



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	<u>MVK-2020-158</u>
EVALUATOR:	<u>Ms. Tarmiko Graham</u>
PHONE NO.:	<u>(601) 631-5540</u>
E-MAIL:	<u>Tarmiko.V.Graham@usace.army.mil</u>
DATE:	<u>March 17, 2021</u>
EXPIRATION DATE:	<u>April 6, 2021</u>

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-RD, 4155 Clay Street, Vicksburg, Mississippi 39183-3435.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the DEQ (certifying authority). In accordance with Certification Rule part 121.6, once the applicant submits a certification request, the Corps of Engineers will notify the certifying agency of the reasonable period of time for them to act upon the certification.

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. Joseph Miciotto
Greco-Miciotto Properties LLC & G&J
714 Chinquapin Drive
Shreveport, Louisiana 71106

Name of Agent:
Mr. David Williamson
Williamson & Associates
10003 Stonehaven Drive
Shreveport, Louisiana 71118

Location of Work: Section 10, 11 and 15, T18N- R13W, Latitude 32.560465, Longitude -93.689987, within the Red River Drainage Basin (8-digit USGS HUC 11140204), Bossier 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 a Department of the Army permit to conduct regulated activities in jurisdictional wetlands for the purpose of constructing a multi-use commercial and residential development.

The purpose of the proposed project is to provide commercial development in the community for retail stores and professional office space and to provide residential space in a rapidly growing area of north Bossier City that serves the needs of existing residential subdivisions, Barksdale Air Force Base personnel, Bossier Parish Technical College and Bossier Parish Community College. The proposed development would include multiple buildings for use as professional office space, retail sales, automobile dealerships and multi-family apartment complexes. The proposed development would also include streets, parking, and other pavement areas, stormwater retention ponds, stormwater diversion ditches, above ground and subsurface utilities, security lighting and landscaping.

The proposed work would include fill of 35.21 acres of forested wetlands. Approximately 115,200 cubic yards of sandy clay and concrete would be placed in the jurisdictional areas. Dominant vegetation includes Cherrybark oak, Water oak, Cottonwood, Sweetgum, Pecan, Nuttall oak, Elm and Cypress. Soils within the project area is Moreland silt clay rarely flooded, rated hydric by the Natural Resource Conservation Service (NRCS).

The applicant proposes to mitigate for the unavoidable loss of jurisdictional resources through the purchase of credits from a commercial mitigation bank that services the project area.

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 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: Utilizing the Information for Planning and Conservation (IPaC) tool and the Standard Local Operating Procedures for Endangered Species (SLOPES) as signed on January 17, 2020, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, the Corps has determined that the proposed activity may affect the Northern long-eared bat; however, this project complies with the final 4(d) rule with incidental take covered by the U.S. Fish and Wildlife Service's Intra-Service Biological Opinion for the final 4(d) rule for the northern long-eared bat.

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 not 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.

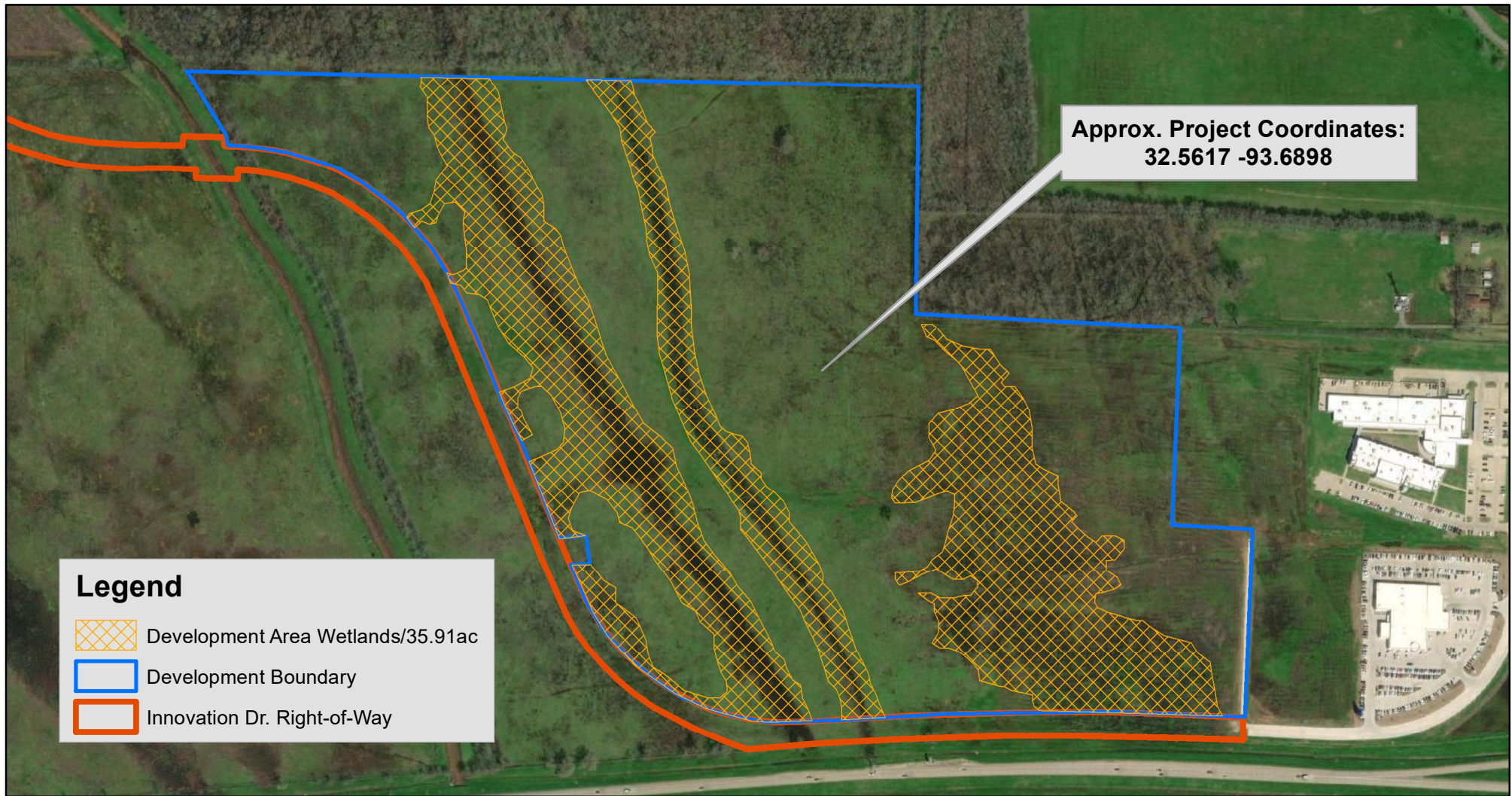
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine 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>.

Cori Carraway

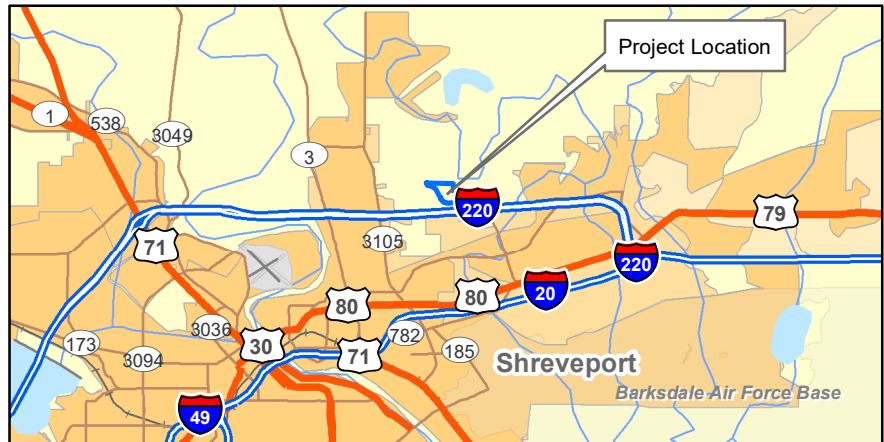
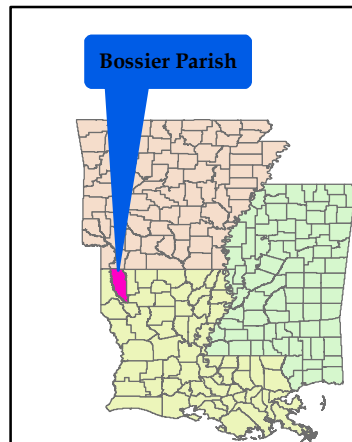
**Cori Carraway
Chief, Permit and Evaluation Branch
Regulatory Division**



Approx. Project Coordinates:
32.5617 -93.6898

Legend

-  Development Area Wetlands/35.91 ac
-  Development Boundary
-  Innovation Dr. Right-of-Way





September 16, 2020
MVK-2020-158
 Applicant:
 Greco-Miciotto Properties, LLC &
 G and J Miciotto Property, LP

Proposed Work:
 Commercial Development

Location:
 Sections 10, 11, & 15, T18N-R13W
 Bossier City, Quadrangle
 Bossier Parish, LA

Map Background:
 NAIP Aerial (2019)
Preliminary
Jurisdictional Determination
 Prepared by:
 Robert G. Ulmer, Jr.

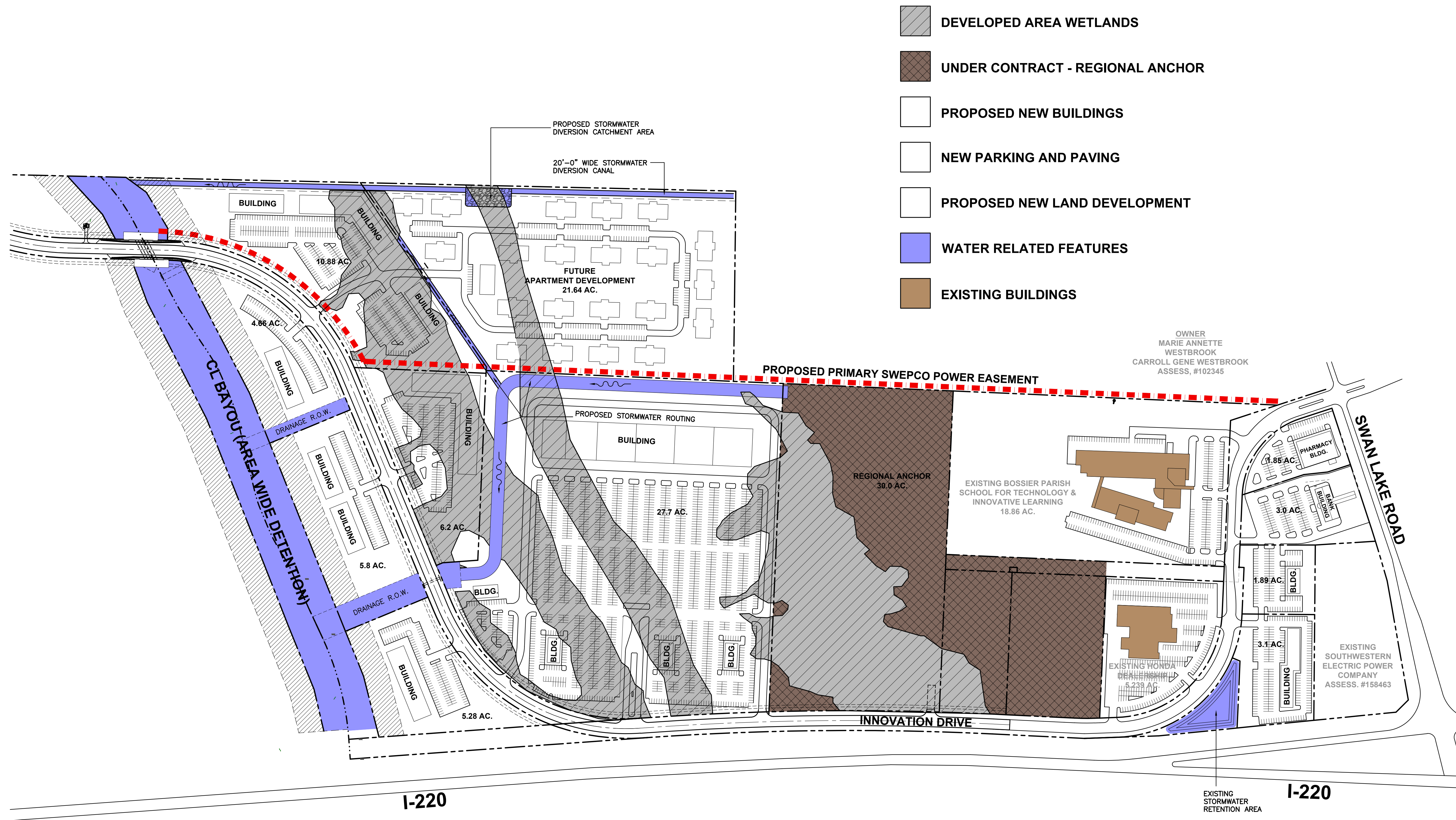
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Regulatory Branch

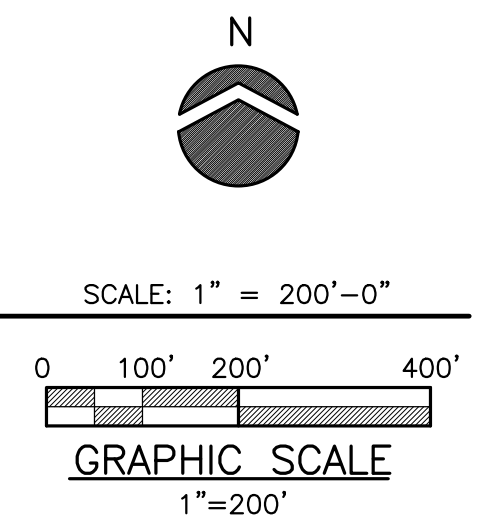
Enforcement Section

0 360 720
 Feet

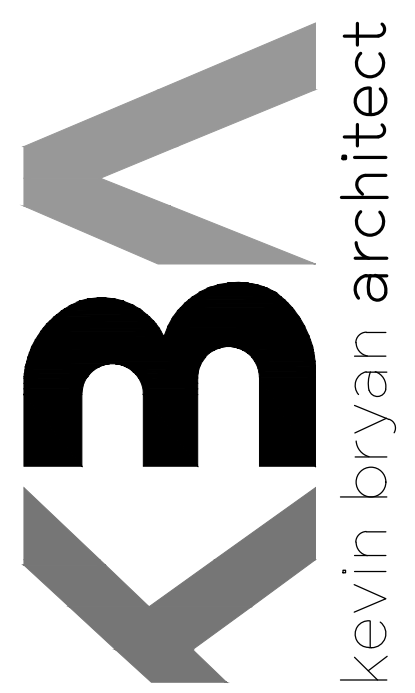
APPENDIX D MVK-2020-158



MASTER PLAN



IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT AND IS NOT TO SCALE SHOWN.



KEVIN BRYAN ARCHITECT, L.L.C.
712 TEXAS STREET
SHREVEPORT, LOUISIANA 71101
WORK 318-473-9980
FAX 318-473-9982
KEVIN@KEVINBRYANARCHITECT.COM

REVISIONS	
ARCHITECT	
ENGINEER	
PROJECT	

PRELIMINARY
NOT FOR
CONSTRUCTION

GRECCO MICIOTTO
LAND DEVELOPMENT MASTER PLAN
BOSSIER CITY LOUISIANA

PROJECT INFO	
Date	NOVEMBER 2020
Scale	AS SHOWN
Drawn	
Job	
SHEET	1 OF 1