



REPLY TO  
ATTENTION OF:

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

October 12, 2022

CESAM-RD-M  
PUBLIC NOTICE NO. SAM-2022-00965-AMR

JOINT PUBLIC NOTICE  
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**PROPOSED DISCHARGE OF FILL INTO 1.32 ACRES OF WETLANDS ASSOCIATED WITH  
CONSTRUCTION OF A RETAIL DEVELOPMENT, GULFPORT, HARRISON 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. Please communicate this information to interested parties.

Applicant: Joseph and Richard Salloum  
P.O. Box 460  
Gulfport, Mississippi, 39502

Agent: Culpepper and Associates  
Attention: Mr. Billy Culpepper  
P.O. Box 1407  
Long Beach, Mississippi, 39560

LOCATION: The project is located in the Bernard Bayou – Big Lake watershed on Three Rivers Road, Gulfport, Harrison County, Mississippi, Latitude: 30.4485 North, Longitude: -89.0748 West.

WORK DESCRIPTION: The applicant is proposing to fill 1.32 acres of wetlands to develop a retail development on a 1.77-acre commercial property. This would entail construction of two retail commercial buildings that are 3,000 square feet (sf) and 8,000 sf; ingress/egress roads, and parking areas.

PURPOSE: The purpose of this project is to provide leased commercial retail space to support the needs of a densely populated area of Gulfport, Mississippi.

MITIGATION: Mitigation credits for wetland impacts will be purchased from an approved mitigation bank.

WATER QUALITY: The applicant is in the process of acquiring certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising a determination relative to certification will be made.



**COASTAL ZONE MANAGEMENT CONSISTENCY:** The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources in accordance with Section 57-15-6 of the Mississippi Code Annotated (DMR22-000615).

**HISTORIC PROPERTIES/CULTURAL RESOURCES:** 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 effect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, the U.S. Army Corps of Engineers (USACE) has determined that the permit area includes the entire construction footprint of the facility in the 1.78-acre site. The USACE has determined the proposed project would have no effect to cultural resources due to previous disturbance and lack of cultural findings from surveys on adjacent 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 public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work.

**THREATENED AND ENDANGERED SPECIES:** Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated the following species may be present within the project area: Alabama Red-bellied Turtle (*Pseudemys alabamensis*) (E), Dusky Gopher Frog (*Rana sevosa*) (E/CH), Gopher Tortoise (*Gopherus polyphemus*) (T), Louisiana Quillwort (*Isoetes louisianensis*) (E), eastern black rail (*Laterallus jamaicensis jamaicensis*) (T), Piping Plover (*Charadrius melodus*) (T), Red Knot (*Calidris canutus*) (T), Wood Stork (*Mycteria americana*) (T), West Indies Manatee (*Trichechus manatus*), and Gulf Sturgeon (*Acipenser oxyrinchus desotoi*) (T). The review of the above species suggests that the proposed activity will have no effect on the listed species. This determination is being coordinated with the U.S. Fish and Wildlife Service via this public notice and will be submitted to the National Marine Fisheries Service for coordination via their website.

**ESSENTIAL FISH HABITAT:** This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The project area includes no resources that would be utilized by various life stages of various marine species. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries. 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.

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 (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 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, 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.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2022-00965-AMR** and should be directed to USACE, Mobile District, Regulatory Division, Attention: Ms. Angela M. Rangel, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permitting Division, Attention: Ms. Florance Bass, Post Office Box 2261, Jackson, Mississippi 39225; and to Willa Brantley of Wetlands Permitting, 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) 455-6785 or email at [angela.m.rangel@usace.army.mil](mailto:angela.m.rangel@usace.army.mil). Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx).

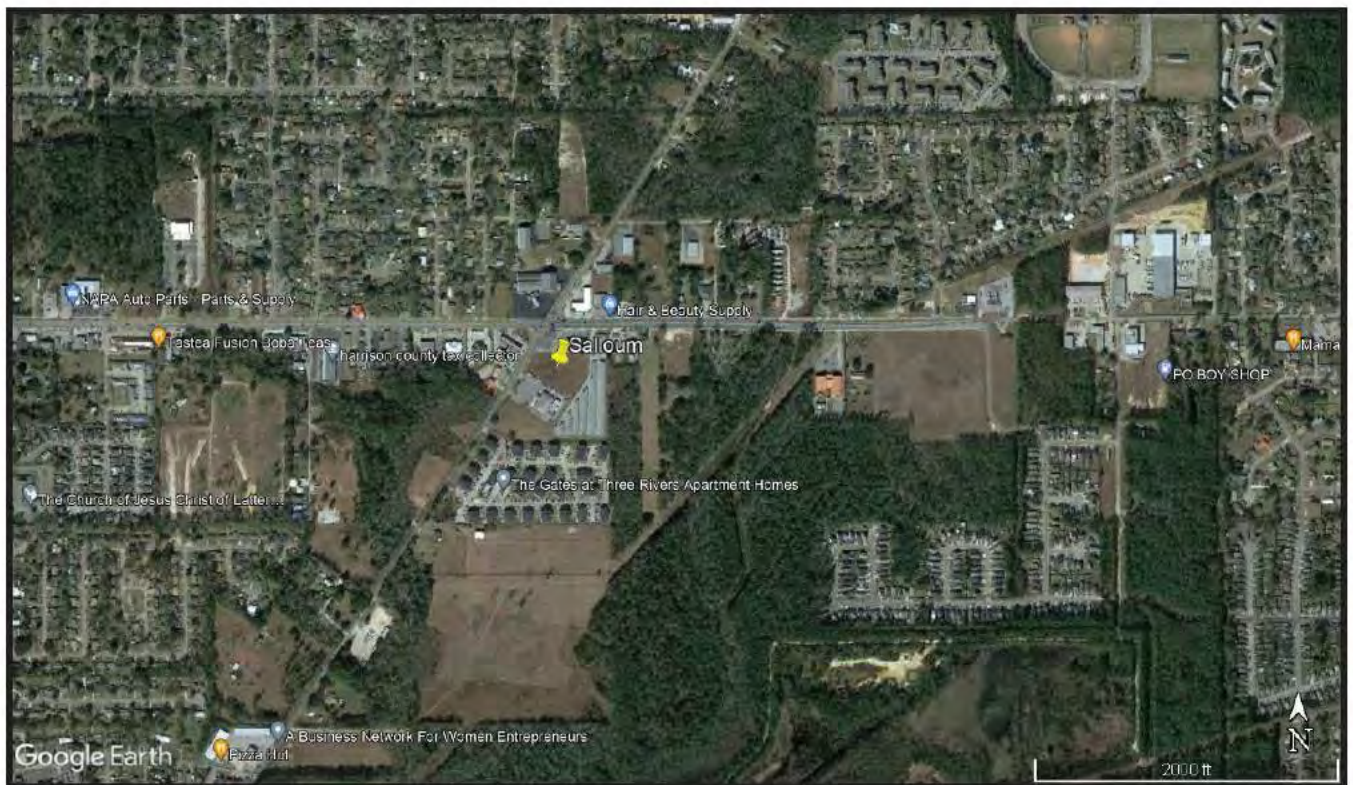
MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures







USGS Quadrangle

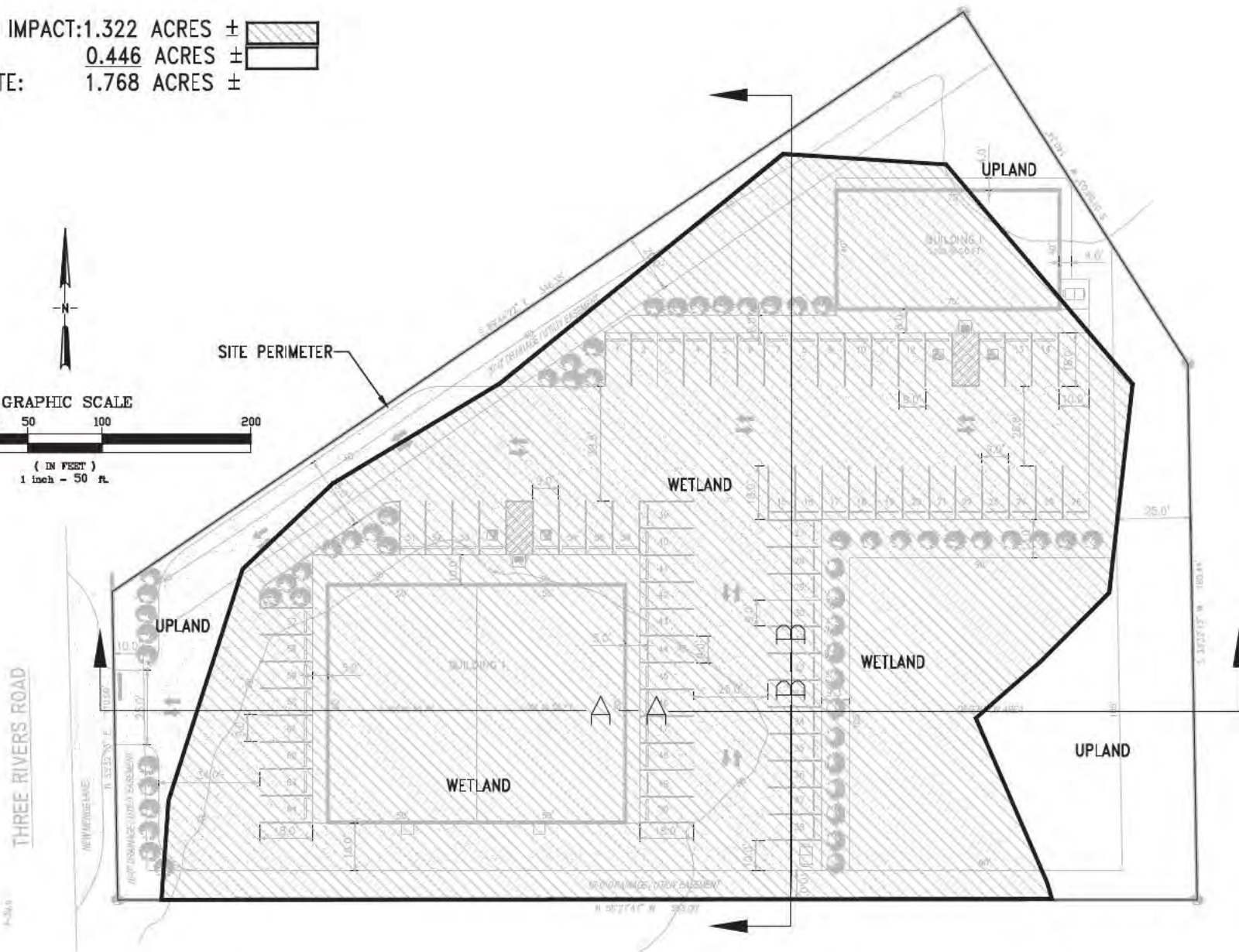
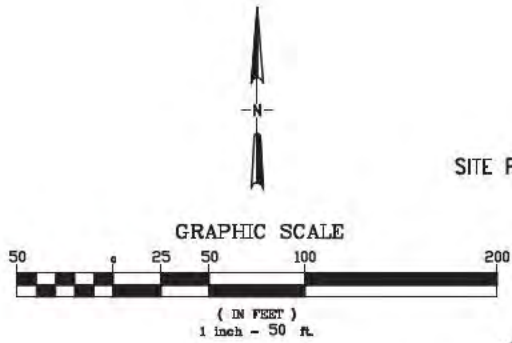


Google Earth Aerial



**LEGEND:**

WETLAND IMPACT: 1.322 ACRES ±   
UPLAND: 0.446 ACRES ±   
TOTAL SITE: 1.768 ACRES ±



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billyculpepper@gmail.com  
PHONE: 228 518 0905

JOSEPH N. SALLOUM AND  
RICHARD P. SALLOUM  
WETLAND IMPACTS EXHIBIT

1.768 ACRES ADJACENT TO  
THREE RIVERS ROAD  
GULFPORT, MS 39503  
SECTION 10, T7S, R11W  
HARRISON COUNTY, MISSISSIPPI