



**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-2024-00115-CSP**

**March 6, 2024**

**JOINT PUBLIC NOTICE**  
**U.S. ARMY CORPS OF ENGINEERS (USACE)**

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

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES**  
**DMR24-000048**

**PROPOSED WETLAND FILL FOR CONSTRUCTION OF A SINGLE-FAMILY**  
**RESIDENTIAL SUBDIVISION, OCEAN SPRINGS, 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:** SL Coastal, LLC  
Attention: Mr. Dennis Stieffel  
13061 Shriners Boulevard, Suite C  
Biloxi, MS 39532

**LOCATION:** Wetlands Associated with Simmons Bayou; along Jean Lane; Section 12, Township 8 South, Range 8 West; Latitude: 30.368361°North and Longitude: 88.737002°West; Ocean Springs, Jackson County, Mississippi.

**PROPOSED WORK:** The applicant proposes to fill 11.55 acres of wet pine savannah wetlands associated with the construction of a 26-lot residential subdivision (Westwood Subdivision Phase 2) adjacent to Jean Lane in Jackson County, Mississippi. The total project site is approximately 34.83 acres in size of which 31.29 acres have been identified as wetlands. The applicant proposes to provide in-kind compensatory mitigation through a mitigation bank.

**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.

**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. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority).

**HISTORIC PROPERTIES:** 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 entire subject project area. 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. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. Further coordination with the State Historic Preservation Officer and/or federally-recognized American Indian tribes will be performed as determined to be appropriate.

**ENDANGERED SPECIES:** 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: Alabama Red-Bellied Turtle (E), Red Knot (T), Piping Plover (T), Eastern Black Rail (T), Wood Stork (T), Dusky Gopher Frog (E), Gopher Tortoise (T), and Mississippi Sandhill Crane (E). There is no designated critical habitat within the project action area, but the action area is within the Mississippi Sandhill Crane Tracked Locations. 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.

**COMMENTS:** 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.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2024-00115-CSP** and should be directed to the District Engineer, Mobile District, Regulatory Division, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Christopher S. Pickering, or submitted electronically at [christopher.s.pickering@usace.army.mil](mailto:christopher.s.pickering@usace.army.mil), (251) 455-8627. 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.

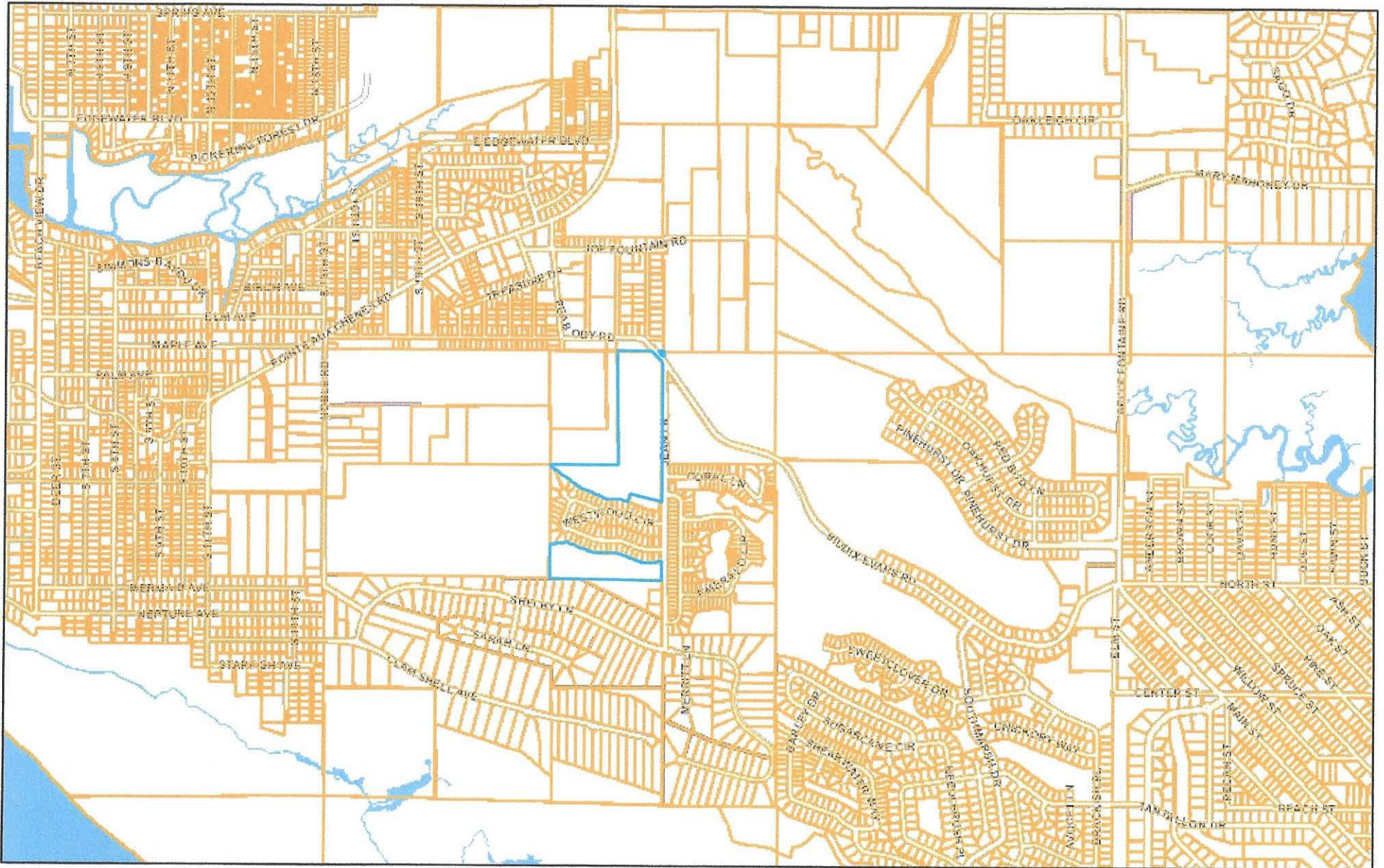
**All comments should be received no later than 30 days from the date of this Public Notice.**

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

Attachments

# FIGURE. SITE LOCATION MAP WESTWOOD PHASE 2



January 26, 2024

- Parcels
- Primary Roads
- Major
- Center Lines

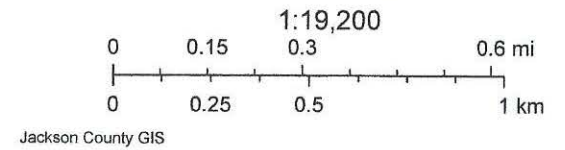


FIGURE 2. WESTWOOD SUBDIVISION PHASE 2  
WETLAND DELINEATION MAP, OCEAN SPRINGS, MS

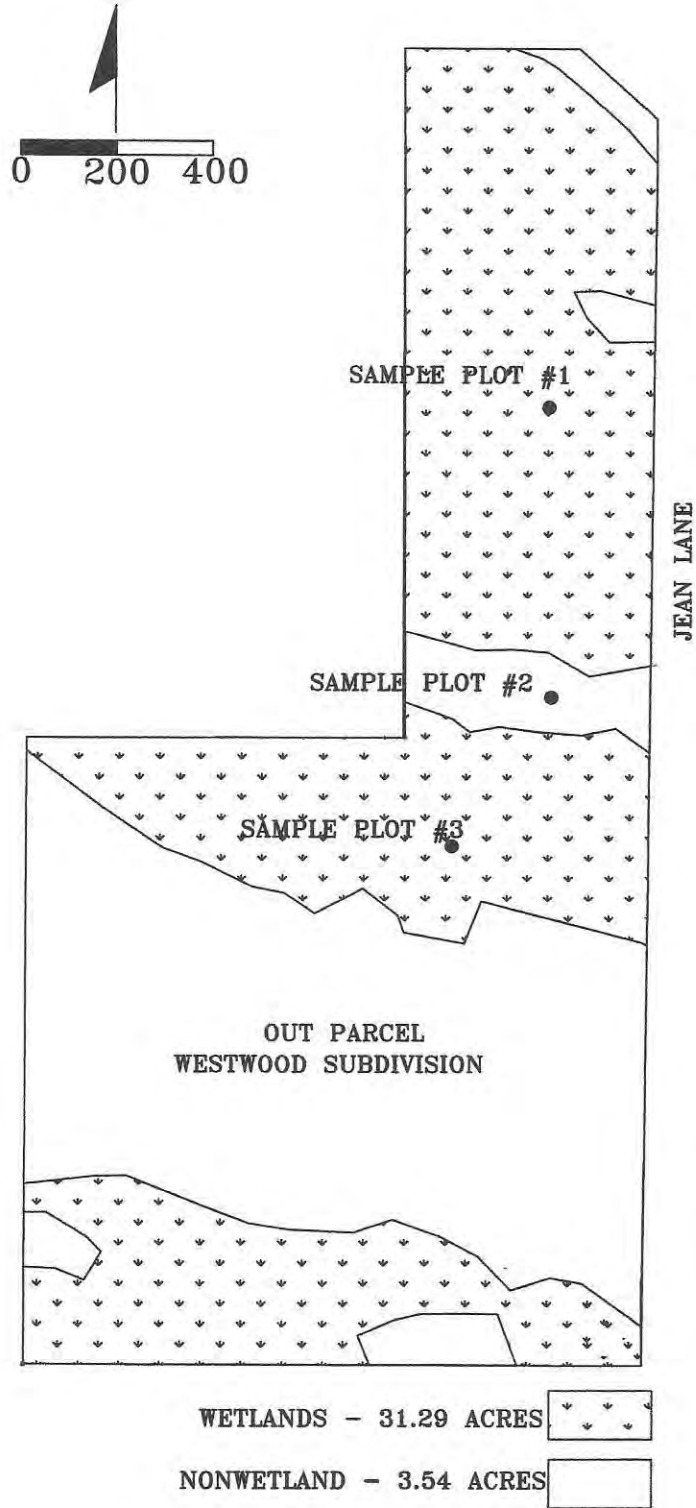


FIGURE 2. WESTWOOD SUBDIVISION PHASE 2  
PROJECT LAYOUT, OCEAN SPRINGS, MS

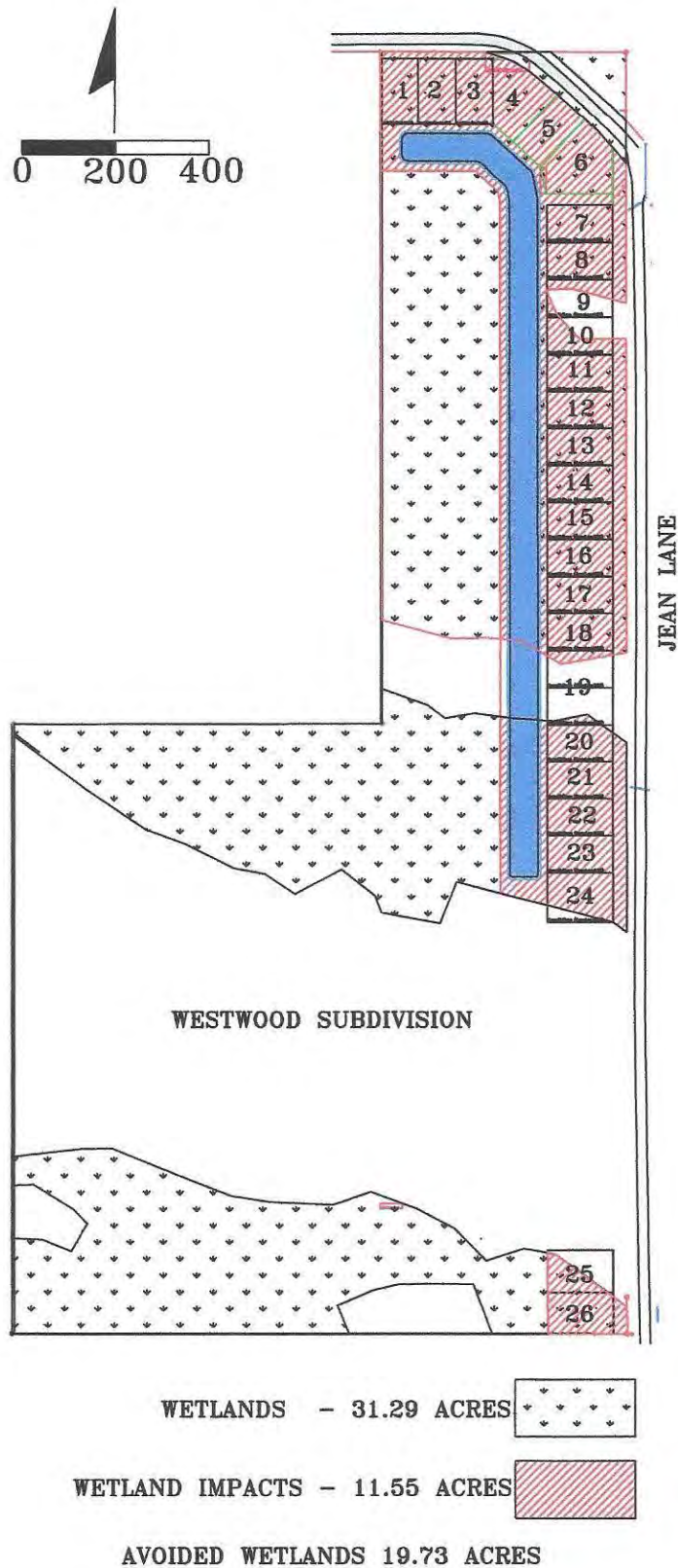
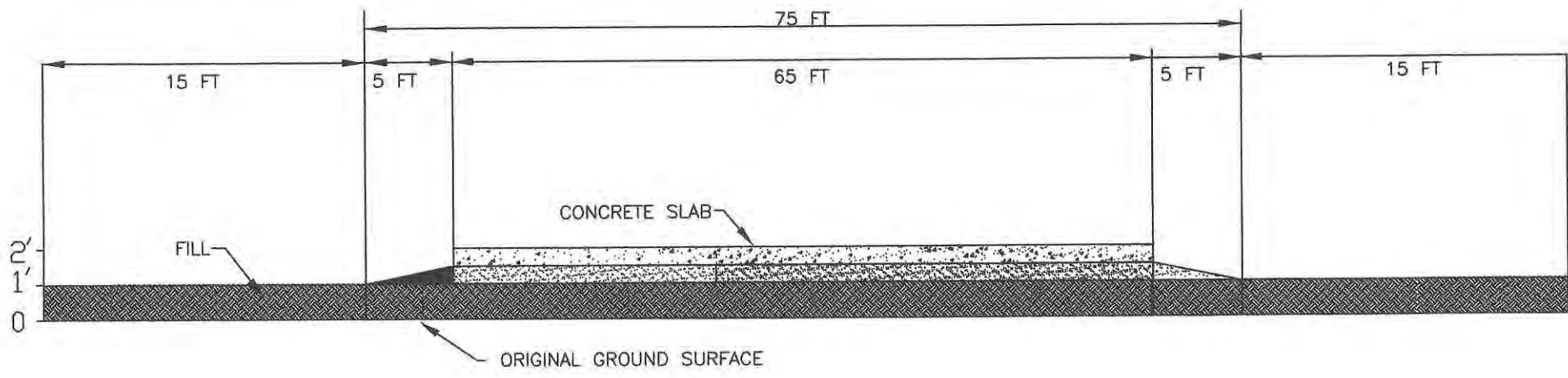


FIGURE 3. CROSS-SECTION OF TYPICAL LOT IN WETLANDS, WESTWOOD PHASE 2 SUBDIVISION PROJECT, JACKSON COUNTY, MS



CROSS-SECTION OF TYPICAL LOT IN WETLANDS  
(VERTICAL SCALE IN FEET ABOVE GROUND SURFACE)