

JOINT PUBLIC NOTICE

13 November 17

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
Office of Environmental Services
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1588
Project Manager
Glenn E. Dobson Jr.
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MVN-2017-00287-CC

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 171108-02

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 MINI STORAGE AND ADJACENT MIXED USE DEVELOPMENT

NAME OF APPLICANT: Shriver Investment Properties, c/o Michael Henry, Hydrik Wetlands Consultants, 2323 Hwy 190 East Suite 2, Hammond, Louisiana 70401.

LOCATION OF WORK: Jurisdictional wetlands West of Juban Road in Section 9, Township 7S, Range 3E, near Denham Springs, Louisiana, in Livingston Parish, within the Lake Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.453889 N, Longitude -90.916562 W).

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, and fill for the purpose of constructing the "Juban Mini Storage" and an adjacent mixed use development, all for commercial use. The project consists of a mini storage facility, a separate commercial office/retail component, detention pond, parking and associated drainage and infrastructure improvements. Approximately 14,000 cubic yards of material excavated from the detention pond will be used as fill on site. An Approved Jurisdictional Determination determined that the proposed project would impact approximately 1.98 acres of wet pasture and 0.022 of an acre of non-wetland waters of the U.S.

The applicant has stated that the site was selected due to the proximity to I-12 and the low quality pasture wetland habitat on site. Due to the minimal hydrological function of herbaceous pasture wetlands, avoidance measures would result in isolated wetlands that will cease to function due to short and long term indirect impacts. Therefore, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact as compensation for unavoidable wetland impacts.

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 any listed species.

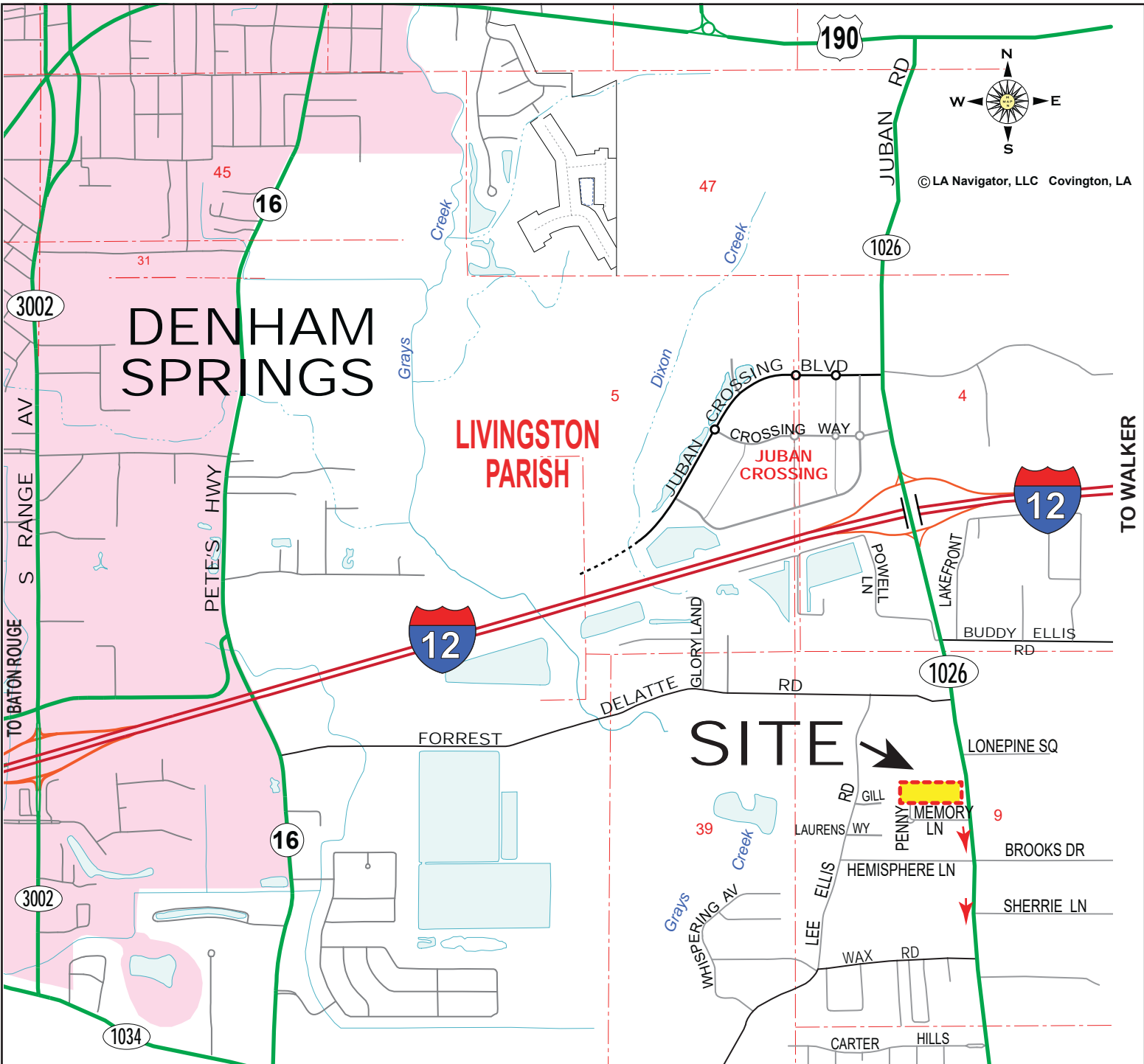
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0 acres of EFH. Our initial determination is that the proposed action would not have 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



To Amite River

LEGEND:

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE



SITE COORDINATES

30.453872 N, -90.916728 W



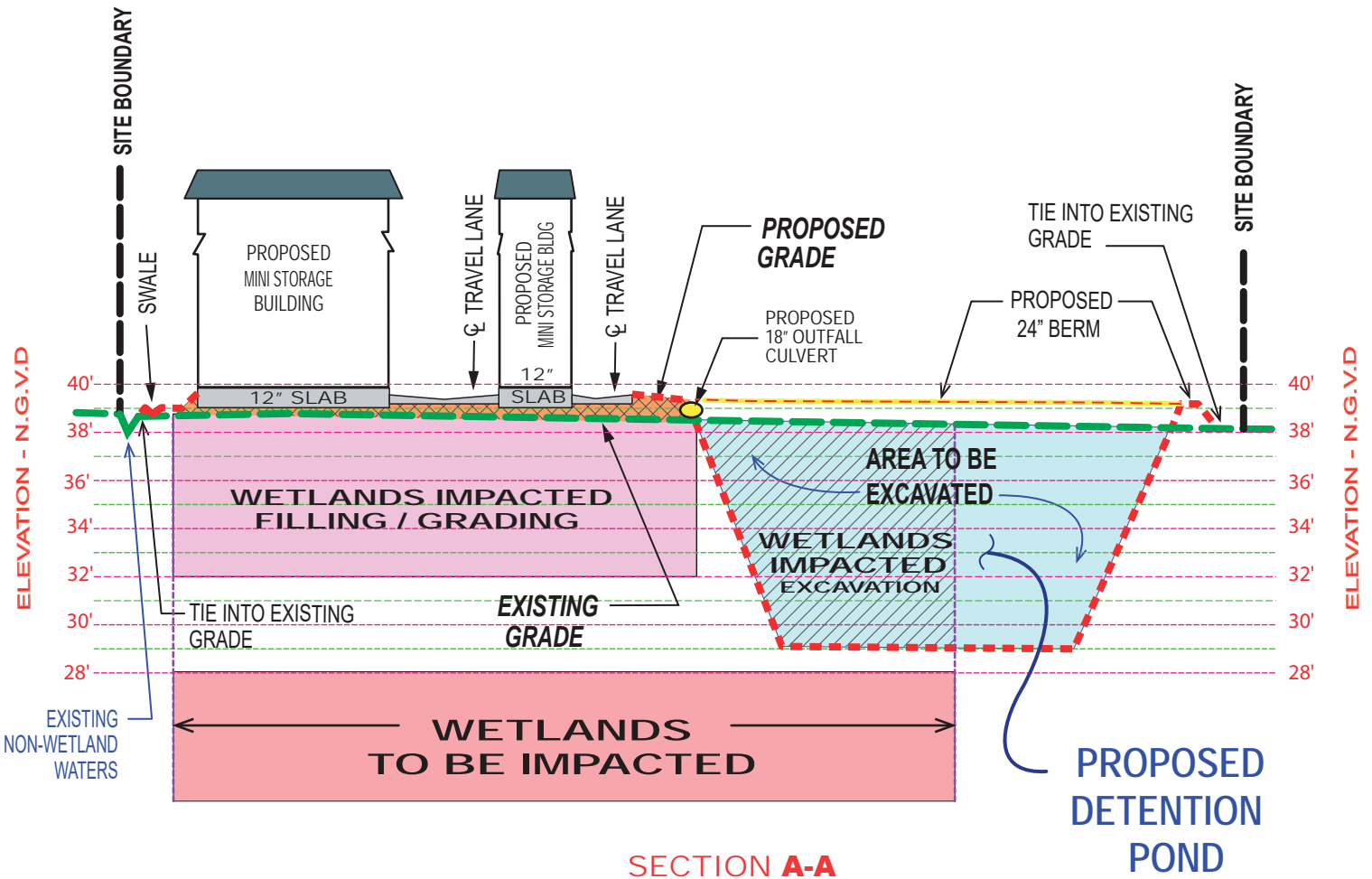
HYDRIK
 WETLANDS - GIS - FLOOD CONTROL
 WWW.HYDRIK.COM (985)429-0333

JUBAN MINI STORAGE
 SECTION 9, T7S-R3E
 LIVINGSTON PARISH, LA

FIGURE
1

APPLICANT:
SHRIVER INVESTMENT PROPERTIES

HF: 1799 136C DATE: 10-18-2017 APPROVED:



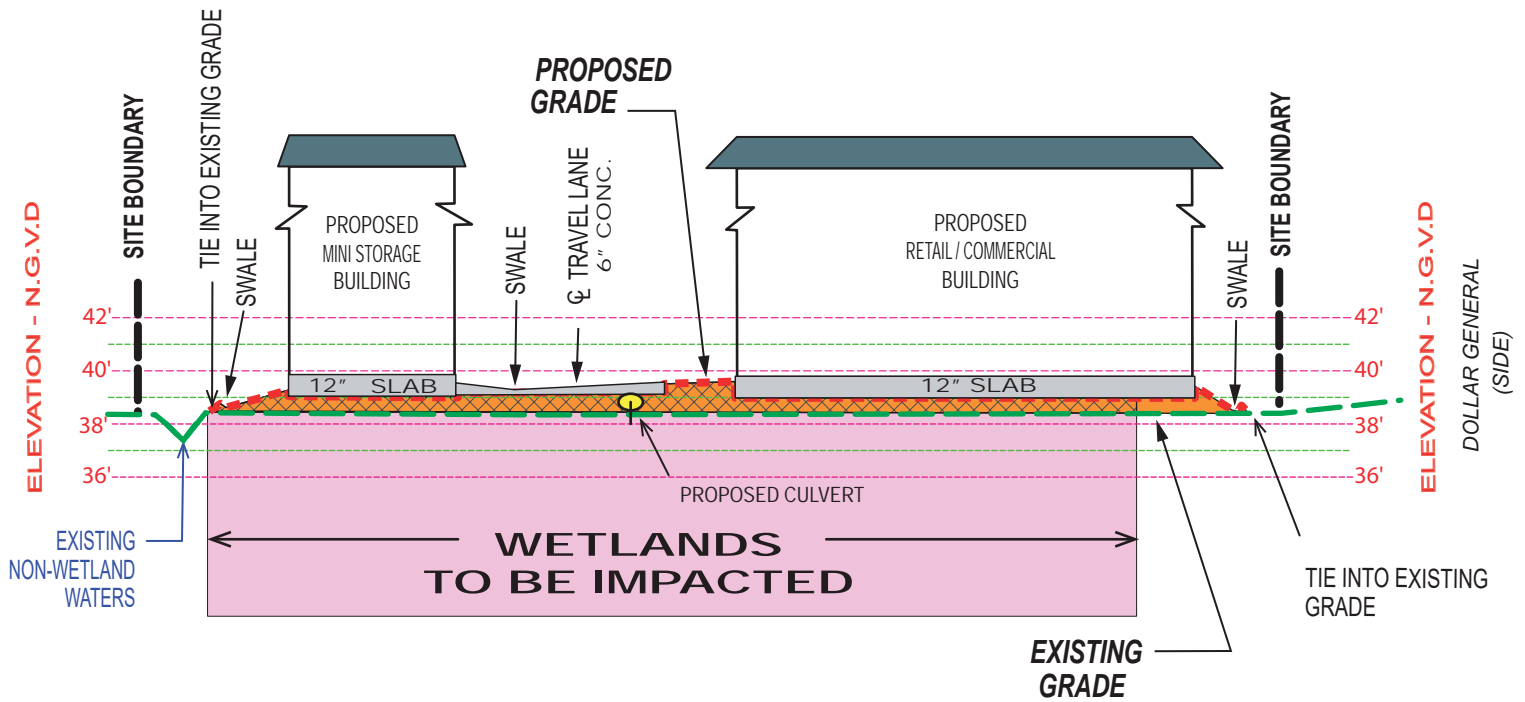
APPLICANT:
SHRIVER INVESTMENT PROPERTIES

FIGURE 3

JUBAN MINI STORAGE
 SECTION 9, T7S-R3E
 LIVINGSTON PARISH, LA

HYDRIK
 WETLANDS - GIS - FLOOD CONTROL
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PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.



SECTION B-B

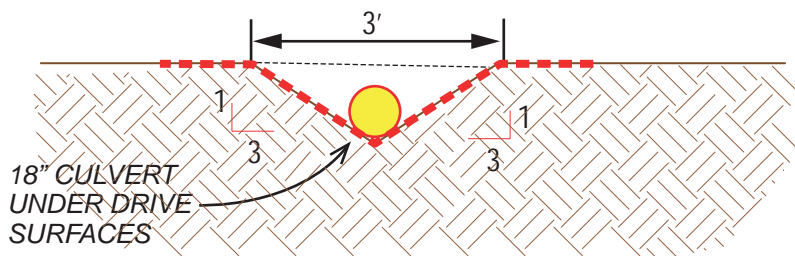
PROFILE VIEW



LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- WETLANDS AREA TO BE FILLED
- WETLANDS IMPACTED VIA FILLING / GRADING

NOTE:
ALL SWALES DRAIN TO
DETENTION POND



OUTFALL DRAINAGE DITCH (TYPICAL)

NOT TO SCALE

APPLICANT:
**SHRIVER INVESTMENT
PROPERTIES**

**FIGURE
4**

JUBAN MINI STORAGE
SECTION 9, T7S-R3E
LIVINGSTON PARISH, LA

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