

JOINT PUBLIC NOTICE

March 25, 2019

United States Army Corps of Engineers
New Orleans District
Regulatory Branch
7400 Leake Avenue
New Orleans, Louisiana 70118

State of Louisiana
Department of Environmental Quality
Water Permits Division
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1545
Project Manager
S. Gail Gainey
Sandra.G.Gainey@usace.army.mil
MVN 2016-00568-CG

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 190318-01

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

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

PROPOSED RESIDENTIAL HOUSING DEVELOPMENT IN LIVINGSTON PARISH

NAME OF APPLICANT: Juban Trails Development, LLC, c/o Micheal Henry of Hydrik Wetlands Consultants, 2323 Highway 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: On and north of Buddy Ellis Road and south of Interstate 12, Sections 2, 3, 10 and 11, T7S-R3E, in Walker, Louisiana, in Livingston Parish, within the Lake Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.462376 N, Longitude -90.884048 W).

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have since been deferred.

CHARACTER OF WORK: The applicant has requested an after-the-fact Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a residential housing development (Juban Trails Subdivision) to include 1,533 lots, associated roads, green spaces, recreational areas, and utility and drainage infrastructure. The proposed project is situated on an approximately 556.66-acre tract that has been determined to contain forested wetlands and waters of the US. The work described herein was partially completed, approx. 7 acres of jurisdictional wetlands have been cleared and/or excavated by a previous owner without prior authorization and

are proposed to be either further excavated or remain filled. Including the area impacted by the unauthorized activity, a total of approx. 284.83 acres of wetlands and approx. 3.10 acres of waters will be impacted by filling, grading, or excavation associated with the construction of the development. Approximately 851,664 cubic yards of material will be excavated and placed on site to construct drainage infrastructure and achieve necessary grade elevation requirements.

The applicant claims that the project has designed to avoid approx. 8.6 acres of wetlands and approx. 4.55 acres of waters of the US and has proposed to utilize best management practices during and after the construction phase of the project to avoid additional direct impacts and to minimize secondary impacts to wetlands and waters. Further avoidance would limit usage of the property and, therefore function deeming the project impracticable. The project will receive approval from all appropriate drainage and sewage agencies. As compensation for unavoidable wetland impacts, the applicant proposes permittee responsible mitigation (PRM). Public notice may be reinitiated for the PRM site once it has been proposed.

The comment period for the Department of Army will close in **20 days** from the date of this joint 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 and/or this WQC request and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Similar letters concerning the Water Quality Certification must reference the applicant's name and the WQC application number and be mailed to the Louisiana Department of Environmental Quality at the address above. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers Project Manager listed above. Any request 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 Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

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 US 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 US 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.

The New Orleans District is 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. Copies of this notice are being sent to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

Utilizing Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on Red-cockaded Woodpecker or Inflated Heelsplitter species.

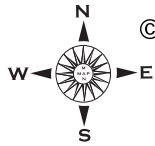
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to n/a acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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 water quality standards will be required from the Department of Environmental Quality, Office of Environmental Services before a permit is issued.

Any person may request, 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 requested 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 Section
Regulatory Branch

Enclosures

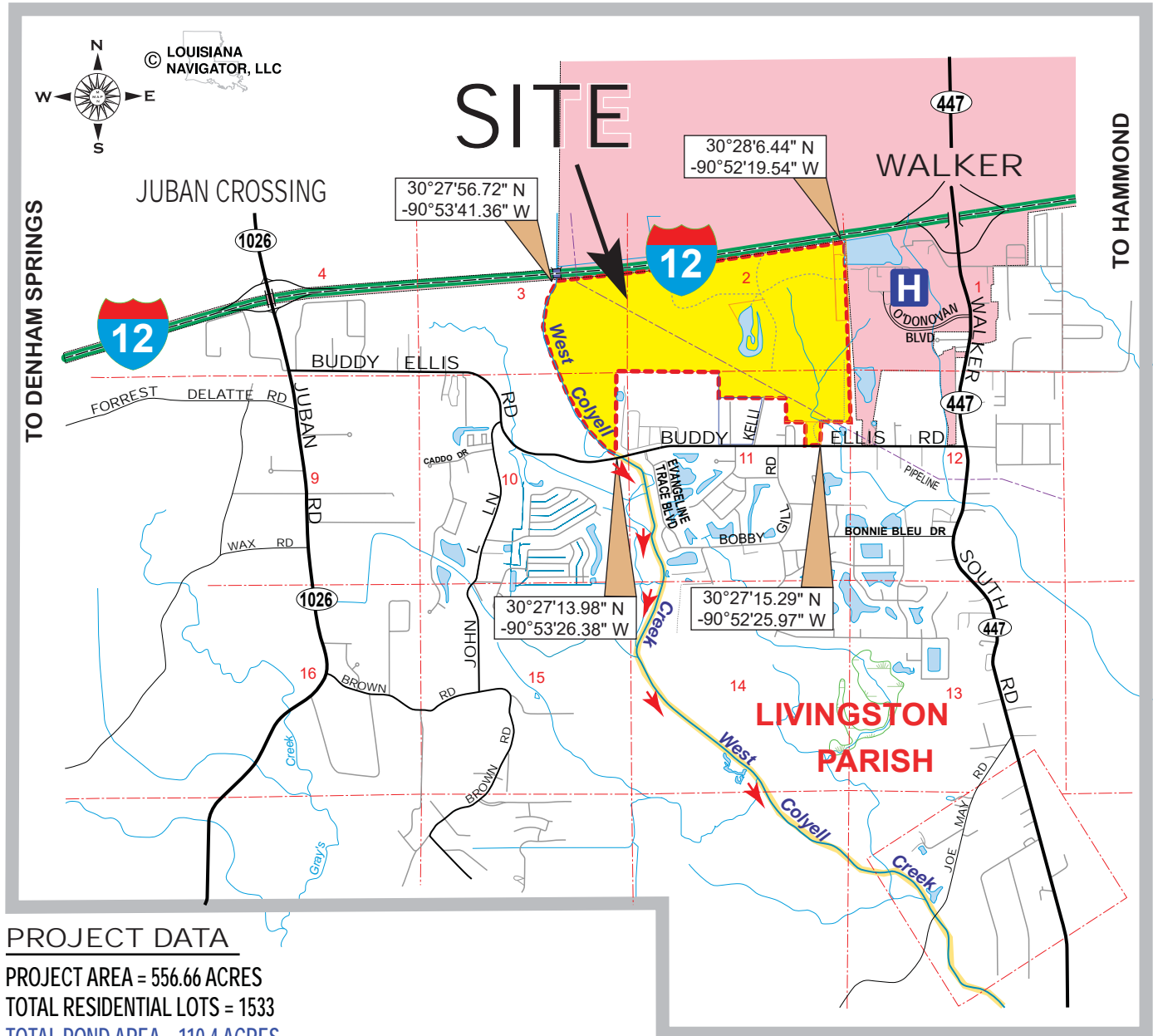


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SITE

TO DENHAM SPRINGS

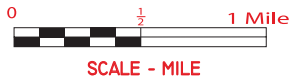
TO HAMMOND



PROJECT DATA

PROJECT AREA = 556.66 ACRES
 TOTAL RESIDENTIAL LOTS = 1533
 TOTAL POND AREA = 110.4 ACRES
 851,664 CU. YDS. TO BE REMOVED*

*NOTE:
 VOLUME OF MATERIAL TO BE REMOVED INCLUDES
 VOLUME PREVIOUSLY REMOVED FROM EXISTING POND.



THIS SITE IS LOCATED IN FLOOD ZONES "AE" & "X"
 PER FEMA FLOOD INSURANCE RATE MAP
 NUMBERS: 22063C 0210E & 0203E, DATED 4-03-2012.
 B.F.E. = 32' - 35'

SITE VICINITY

PROPOSED
 JUBAN TRAILS SITE
 SECTIONS 2,3,10 & 11, T7S-R3E
 LIVINGSTON PARISH, LA



APPLICANT:
 JUBAN TRAILS DEV., CO., LLC

LEGEND

= PROJECT SITE
 = DRAINAGE DISCHARGE

FIGURE
 1

SITE COORDINATES (BUDDY ELLIS RD)
 30°27'15.29" N, -90°52'25.97" W

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

HF: 1640 C DATE: 1-05-2018 APPROVED:

SITE DEVELOPMENT KEY MAP

SEE FIGURE # FOR DETAIL

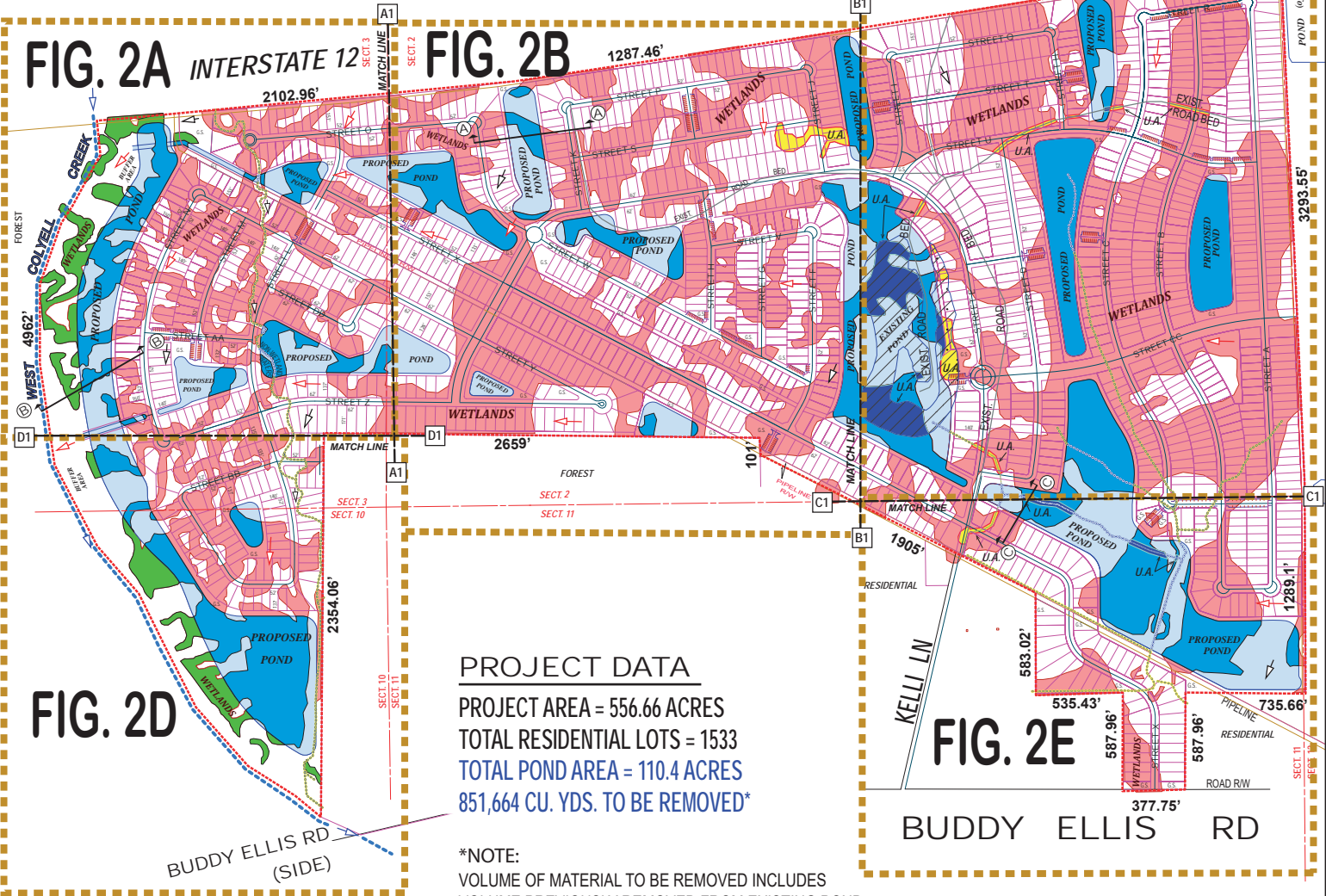
FIG. 2C

FIG. 2A

FIG. 2B

FIG. 2E

FIG. 2D



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LEGEND:

--- PROJECT BOUNDARY (556.66 ACRES)

TOTAL WETLANDS = 293.43 ACRES

- WETLANDS NOT TO BE IMPACTED (8.60 ACRES)
- WETLANDS TO BE IMPACTED VIA - FILLING & GRADING (172.42 ACRES)
- WETLANDS TO BE IMPACTED VIA - EXCAVATION (105.47 ACRES)
- U.A. TO BE FILLED & GRADED (2 ACRES)
- U.A. TO BE EXCAVATED (4.94 ACRES)

BASE DRAWINGS PROVIDED BY:
 EVANS-GRAVES ENGINEERS, INC.

- PROPOSED DETENTION POND 110.4 ACRES TOTAL
- EXISTING POND / 10.34 AC
- EXISTING ROAD BED
- FLOOD ZONE / TRANSITION LINE
- ELEVATION / LINE
- DRAINAGE FLOW PRE-DEVELOPMENT
- DRAINAGE FLOW POST DEVELOPMENT
- G.S. = GREENSPACE AREA

NON-WETLAND WATERS

- TO REMAIN UNDISTURBED
 W. COLYELL CRK. = 4,962 LIN. FT / 4.55 AC
- TO BE FILLED (DITCHES)
 = 14,823 LIN. FT / 1.32 AC
- TO BE FILLED (EXIST. POND) = 1.50 AC
- TO BE EXCAVATED
 = 3,476 LIN. FT / 0.286 AC

FIG. 2E FIGURE (MAP) PAGE

APPLICANT: JUBAN TRAILS DEV., CO., LLC

JUBAN TRAILS
 SECTIONS 2, 3, 10 & 11, T7S-R3E
 LIVINGSTON PARISH, LA

SCALE

 200' 0' 200'

HYDRIK
 WETLANDS - GIS - FLOOD CONTROL
 WWW.HYDRIK.COM (985)429-0333

FIGURE
2

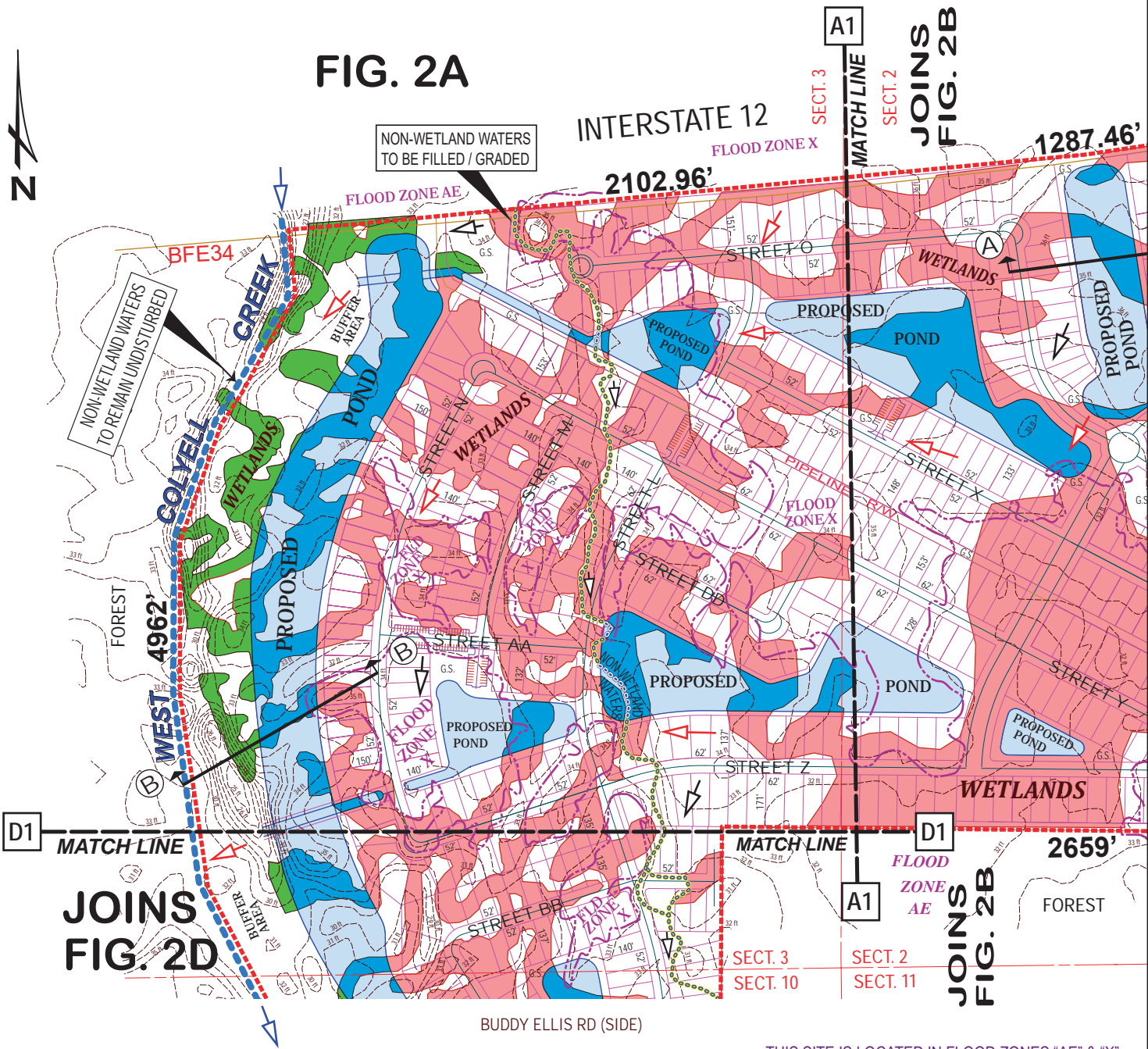
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HF: 1640 C

DATE 1-05-2018

APPROVED:

FIG. 2A



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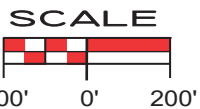
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APPLICANT: JUBAN TRAILS DEV., CO., LLC

JUBAN TRAILS
SECTIONS 2, 3, 10 & 11, T7S-R3E
LIVINGSTON PARISH, LA



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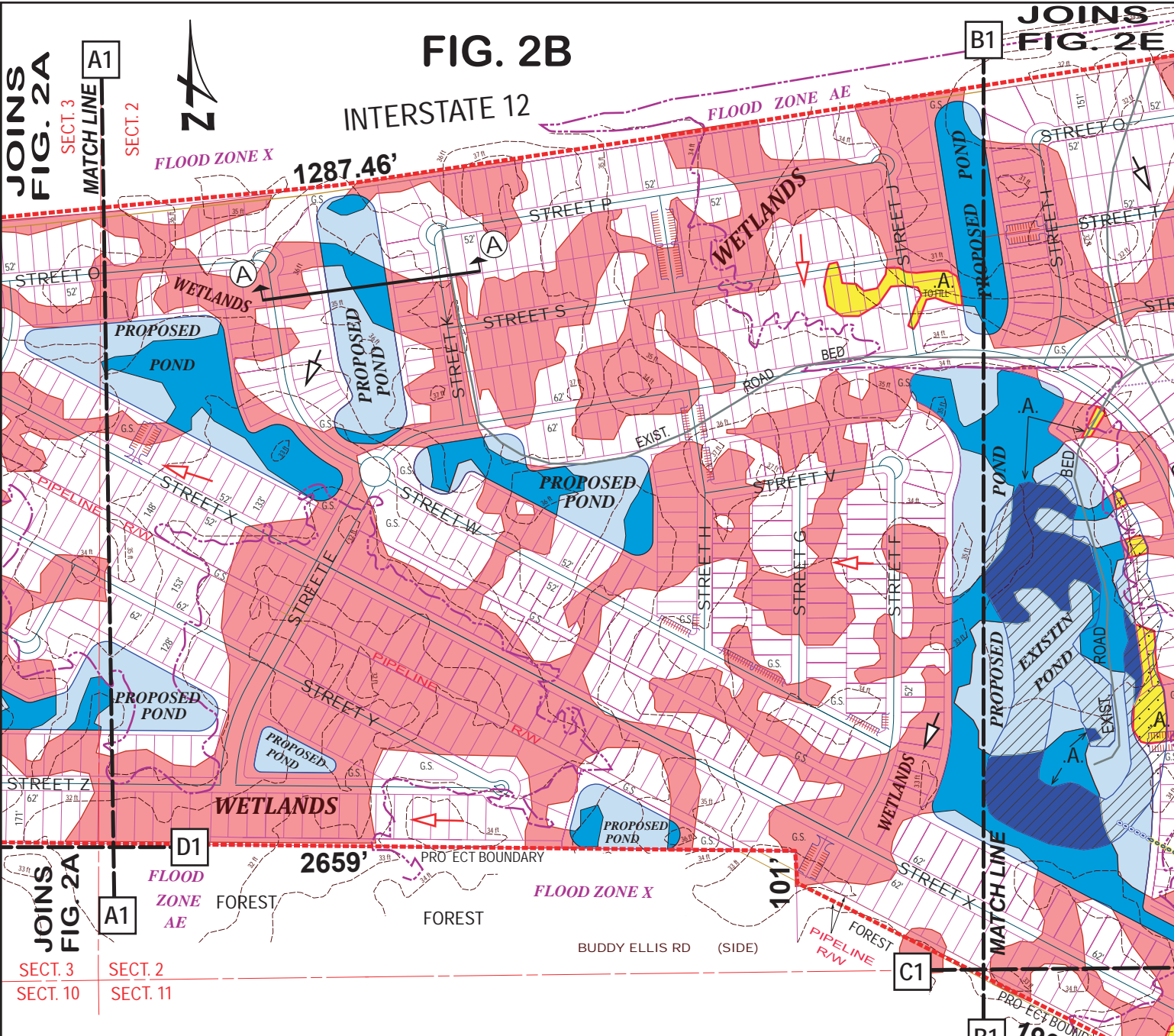
FIGURE 2A

FIG. 2B

INTERSTATE 12

JOINS FIG. 2A

JOINS FIG. 2E



LEGEND:

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JUBAN TRAILS
SECTIONS 2, 3, 10 & 11, T7S-R3E
LIVINGSTON PARISH, LA

SCALE
200' 0' 200'

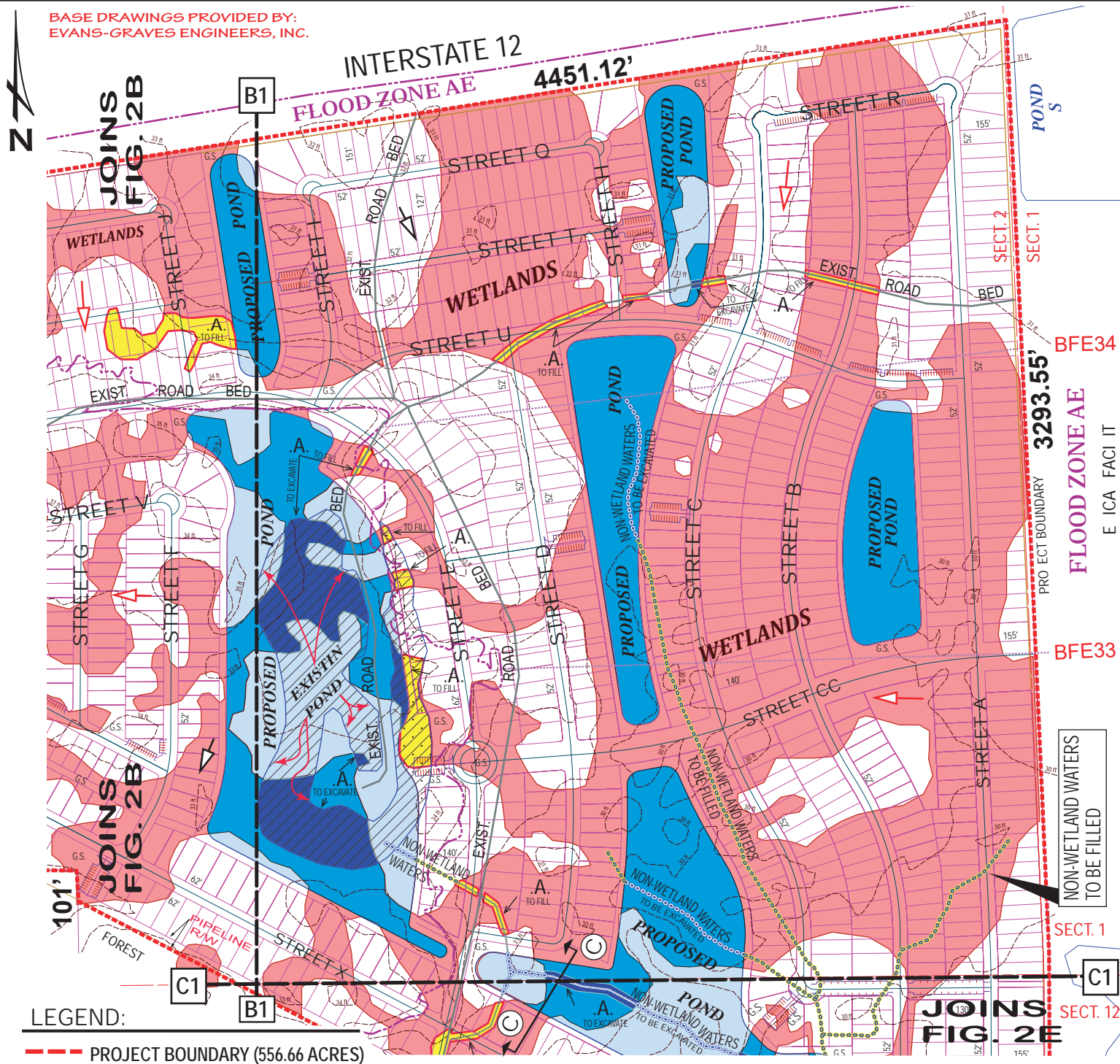
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FIGURE 2B

BASE DRAWINGS PROVIDED BY:
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INTERSTATE 12
4451.12'

FLOOD ZONE AE



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APPLICANT: JUBAN TRAILS DEV., CO., LLC

JUBAN TRAILS
SECTIONS 2, 3, 10 & 11, T7S-R3E
LIVINGSTON PARISH, LA

SCALE

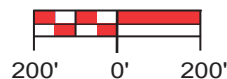


FIGURE
2C

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DATE 1-05-2018

APPROVED:

JOINS FIG. 2A

JOINS FIG. 2B

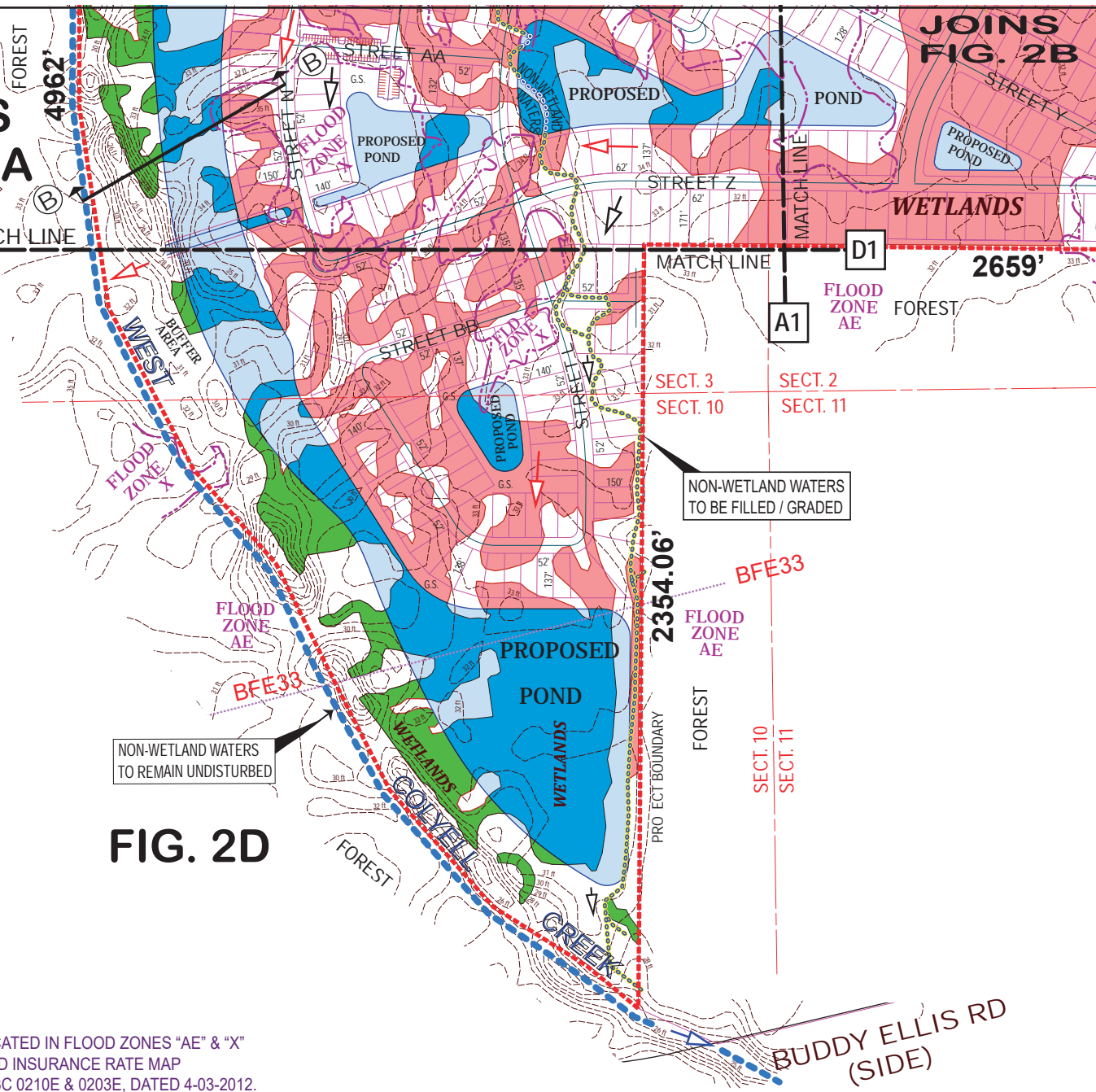


FIG. 2D

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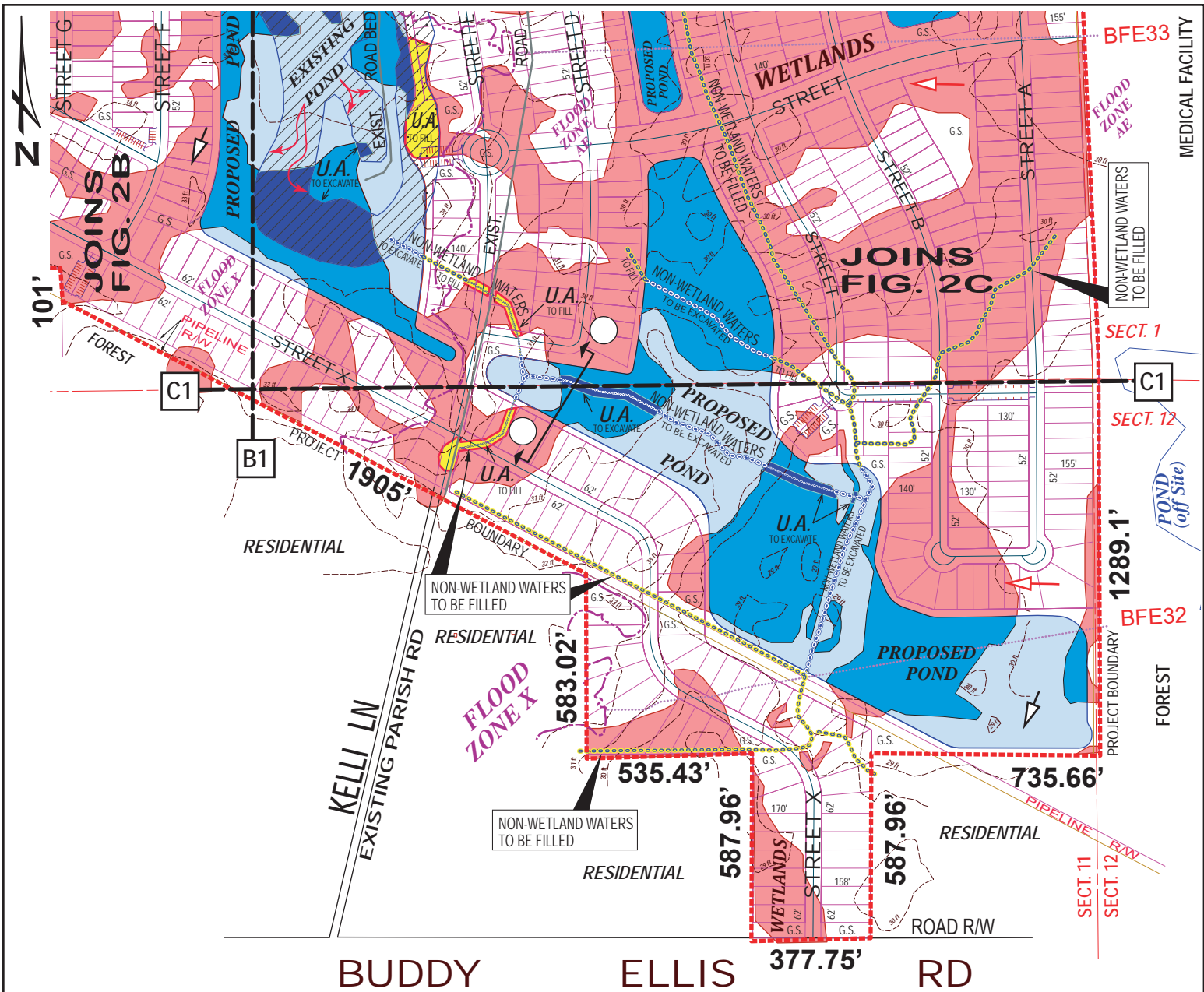
APPLICANT: JUBAN TRAILS DEV., CO., LLC

JUBAN TRAILS
SECTIONS 2, 3, 10 & 11, T7S-R3E
LIVINGSTON PARISH, LA



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WWW.HYDRIK.COM (985)429-0333

FIGURE 2D



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EXISTING POND / 10.34 AC

EXISTING ROAD BED

FLOOD ZONE AE / FLOOD ZONE X

ELEVATION / LINE

DRAINAGE FLOW PRE-DEVELOPMENT

DRAINAGE FLOW POST-DEVELOPMENT

G.S. = GREENSPACE AREA

NON-WETLAND WATERS

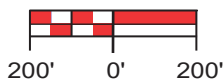
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JUBAN TRAILS
SECTIONS 2, 3, 10 & 11, T7S-R3E
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SCALE



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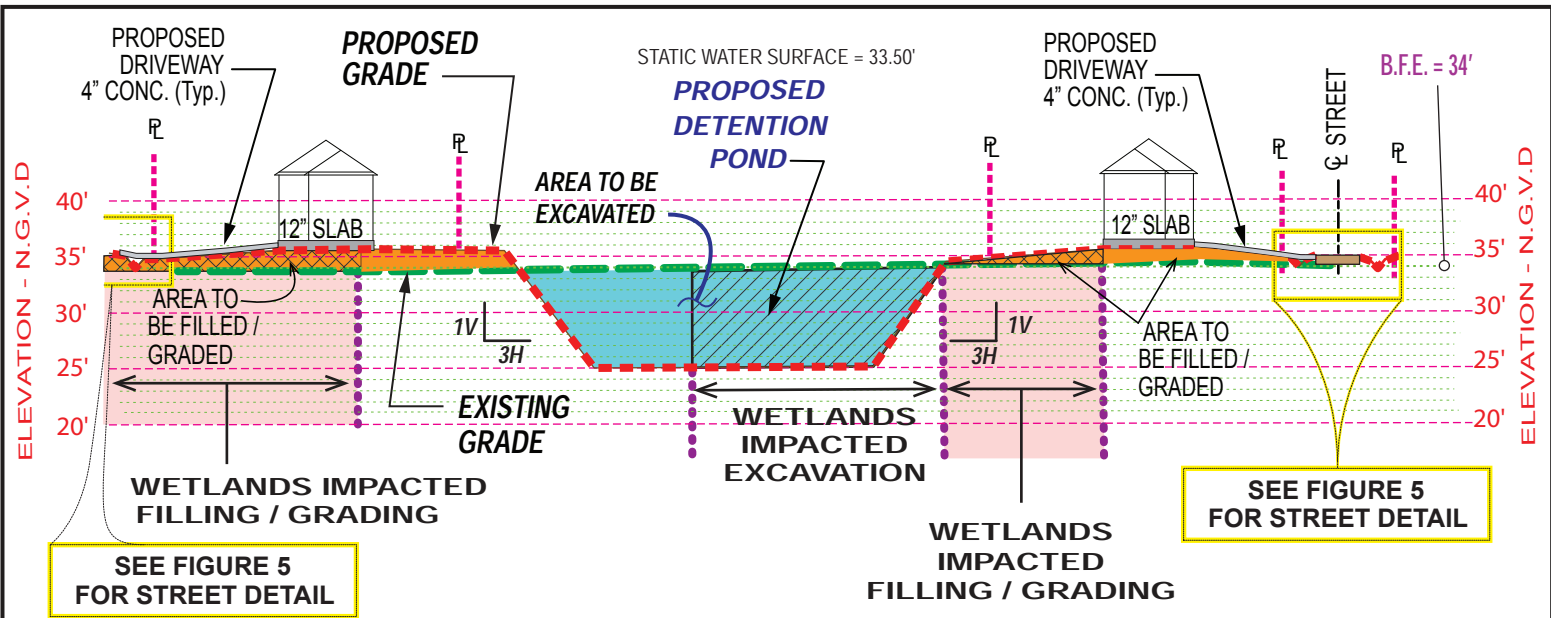
FIGURE 2E

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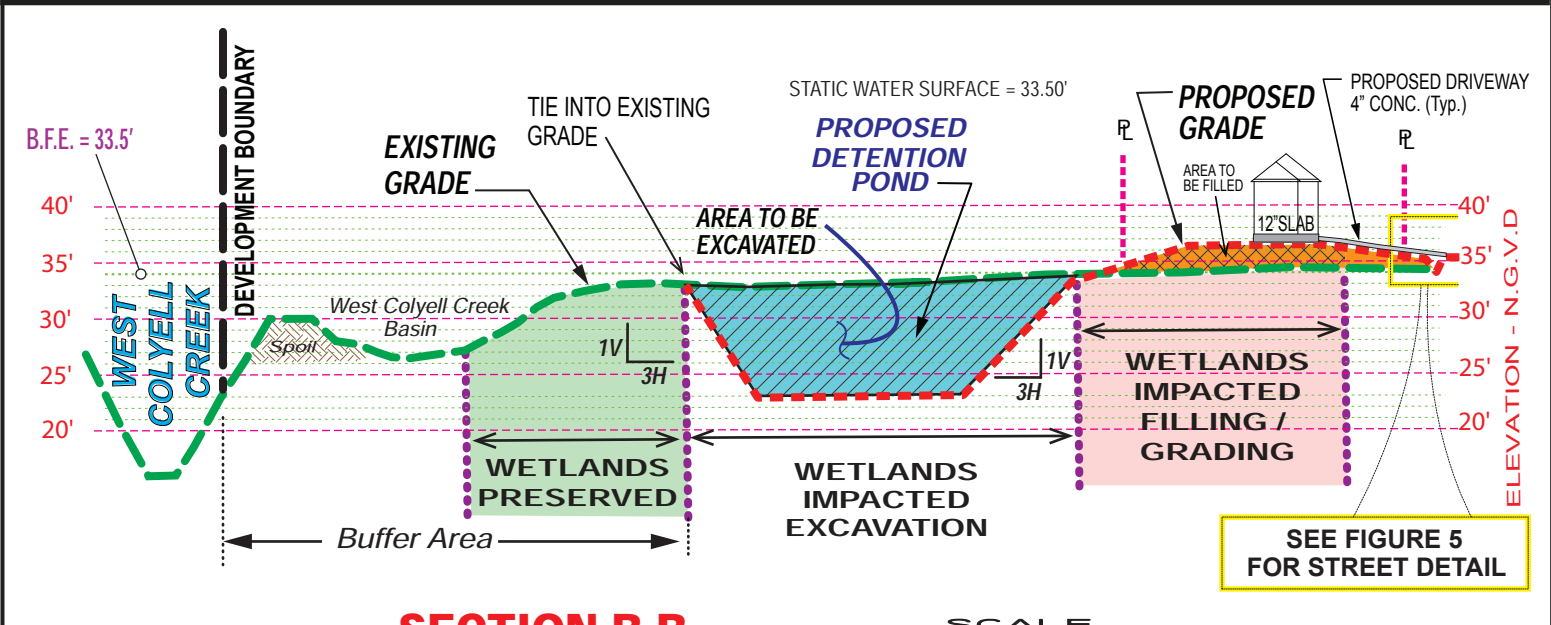
HF: 1640 C

DATE 1-05-2018

APPROVED:



SECTION A-A
PROFILE VIEW
Looking North



SECTION B-B
PROFILE VIEW
Looking Northwest

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- WETLANDS IMPACTED VIA EXCAVATION
- AREA TO BE EXCAVATED
- WETLANDS TO BE FILLED
- WETLANDS AVOIDED
- AREA TO BE FILLED

FIGURE 3

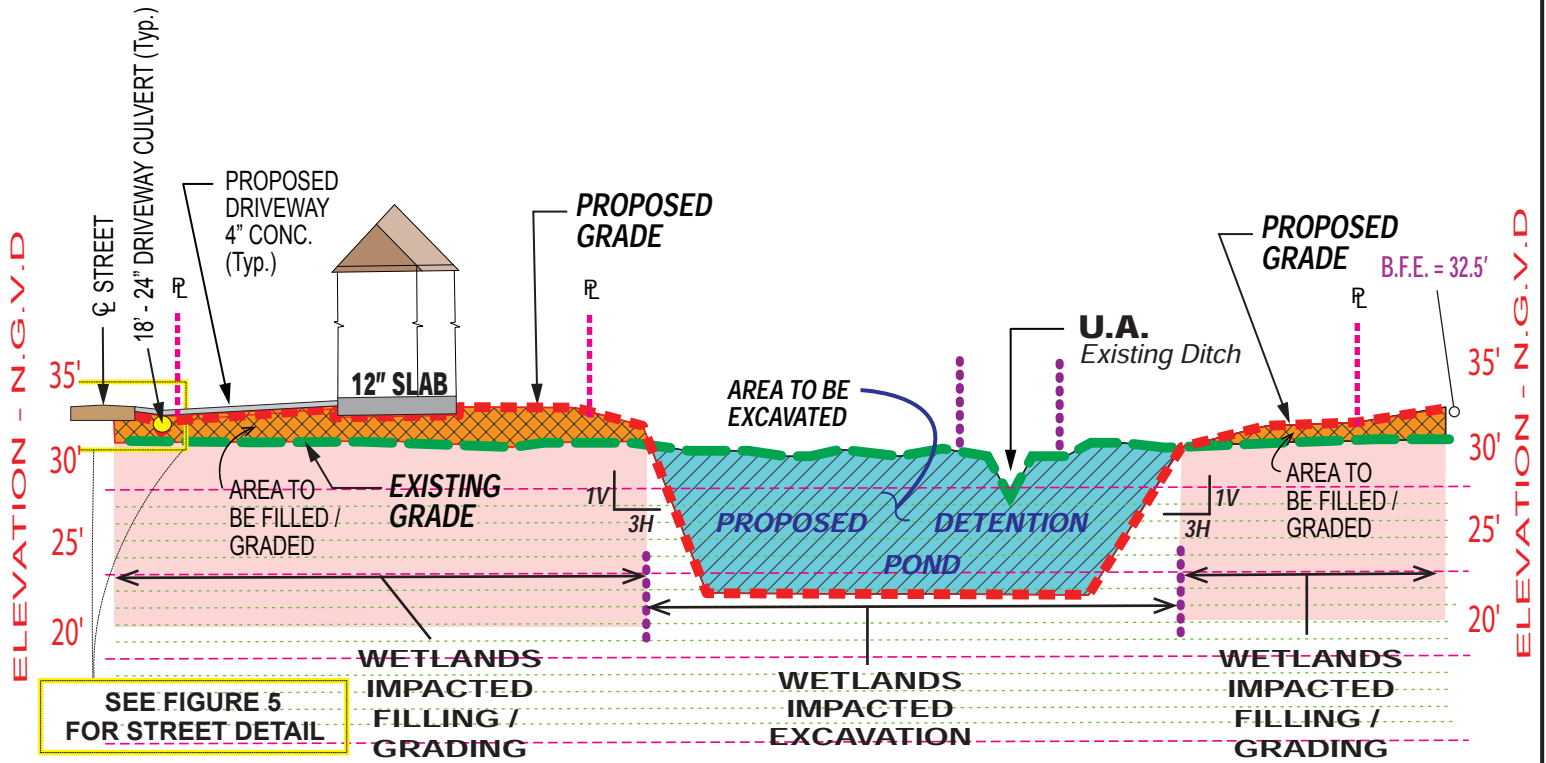
PROFILES SECTIONS A-A, B-B

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JUBAN TRAILS
SECTIONS 2,3,10 & 11, T7S-R3E
LIVINGSTON PARISH, LA

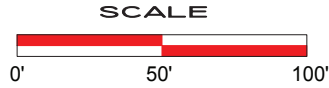
APPLICANT:
JUBAN TRAILS DEV., CO., LLC

HF: 1640 C DATE: 1-05-2018 APPROVED:



SECTION C-C

PROFILE VIEW
Looking Northwest



LEGEND:





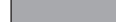


- | | | | |
|---|-------------------|---|----------------------------------|
|  | EXISTING GRADE |  | AREA TO BE EXCAVATED |
|  | PROPOSED GRADE |  | WETLANDS IMPACTED VIA EXCAVATION |
|  | PROPOSED CONCRETE |  | WETLANDS TO BE FILLED |
|  | AREA TO BE FILLED | | |

FIGURE
4

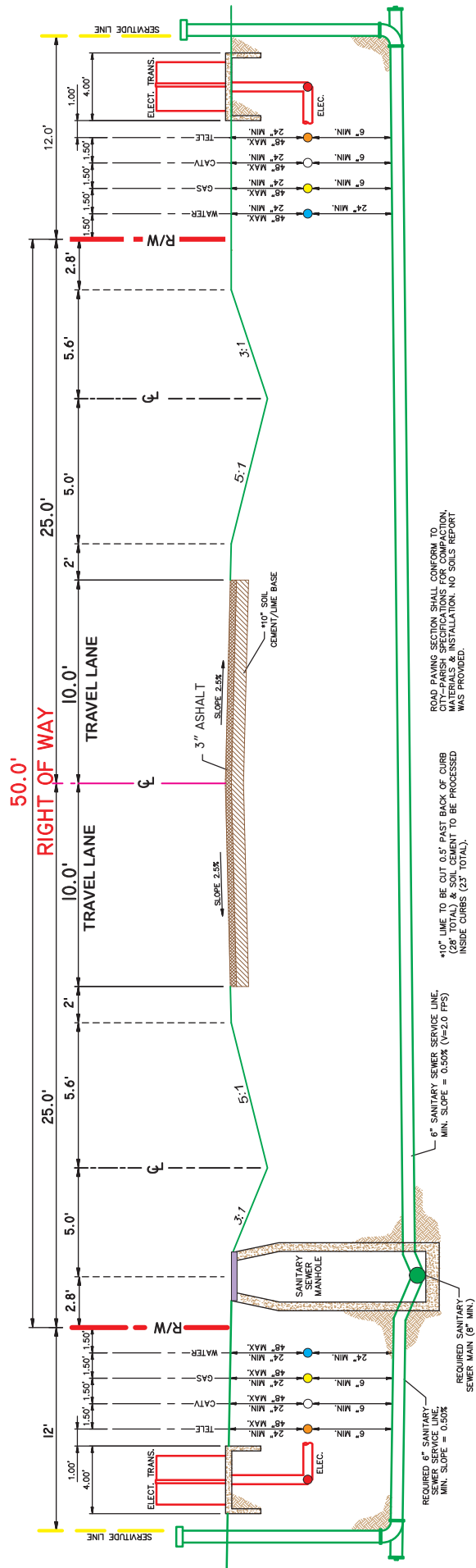
PROFILE SECTION C-C



JUBAN TRAILS
SECTIONS 2,3,10 & II, T7S-R3E
LIVINGSTON PARISH, LA

APPLICANT:
JUBAN TRAILS DEV., CO., LLC

HF: 1640 C DATE: 1-05-2018 APPROVED:

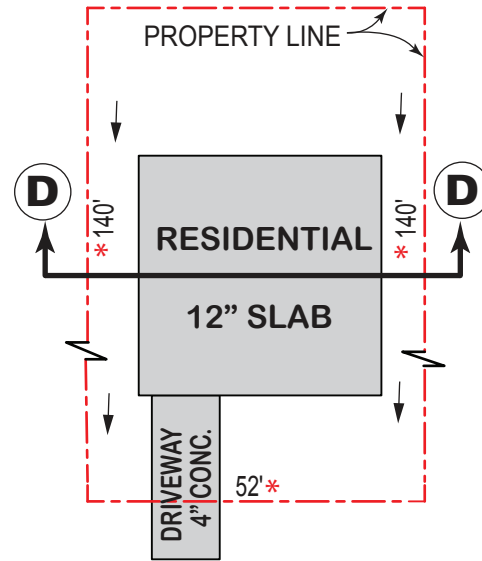
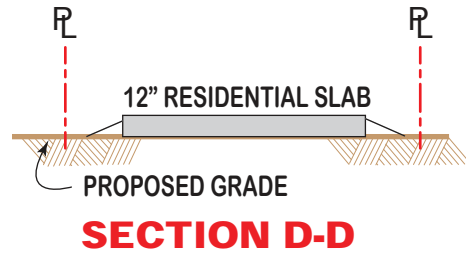


ROAD PAVING SECTION SHALL CONFORM TO ROAD PAVING SECTION 2015.01. ALL MATERIALS & INSTALLATION. NO SOILS REPORT WAS PROVIDED.

*10" LINE TO BE CUT 0.5' PAST BACK OF CURB (28' TOTAL) & SOIL CEMENT TO BE PROCESSED INSIDE CURBS (23' TOTAL).

TYPICAL 50' STREET SECTION

SCALE: N.T.S.



TYPICAL LOT LAYOUT

NOT TO SCALE

* NOTE: LOT DEMINION VARIES (52' - 62' TYPICAL)

← = PROPOSED DRAINAGE FLOW

TYPICAL STREET / LOT PROFILE

APPLICANT:
JUBAN TRAILS DEV., CO., LLC



JUBAN TRAILS
SECTIONS 2, 3, 10 & II, T7S-R3E
LIVINGSTON PARISH, LA

FIGURE
5

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

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