



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

May 24, 2021

Operations Division
Central Evaluation Section

Zach Steinkoenig
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zachary.j.steinkoenig@usace.army.mil
MVN 2020-00966-CF

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 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344)

PROPOSED MIXED-USE DEVELOPMENT IN LIVINGSTON PARISH

NAME OF APPLICANT: JUBAN LAND DEVELOPMENT, LLC, c/o Michael Henry, Hydrik Wetlands Consultants, 2323 Hwy 190 East Suite 2, Hammond, Louisiana 70401.

LOCATION OF WORK: Fronting and east of Juban Road in Denham Springs, Louisiana, within Livingston Parish, Latitude 30.444693 N, Longitude -90.912026 W, within the Lake Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings.

CHARACTER OF WORK: The applicant has requested a Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a mixed-use development (The Retreat at Juban) to include parking spaces, utilities, a relocated drain, and a proposed detention pond. Approximately 24,960 cubic yards of clean of silt material will be excavated and deposited to achieve required grade elevation requirements. The proposed project is situated on an approximately 36-acre tract and would permanently impact 7.12 acres of jurisdictional wetlands. Approximately 0.3 acre of non-wetland waters will be filled for re-routing and 0.1 non-wetland waters will remain. It is anticipated that the proposed action would have minimal impact on adjacent wetlands with utilization of required best management practice erosion control techniques.

The applicant is claiming that the cost of the land and the need to develop the entirety of the tract to make the project financially feasible prohibits the avoidance of the wetlands and that that the wetland impacts will be offset via compensatory mitigation at an approved mitigation bank located in the watershed.

The comment period for the Department of Army Permit 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, ODR-C, Zach Steinkoenig**. 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.

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.

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 State Historic Preservation Officer.

Our initial finding is that the proposed work would not affect or not likely adversely affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Interior. Utilizing the Information & Planning Consultation for Endangered Species in Louisiana (IPaC) dated

January 27, 2020, 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 not likely adversely affect the West Indian Manatee and have no effect on the Red-cockaded woodpecker.

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.

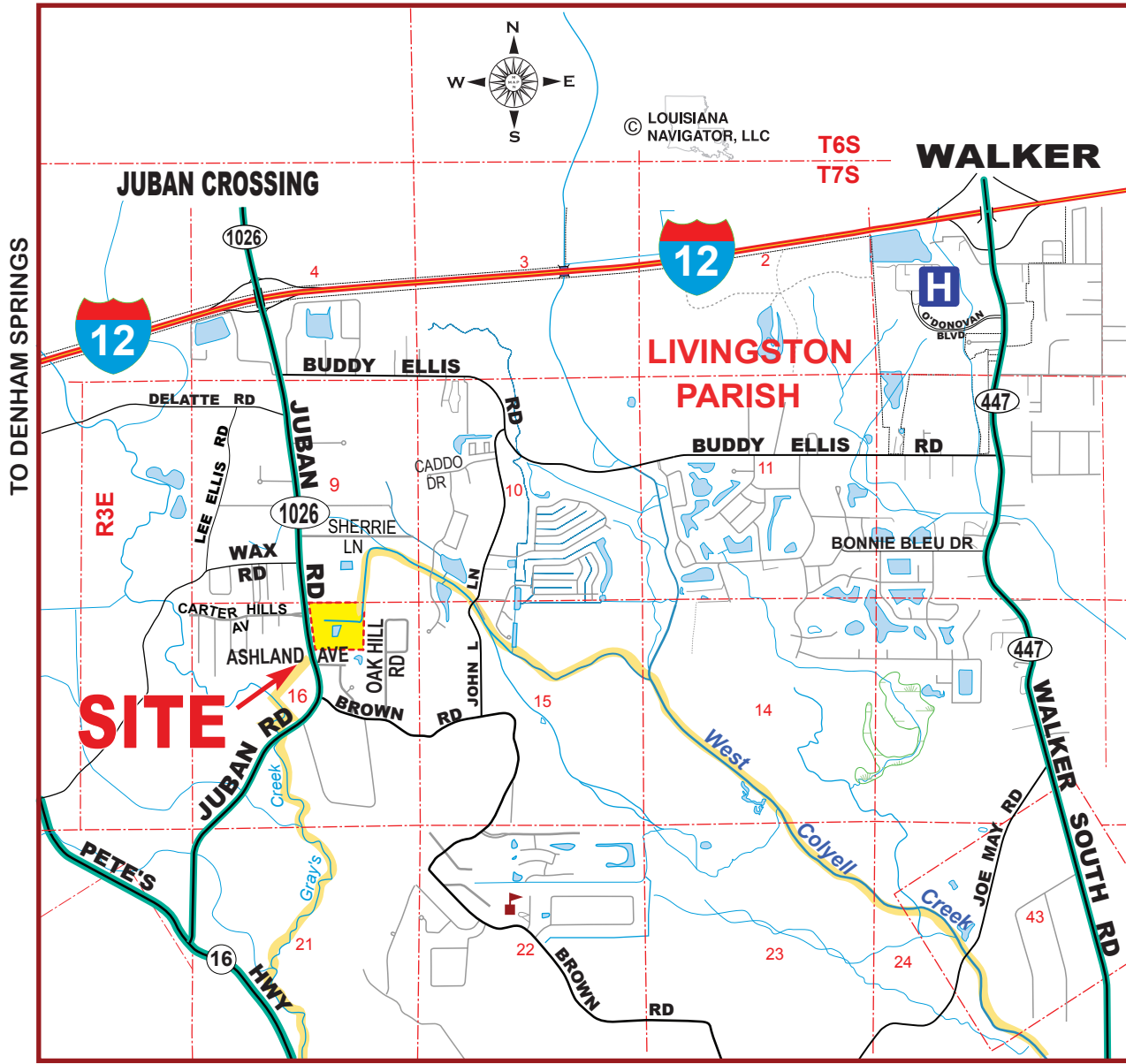
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Enclosures

JOHN M. HERMAN
Chief, Central Evaluation Section
Regulatory Branch

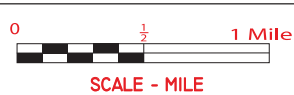


© LOUISIANA NAVIGATOR, LLC



TO DENHAM SPRINGS

TO HAMMOND



SITE VICINITY
RETREAT @ JUBAN SUBD.
DENHAM SPRINGS
SECTION 16, T7S-R3E
LIVINGSTON PARISH, LA

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

APPLICANT:
JUBAN LAND DEVELOPMENT, LLC

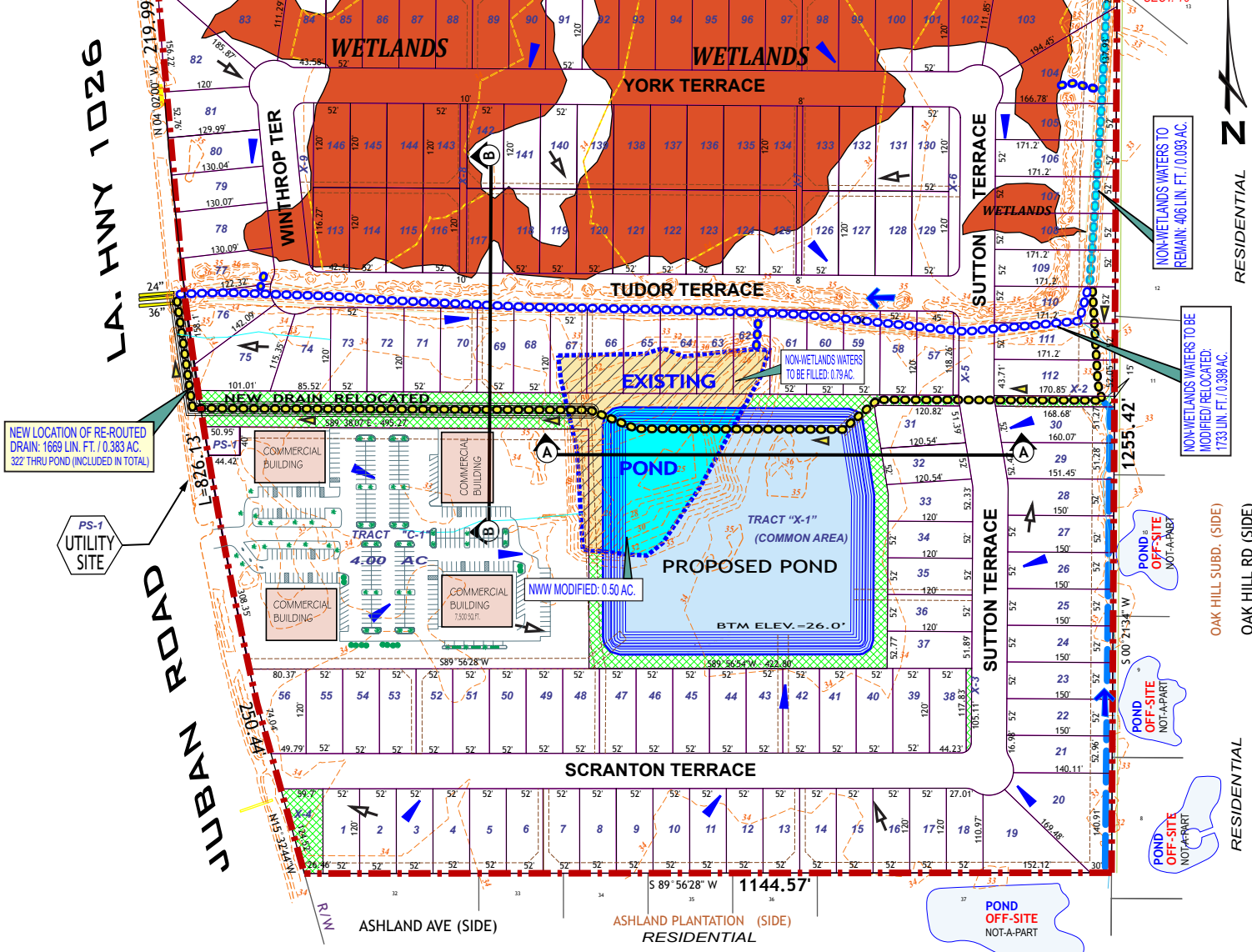
LEGEND:
 = PROJECT SITE
 = DRAINAGE DISCHARGE

FIGURE
1

SITE COORDINATES: 30.44303, -90.91208

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

HF: 21020 C DATE: 2-14-2021 / 4-16-2021 APPROVED:



LEGEND:

- PROJECT BOUNDARY 36.00 ACRES
- WETLANDS IMPACTED VIA FILLING/GRADING: 7.12 AC.
- NON-WETLAND WATERS**
- EXISTING POND TO BE FILLED: 0.79 AC.
- EXISTING POND TO BE MODIFIED / EXPANDED (EXCAVATED): 0.50 AC.
- NON-WETLAND WATERS TO REMAIN: 424 LIN. FT. / 0.097 AC.
- NON-WETLAND WATERS TO BE MODIFIED: FILLED / RE-ROUTED 1307.35 LIN. FT. / 0.300 AC.
- NON-WETLAND WATERS TO BE FILLED: 148 LIN. FT. / 0.008 AC.
- NEW DRAIN: 1572 LIN. FT. / 0.415 AC.
- PROPOSED DETENTION POND (1) 2.08 ACRES
- EXISTING ELEVATION / CONTOUR
- DRAINAGE FLOW: PRE-CONSTRUCTION
- DRAINAGE FLOW: POST CONSTRUCTION
- PROPOSED BUILDING - 7,500 SQ.FT. EACH

PROJECT DATA

PROJECT AREA = 36.00 ACRES
 TOTAL RESIDENTIAL LOTS = 146
 COMMERCIAL TRACT: 1 - 4.0 AC.
 TOTAL GREENSPACE: 4.92 AC.
 TOTAL LENGTH OF STREETS: 4,234 LIN. FT.
 DETENTION POND AREA (1) = 2.08 ACRES
 - TOTAL VOLUME FILL MATERIAL CLEAN SILT FILL FROM ON SITE EXCAVATION: 24,960 CU. YDS.

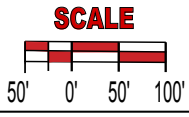
COMMERCIAL DATA

TOTAL BUILDINGS: 4
 TOTAL BUILDING FOOTPRINT AREA : 30,000 SQ. FT.
 TOTAL VOLUME 12" CONC. SLABS: 1,108 CU. YDS.
 TOTAL VOLUME 4" CONC. PARKING: 925 CU. YDS.

NOTE:
 BASE DRAWINGS PROVIDED BY:
 NOVUS REB ENGINEERING, LLC
 BATON ROUGE, LA

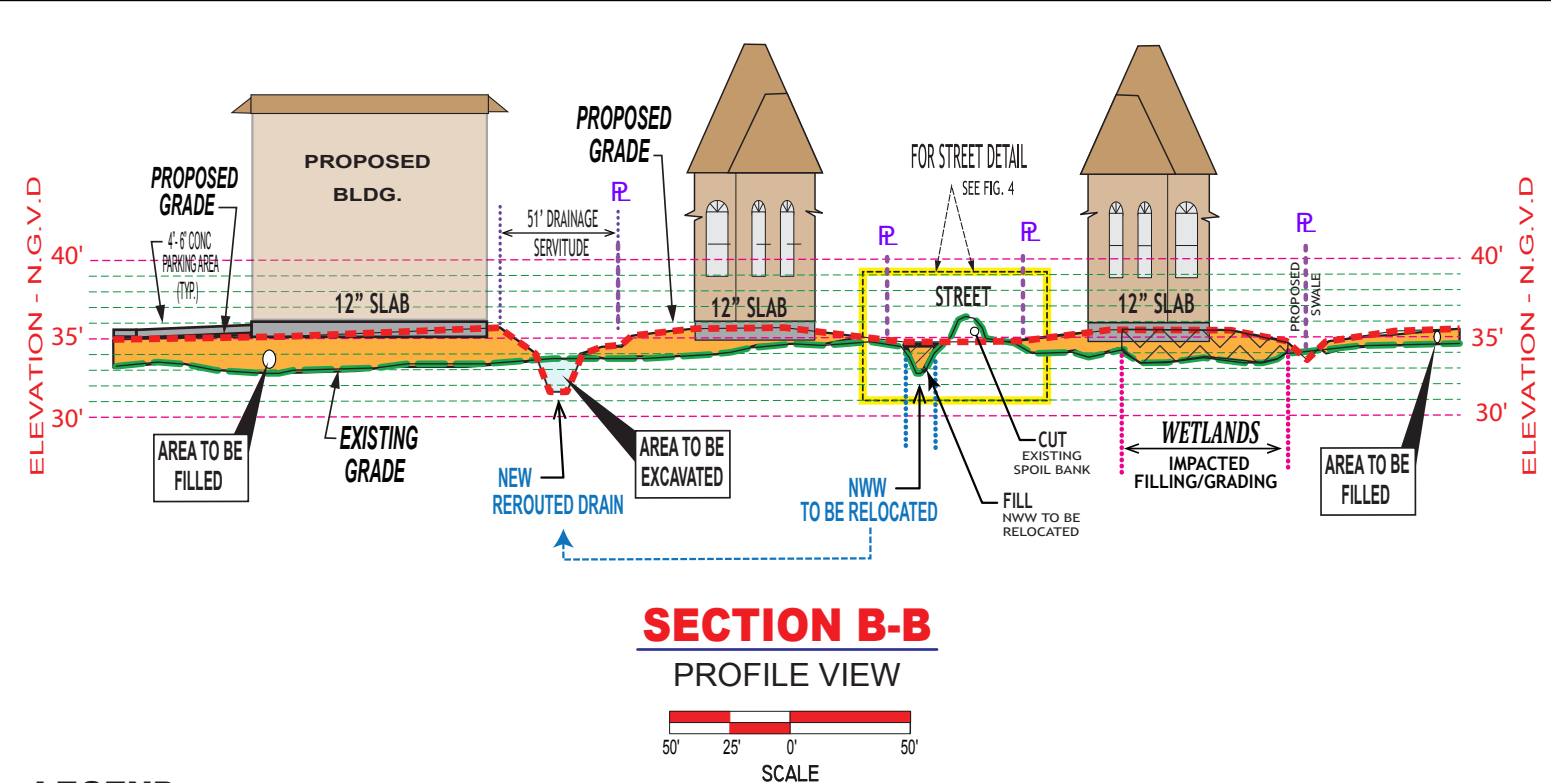
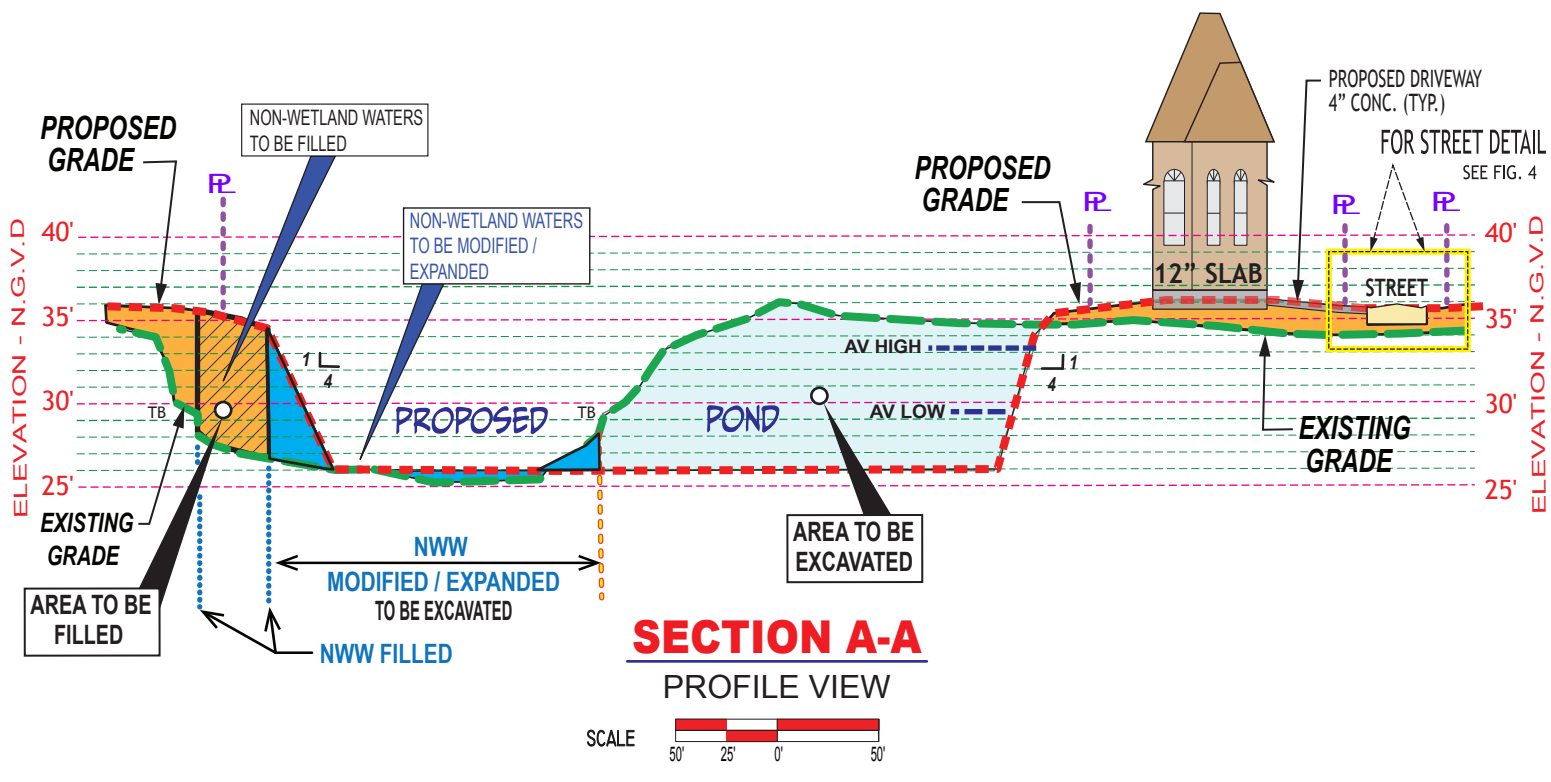
THIS SITE IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 22063C 0210E, DATED 4-03-2012.

RETREAT @ JUBAN SUBDIVISION
 SECTION 16, T7S-R3E
 LIVINGSTON PARISH, LA



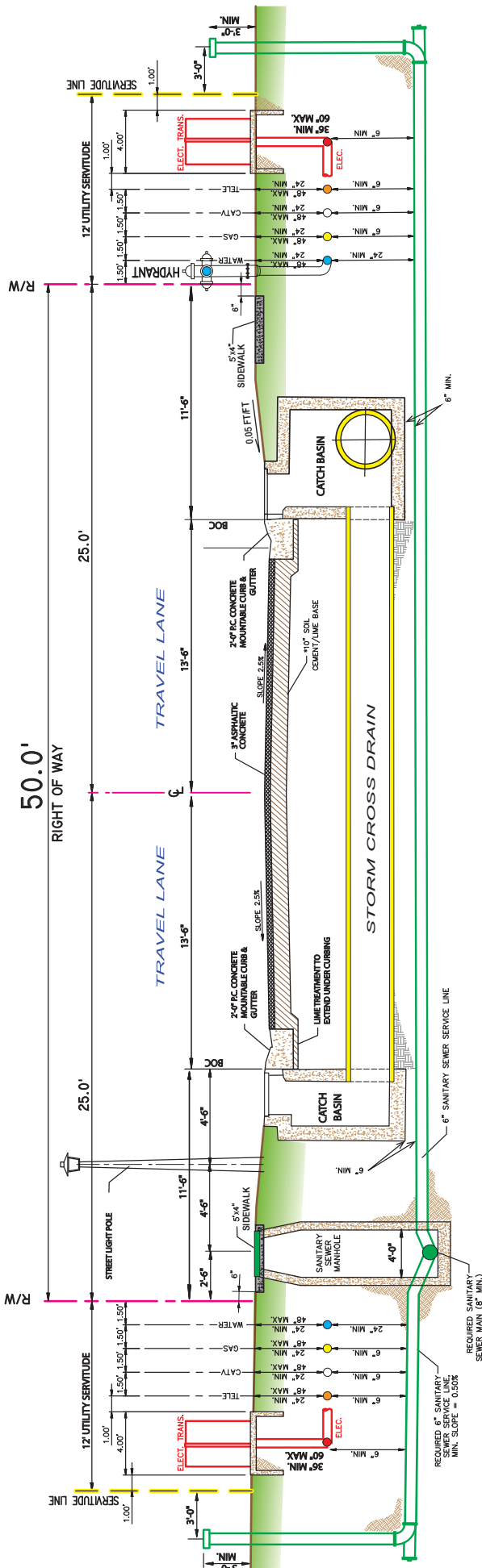
HYDRIK
 WETLANDS - GIS CONSULTING
 WWW.HYDRIK.COM (985)429-0333

FIGURE
2



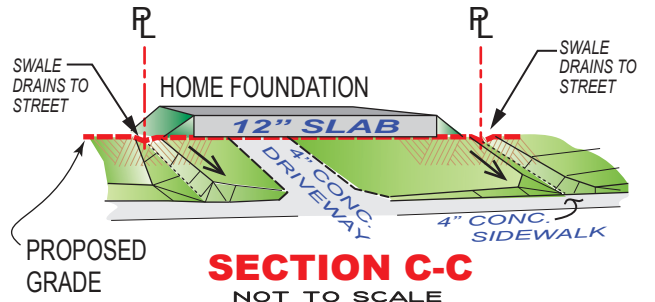
- LEGEND:**
- EXISTING GRADE
 - PROPOSED GRADE
 - AREA TO BE FILLED
 - WETLANDS AREA TO BE FILLED
 - NWW AREA TO BE FILLED
 - AREA TO BE EXCAVATED
 - NWW AREA TO BE EXCAVATED
 - PROPOSED CONCRETE

APPLICANT: JUBAN ROAD DEVELOPMENT, LLC		
 HYDRIK WETLANDS - GIS CONSULTING WWW.HYDRIK.COM (985)429-0333		
RETREAT @ JUBAN SUBD. SECTION 16, T7S-R3E LIVINGSTON PARISH, LA		FIGURE 3
HF: 21020 C	DATE: 2-14-21 4-16-2021	APPROVED:

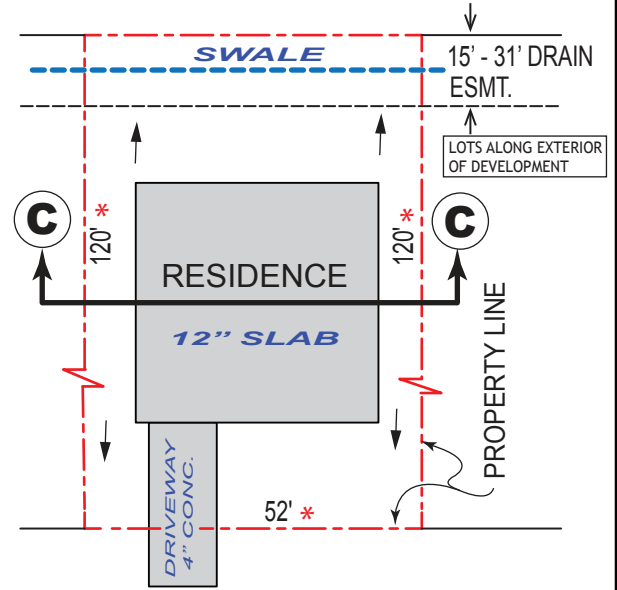


TYPICAL 50' STREET SECTION

SCALE: N.T.S.



SECTION C-C
NOT TO SCALE



TYPICAL LOT LAYOUT

NOT TO SCALE

* NOTE: LOT DIMENSION VARIES

APPLICANT: JUBAN LAND DEVELOPMENT, LLC

RETREAT @ JUBAN SUBDIVISION
SECTION 16, T7S-R3E
LIVINGSTON PARISH, LA

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FIGURE
4

HF: 21020 C

DATE: 2-14-2021
4-16-2021

APPROVED: