



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

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2020-00554-APS

September 1, 2020

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

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

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**PROPOSED DISCHARGE OF FILL MATERIAL IN WATERS OF THE UNITED STATES
FOR THE EXPANSION OF A COMMERCIAL DEVELOPMENT,
MOSS POINT, JACKSON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for 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: Reed Estabrook
Post Office Box 1119
Pascagoula, Mississippi 39568

WATERWAY AND LOCATION: The proposed activities are located west of Highway 63 and south of Dutch Bayou Road at 6103 Highway 63, Moss Point, Mississippi. The project is within Section 18, Township 7 South, Range 5 West in Jackson County, at Latitude 30.431715° North and Longitude 88.526620° West. Impacts to waters of the U.S. are associated with the discharge of fill material into pine savannah wetlands that drains into an unnamed tributary the Escatawpa River. The project is located in the Escatawpa River watershed (HUC 03170008).

PROPOSED WORK: In 2011, the applicant obtained permit number SAM-2010-00424-KMN to construct a new automotive retail center on the parcel located immediately north of the proposed expansion location. Currently, the applicant is proposing to expand the existing facility. On the 6.33-acre parcel, the applicant would fill 3.99 of the 5.05 acres of wetland habitat. A total of 1.06 acres of fire suppressed, pine savannah wetland habitat would be avoided. Approximately 12,000 cubic yards of fill material would be placed to prepare the site for the construction of a new 32,000-square-foot building and 238,812-square-foot parking area. The applicant proposes to provide in-kind compensatory mitigation through the purchase of wetland credits from an approved mitigation bank. 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 in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers 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 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 Corps of Engineers 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 Corps has

determined the permit area consists of the entire 6.33-acre parcel. 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 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 would 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.

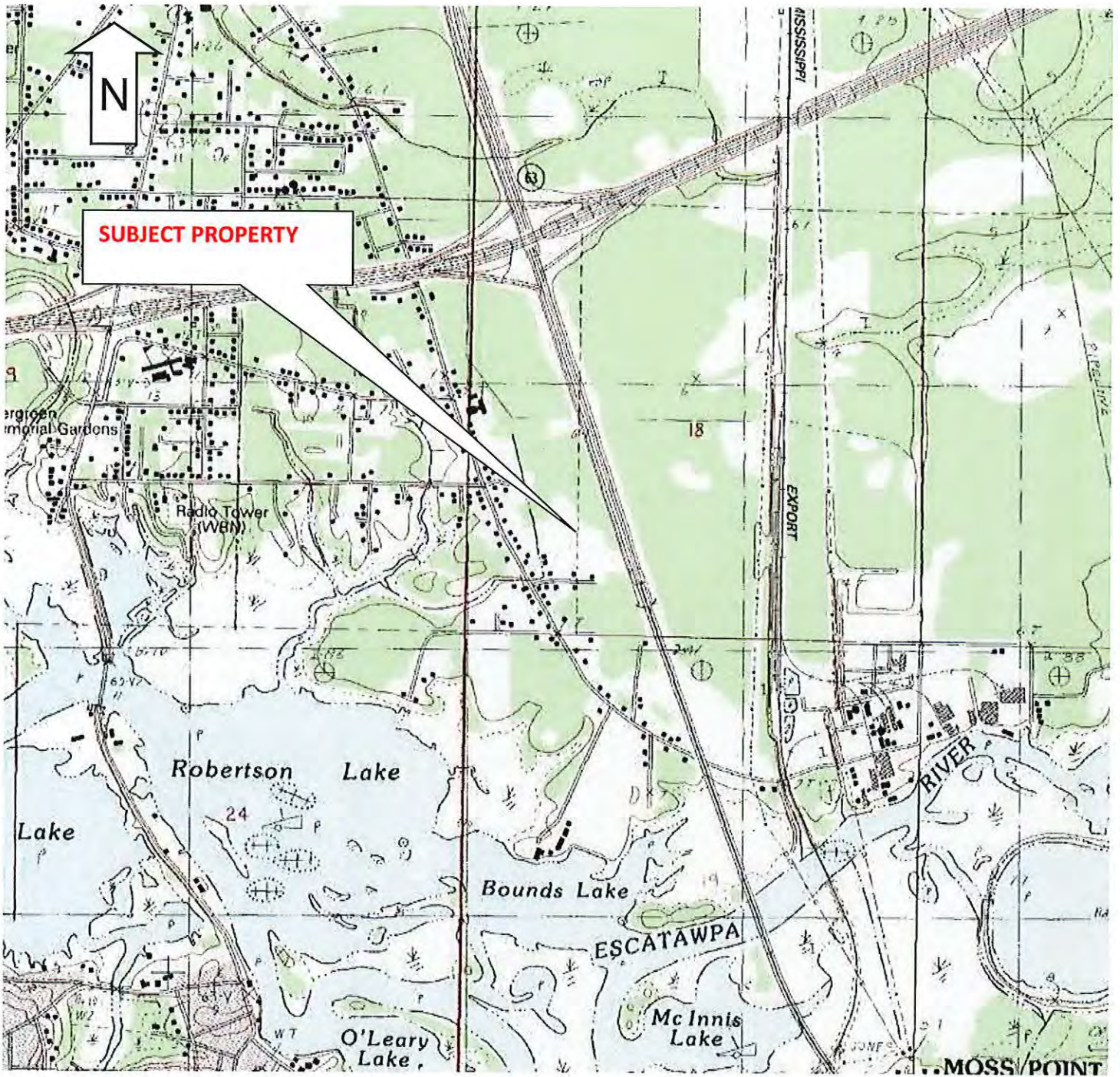
Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2020-00554-APS and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: South Mississippi Branch, with a copy to the Mississippi 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, in time to be received within **30 days** of the date of this public notice.

If you have any questions concerning this publication, you may contact the project manager for this application, Amiee P. Smith (Amiee.P.Smith@usace.army.mil), phone (228) 627-8641. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our website at: www.sam.usace.army.mil and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Attachments



COMPTON ENGINEERING, INC.
 Engineering, Surveying, and Environmental Services
 156 Nixon Street
 Biloxi, Mississippi 39530
 Phone: (228) 432-2133 Fax: (228) 432-8149
 E-mail: compton@comptonengineering.com

Site: Hwy 63 Wetland Delineation
 6301 Highway 63
 Moss Point, Jackson County, MS

Figure Title: **Topographic Map** (Map Source: MyTopo Map Pass.)

Appendix ID:
 A

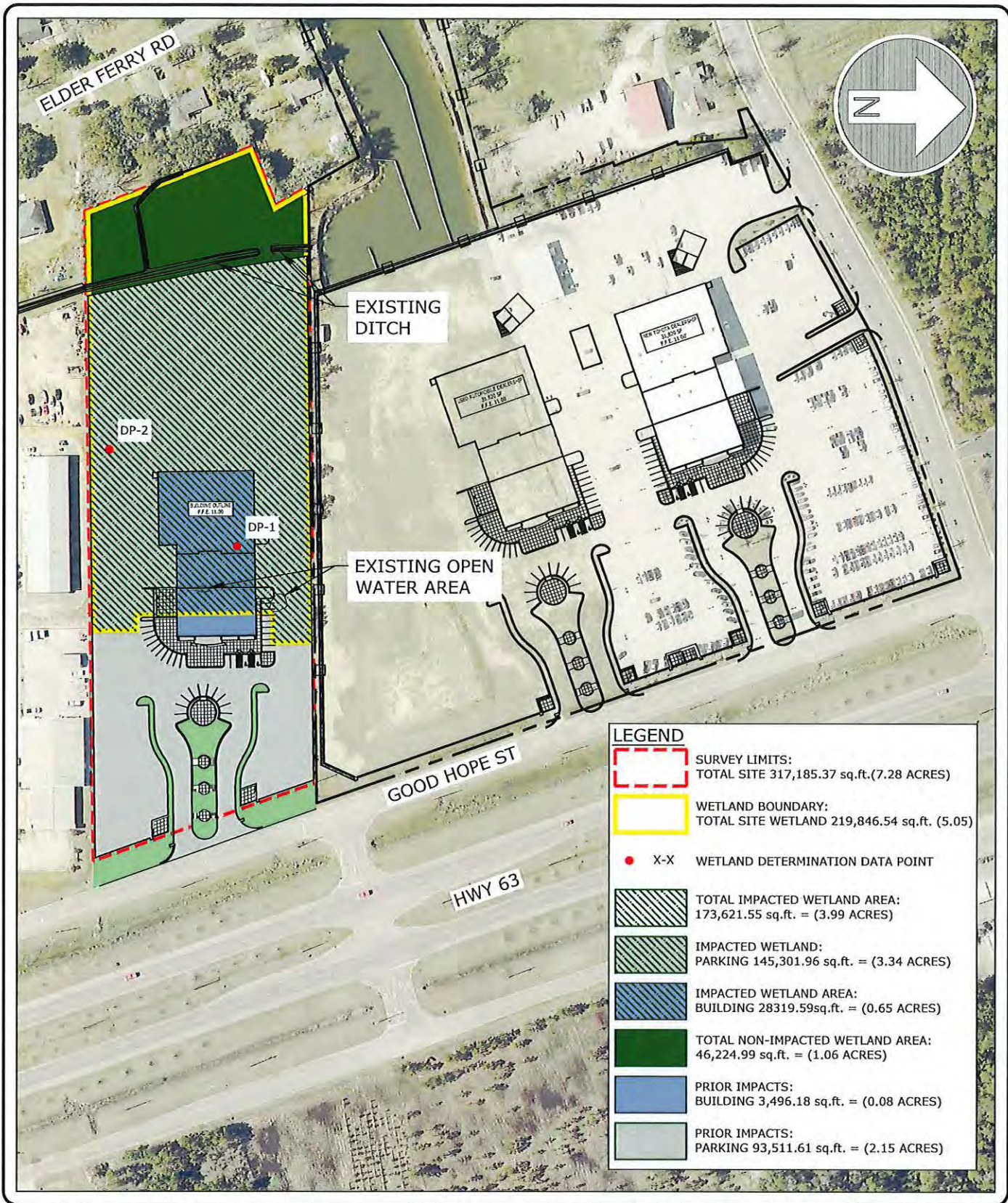


COMPTON ENGINEERING, INC.
Engineering, Surveying, and Environmental Services
156 Nixon Street
Biloxi, Mississippi 39530
Phone: (228) 432-2133 Fax: (228) 432-8149
E-mail: compton@comptonengineering.com

Site: Estabrook Motors
Hwy 63
Proposed New Dealership
Moss Point, Jackson County, MS

Figure Title: **Aerial Photograph** (Map Source: Google Earth)

Appendix ID:
A



LEGEND	
	SURVEY LIMITS: TOTAL SITE 317,185.37 sq.ft.(7.28 ACRES)
	WETLAND BOUNDARY: TOTAL SITE WETLAND 219,846.54 sq.ft. (5.05)
	X-X WETLAND DETERMINATION DATA POINT
	TOTAL IMPACTED WETLAND AREA: 173,621.55 sq.ft. = (3.99 ACRES)
	IMPACTED WETLAND: PARKING 145,301.96 sq.ft. = (3.34 ACRES)
	IMPACTED WETLAND AREA: BUILDING 28319.59sq.ft. = (0.65 ACRES)
	TOTAL NON-IMPACTED WETLAND AREA: 46,224.99 sq.ft. = (1.06 ACRES)
	PRIOR IMPACTS: BUILDING 3,496.18 sq.ft. = (0.08 ACRES)
	PRIOR IMPACTS: PARKING 93,511.61 sq.ft. = (2.15 ACRES)



COMPTON ENGINEERING, INC.

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www.comptonengineering.com

218-023
ESTABROOK PROPERTIES, LLC.
HWY 63 PROPERTY - SITE PREPARATION
MOSS POINT, JACKSON CO., MS
PROPOSED SITE PLAN,
SHEET 2
SCALE: 1"=200'
DRN. BY: JDL