



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

CESAM-RD-M
Public Notice No. SAM-2023-00232-RCV

October 20, 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

**PROPOSED WETLAND FILL FOR CONSTRUCTION OF A BASEBALL TRAINING
FACILITY IN OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

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

APPLICANT: Double D, LLC
Attention: Mr. Gregg Descher
6520 Sunplex, Drive
Ocean Springs, MS 39564

WATERWAY AND LOCATION: Wetlands associated with Old Fort Bayou; Ocean Springs Sports Complex Drive, off MS HWY 57, at Latitude 30.412127° N, Longitude -88.721014° W, in the town of Ocean Springs, Jackson County, Mississippi.

APPLICANT'S STATED PURPOSE: The project purpose is to provide opportunities for baseball players of all ages to improve their skills.

PROJECT DESCRIPTION: The applicant proposes to permanently fill 10.17 acres of forested pine savannah wetlands on a 12.2-acre project site for the construction of a baseball training facility. The project design includes two playing fields, an indoor batting cage, an indoor training facility, as well as two parking lots and bleacher areas. In addition, there would be areas of greenspace, as well as avoided wetlands around the perimeter of the site. The entire project would sit on an average of 3 feet of sandy clay fill. The two ball fields would have four to six inches of topsoil over which sod would be placed, except on the infield. Each field would be 2.95 acres in size, with the maximum distance from home plate to the outfield fence being 375 feet. The outer fence would be 10 feet in height to

assist in retaining balls within the playing area. Shorter fences would be placed around the edge of each field. The outfield areas would be subsurface tiled to facilitate runoff.

The indoor training facility would be 150 feet long X 30 feet wide. It would provide training areas during rainy and cold weather. The surface would be concrete, with some areas of artificial turf. The batting cage would be covered with mesh and the surface grassed. The batting cage would be 300 feet long X 100 feet wide. The bleachers would be constructed on non-wetlands on the east side of the project. The parking lots would be covered with pervious surfaces to facilitate runoff and include parking for approximately 100 vehicles.

AVOIDANCE AND MINIMIZATION: The applicant has stated that complete avoidance of wetlands is not achievable for the proposed project, but wetland impacts have been minimized to the maximum extent practical by utilizing uplands on the site, reducing fill in key areas, and reshaping features and building layouts.

COMPENSATORY MITIGATION: The applicant proposes to purchase in-kind wetland mitigation credits from a U.S. Army Corps of Engineers (USACE) approved mitigation bank for unavoidable impacts to waters of the United States.

WATER QUALITY: The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. The applicant has requested a pre-filing meeting and submitted a certification request with the Mississippi Department of Environmental Quality (certifying agency). 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: The applicant has applied for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. A determination relative to CZ consistency will be made by the Mississippi Department of Marine Resources.

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 affect historic properties. In accordance with Appendix C of 33 CFR 325, the USACE has determined the permit area consists of the entire undertaking in waters of the United States as well as portions of the uplands used for staging and access. The National Register of Historic Places will be consulted for properties listed, or eligible for listing, in the National Register, which are known to exist and would be affected by the proposed work. The Mobile District is seeking comments regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area from the State Historic Preservation Office, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public. At this time, the USACE, Mobile District has

made no determination regarding potential effects of the project on cultural/historic resources.

ENDANGERED SPECIES: Pursuant to the Endangered Species Act of 1973, a preliminary review of this application and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicate the following federally-listed species are known or expected to occur within the project area: eastern black rail (T), Mississippi sandhill crane (E), wood stork (T), Alabama red-bellied turtle (E), dusky gopher frog (E), and gopher tortoise (T). There is no designated critical habitat within the project action area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and NMFS will be performed as determined to be appropriate.

EVALUATION: 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 (in accordance with Executive Order 11988), 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. For activities involving the discharge of dredged or fill material in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

COMMENTING INFORMATION: 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. The USACE is soliciting comments from the public, from federal, state and local agencies and officials, from Indian tribes, and from 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 below. 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. 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, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and in general, the needs and welfare of the people. Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will also include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

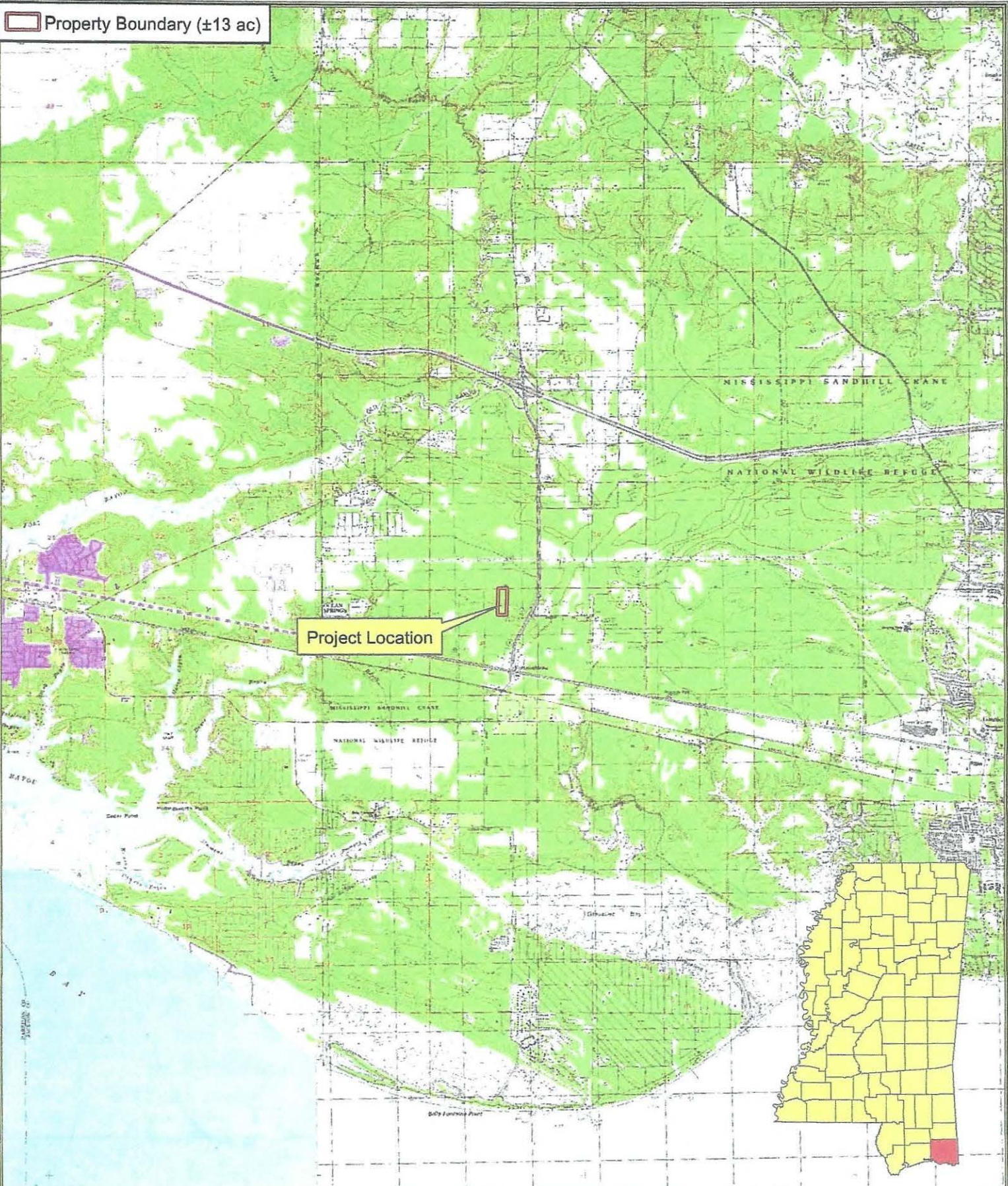
Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2023-00232-RCV and should be directed to the project manager, Mr. Justin C. Riggs by email at justin.c.riggs@usace.army.mil, or to the U.S. Army Corps of Engineers, Mobile District, Regulatory Division, South Mississippi Branch Attention: Mr. Rudolph Villarreal, 109 St. Joseph Street, Mobile AL 36602. Copies of all comments should be furnished 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 Mr. Riggs at justin.c.riggs@usace.army.mil, or at (575) 652-4574. Please refer to the Public Notice Number SAM-2023-00232-RCV, in any communication concerning this project.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Property Boundary (±13 ac)



Project Location

Highway 57 Ocean Springs

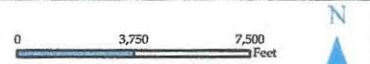
Bus: 228-623-9714 sec. 30e-mail: brawet@bellsouth.net
Jackson County, Mississippi

[General Location Map](#)



Date Created: 5/20/2022

Created by: JDL



NAD 1983 StatePlane Mississippi East FIPS 2301 Feet

USGS GAUTIER NORTH (MS) Quad

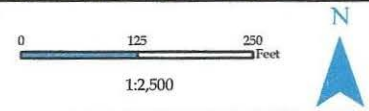
Property Boundary (±13 ac)



Highway 57 Ocean Springs

Sec. 30 - T 7S - R 7W
Jackson County, Mississippi

[Site Location Map](#)



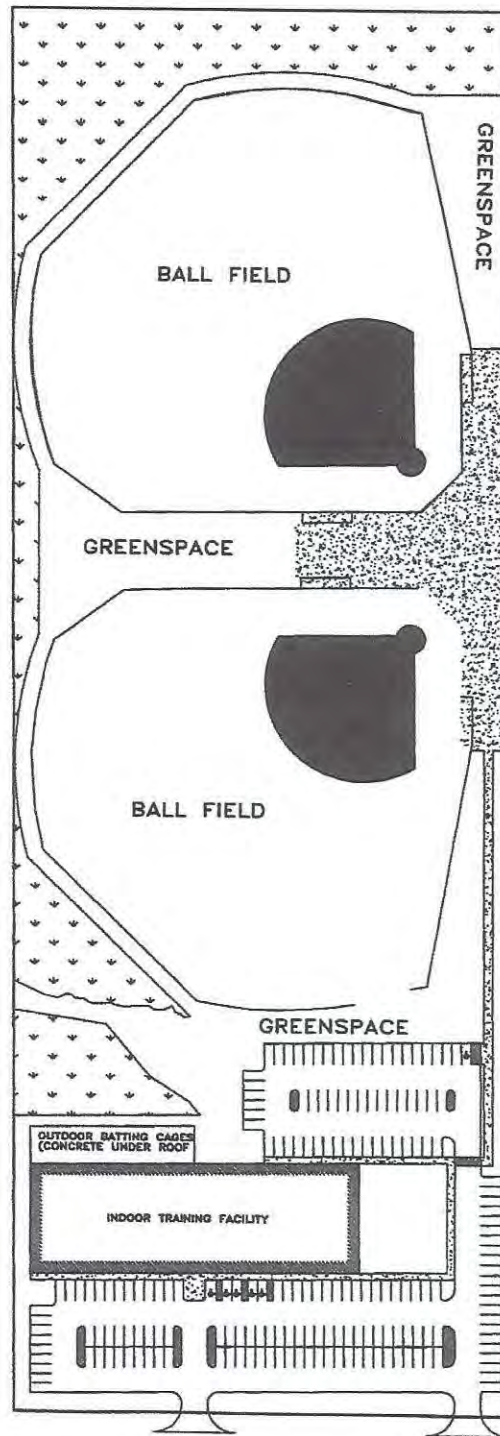
NAD 1983 StatePlane Mississippi East FIPS 2301 Feet

USDA NAIP 2021 Imagery Basemap

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FIGURE 2. PROJECT LAYOUT FOR
HWY 57 BASEBALL TRAINING FACILITY
JACKSON COUNTY, MISSISSIPPI



WETLAND IMPACTS 10.17 ACRES

AVOIDED WETLANDS - 1.63 ACRES