



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

October 16, 2023

Regulatory Division
Central Evaluation Branch

Project Manager
Neil Gauthier
(504) 862-1301
Neil.T.Gauthier@usace.army.mil
Application Number: MVN-2017-01256-CM

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

PERMIT MODIFICATION TO CONSTRUCT ADDITIONAL PHASES OF A RESIDENTIAL SUBDIVISION (INDIGO TRAILS) IN LIVINGSTON PARISH

NAME OF APPLICANT: Juban Trails Dev Co. LLC, c/o Hydrik, Attn: Mike Henry, 2323 Hwy 190 East, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: Between Walker and Denham Springs approximately 0.85 mile south of I-12 on Buddy Ellis Rd. (30.444658, -90.891330) in Denham Springs, Louisiana, in Livingston Parish within the Lake Pontchartrain Basin in the Amite hydrologic unit (HUC 08070202), as shown on the attached drawings.

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate, and deposit fill and/or aggregate material to construct phase 3 of the Indigo Trails residential subdivision to include 3 stormwater detention ponds, drainage, functional infrastructure, roadways, and ingress/egress. Approximately 43,574 cubic yards of clean silt fill, concrete, and asphalt would be hauled in and deposited to achieve required grade elevation requirements. The proposed project is on a 51-acre tract that has been determined to contain forested wetlands, forested uplands, and non-wetland waters (NWW). Approximately 13.2 acres of forested wetlands and 2.78 acres of NWW would be permanently impacted. Additionally, approximately 1.1 acres of forested wetlands will be secondarily impacted by hydrologic modifications with this project.

MITIGATION: The applicant proposes to avoid additional direct impacts and minimize secondary impacts to the maximum extent practicable. Any further reduction would limit usage of the property and therefore function, deeming the project impracticable.

As compensation for unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from a Corps approved mitigation bank located in the watershed.

If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies.

The comment period for the Department of Army 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 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 preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Neil Gauthier**. 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 Branch 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. 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 utilizes the National Register of Historic Places to identify properties listed on or near the proposed work and is presently unaware of non-listed eligible properties near the project site.

The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. However, extent of impacts is undetermined at this time pending a National Historic Preservation Act compliance determination. As deemed necessary, copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer, and federally recognized Native American 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.

Utilizing the Information & Planning Consultation for Endangered Species (IPaC) in Louisiana protocol, 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 proposed project is located in an area which may be utilized by the red-cockaded woodpecker (*Picoides borealis*). Based on information about the project site entered into the IPaC Louisiana DKey a No Effect determination has been made.

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 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.

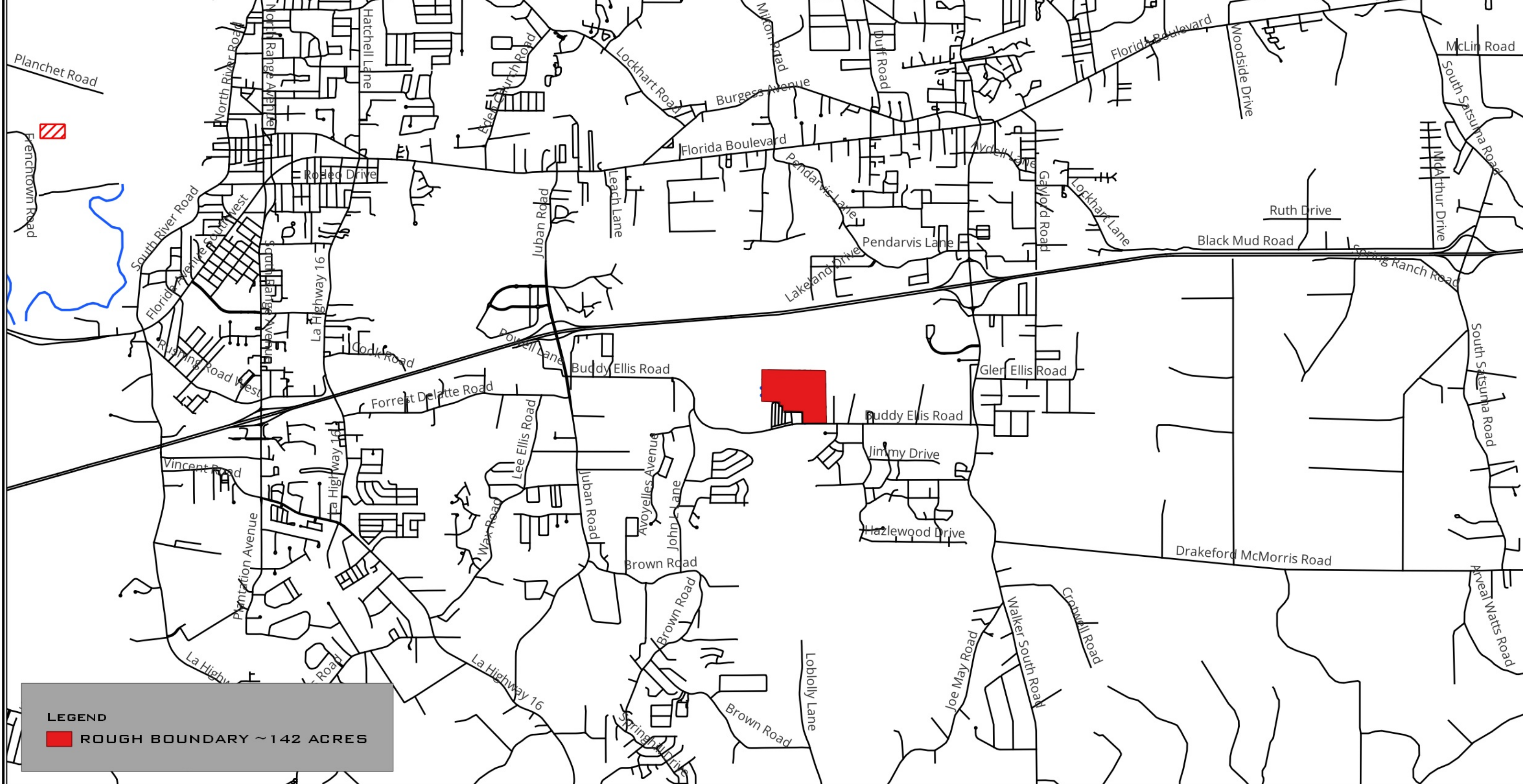
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Office of Environmental Services, 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



WALKER, LA
 LIVINGSTON PARISH
 LSP FIPS 1702 NAD 83
 SITE CENTER: 30.45789 , -90.88618

N



VICINITY

JUBAN TRAILS DEV CO., LLC

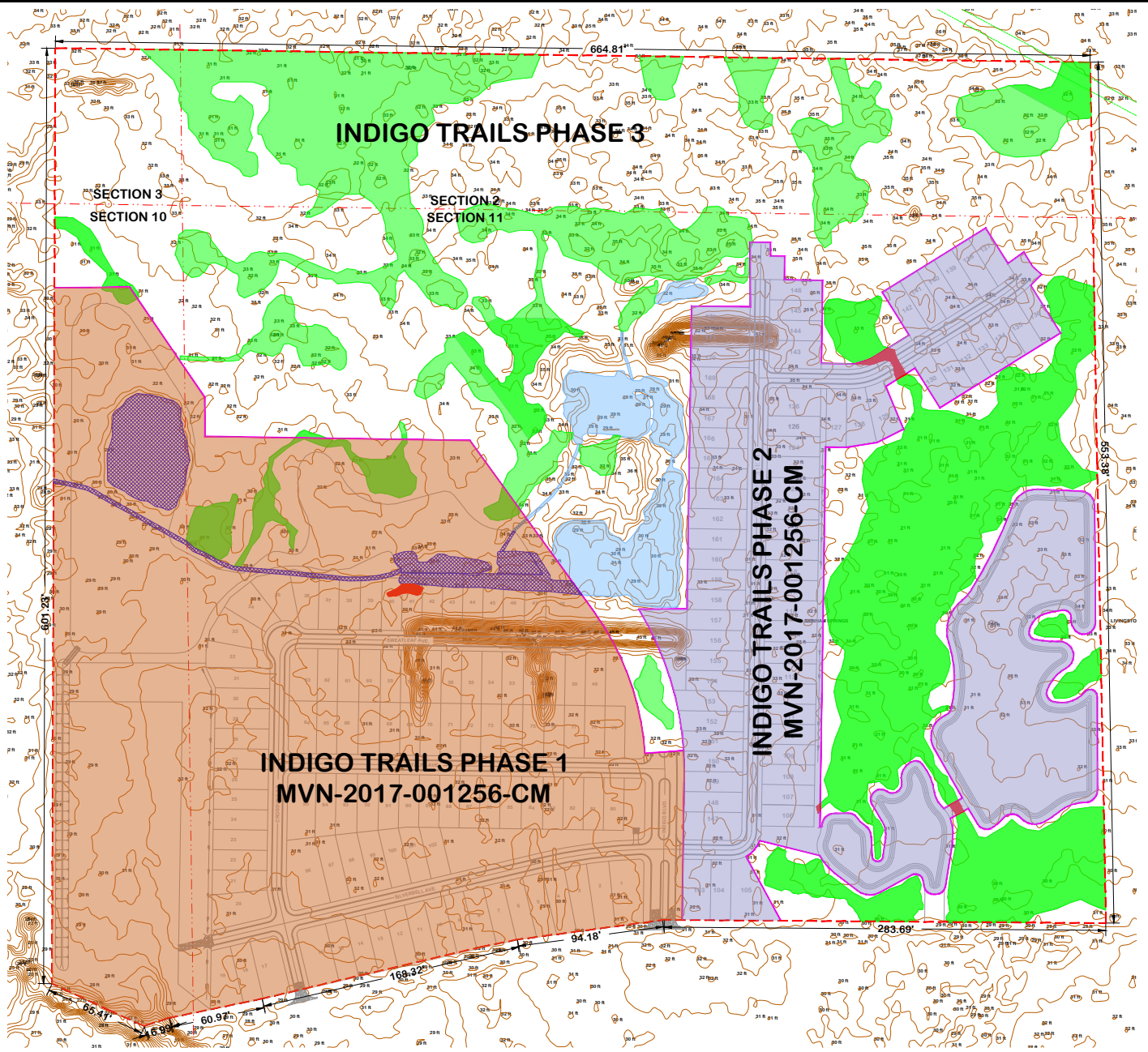
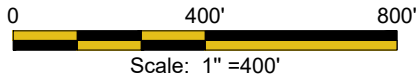
FIGURE 1

HF:23117C

DATE:041023

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LEGEND

TOTAL PROJECT AREA (141.91 Acres)



PHASE 1 (Construction Complete)
(48.53 Acres)



PHASE 2 (Construction Started)
(24.07 Acres)



Jurisdictional Wetlands (27.69 Acres)



Non-Wetland Waters (2.78 Acres)



Previously Permitted & Impacted Wetlands



Previously Permitted & Impacted
Non-Wetland Waters



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Applicant: **JUBAN TRAILS
DEVELOPMENT CO., LLC**

Indigo Trails Phase 3
Sections 2, 3, 10 & 11, T7S, R3E
Livingston Parish, Louisiana

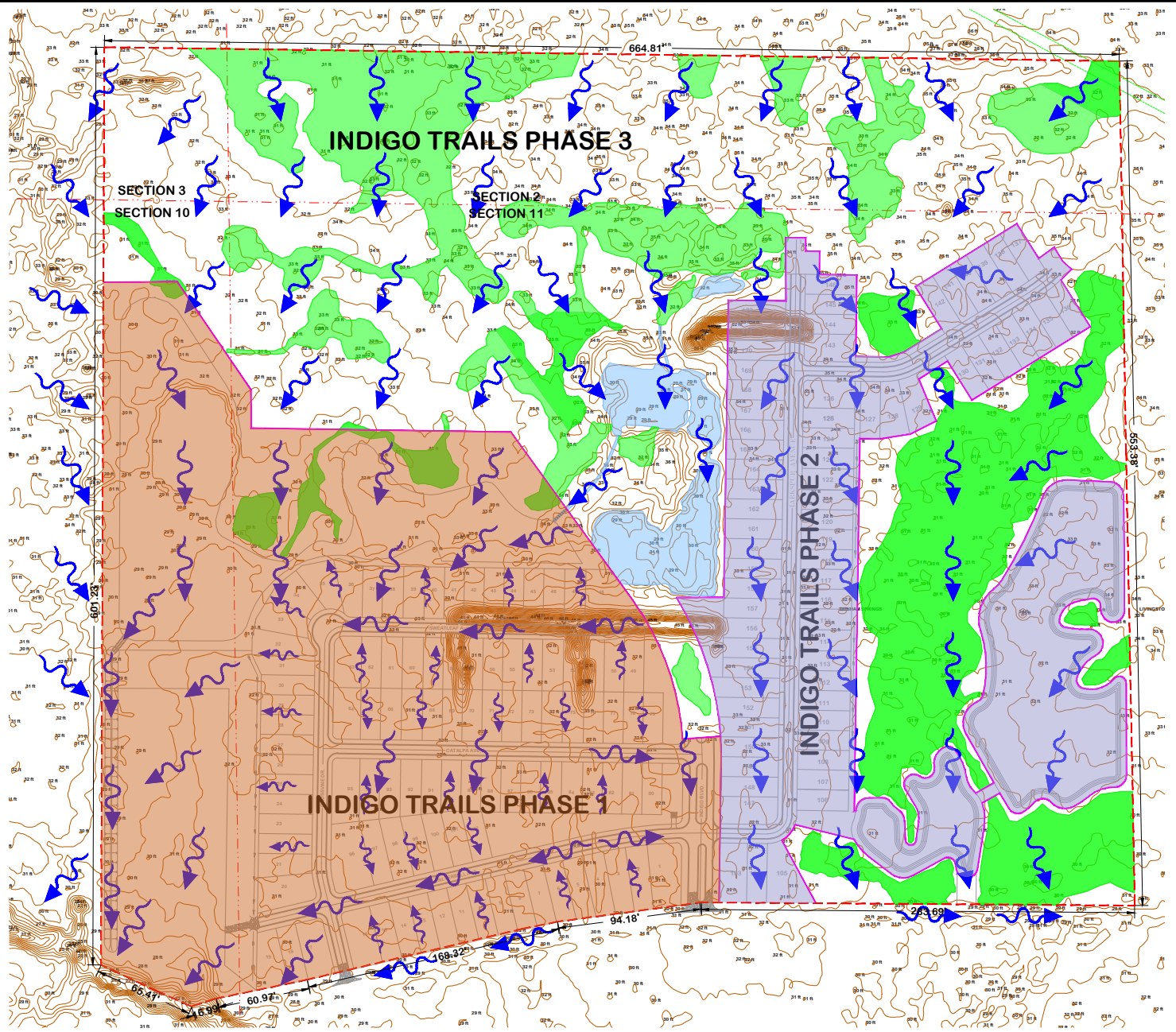
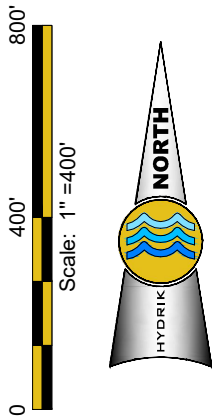
**FIGURE
2**

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DATE: **2023.08.20(R1)**

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LEGEND

TOTAL PROJECT AREA (141.91 Acres)



PRE DEVELOPMENT DRAINAGE PATTERN



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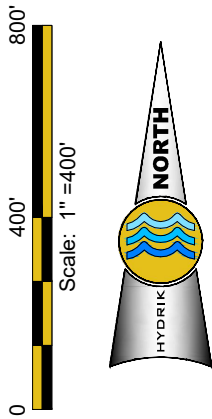
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HF: **23117c** DATE: **2023.08.20(R1)** APPROVED:

Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**

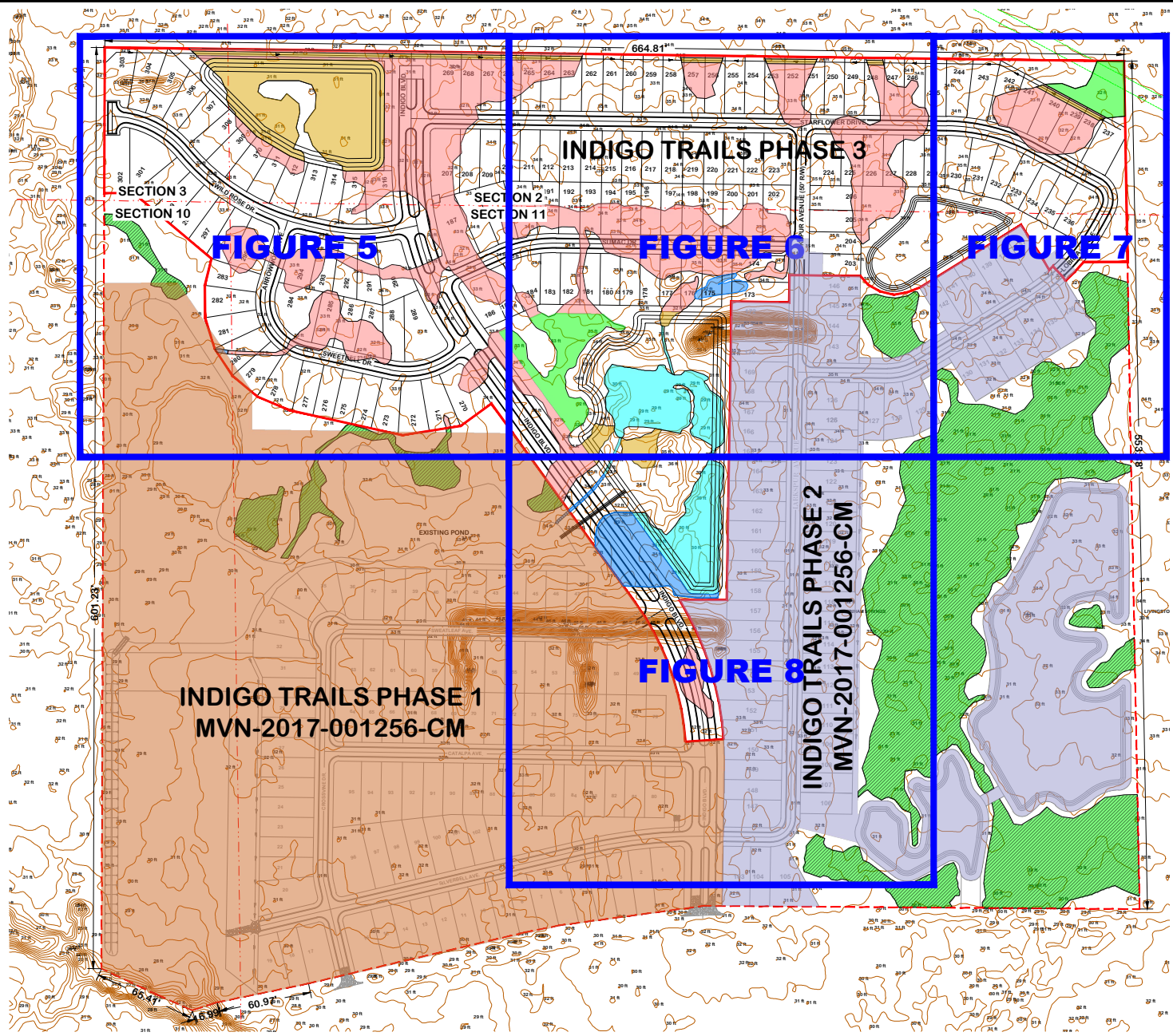
Indigo Trails Phase 3 (Pre-Development Drainage)
Sections 2, 3, 10 & 11, T7S, R3E
Livingston Parish, Louisiana

FIGURE 3



LEGEND

- Total Project Area (141.91 Acres)
- PHASE 1 (Construction Complete) (48.53 Acres)
- PHASE 2 (Construction Scheduled) (24.07 Acres)
- Project Area - Indigo Trails PHASE 3 (51.04 Acres)
- Jurisdictional Wetlands To Be Filled (10.46 Acres)
- Jurisdictional Wetlands To Be Excavated (2.73 Acres)
- Jurisdictional Wetlands To Be Avoided (1.09 Acres)
- Jurisdictional Wetlands (Adjacent) (Not A Part)
- Non-Wetland Waters To Be Filled (0.80 Acres)
- Non-Wetland Waters To Be Excavated (1.98 Acres)
- Non-Wetland Waters (Adjacent) (Not A Part)



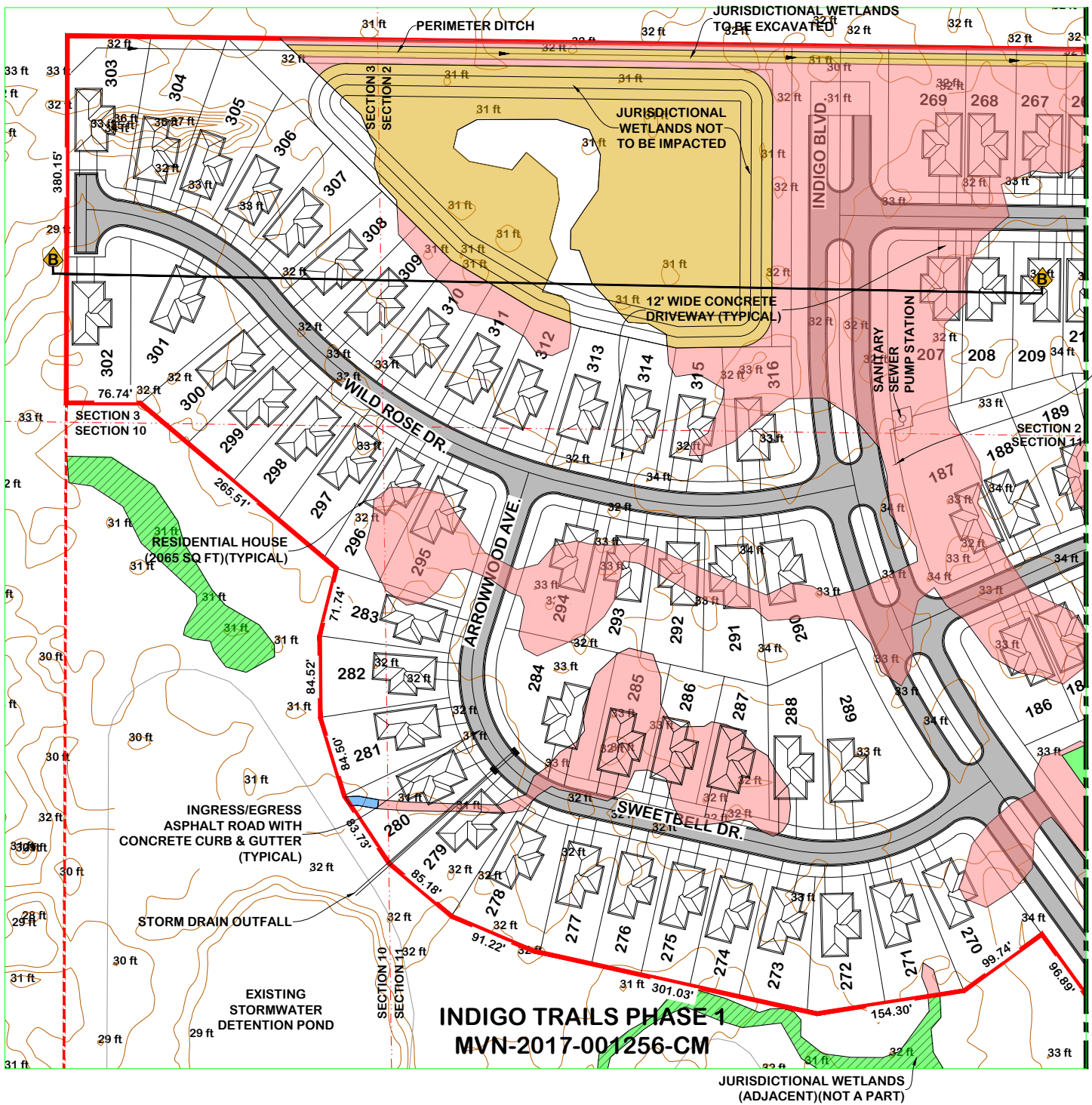
Applicant: JUBAN TRAILS DEVELOPMENT CO., LLC

Indigo Trails Phase 3 (Figures 5-8 Location key)
 Sections 2, 3, 10 & 11, T7S, R3E
 Livingston Parish, Louisiana

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HF: **23117c** DATE: **2023.08.20(R1)** APPROVED:

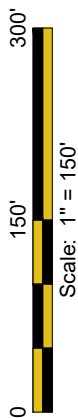
FIGURE 4b



MATCH LINE - SEE FIGURE 6

LEGEND

- Project Area - Indigo Trails PHASE 3 (51.04 Acres)
- Jurisdictional Wetlands To Be Filled (10.46 Acres)
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Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**

**Indigo Trails Phase 3
(Detailed Development Plan)**
Sections 2, 3, 10 & 11, T7S, R3E
Livingston Parish, Louisiana

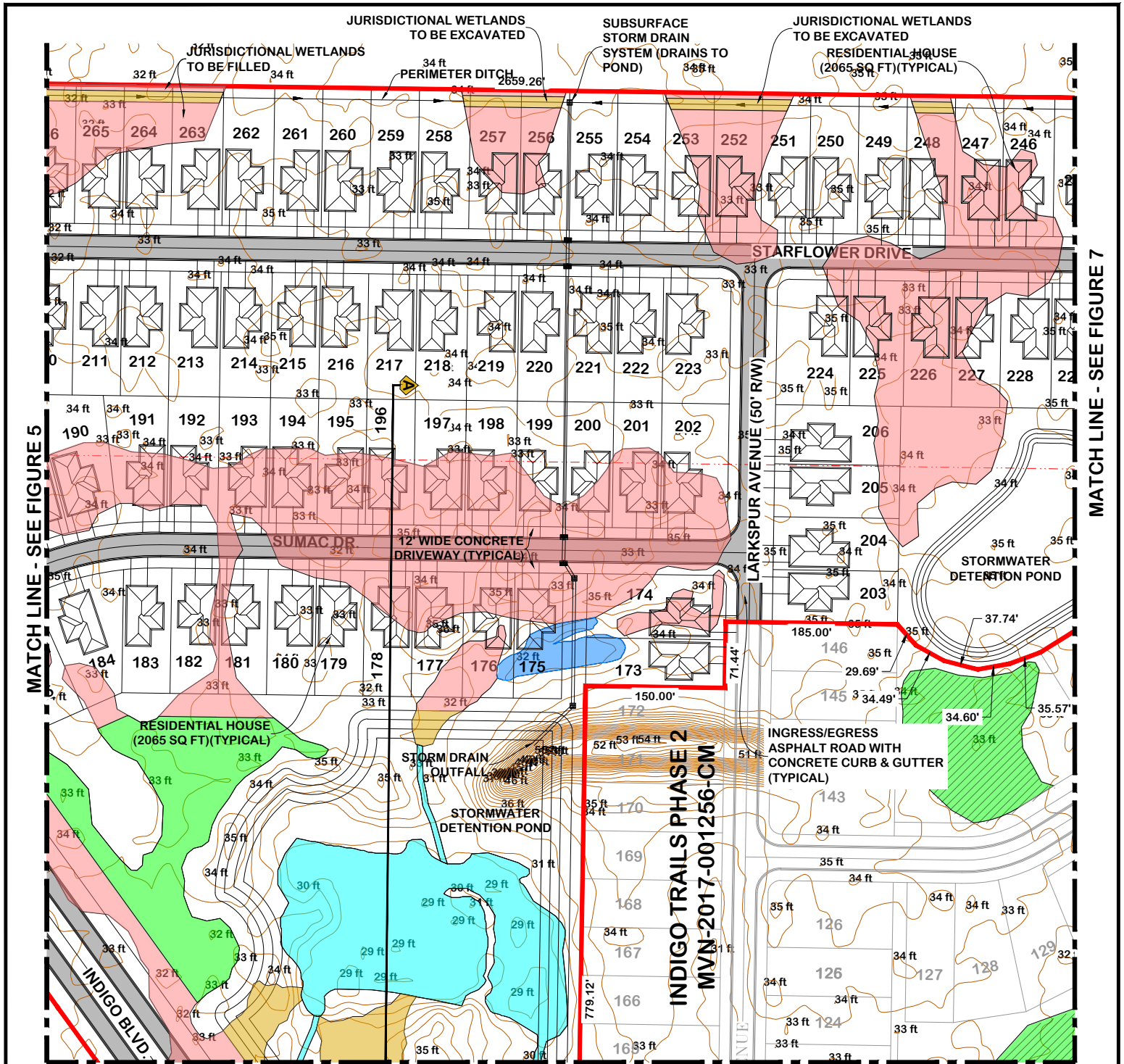
FIGURE
5

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DATE: **2023.08.20(R1)**

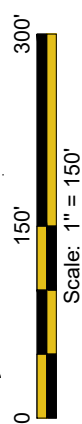
APPROVED: **--**



MATCH LINE - SEE FIGURE 8

LEGEND

- Project Area - Indigo Trails PHASE 3 (51.04 Acres)
- Jurisdictional Wetlands To Be Filled (10.46 Acres)
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Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**



Indigo Trails Phase 3 (Detailed Development Plan)
 Sections 2, 3, 10 & 11, T7S, R3E
 Livingston Parish, Louisiana

FIGURE 6

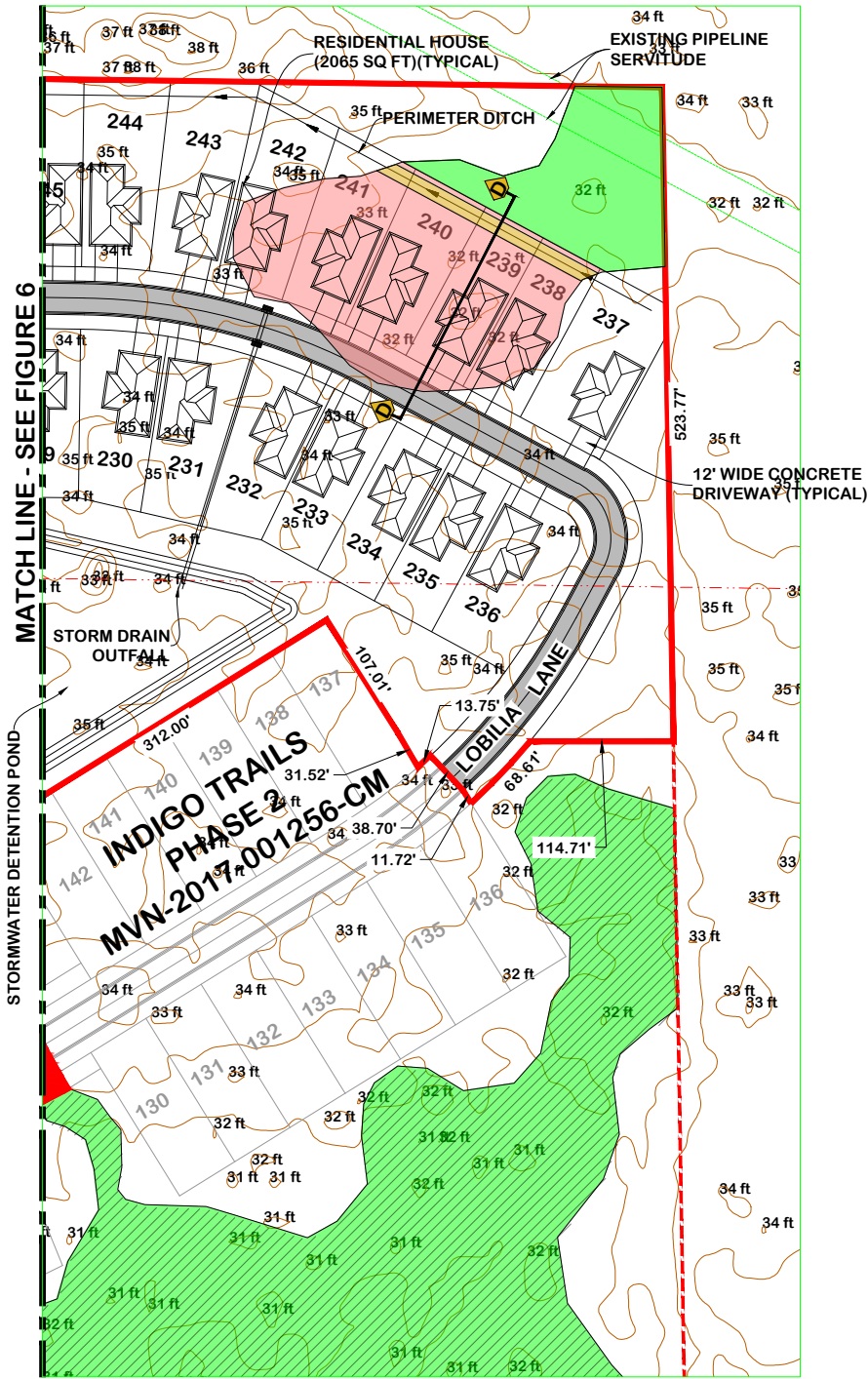
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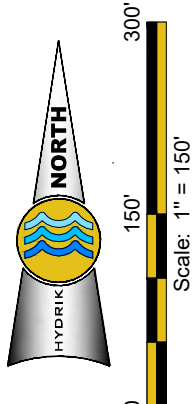
APPROVED:

MATCH LINE - SEE FIGURE 7



LEGEND

- Project Area - Indigo Trails PHASE 3 (51.04 Acres)
- Jurisdictional Wetlands To Be Filled (10.46 Acres)
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Applicant: JUBAN TRAILS DEVELOPMENT CO., LLC



**Indigo Trails Phase 3
(Detailed Development Plan)**
Sections 2, 3, 10 & 11, T7S, R3E
Livingston Parish, Louisiana

**FIGURE
7**

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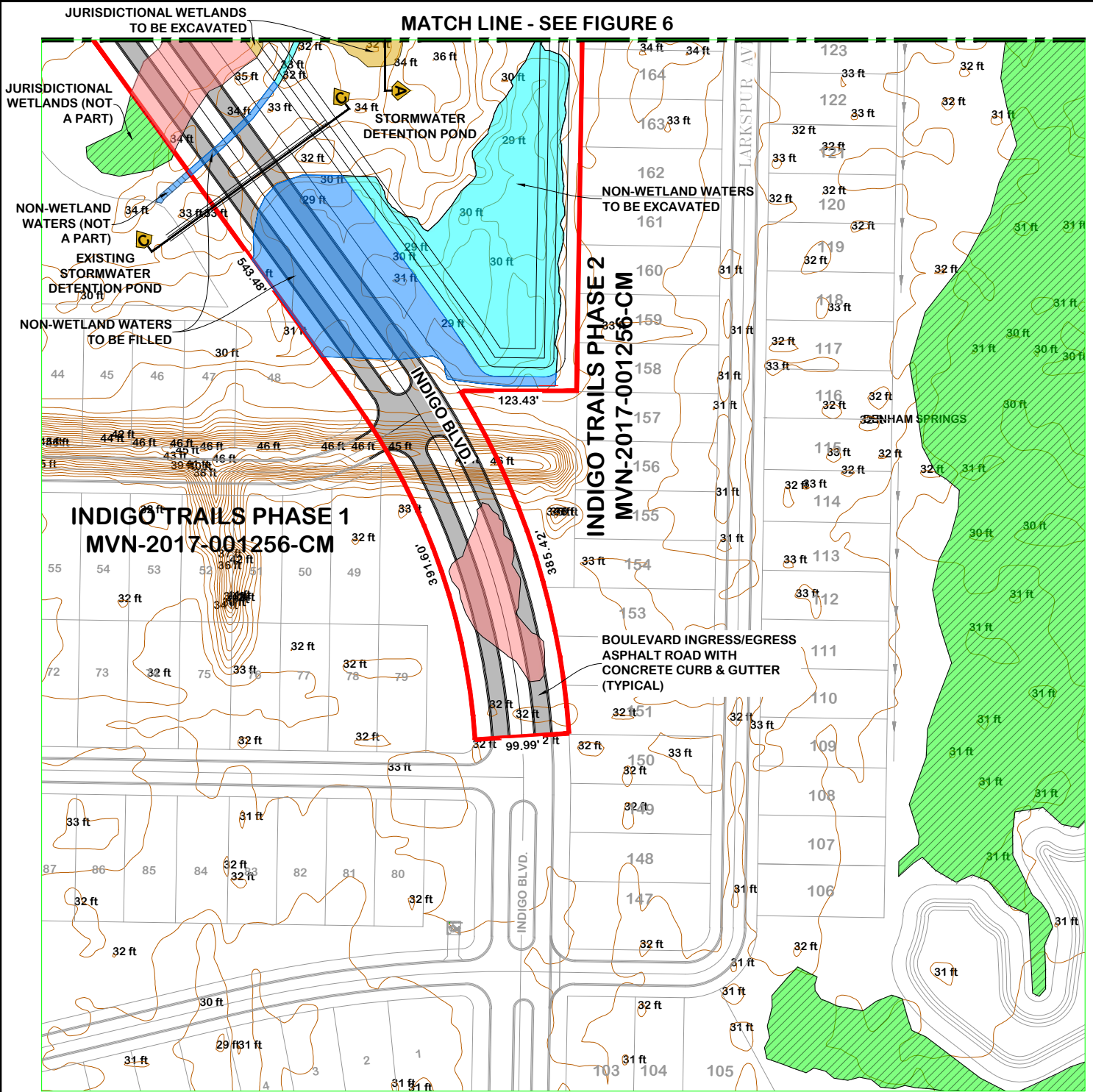
**HF:
23117c**

**DATE:
2023.08.20(R1)**

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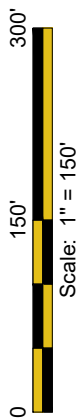
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MATCH LINE - SEE FIGURE 6



LEGEND

- Project Area - Indigo Trails PHASE 3 (51.04 Acres)
- Jurisdictional Wetlands To Be Filled (10.46 Acres)
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Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**



Indigo Trails Phase 3 (Detailed Development Plan)
 Sections 2, 3, 10 & 11, T7S, R3E
 Livingston Parish, Louisiana

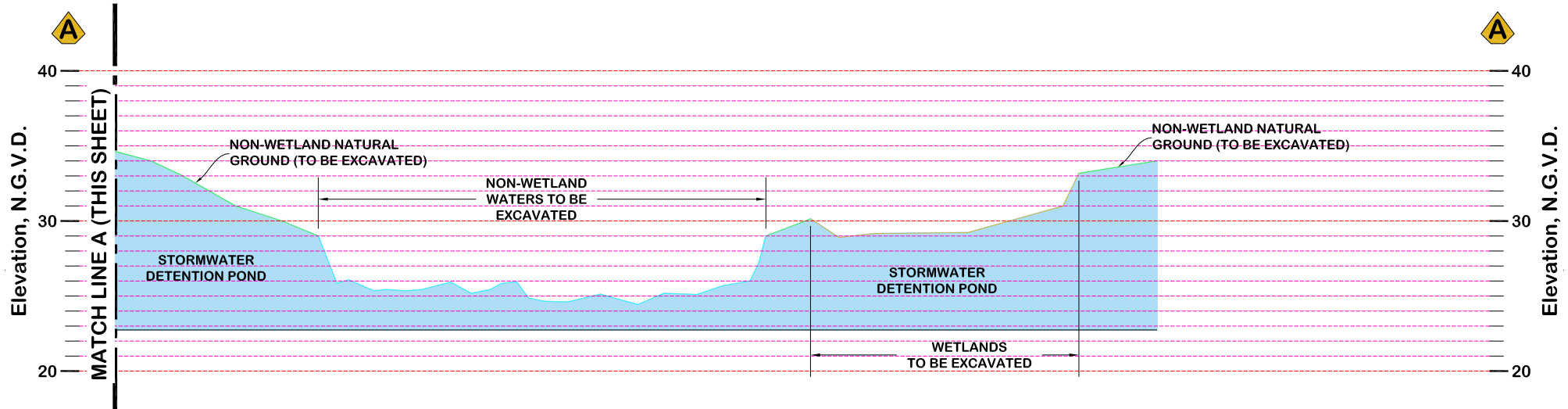
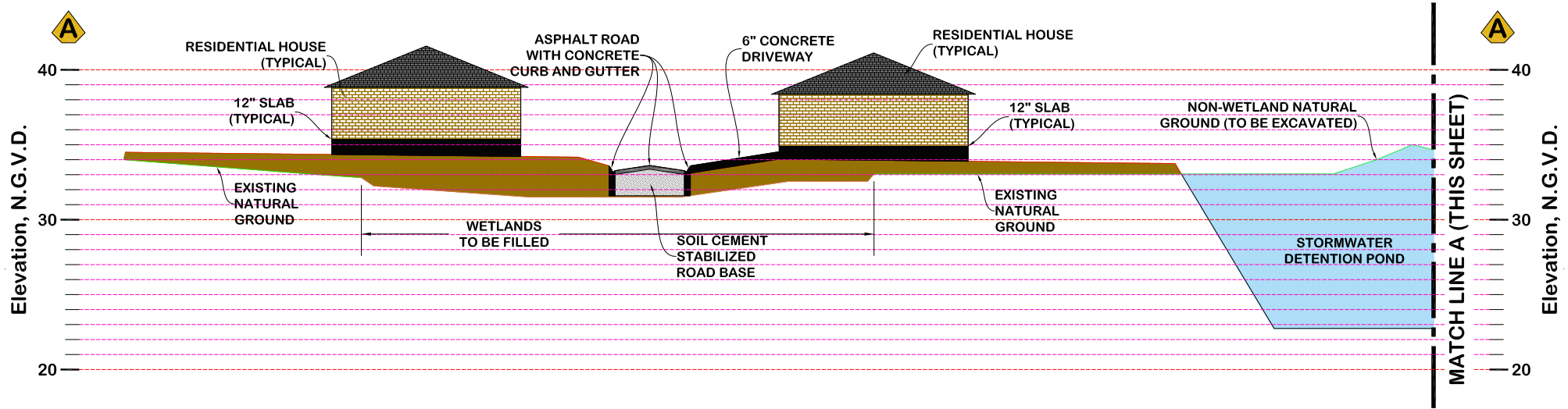
FIGURE 8

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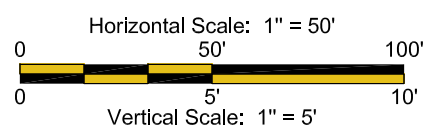
HF: **23117c**

DATE: **2023.08.20(R1)**

APPROVED: **--**



- LEGEND**
- Proposed Concrete
 - Proposed Road Base
 - Proposed Fill
 - Area To Be Excavated (Stormwater Detention Pond)
 - Existing Natural Ground (Non-Wetland)
 - Proposed Grade
 - Wetlands To Be filled
 - Wetlands To Be Excavated
 - Non-Wetland Waters To Be Filled
 - Non-Wetland Waters To Be Excavated



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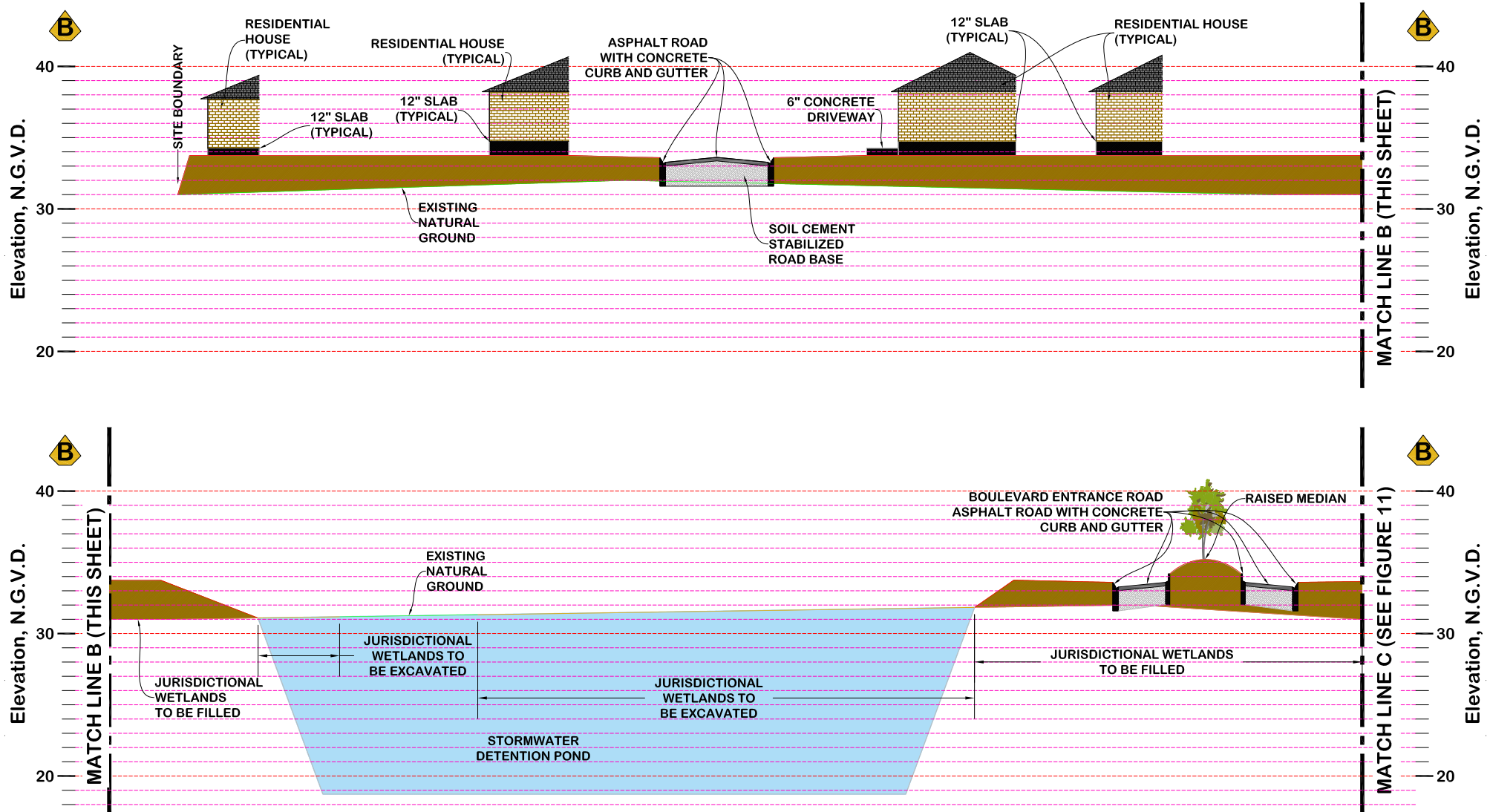
Applicant: JUBAN TRAILS DEVELOPMENT CO., LLC

Indigo Trails Cross Section A-A
Sections 2, 3, 10 & 11, T7S, R3E
Livingston Parish, Louisiana

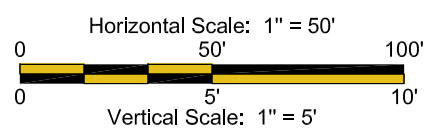
FIGURE 9

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HF: **23117c** DATE: **2023.08.20(R1)** APPROVED:



- LEGEND**
- Proposed Concrete
 - Proposed Road Base
 - Proposed Fill
 - Area To Be Excavated (Stormwater Detention Pond)
 - Existing Natural Ground (Non-Wetland)
 - Proposed Grade
 - Wetlands To Be filled
 - Wetlands To Be Excavated
 - Non-Wetland Waters To Be Filled
 - Non-Wetland Waters To Be Excavated



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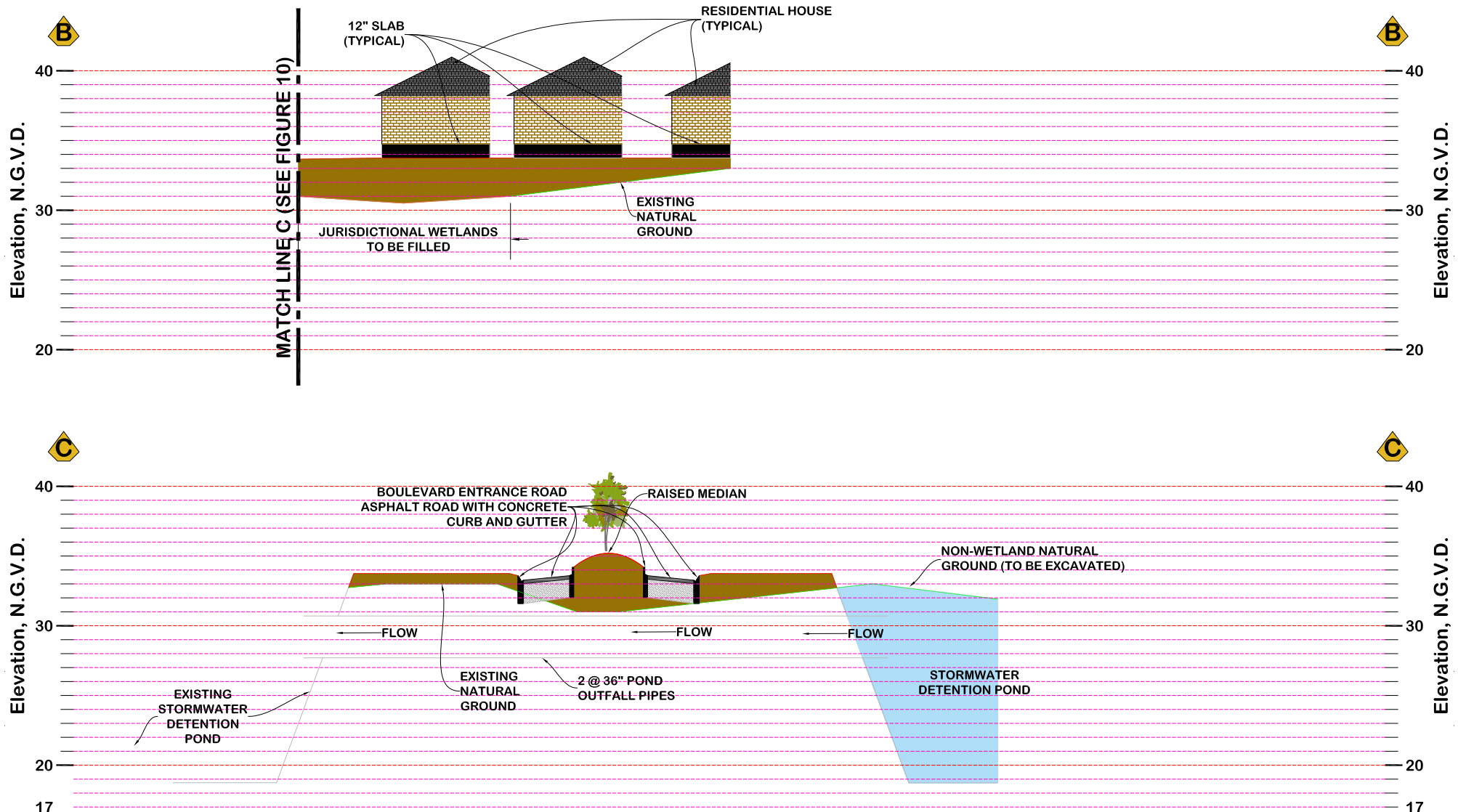
Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**

Indigo Trails Cross Section B-B
Sections 2, 3, 10 & 11, T7S, R3E
Livingston Parish, Louisiana

FIGURE 10

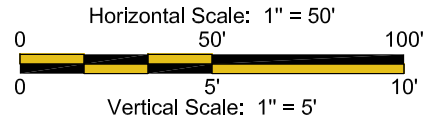
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LEGEND

- Proposed Concrete
- Proposed Road Base
- Proposed Fill
- Area To Be Excavated (Stormwater Detention Pond)
- Existing Natural Ground (Non-Wetland)
- Proposed Grade
- Wetlands To Be filled
- Wetlands To Be Excavated
- Non-Wetland Waters To Be Filled
- Non-Wetland Waters To Be Excavated



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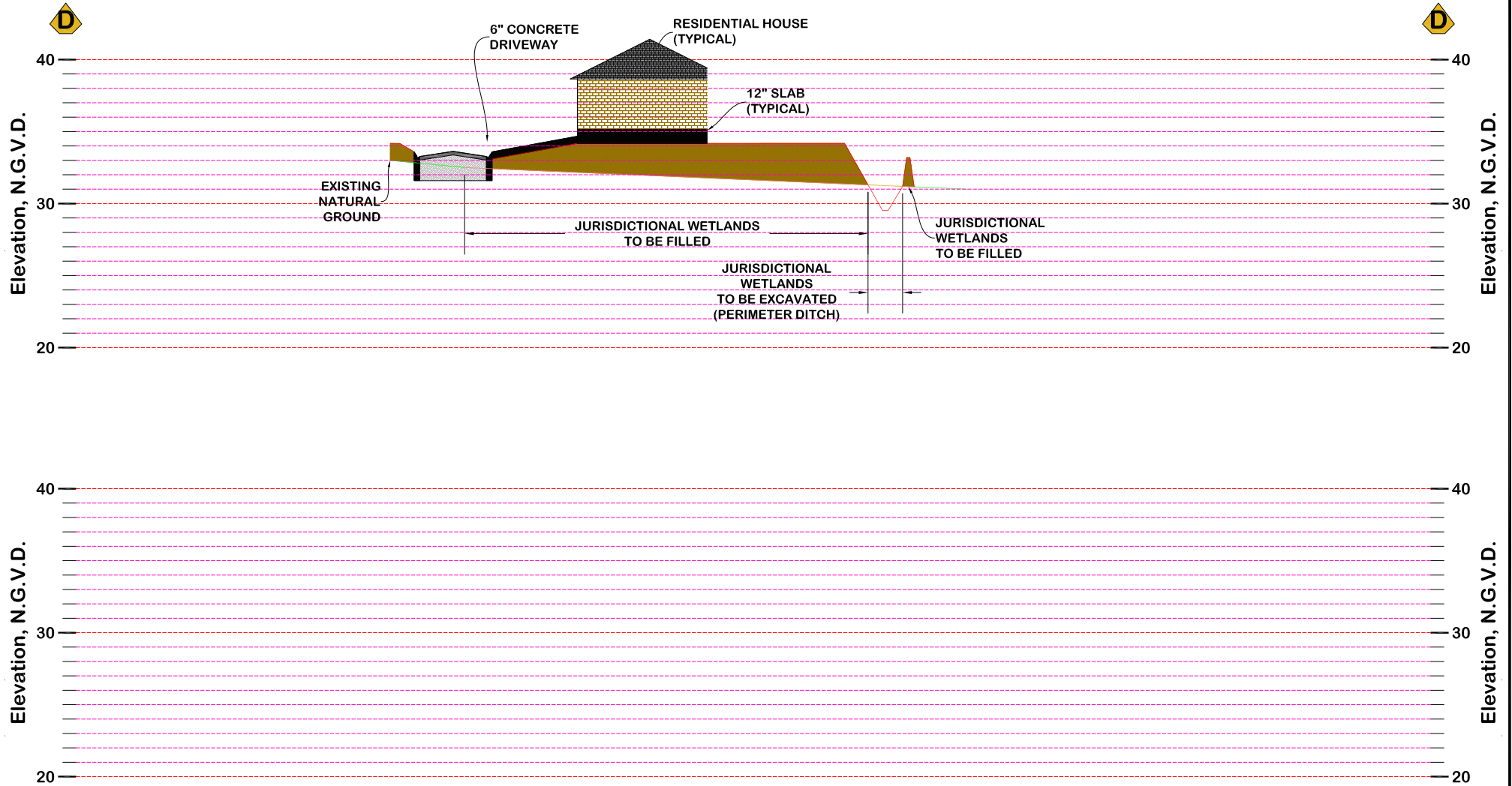
Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**

Indigo Trails
 Cross Sections B-B & C-C
 Sections 2, 3, 10 & 11, T7S, R3E
 Livingston Parish, Louisiana

FIGURE 11

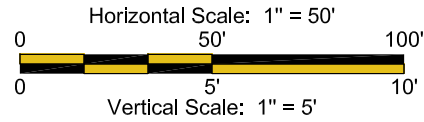
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- Proposed Road Base
- Proposed Fill
- Area To Be Excavated (Stormwater Detention Pond)
- Existing Natural Ground (Non-Wetland)
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- Wetlands To Be filled
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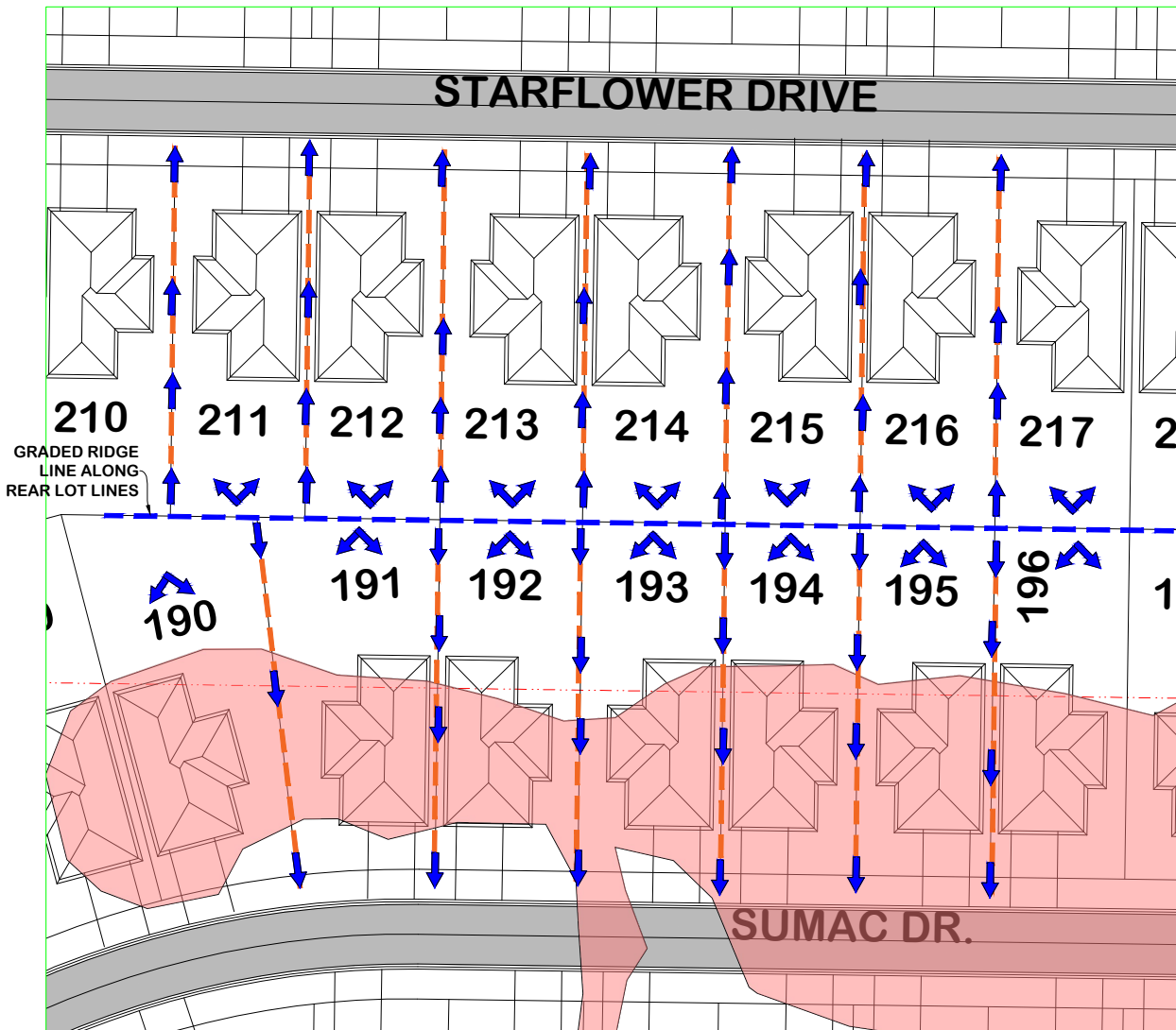
Applicant: JUBAN TRAILS DEVELOPMENT CO., LLC

Indigo Trails Cross Section D-D
 Sections 2, 3, 10 & 11, T7S, R3E
 Livingston Parish, Louisiana

FIGURE 12

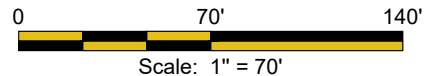
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LEGEND

- Project Area - Indigo Trails PHASE 3 (51.04 Acres)
- Jurisdictional Wetlands To Be Filled (10.46 Acres)
- Jurisdictional Wetlands To Be Excavated (2.73 Acres)
- Jurisdictional Wetlands To Be Avoided (1.09 Acres)
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- Non-Wetland Waters To Be Filled (0.80 Acres)
- Non-Wetland Waters To Be Excavated (1.98 Acres)
- Non-Wetland Waters (Adjacent) (Not A Part)
- Post Development Drainage Flows
- Ridge Line
- Swale Ditch



Applicant: **JUBAN TRAILS DEVELOPMENT CO., LLC**



Indigo Trails Phase 3
(Typical Interior Lot Drainage Detail)
 Sections 2, 3, 10 & 11, T7S, R3E
 Livingston Parish, Louisiana

FIGURE 13

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APPROVED: