



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	KWH-MVK-2014-256
EVALUATOR:	Ms. Kristi Hall
PHONE NO.:	(601) 631-7528
FAX NO.:	(601) 631-5459
E-MAIL:	Kristi.W.Hall@usace.army.mil
DATE:	October 25, 2016
EXPIRATION DATE:	November 14, 2016

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District is considering an application for a Department of the Army permit for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, 4155 Clay Street, Vicksburg, Mississippi 39183-3435.

Application also has been made to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with La. R.S. 30.2074(A)(93), and Section 401 of the Clean Water Act (P.L. 95-217). Additional information is on file with the above office, and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained upon payment of cost of copying. Comments concerning the application can be filed with the Office of Environmental Services within 20 days of this notice to the following address: Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and / or fill material into waters of the United States.

Name of Applicant:

Mr. Gus Mijalis
Linwood Development, LLC
Post Office Box 1225
Shreveport, Louisiana 7 1163

Name of Agent:

Mr. David Williamson
ATC Group Services, LLC
910 Pierremont Road, Suite 225
Shreveport, Louisiana 71106

Location of Work: Section 2, T16N- Range 14W, Latitude 32.3990N, Longitude -93.7659 W, within Brush Bayou watershed part of the Red River Drainage Basin (8-digit USGS HUC 11140206), Caddo Parish, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for an after-the-fact Department of the Army permit to conduct regulated activities in jurisdictional wetlands for the purpose of constructing a commercial development.

Linwood Development, LLC is proposing a commercial development, utility extension and roadways. Approximately 5.5 acres have been filled as part of unauthorized activity on the property. The applicant proposes to fill an additional 4.3 acres of wetlands, 874 linear feet of intermittent stream and 419 linear feet of ephemeral stream. Intermittent stream reaches would be relocated through a newly constructed 790 feet of rip-rap lined channel.

The vegetation within the project area is currently dominated by herbaceous vegetation, including soft rush, sweet gum, ragweed, St. John's wort, and bittercress. Prior to being disturbed, it appears the site was previously dominated by bottomland hardwood wetlands. Soil within the project site consists of Guyton soils, having a respective hydric component percent rating of 80 by the Natural Resource Conservation Service (NRCS).

The applicant proposes to mitigate for the unavoidable loss of jurisdictional impacts through an approved commercial mitigation bank.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, state lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties. A desktop historic properties investigation has been conducted within the permit area. No sites determined eligible for or listed on the National Register of Historic Places are within the permit area or affected area.

Endangered Species: Our initial finding is that the proposed work would not affect the following endangered species or their critical habitats: Northern long-eared bat and Earth fruit. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat would be addressed in our evaluation of the described work. Based on the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on December 1, 2014 between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, it has been determined that the proposed activity would have no effect the following species: Pallid sturgeon, Interior least tern and Red-cockaded woodpecker. Further coordination with the U.S. Fish and Wildlife Service will be conducted as part of the permit review process.

Floodplain: In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is located within the 100 year floodplain.

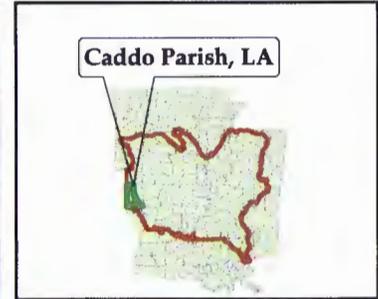
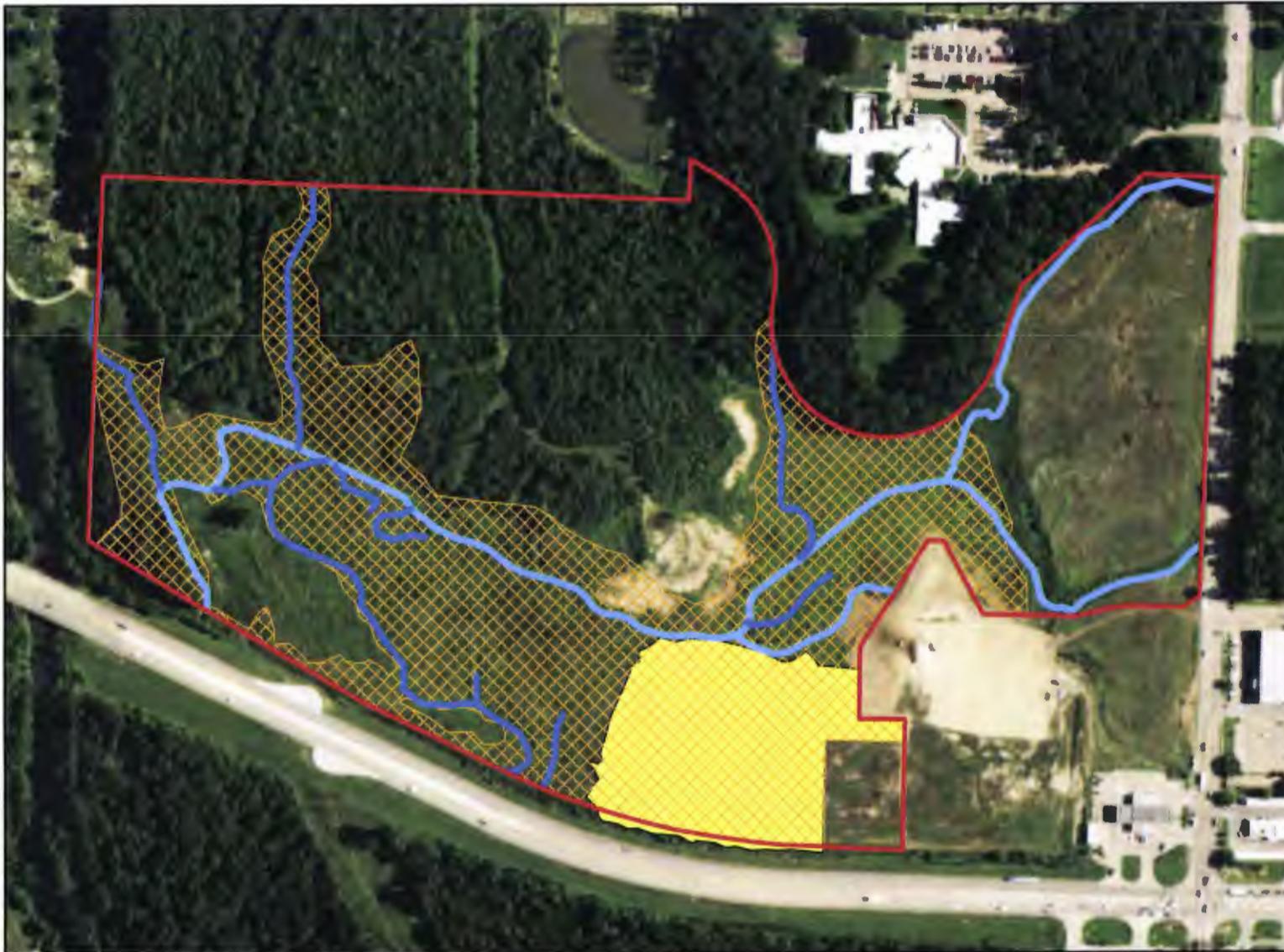
Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

Thomas A. McCabe
Thomas A. McCabe
Chief, Evaluation Section
Regulatory Branch



27 April 2016
MVK-2014-256
 Linwood Development LLC.
 West Bert Kouns Industrail Loop
 Project Development
 Caddo Parish, LA
**Preliminary
 Jurisdictional Determination**
 Jay Keen



Legend

 Project Boundary (62.85 Ac)	 Wetlands (27.34 Ac)
 Ephemeral Stream (3971 Ft)	 Existing Fill Area
 Intermittent Stream (4863 Ft)	



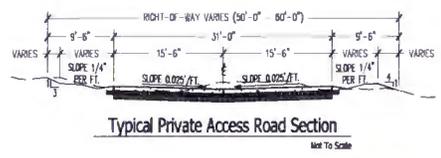
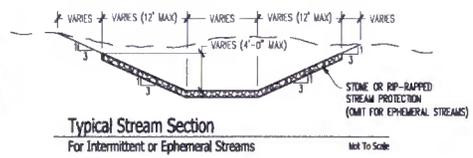

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of Engineers.**

Regulatory Branch

Enforcement Section

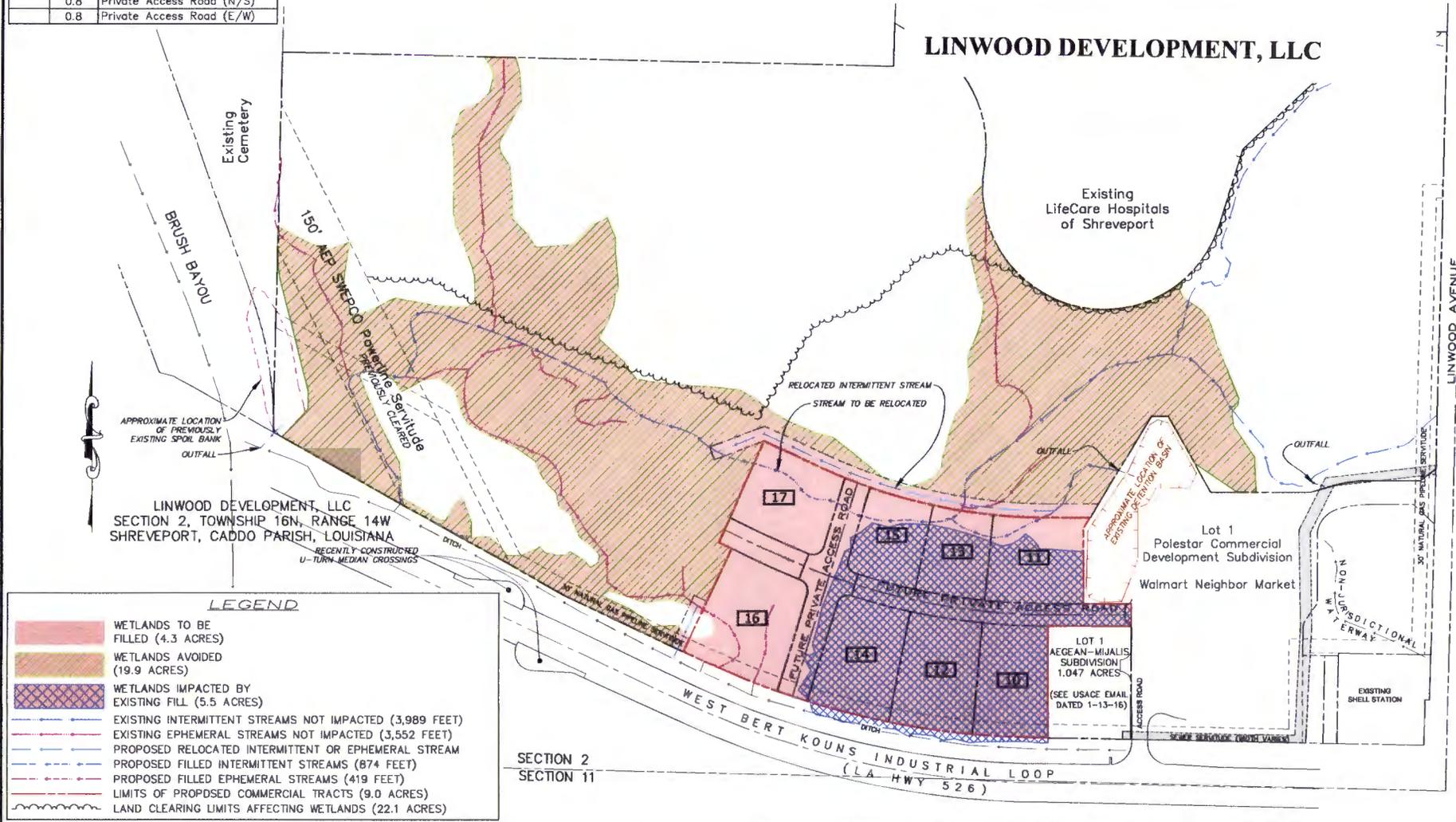
0 225 450
 Feet

Proposed Property Development		
Tract	Acreage	Description
10	0.9	Retail / Commercial
11	0.9	Retail / Commercial
12	1.0	Retail / Commercial
13	0.6	Retail / Commercial
14	1.0	Retail / Commercial
15	0.7	Retail / Commercial
16	1.2	Retail / Commercial
17	0.9	Retail / Commercial
	0.6	Intermittent Stream Relocation
	0.1	Ephemeral Stream Relocation
	0.8	Private Access Road (N/S)
	0.8	Private Access Road (E/W)



CEMVK-OD-FE KWH-MVK-2014-256

LINWOOD DEVELOPMENT, LLC



LEGEND

[Red Hatched Box]	WETLANDS TO BE FILLED (4.3 ACRES)
[Orange Hatched Box]	WETLANDS AVOIDED (19.9 ACRES)
[Blue Hatched Box]	WETLANDS IMPACTED BY EXISTING FILL (5.5 ACRES)
[Blue Dashed Line]	EXISTING INTERMITTENT STREAMS NOT IMPACTED (3,989 FEET)
[Red Dashed Line]	EXISTING EPHEMERAL STREAMS NOT IMPACTED (3,552 FEET)
[Blue Solid Line]	PROPOSED RELOCATED INTERMITTENT OR EPHEMERAL STREAM
[Blue Dotted Line]	PROPOSED FILLED INTERMITTENT STREAMS (874 FEET)
[Red Dotted Line]	PROPOSED FILLED EPHEMERAL STREAMS (419 FEET)
[Black Dashed Line]	LIMITS OF PROPOSED COMMERCIAL TRACTS (9.0 ACRES)
[Black Solid Line]	LAND CLEARING LIMITS AFFECTING WETLANDS (22.1 ACRES)

NO.	REVISIONS

Mohr and Associates, Inc.
 Consulting Civil Engineers & Land Surveyors
 1524 N. Thruway Ave., Ste. 301 Phone: (504) 486-7190
 Shreveport, Louisiana 71207 Fax: (504) 482-4466

2016 MASTER PLAN - DEVELOPMENT
 For Linwood Development LLC

Date: September 28, 2016
 Scale: 1"=100'
 Drawn: RML
 Job: 38002
 Sheet: 1
 of 1 Sheets