



DEPARTMENT OF THE ARMY
U. S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2016-01500-KMN

April 10, 2023

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL (MDEQ)

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

PROPOSAL TO MODIFY AN AUTHORIZE MIXED USE DEVELOPMENT, CASTINE POINT
NORTH LONG BEACH, HARRISON COUNTY, MISSISSIPPI

TO WHOM IT MAY CONCERN:

This District has received an application to modify a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Riecke and Associates
17940 Painters Row
Covington, Louisiana 70435

AGENT: ELOS Environmental, L.L.C.
607 West Morris Avenue
Hammond, LA 70403

LOCATION: Latitude 30.3793° North, Longitude -89.1572° West, Section 2, Township 8 South, Range 12 West, Canal Number 2, Long Beach, Harrison County, Mississippi.

PROPOSED MODIFICATION: The permittee is currently authorized to place fill material in 4.17 acres of wetlands for the construction of a mixed-use development. The development is comprised of approximately 39 residential lots, 4 commercial tracts, and associated infrastructure.

The permittee is seeking to modify the existing permit by removing a medical center and building townhomes which would fill an additional 0.42 acre of wetlands. This would increase the total impacts for the development to 4.59 acres.

The applicant has applied for state water quality (WQ) certification in accordance with Section 401(a)(1) of the Clean Water Act, and for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. Upon completion of the

required advertising and public comment review, a determination relative to WQ certification and CZ consistency will be made by the Mississippi Department of Environmental Quality and the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (USACE) can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision whether to issue a permit will be based on an evaluation of the probable impact 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, consideration of property ownership and, in general, the needs and welfare of the people.

The USACE 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 USACE to determine whether to issue, 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 the 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.

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.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to affect historic properties. In accordance with Appendix C of 33 CFR 325, the USACE has determined the permit area consists of the entire project site. The National Register of

Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. The U.S. Army Corps of Engineers (USACE) has made a preliminary determination that the proposed project would have no effect on historic properties. However, we are seeking comment from the State Historic Preservation Officer, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work. This action constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the project area.

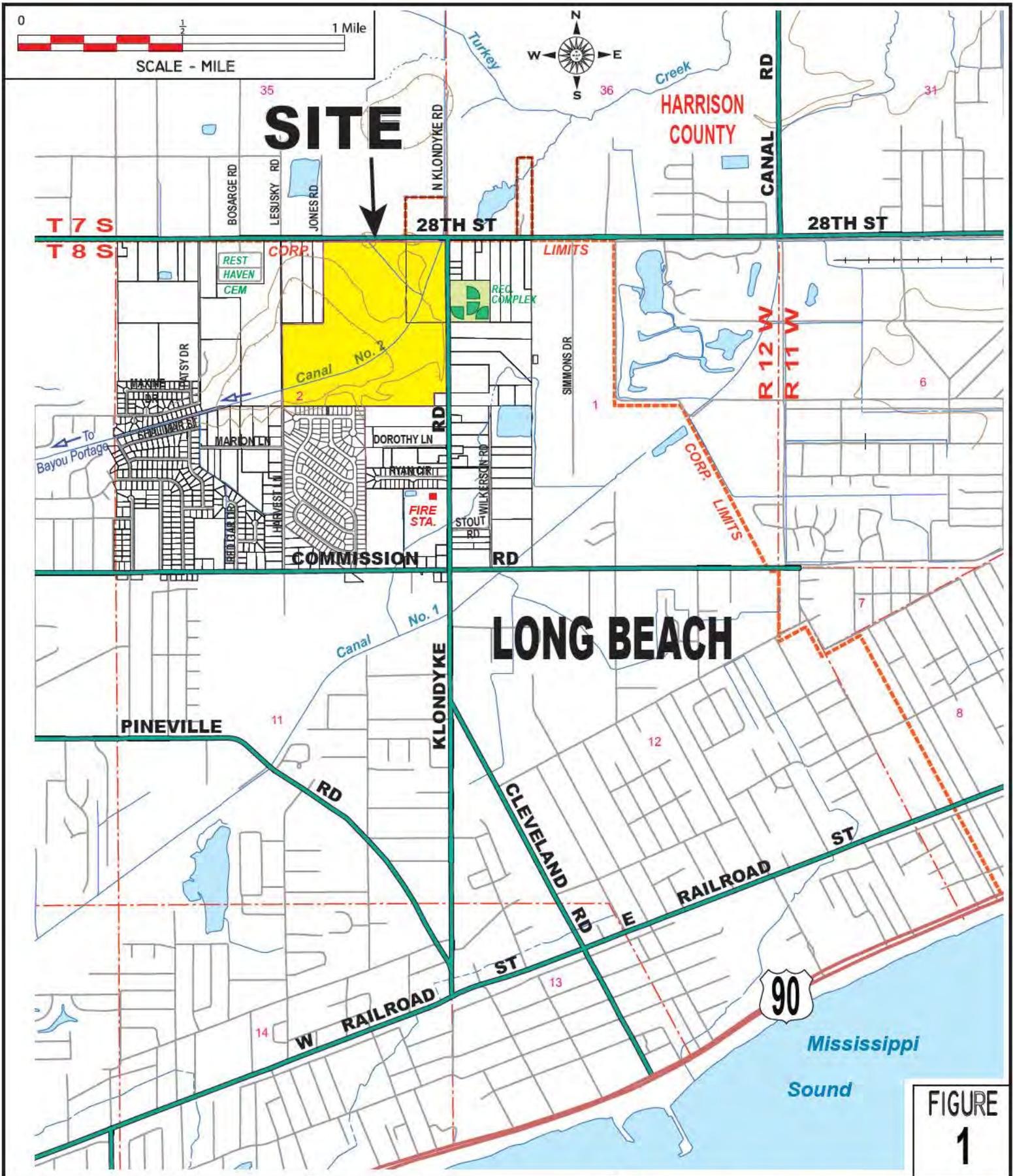
A preliminary review of this application, the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants and the National Marine Fisheries Service list of Mississippi's Threatened and Endangered Species indicate the proposed activity will have no effect on endangered or threatened species, or their critical habitat. This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for information on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the proposed activity.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2016-01500-KMN** and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: South Mississippi Branch, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Biloxi, Mississippi 39530.

All Comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at (251) 690-3222, or email at philip.a.hegji@usace.army.mil. Please refer to the above Public Notice number.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



**FIGURE
1**

CASTINE POINTE
SECTION 2, T8S-R12E
CITY OF LONG BEACH
HARRISON COUNTY, MISSISSIPPI

SITE COORDINATES
30°3793 N, -89°1572 W

APPLICANT:
RIECKE & ASSOCIATES

LEGEND
 = PROPOSED DEVELOPMENT


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

HF: 1657C | DATE: 8-10-2017 | APPROVED:

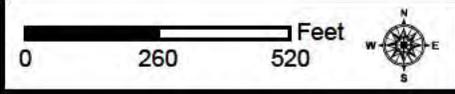
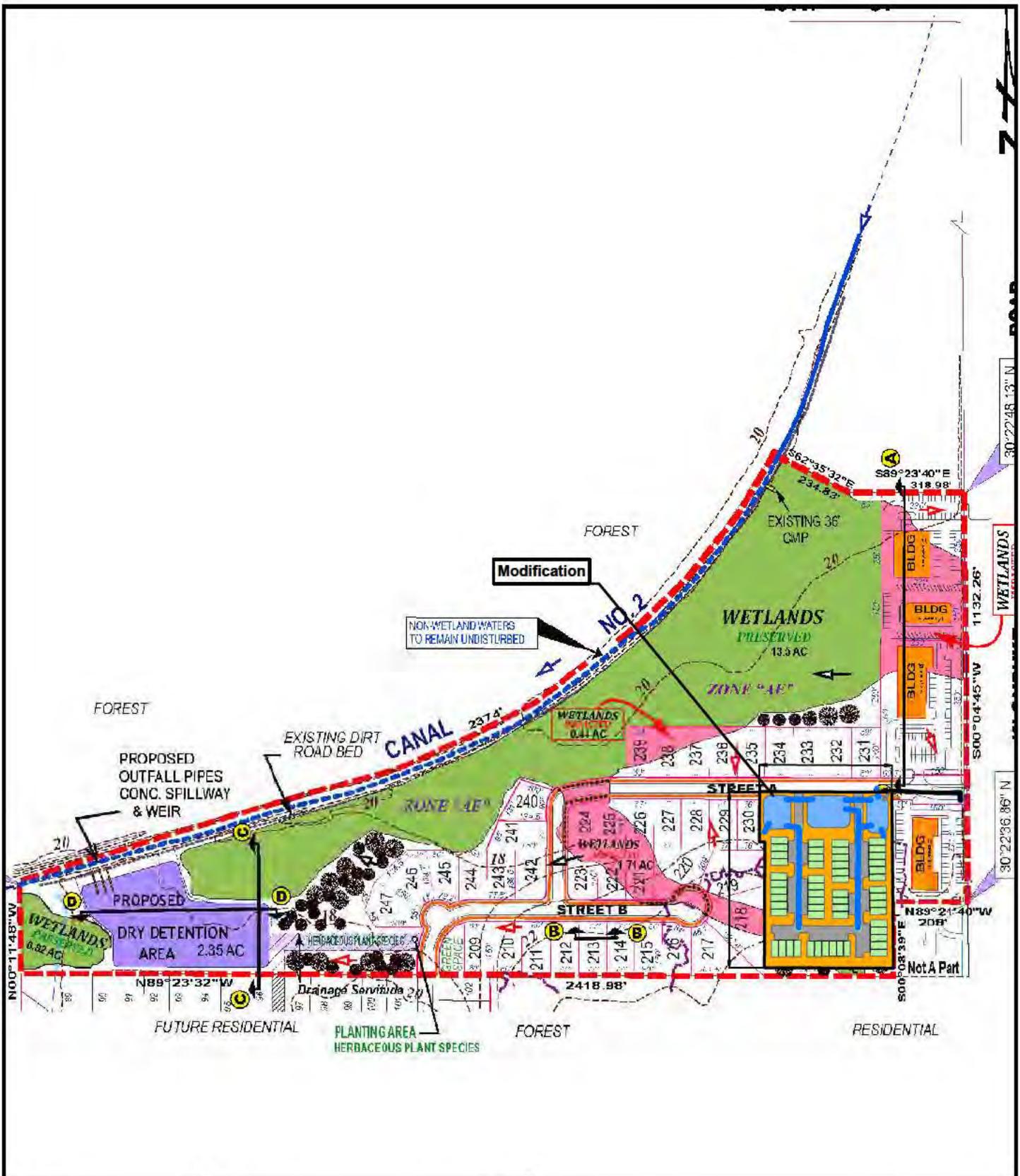


Figure 3.1: Plan View

Castine Point

Legend		

This figure was prepared utilizing public and proprietary data. It should not be used to establish any legal boundaries or specific locations. ELOS Environmental, L.L.C., is not responsible for any usage of this figure contrary to its original, intended purpose.

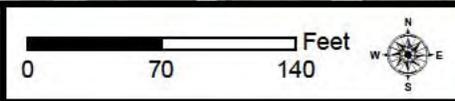
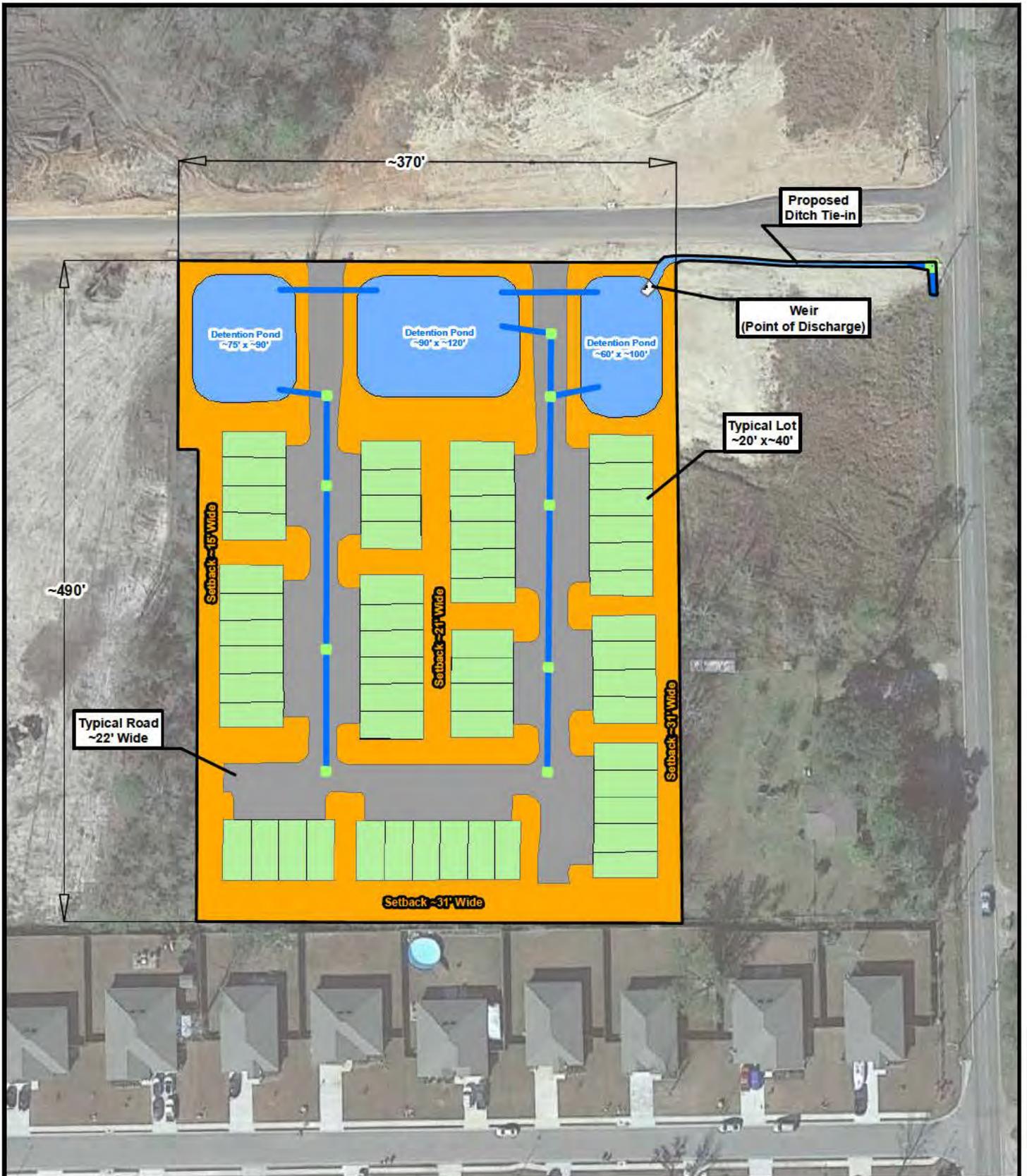


Figure 3: Plan View

Castine Point

Legend:

Site Outline	Road	Manhole/Catch Basin
Proposed	Weir	Culvert/Pipe
Ditch/Retention Pond	Setback	
Lot		

This figure was prepared utilizing public and proprietary data. It should not be used to establish any legal boundaries or specific locations. ELOS Environmental, L.L.C., is not responsible for any usage of this figure contrary to its original, intended purpose.

Proposed Impacts

Site Outline	~4.07 Acres
Wetland Impacts	~0.42 Acres
Excavation	~4.07 Acres ~5,342 CY
Fill	~4.07 Acres ~7,087 CY
Clay	~5,342 CY
Asphalt	~591 CY
Concrete	~1,154 CY

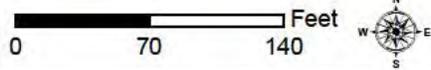
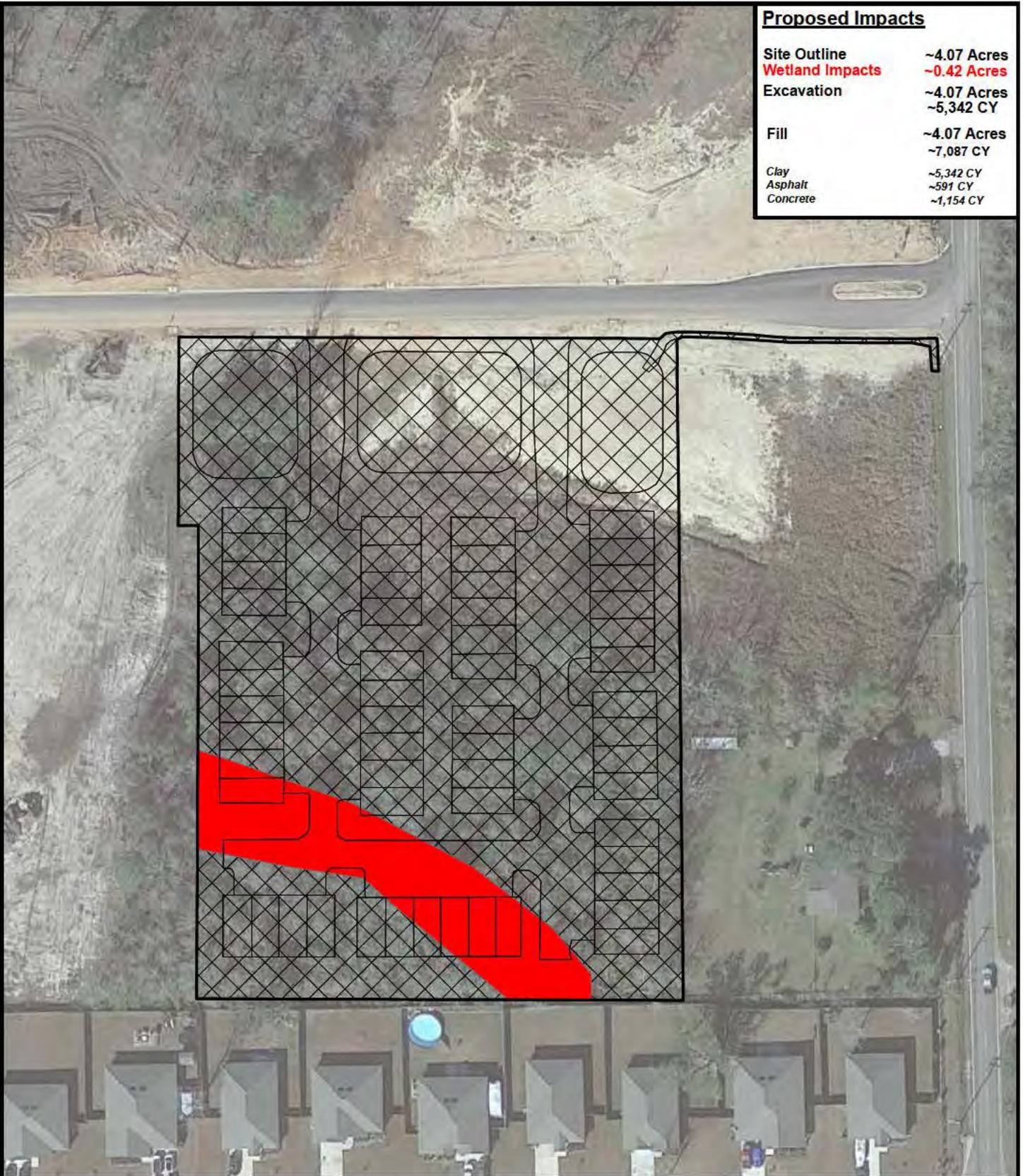


Figure 4: Proposed Impacts

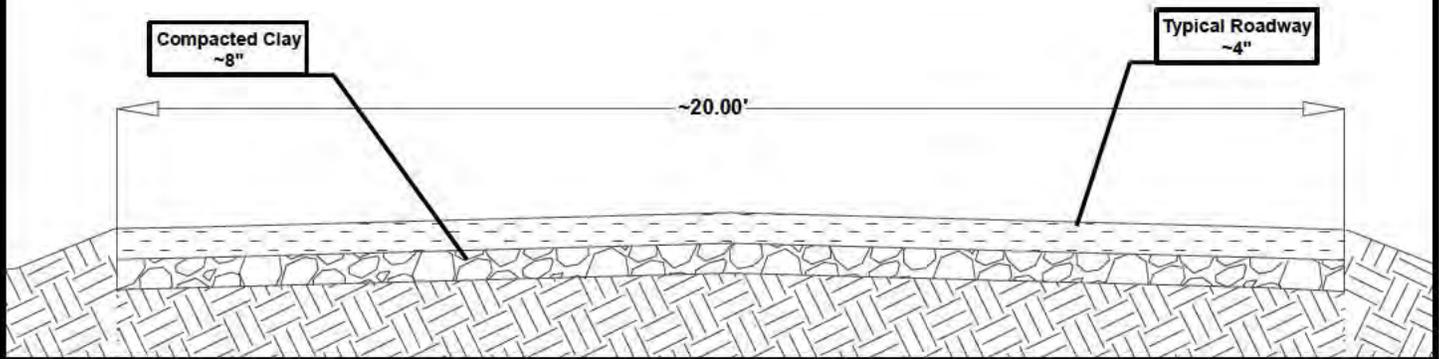
Castine Pointe

Legend:

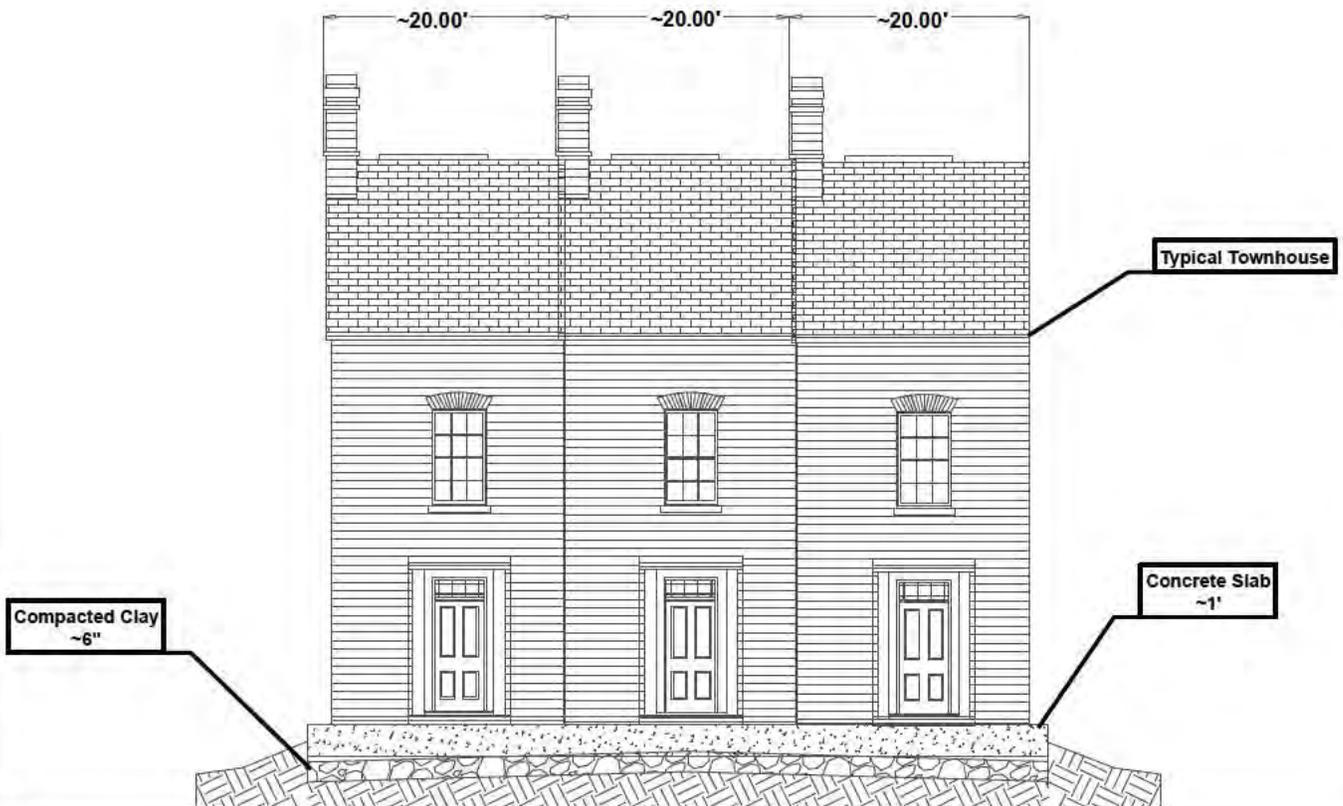
- Site Outline
- Excavation/Fill
- Wetlands Impacts

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Typical Roadway Section



Typical Lot Section

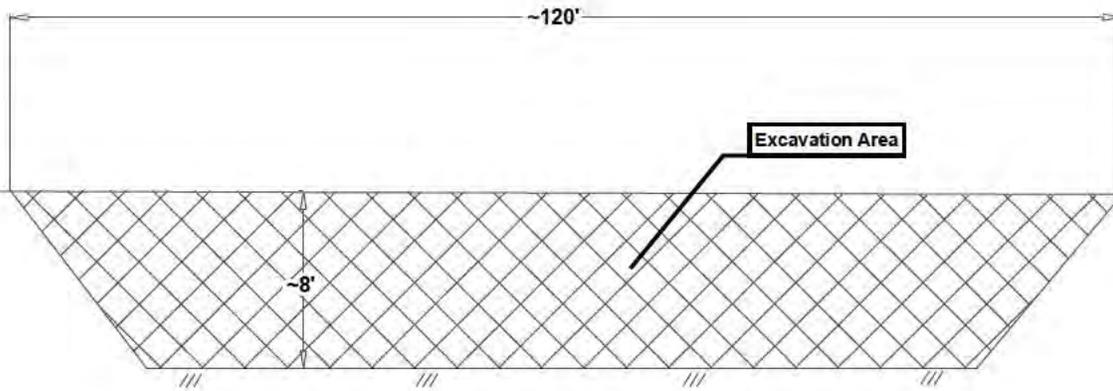


Scale = Not to Scale

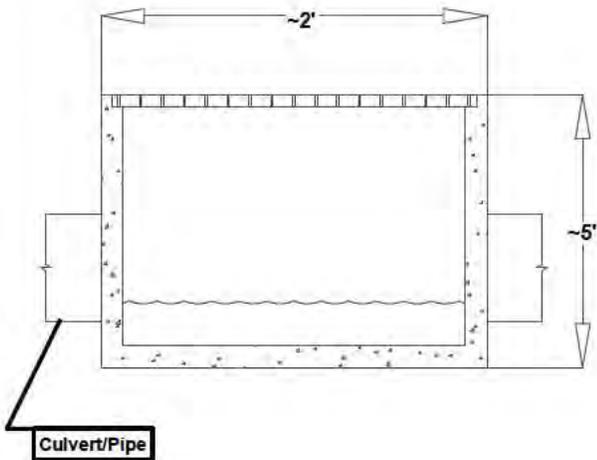
Figure 5: Typical Section

Castine Pointe

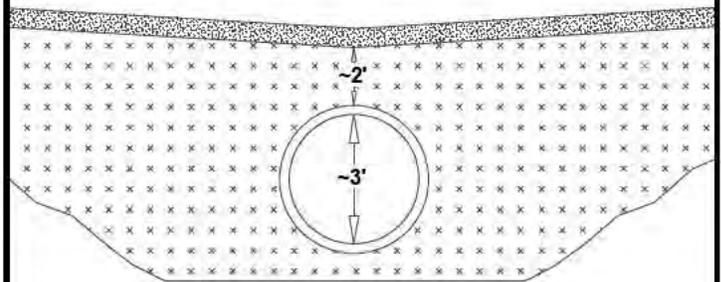
Typical Detention Pond



Typical Catch Basin



Typical Culvert/Pipe



Scale = Not to Scale

Figure 6: Typical Section

Castine Pointe