



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

April 11, 2022

Zachary Steinkoenig
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Zachary.j.steinkoenig@usace.army.mil
Application #: MVN 2022-00105-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 JUBAN OFFICE PARK in LIVINGSTON PARISH

NAME OF APPLICANT: GEORGE KURZ c/o Michael Henry, 2323 Hwy 190 E, Suite 2, Hammond, LA 70401.

LOCATION OF WORK: Along Powell Road, Latitude 30.46193, Longitude -90.959761, 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 has requested a Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a commercial development (Juban Office Park) to include office buildings, parking lots, detention ponds, utilities, and drainage infrastructure. Approximately 64,368 of cubic yards silt material will be excavated to construct the detention ponds and used for fill on site. The proposed project is situated on an approximately 14.7-acre tract that has been determined to be forested wetlands. The entire tract will be utilized to construct the commercial development. The proposed project is expected to impact 5.30 acres of wetlands. It is anticipated that the proposed action would have minimal impact on adjacent wetlands.

The applicant claims that potential minimization will be addressed post notice and mitigation will be purchased at an approved bank within the Pontchartrain Basin.

The comment period for the Department of Army Permit will close in **20 days** from the date of this public notice. This public notice is also available for review online at <https://go.usa.gov/xennJ>. 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 must be mailed 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, Zachary 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 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.

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 regarding potential impacts to cultural resources.

Our initial finding is that the proposed work is to have No Effect any species as endangered by the U.S. Departments of Interior or Commerce, affect any habitat

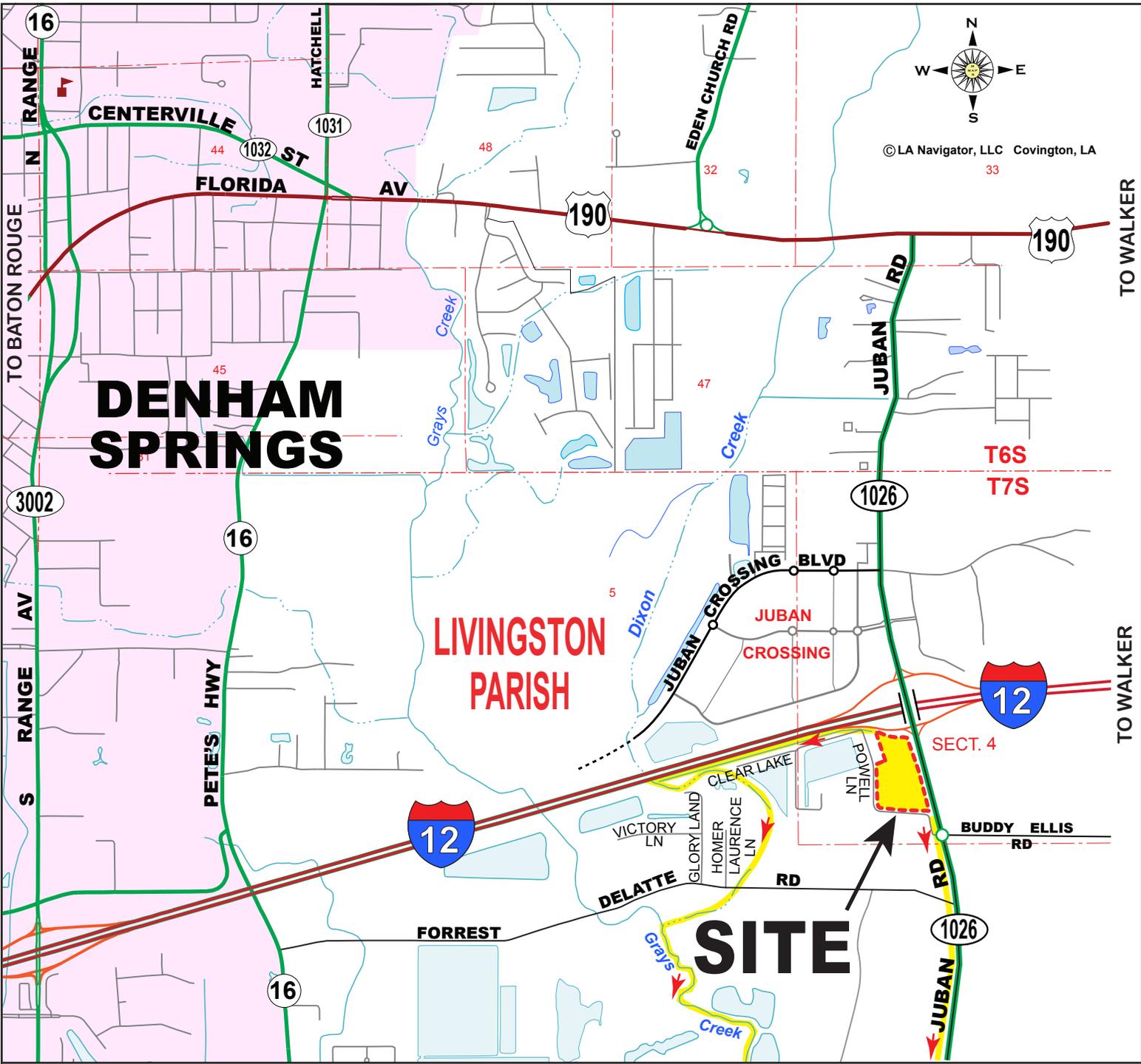
designated as critical to the survival and recovery of any endangered species. Utilizing the Information Planning and Consultation (IPaC) procedure for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, the Corps has determined that the proposed activity would have no effect to 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 may result in the destruction, alteration and/or disturbance of **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 Louisiana Department of Environmental Quality, Office of Environmental Services before a Department of the Army permit can be issued.

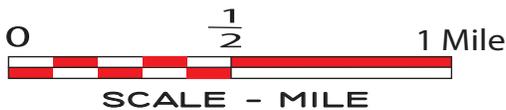
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. You are requested to communicate the information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

JOHN M. HERMAN
Chief, Central Evaluation Branch
Regulatory Division



LEGEND:

-  = PROJECT SITE
-  = DRAINAGE DISCHARGE



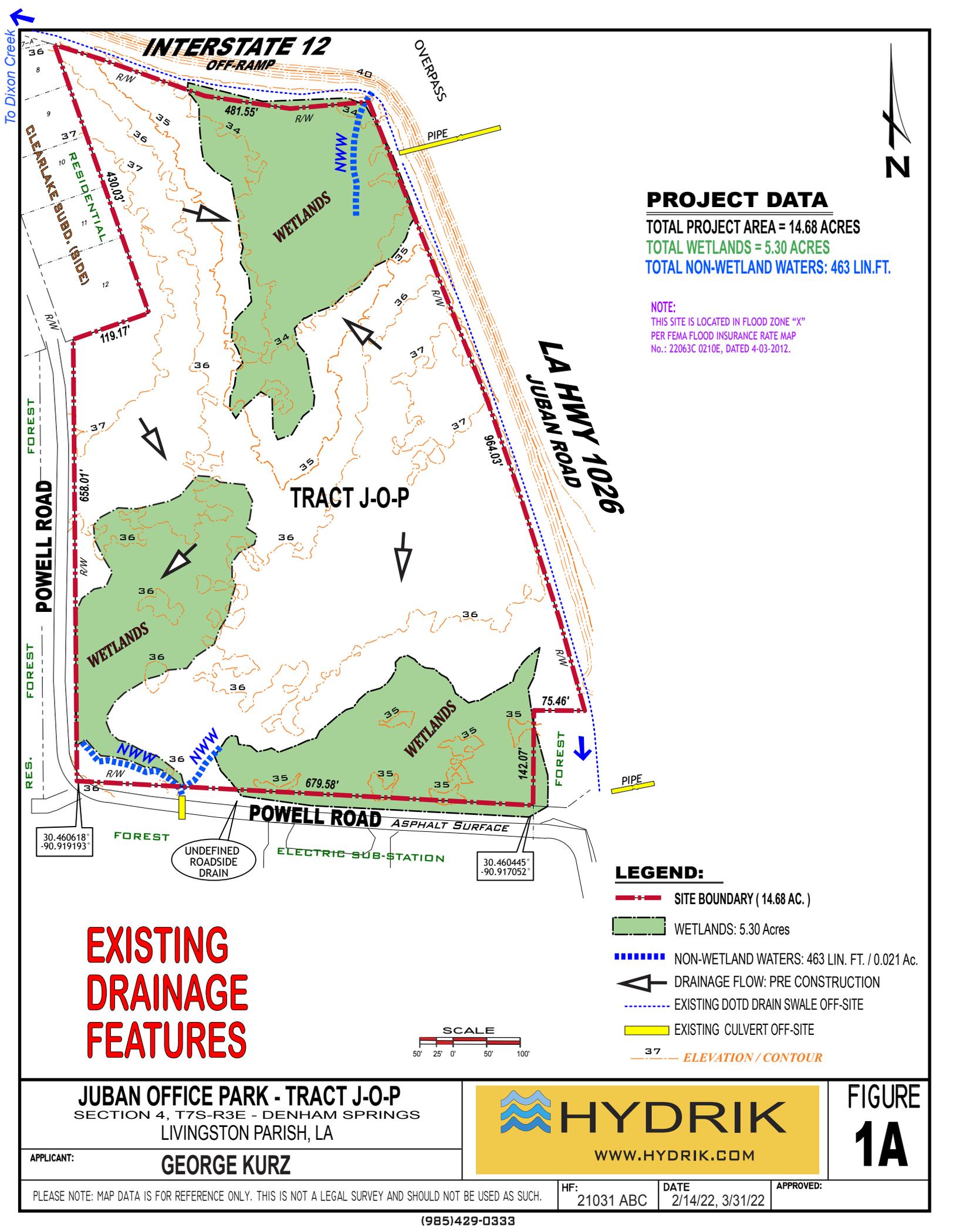
SITE COORDINATES
30.46193 N, -90.91825 W

JUBAN OFFICE PARK - COMMERCIAL
SECTION 4, T7S-R3E
DENHAM SPRINGS
LIVINGSTON PARISH, LA

APPLICANT:
GEORGE KURZ

HF: 21031 ABC | DATE: 2-14-2022 | APPROVED:

FIGURE
1



**INTERSTATE 12
OFF-RAMP**

OVERPASS

PROJECT DATA

TOTAL PROJECT AREA = 14.68 ACRES
 TOTAL WETLANDS = 5.30 ACRES
 TOTAL NON-WETLAND WATERS: 463 LIN.FT.

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

TRACT J-O-P

**LA HWY 1026
JUBAN ROAD**

POWELL ROAD

**EXISTING
DRAINAGE
FEATURES**

LEGEND:

- SITE BOUNDARY (14.68 AC.)
- WETLANDS: 5.30 Acres
- NON-WETLAND WATERS: 463 LIN. FT. / 0.021 Ac.
- DRAINAGE FLOW: PRE CONSTRUCTION
- EXISTING DOTD DRAIN SWALE OFF-SITE
- EXISTING CULVERT OFF-SITE
- **ELEVATION / CONTOUR**



JUBAN OFFICE PARK - TRACT J-O-P
 SECTION 4, T7S-R3E - DENHAM SPRINGS
 LIVINGSTON PARISH, LA

HYDRIK
 WWW.HYDRIK.COM

**FIGURE
1A**

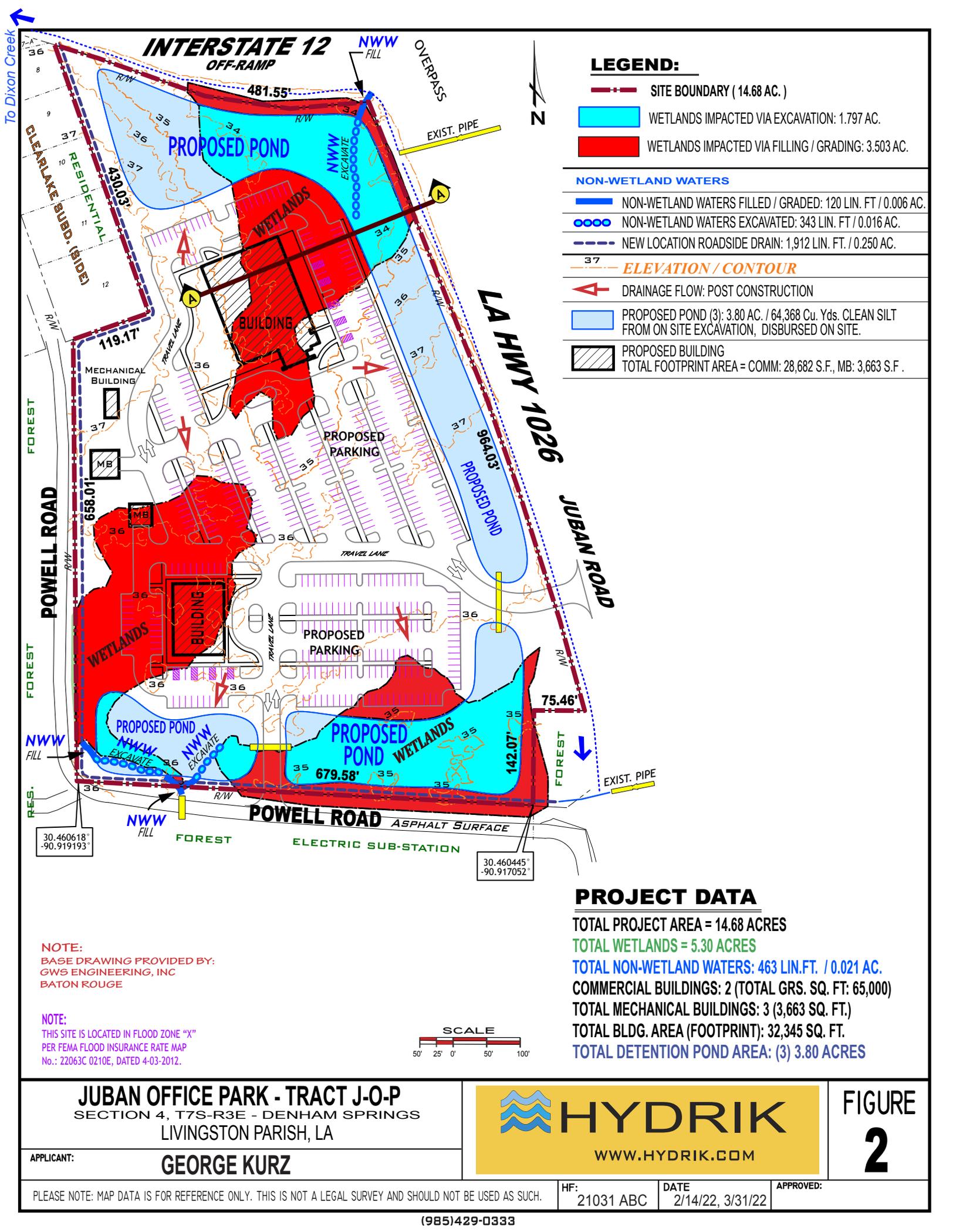
APPLICANT: **GEORGE KURZ**

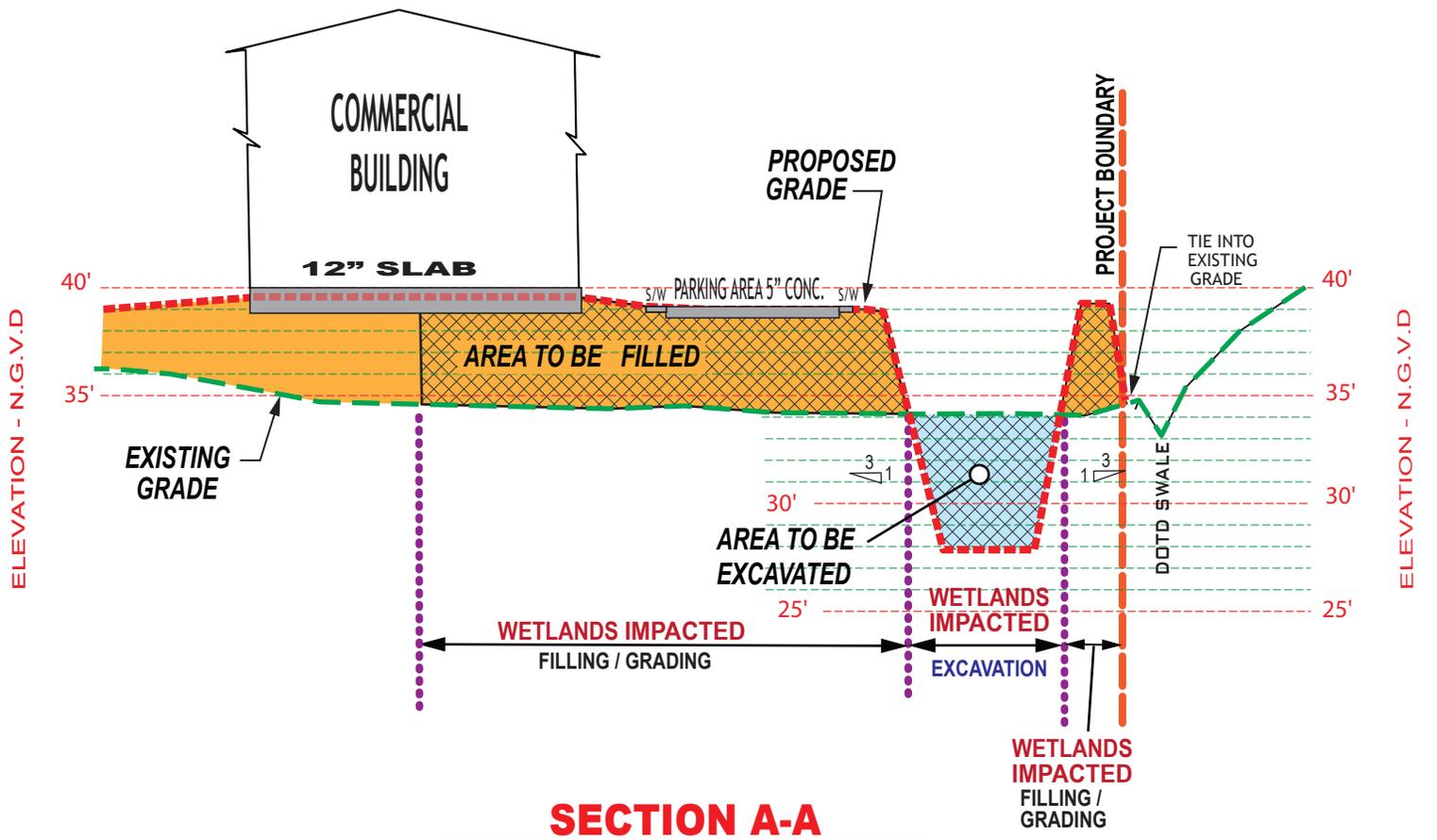
PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.

HF: 21031 ABC

DATE: 2/14/22, 3/31/22

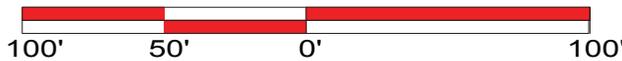
APPROVED:





SECTION A-A

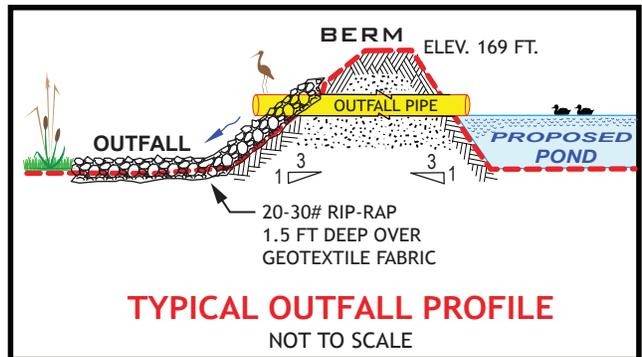
PROFILE VIEW



SCALE

LEGEND:

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



JUBAN OFFICE PARK - TRACT J-O-P
SECTION 4, T7S-R3E - DENHAM SPRINGS
LIVINGSTON PARISH, LA

APPLICANT: **GEORGE KURZ**



FIGURE
3

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