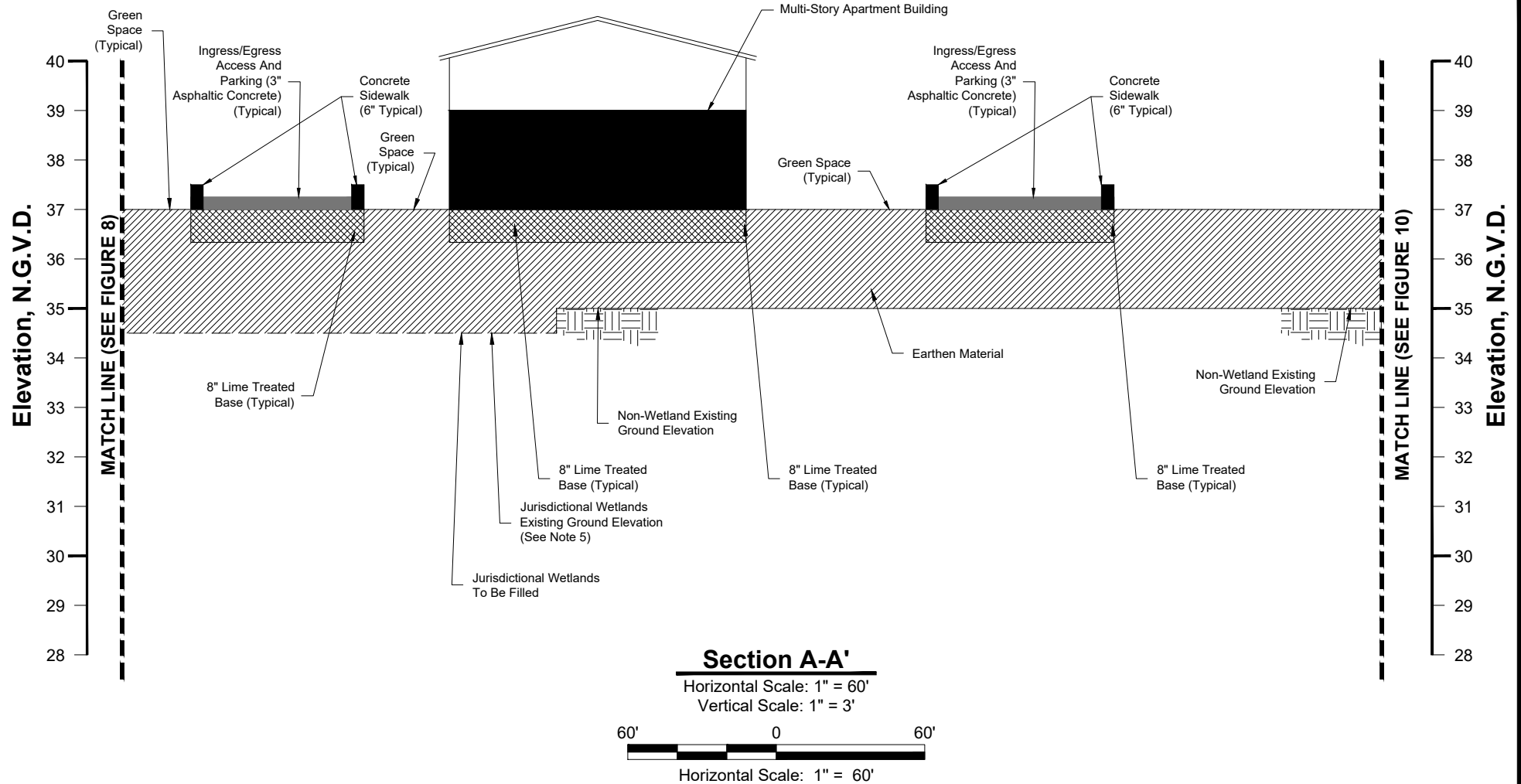


Project. No.: 11-2015-DOA (Rev)

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Figure No.: 8





## Notes

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4. Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Ferris Engineering & Surveying, L.L.C..
5. Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

|  |                    |
|--|--------------------|
|  | Earthen Material   |
|  | Lime Treated Base  |
|  | Concrete           |
|  | Asphaltic Concrete |

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Section View A-A' (Continued)

Livingston Parish, Louisiana



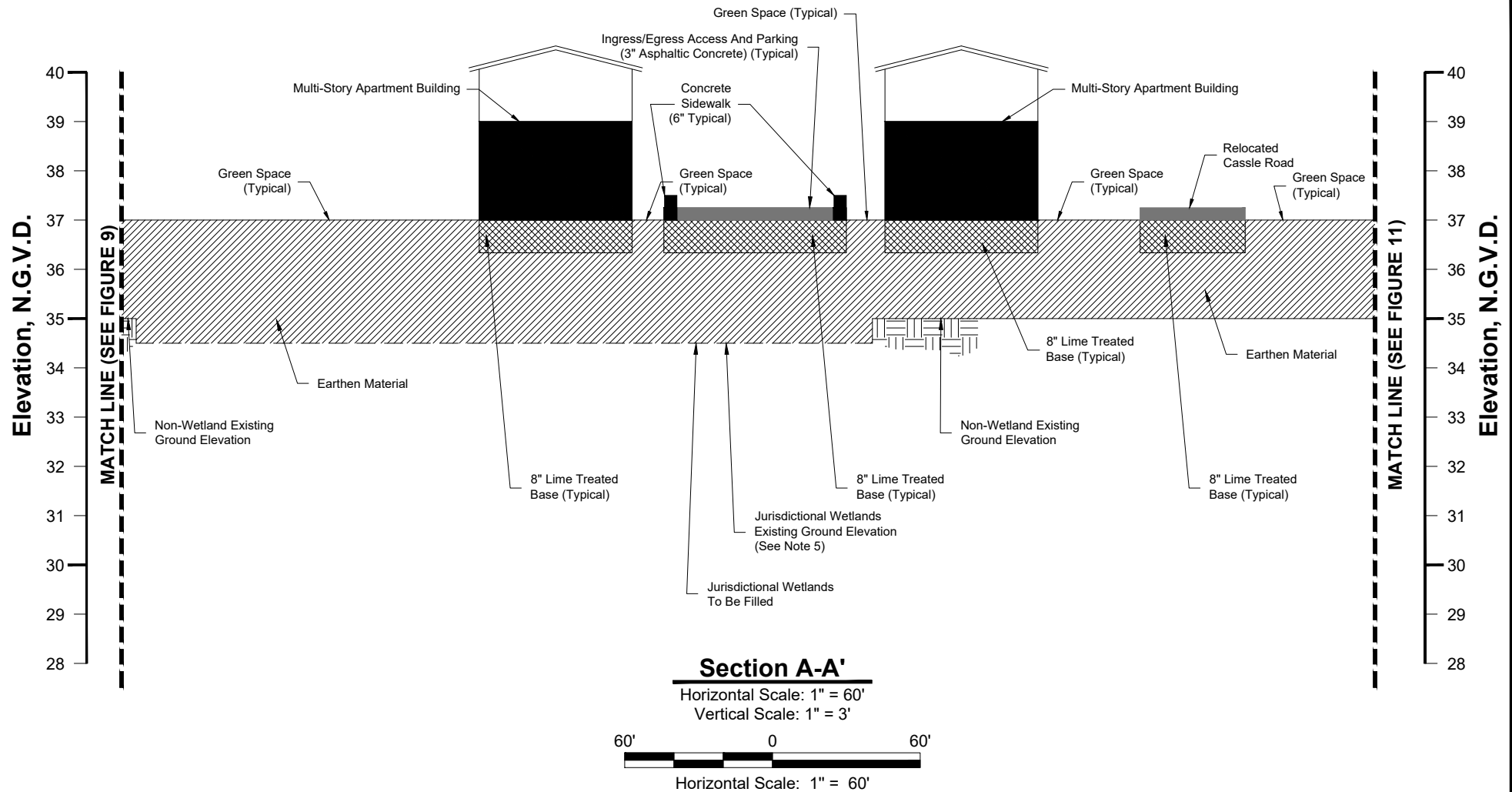
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Date: 2023.08.31

Figure No.: 9



## Notes

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## Legend

|  |                    |
|--|--------------------|
|  | Earthen Material   |
|  | Lime Treated Base  |
|  | Concrete           |
|  | Asphaltic Concrete |

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Section View A-A' (Continued)

Livingston Parish, Louisiana



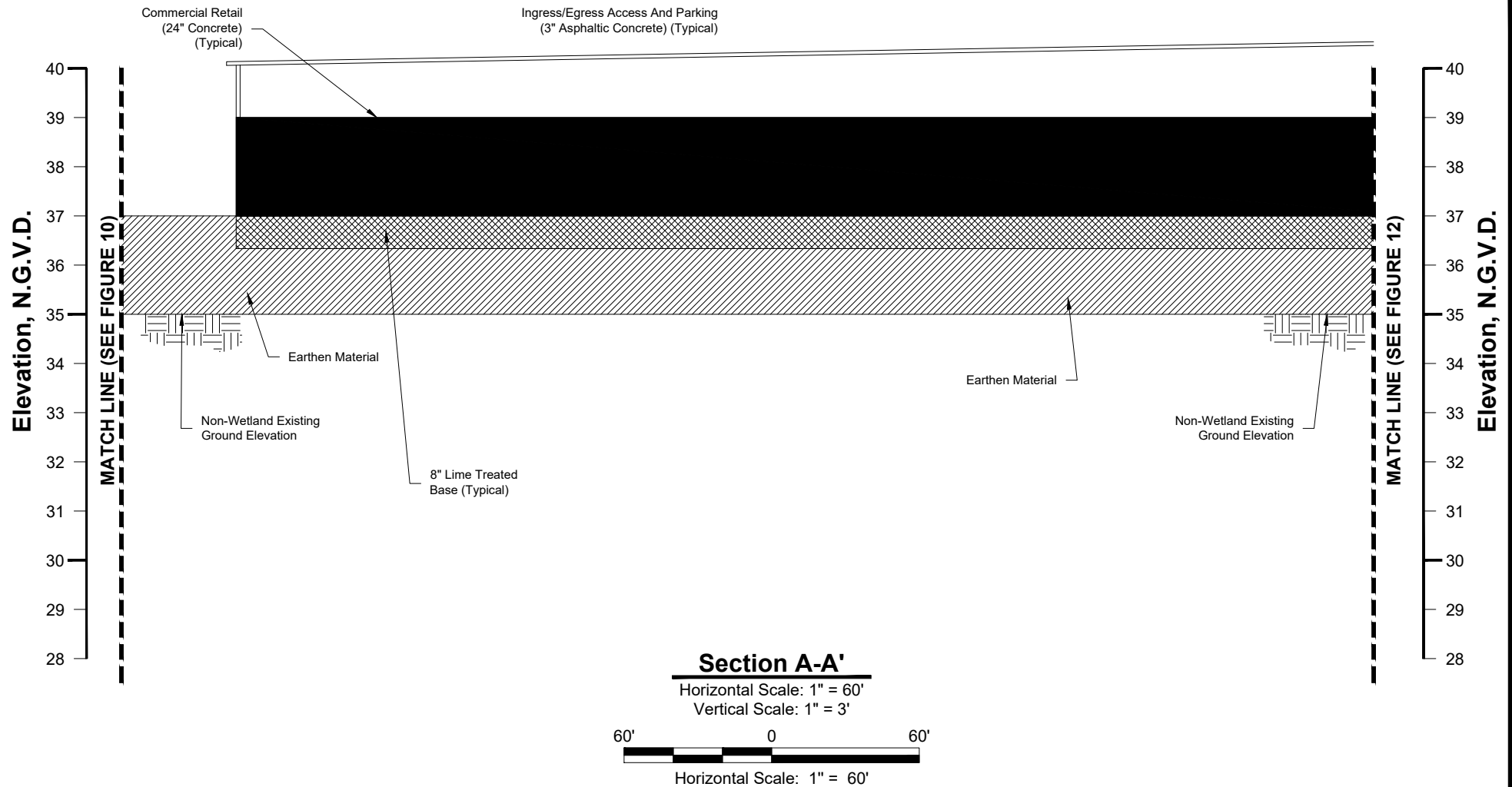
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Figure No.: 10



## Notes

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4. Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Ferris Engineering & Surveying, L.L.C..
5. Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

|  |                    |
|--|--------------------|
|  | Earthen Material   |
|  | Lime Treated Base  |
|  | Concrete           |
|  | Asphaltic Concrete |

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Section View A-A' (Continued)

Livingston Parish, Louisiana



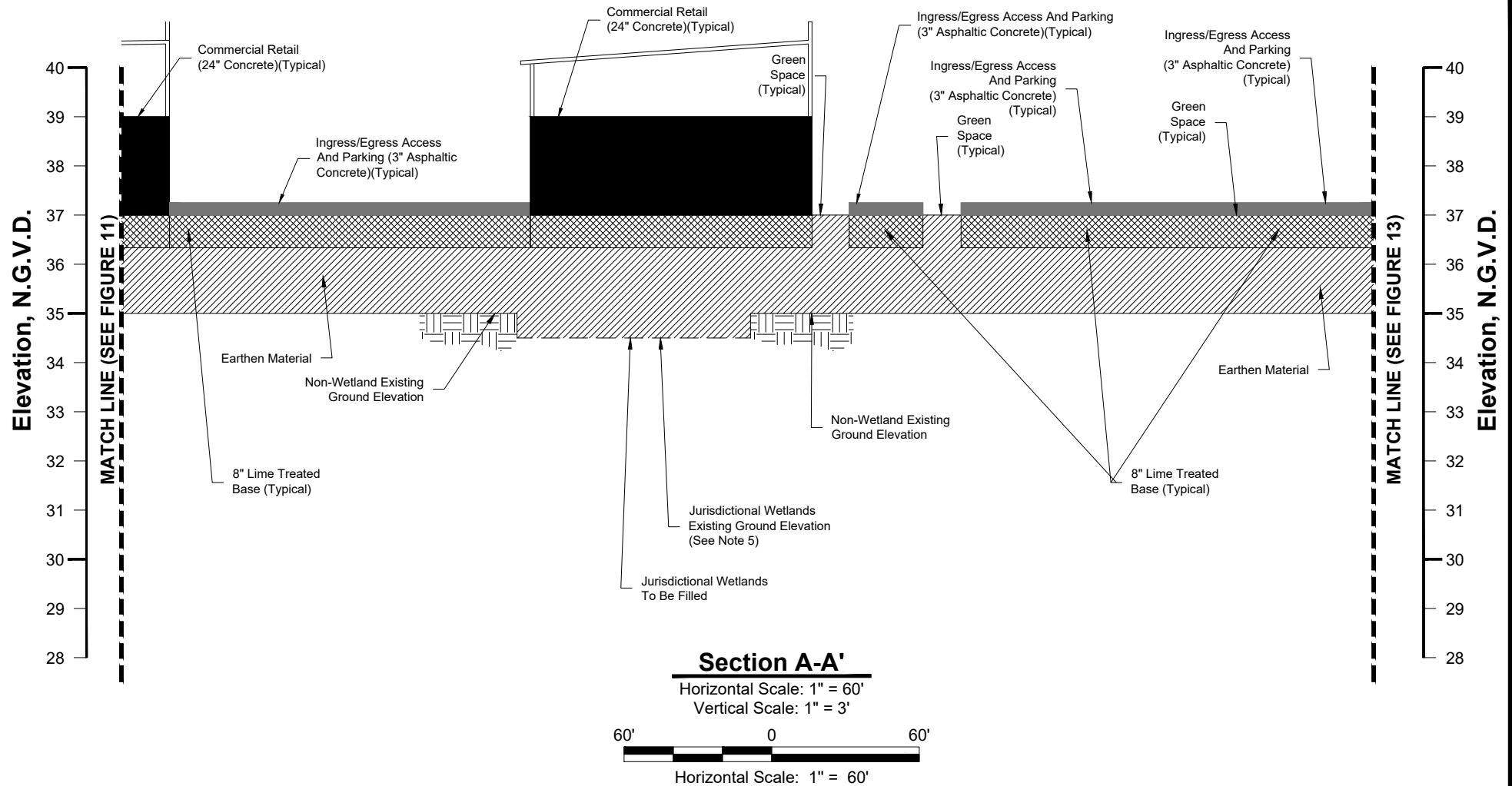
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Figure No.: 11



## Notes

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- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphaltic Concrete

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Section View A-A' (Continued)

Livingston Parish, Louisiana



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**ENVIRONMENTAL SERVICES, INC.**

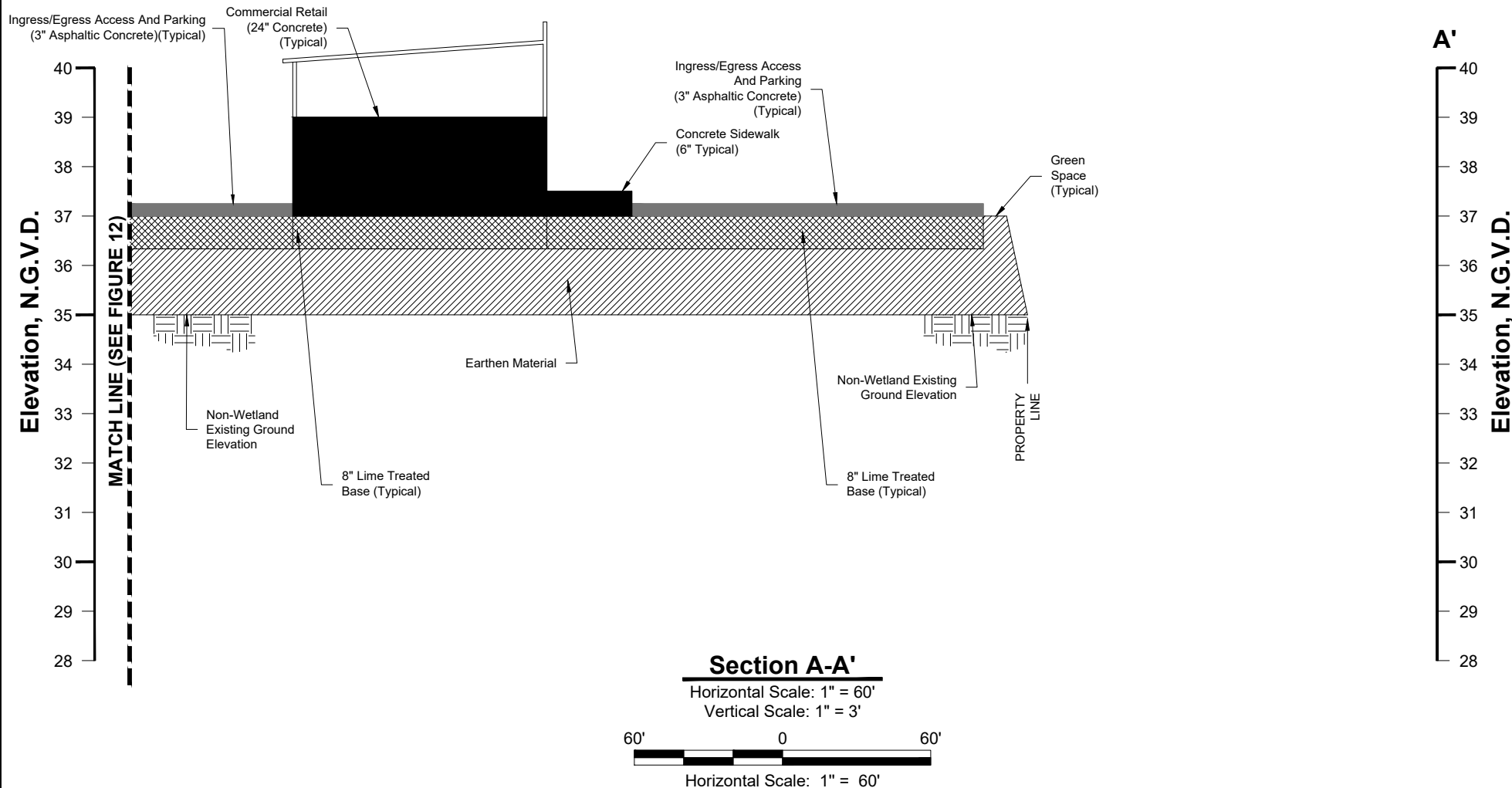


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Figure No.: 12





## Notes

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- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

|  |                    |
|--|--------------------|
|  | Earthen Material   |
|  | Lime Treated Base  |
|  | Concrete           |
|  | Asphaltic Concrete |

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Section View A-A' (Continued)

Livingston Parish, Louisiana



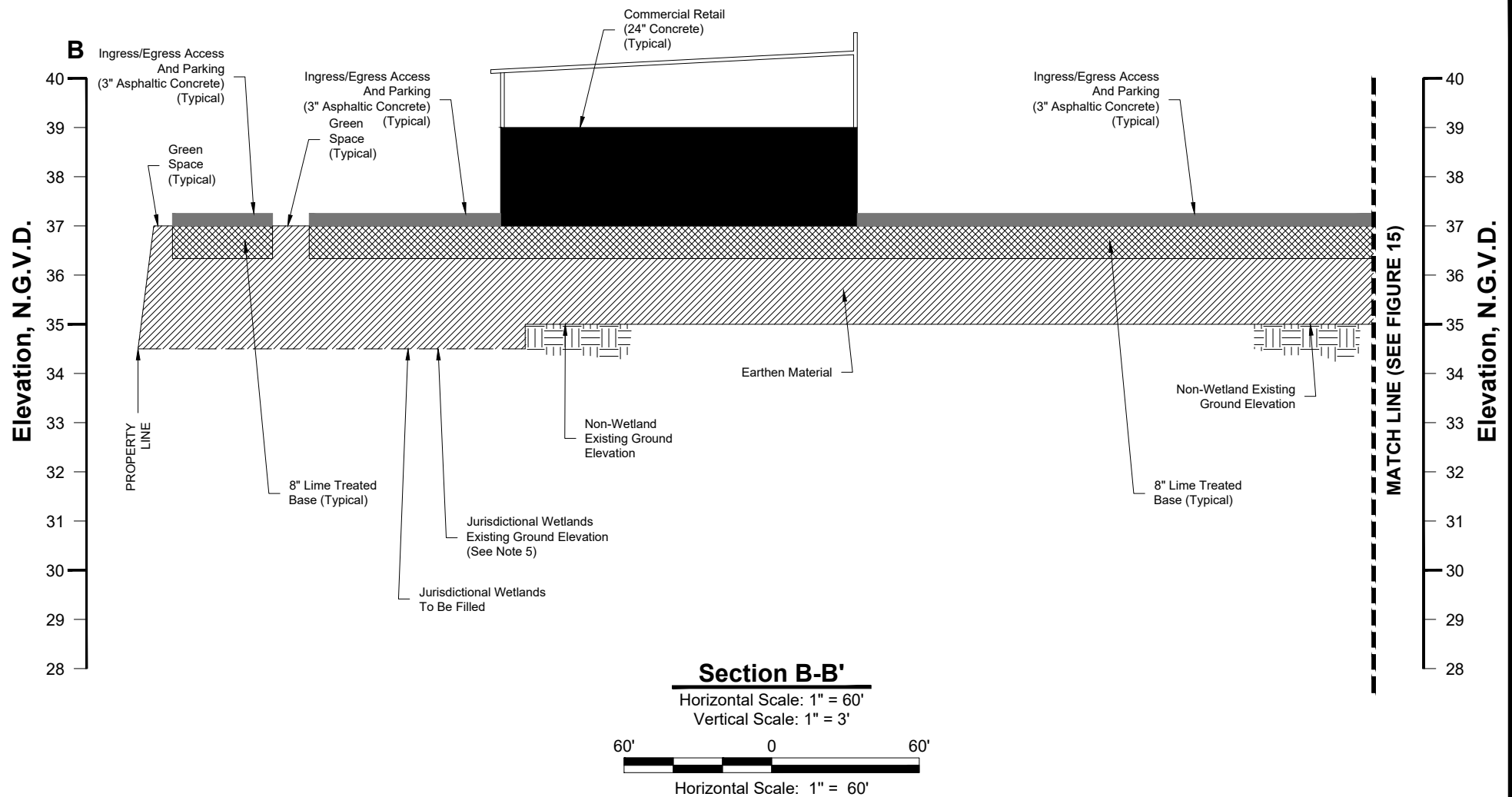
**D & S**  
**ENVIRONMENTAL SERVICES, INC.**



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Figure No.: 13



## Notes

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- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphaltic Concrete

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

## Section View B-B'

Livingston Parish, Louisiana



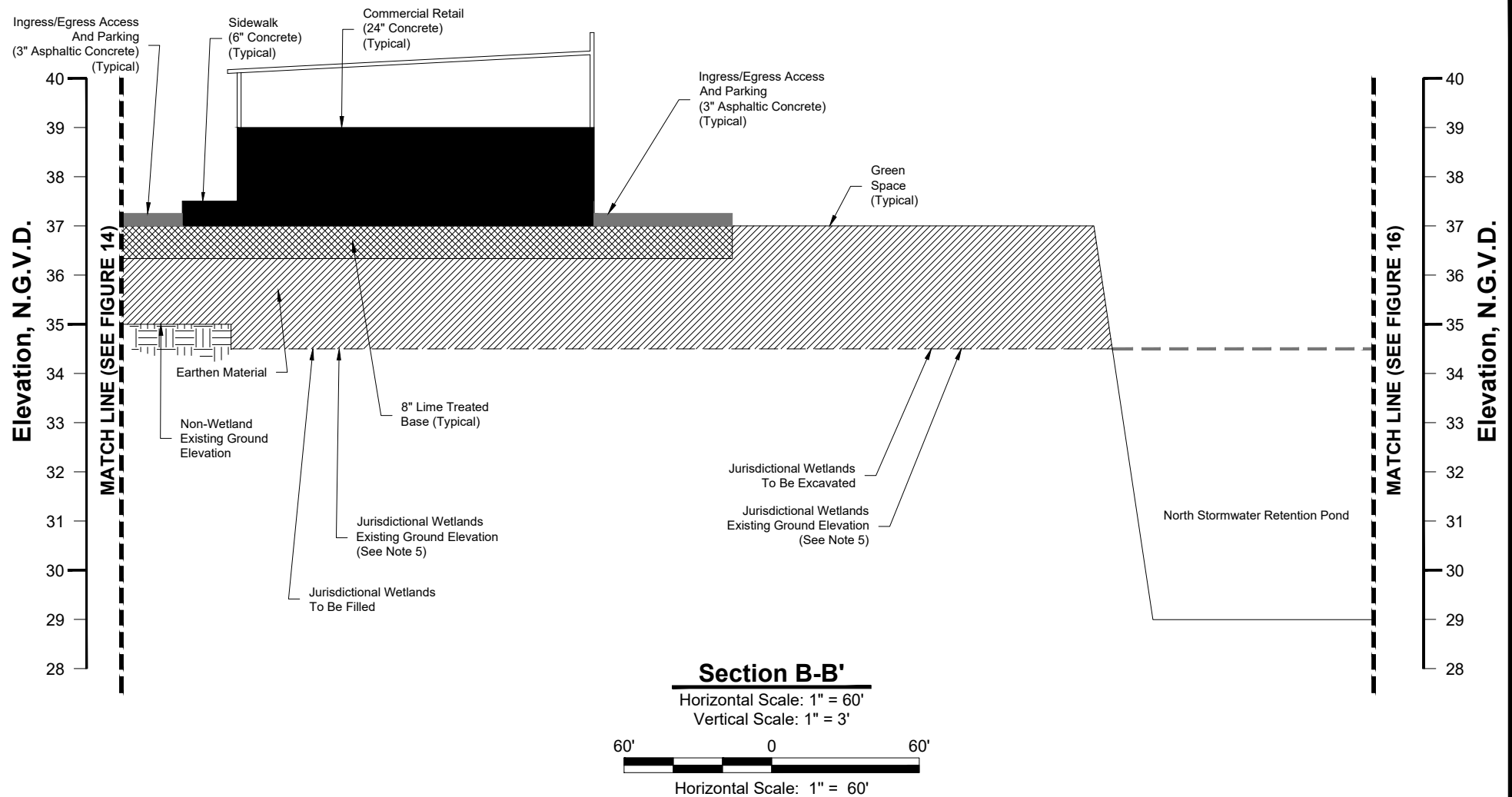
**D & S**  
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Figure No.: 14



## Notes

- The proposed layout was provided by Ferris Engineering & Surveying, L.L.C..
- Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Number MVN-2014-01742-SQ.
- According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 D Dated 8-23-01, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 37'.
- Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Ferris Engineering & Surveying, L.L.C..
- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphaltic Concrete

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

**Section View B-B'**  
**(Continued)**

Livingston Parish, Louisiana



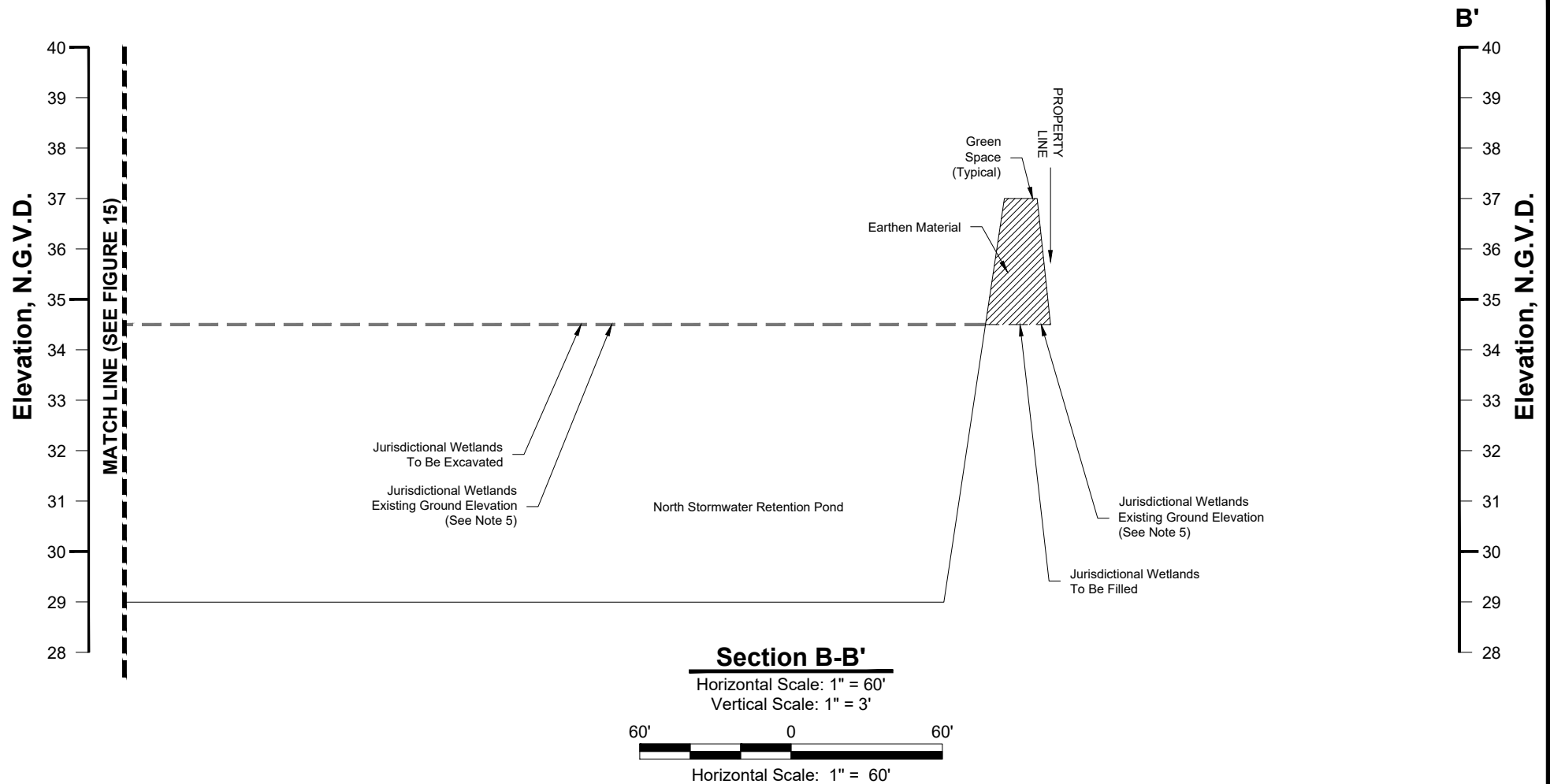
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Date: 2023.08.31


Figure No.: 15



## Notes

- The proposed layout was provided by Ferris Engineering & Surveying, L.L.C..
- Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Number MVN-2014-01742-SQ.
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- Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

 Earthen Material

**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

**Section View B-B'**  
**(Continued)**

Livingston Parish, Louisiana



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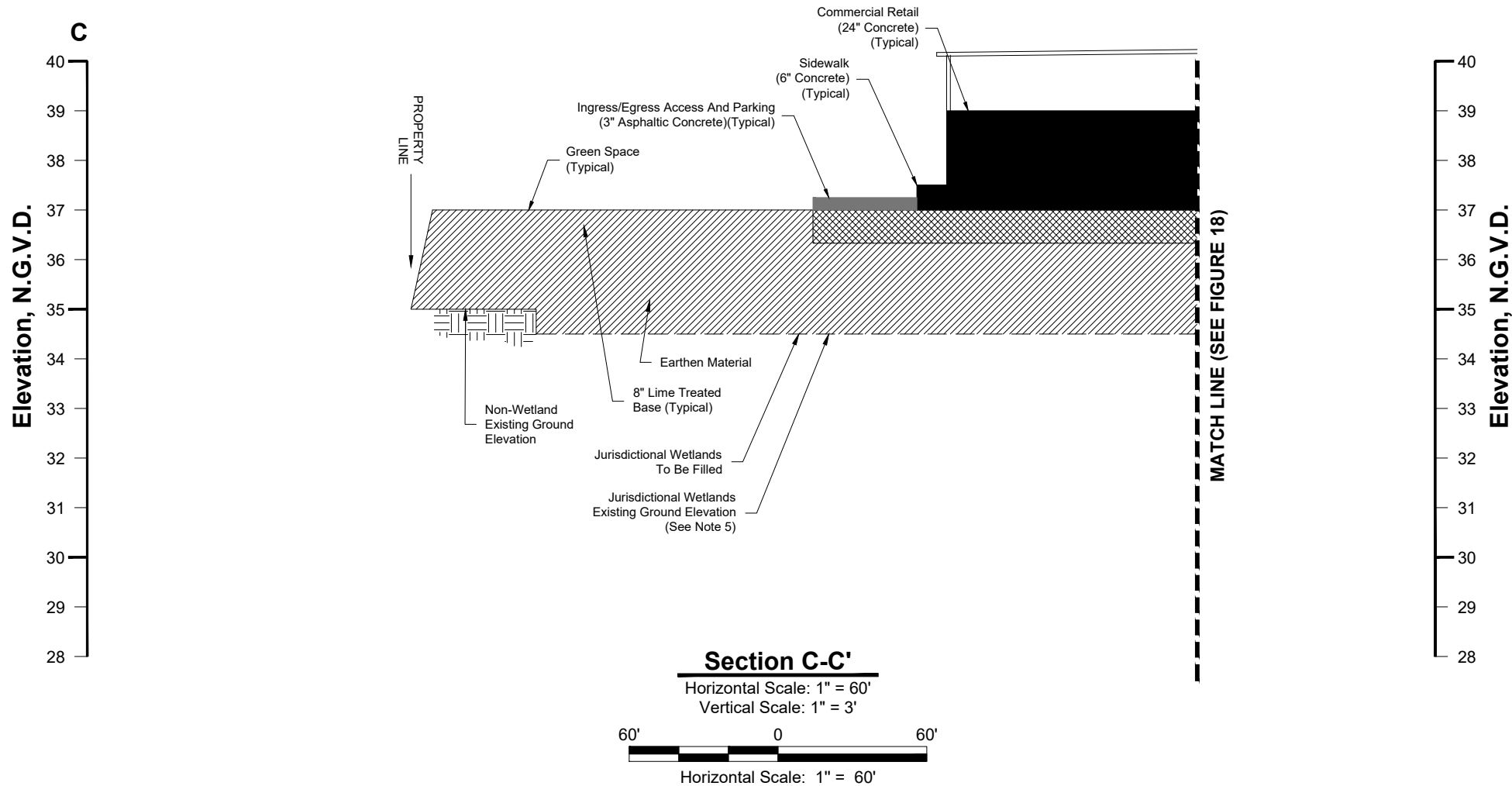


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Figure No.: 16









## Notes

1. The proposed layout was provided by Ferris Engineering & Surveying, L.L.C..
2. Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Number MVN-2014-01742-SQ.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 D Dated 8-23-01, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 37'.
4. Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Ferris Engineering & Surveying, L.L.C..
5. Natural ground elevations in existing Jurisdictional Wetlands are approximately 6" lower than non-wetland ground elevations.

## Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphaltic Concrete

Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II  
**Section View C-C'**

Livingston Parish, Louisiana



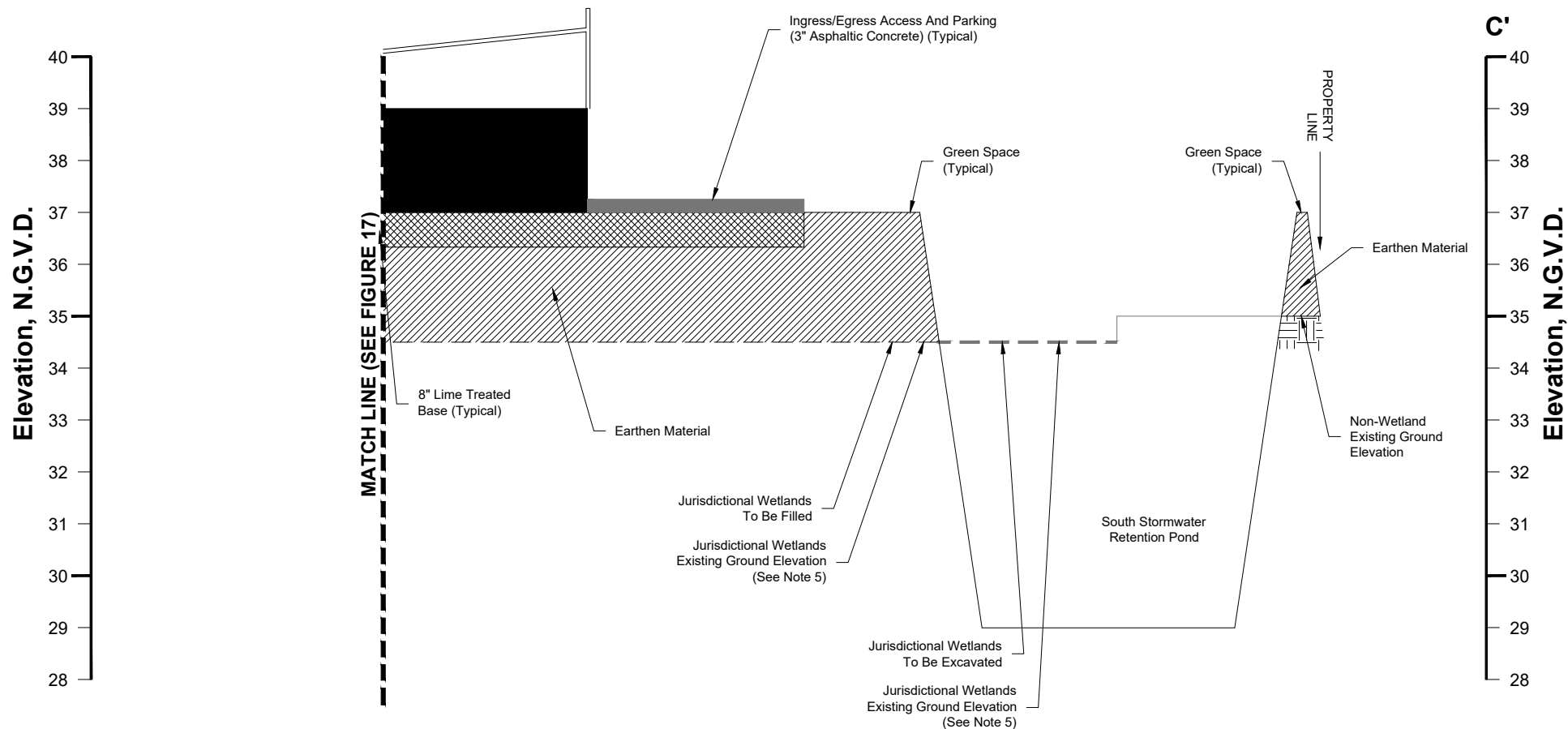
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Date: 2023.08.31

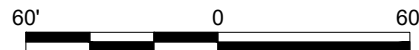
Figure No.: 17



### Section C-C'

Horizontal Scale: 1" = 60'

Vertical Scale: 1" = 3'



Horizontal Scale: 1" = 60'

### Legend

-  Earthen Material
-  Lime Treated Base
-  Asphaltic Concrete

### Notes

- The proposed layout was provided by Ferris Engineering & Surveying, L.L.C..
- Jurisdictional Wetlands obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Number MVN-2014-01742-SQ.
- According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0210 D Dated 8-23-01, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundated by the 1% annual chance flood; Base Flood Elevations Determined). Base Flood Elevation = 37'.
- Non-wetland ground elevations average 35'0" N.G.V.D. Elevation data was obtained from topographic data provided by Ferris Engineering & Surveying, L.L.C..
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Creekstone / Juban II, L.L.C.

Juban East / Juban Marketplace II

### Section View C-C' (Continued)

Livingston Parish, Louisiana



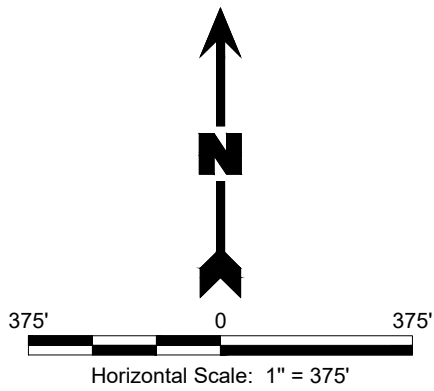
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Date: 2023.08.31

Figure No.: 18



## Legend

- Property Boundary (71.46 Acres)
- Proposed Construction To Date (23.42 Acres)
- Completed Construction To Date (48.04 Acres)

**Creekstone / Juban II, L.L.C.**

**Juban East / Juban Marketplace II**

**Proposed - Completed  
Plan View Map**

Livingston Parish, Louisiana

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Figure No.: 19

