



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

March 4, 2024

Regulatory Division  
Central Evaluation Branch

Project Manager  
Neil Gauthier  
(504) 862-1301  
Neil.T.Gauthier@usace.army.mil  
Application Number: MVN-2022-00105-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).

### **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 63,368 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 14.35-acre tract of which approximately 5.18 acres have been determined to be forested wetlands. The entire tract will be utilized to construct the commercial development thus impacting all on wetlands and is anticipated to 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

**MITIGATION:** As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

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 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*) and determined that the project will have no effect on the 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 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.

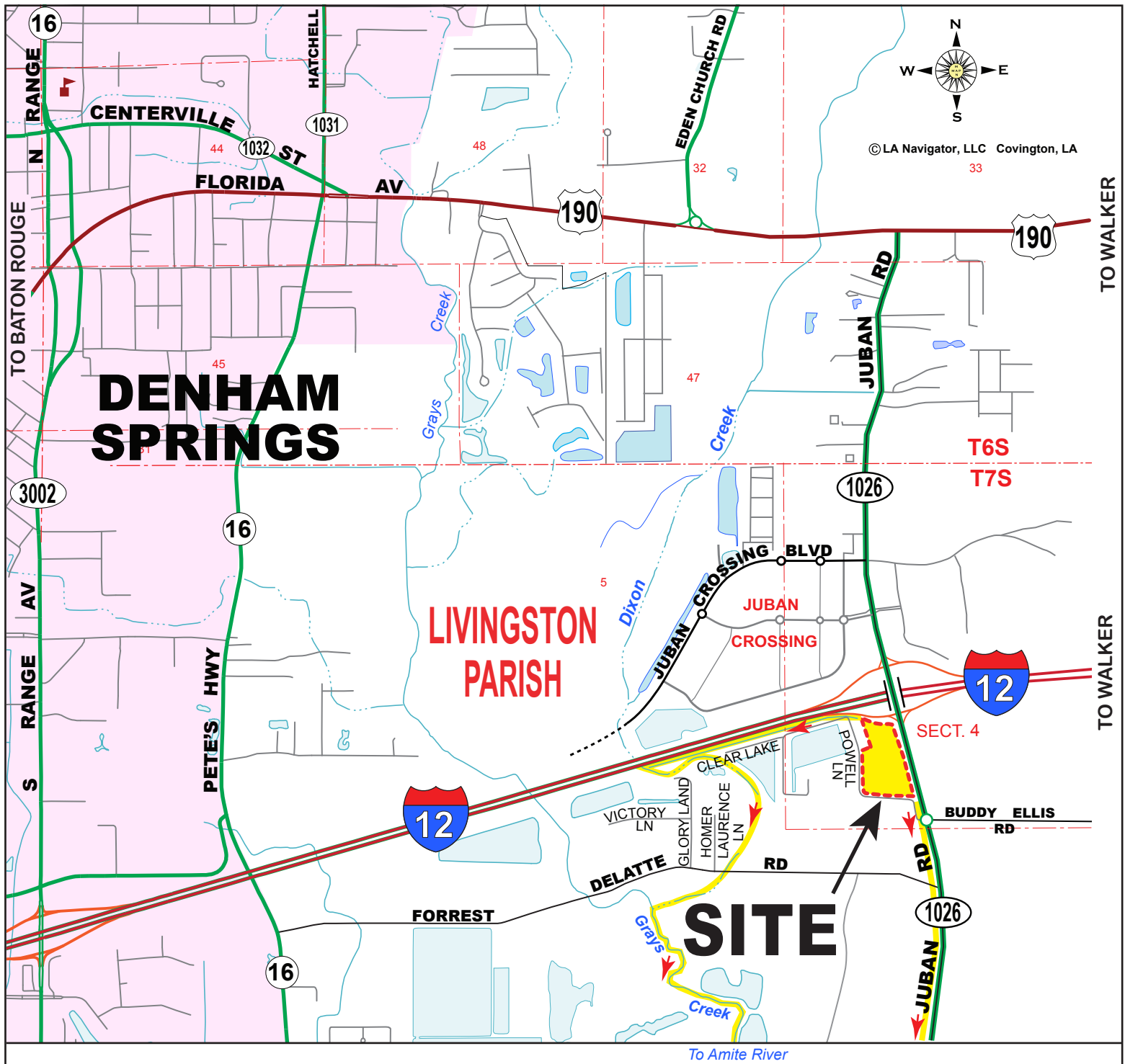
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not 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.

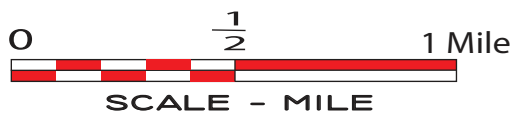
John M. Herman  
Chief, Central Evaluation Branch  
Regulatory Division

Enclosures



### LEGEND:

- = PROJECT SITE
- ➔ = DRAINAGE DISCHARGE



SITE COORDINATES

**30.46193 N, -90.91825 W**



WWW.HYDRIK.COM

### JUBAN OFFICE PARK - COMMERCIAL

SECTION 4, T7S-R3E  
DENHAM SPRINGS  
LIVINGSTON PARISH, LA

FIGURE

**1**

APPLICANT:

**JOP DEV., LLC**

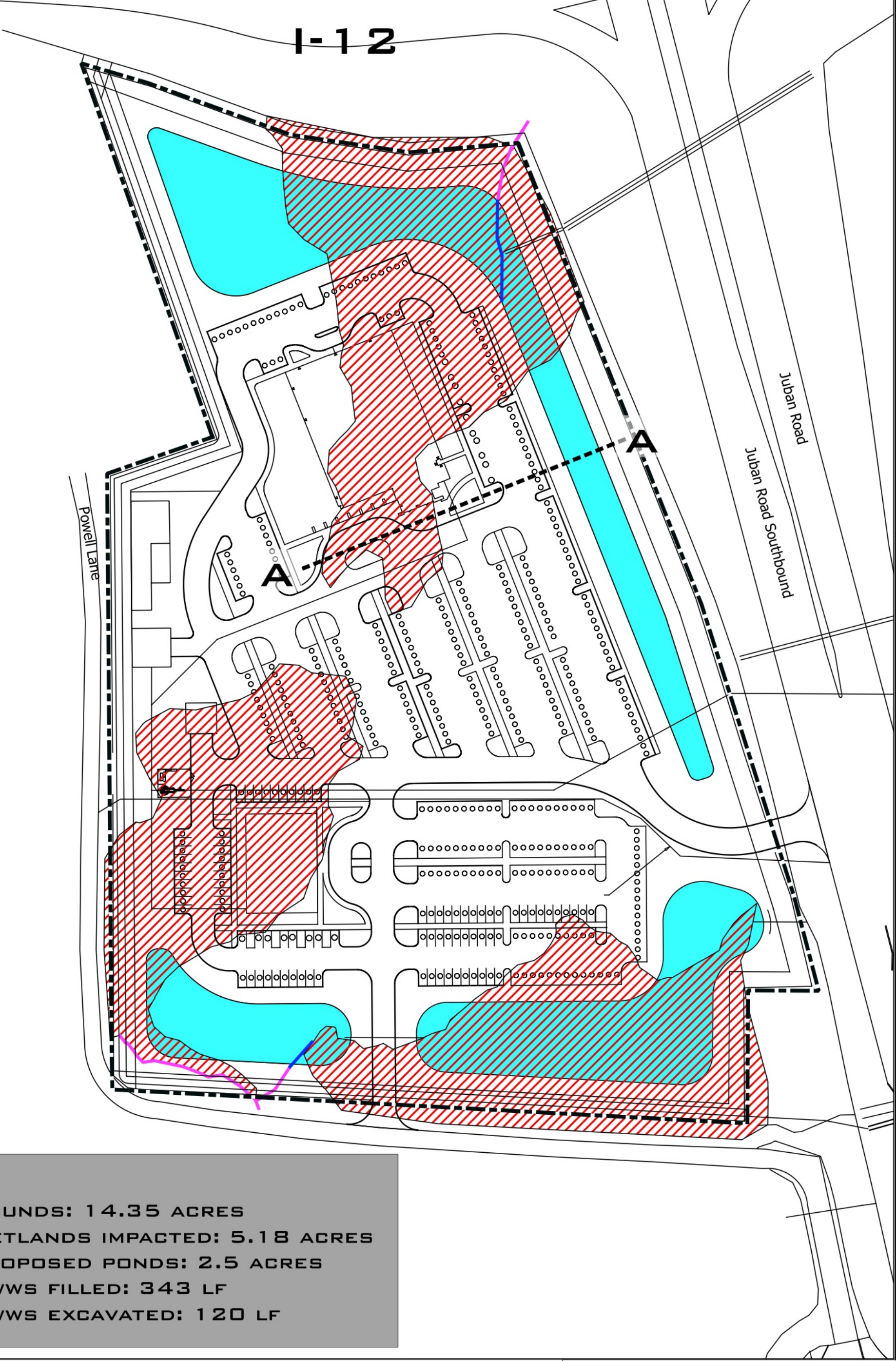
HF: 21031 ABC

DATE: 10 15 23

APPROVED:



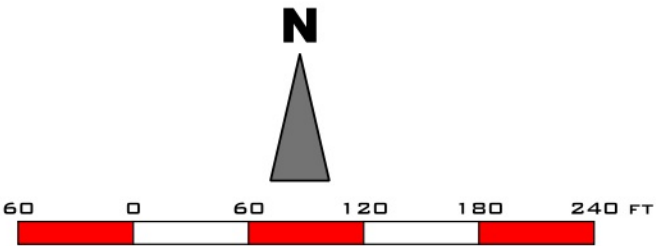




**LEGEND**

- BOUNDS: 14.35 ACRES**
- WETLANDS IMPACTED: 5.18 ACRES**
- PROPOSED PONDS: 2.5 ACRES**
- NWWS FILLED: 343 LF**
- NWWS EXCAVATED: 120 LF**

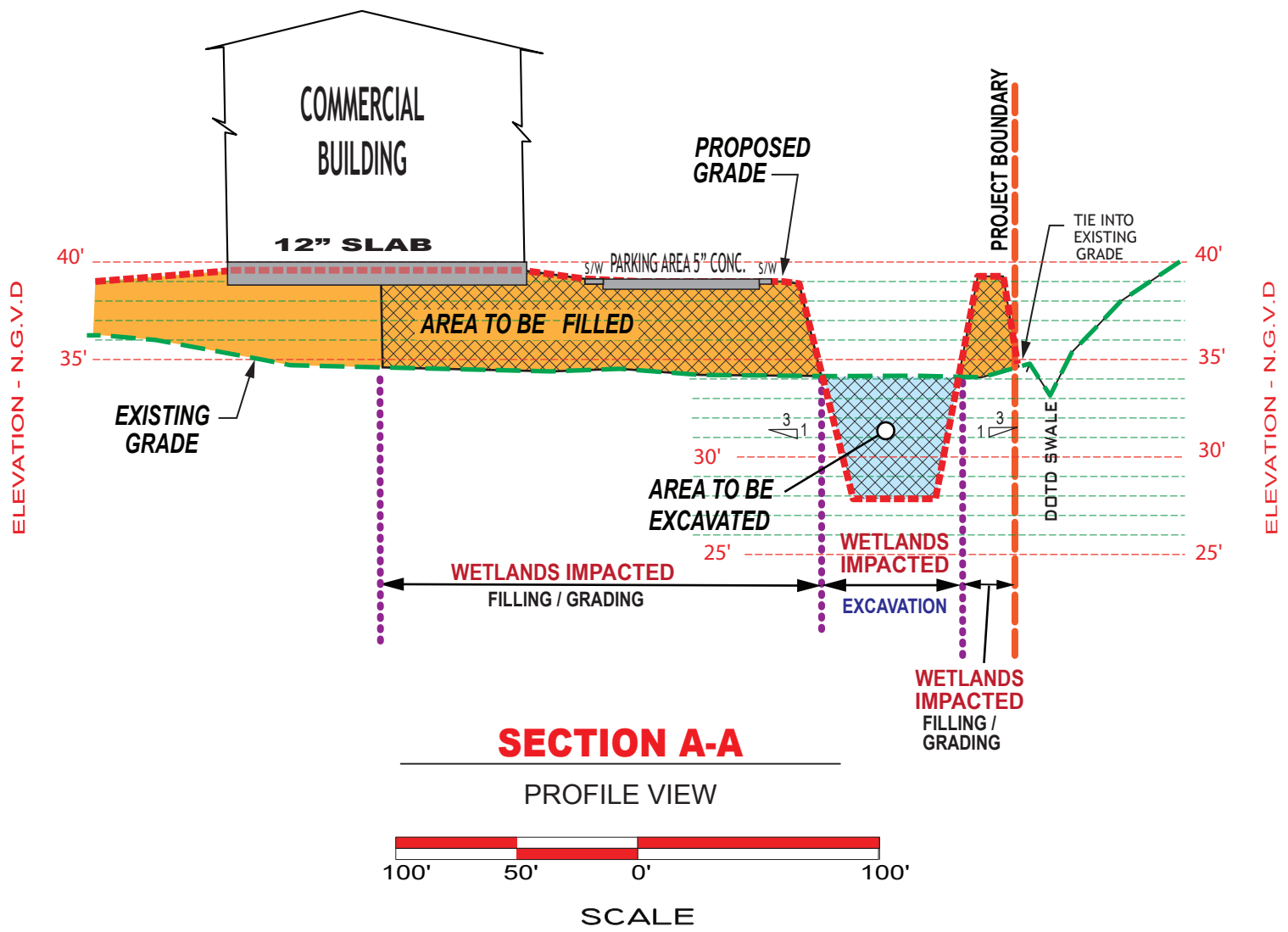
~14.35 ACRES  
LIVINGSTON PARISH  
DENHAM SPRINGS, LA  
LSP FIPS 1702 NAD83  
30.46193 , -90.91825



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

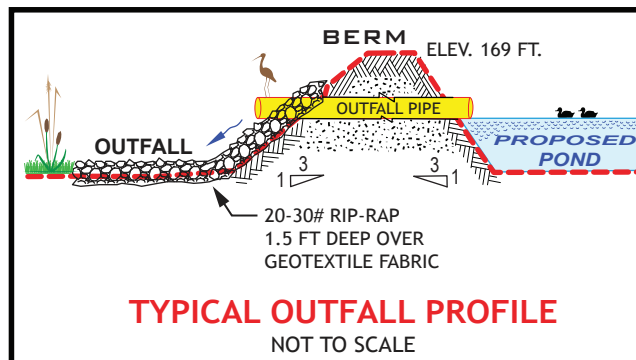
<b>JOP DEVELOPMENT LLC</b>	
<b>SECTION 404 PERMIT PLAT</b>	
<b>FIGURE 2</b>	
HF:21031ABC	
DATE:R101523	 <b>HYDRIK</b> WETLANDS · GIS · FLOOD CONTROL WWW.HYDRIK.COM





#### 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: **JOP DEV., LLC**

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**FIGURE**  
**3**

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 10 15 23

APPROVED:

(985)429-0333