

**JOINT APPLICATION AND NOTIFICATION
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL**

Applicant: Lemoyne Landing
Development - John Clancy

Agent: Ecological Asset Management,
LLC - Mitch Tinsley
Mailing Address: 803 Highway 90
Bay St Louis MS, 39520
Phone Number: (228) 324-9093
Email Address:
mitch@ecologicalasset.com

Date Submitted:

03/08/2024

DMR Permit Number:
DMR24-000117

Historic DMR Permit Numbers:

DMR File Number:
24-000113

Project Location:

03610080.000
0 DAISY VESTRY RD
Biloxi, MS
Jackson County

Latitude: 30.4778
Longitude: -88.8762

Do you still need to enter a Project Location?
How will you identify the project location:

Project Information:

Project Name or Title: Lemoyne Landing Development

Project Description: The purpose of this project is to construct a commercial retail center that will successfully expand the existing retail development along the Mississippi Coast, meet the current and projected commercial needs of the area and to create a return on the investment for the Mallett Road/Cook Road Corridor for the private and public sectors involved.

Project Purpose and Need: The applicant proposes to fill a total of +/- 32.96 acres of low and medium-quality wetland areas to construct a commercial retail development along the newly created Mallett Road/Cook Road Corridor. This corridor runs parallel and adjacent to Interstate 10 in which approximately 100,000 cars per day travel. The proposed development design would support eleven separate commercial use areas within a single development in one of the fastest growing areas on the MS Gulf Coast. Additionally, the site is located within an area local jurisdictions are anticipating for higher density residential areas and expanded land use sectors. The impacts to jurisdictional wetlands requested will support the required construction of overall site preparation for building pads, access roads, utilities, parking lots and edge impacts for building pads. Based on parameters such as location and accessibility, the applicant has determined that the proposed development would find most success located within or near the D Iberville retail centers north of the I-10/I-110 interchange. The currently proposed site location is in proximity to an existing commercial district with retail centers and is an extension of the existing and thriving economic corridor. The site is situated on the newly created Mallett Road/Cook Road Corridor to the east and is also easily accessible from the Highway I-10/I-110 interchange directly southwest. The applicant has a letter of intent from a major national retailer with a 200,000 sq. ft. co-tenancy requirement. Commerce within the development will generate increased tax revenue for the nearby cities, counties and state of Mississippi. Ecological Asset Management, LLC (EAM) staff biologists with expertise in threatened and endangered (T&E) species surveys conducted a field investigation to identify the presence of Threatened and/or Endangered Species and the existence of potential habitats on the subject property. Prior to the field investigation that took place in October 2023, EAM biologists reviewed the latest U.S. Fish and Wildlife Service IPAC map of critical habitats and list of T&E species within Jackson County, Mississippi. It was determined through in-house research and the

field visit that of the species listed as T&E species in Jackson County, MS, none occur on habitat contained of the subject property, and the subject area is not within or adjacent to critical habitat. A request for a Cultural Resources Assessment was made to the Mississippi Department of Archives and History (MDAH) on February 7, 2024. A formal response has not been received at the time of this permit application submittal. If a cultural resource survey will need to be performed on the project area, the applicant

Intended Use: Commercial

Will the Proposed Project have a Public Benefit?: Yes

Increased tax base: Yes

Increased employment: Yes

National security benefits:

Improved habitat:

Other: A public benefit activity will be the additional availability of retail stores and a return on investment for the Cook Road Corridor project. Additionally, this project will create increased tax revenue for Jackson County.

Does Project area contain any marsh Vegetation?: No

What measures will be taken to reduce detrimental off-site effects to the Coastal Wetlands during and after the proposed activity?: Best Management Practices

Impact Information:

Number of Impact Types

01

Impact Type:

Wetland Fill

Permanent or Temporary?

Permanent

Specific Purpose of Fill (Wetland Fill)

Wetland fill is required to provide a suitable and safe foundation for the proposed structures and supporting infrastructure.

Acreage/Square Footage or Linear Feet (Wetland Fill)

32.96

Specify Unit of Measurement (Wetland Fill)

01. Acreage

Cubic Yards of Fill Material (Wetland Fill)

42,500

Fill Material Type (Wetland Fill)

Sandy Clay

Habitat Type (Wetland Fill)

01. Pine Savanna

Mitigation Type(Wetland Fill)

01. Credit Purchase

Is this a component of a larger project?

No

Is any portion of this impact complete?

No

Additional information relating to the proposed activity

Have any other federal, state, or local agencies issued permits or other types of approvals for the proposed project?: No

Have any other federal, state, or local agencies denied approval for the proposed project?: No

Additional information about the proposed project.

Project Schedule

Do you know the Proposed Start Date? Yes
02/01/2025

Do you know the Proposed Completion Date? Yes
04/01/2026

Do you know the Estimated Cost of the Project? Yes
\$150,000,000.00

Adjacent Property Owners:

Application Certified by: Mitch Tinsley

**Attachment “A”
PERMIT DRAWINGS**

Lemoyne Landing Development

***Section 10, Township-7-South, Range-9-West
D’Iberville, Jackson County, MS***



<p>FIGURE 1</p> <p>Purpose: Permit Drawing Base Map: ESRI USA Topo Maps Source: USGS, NGS & i-cubed Map Date: February 2, 2024</p>	<p>PROJECT LOCATION MAP</p> <p>ECOLOGICAL ASSET MANAGEMENT, LLC</p>	<p>Permit Drawing for +/- 60 ac Lemoyne Landing Development</p> <p>Location: D'Iberville, MS Portion of Section 10; Township-7-South; Range-9-West County: Jackson County, MS</p>
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Figure 1. Project Location

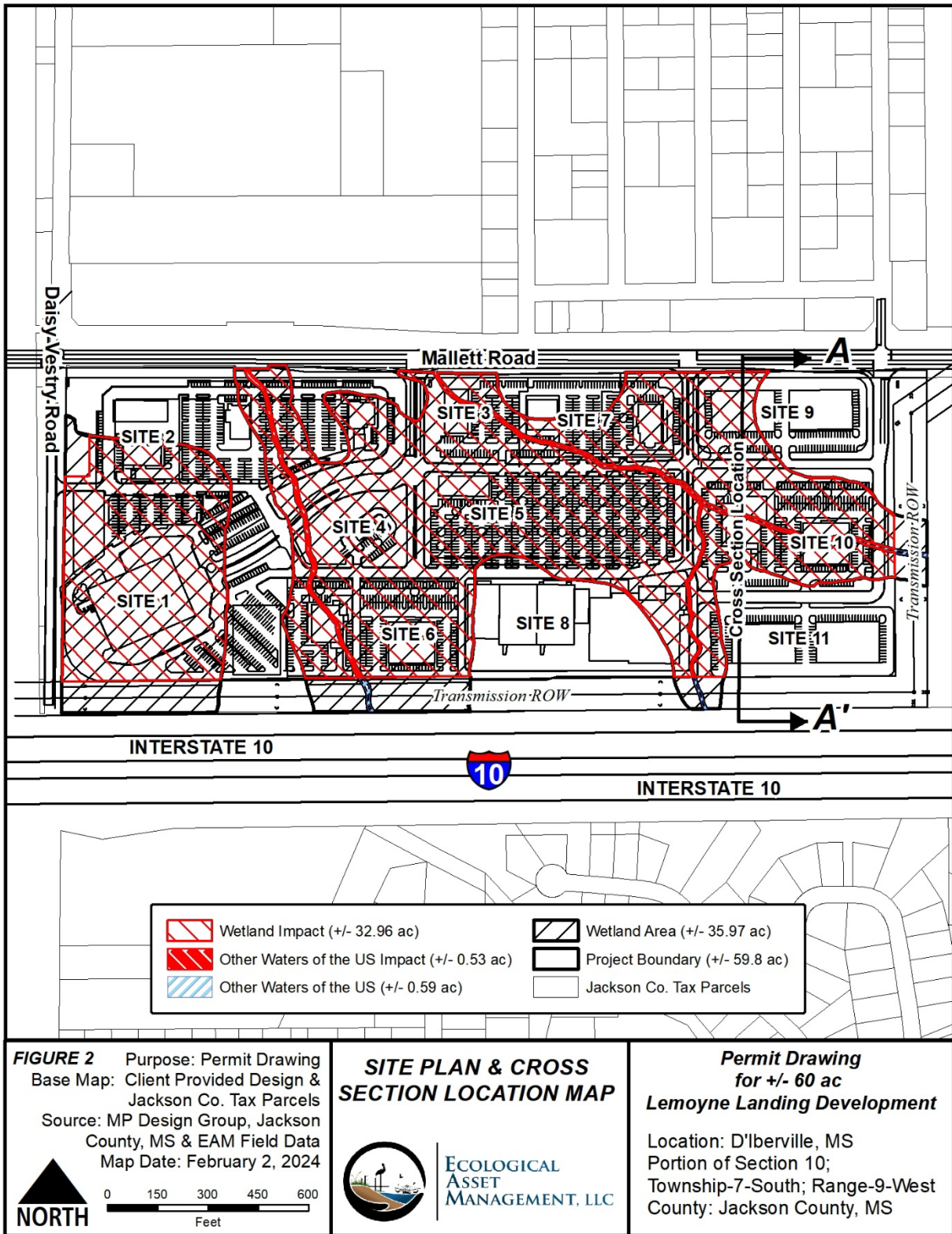
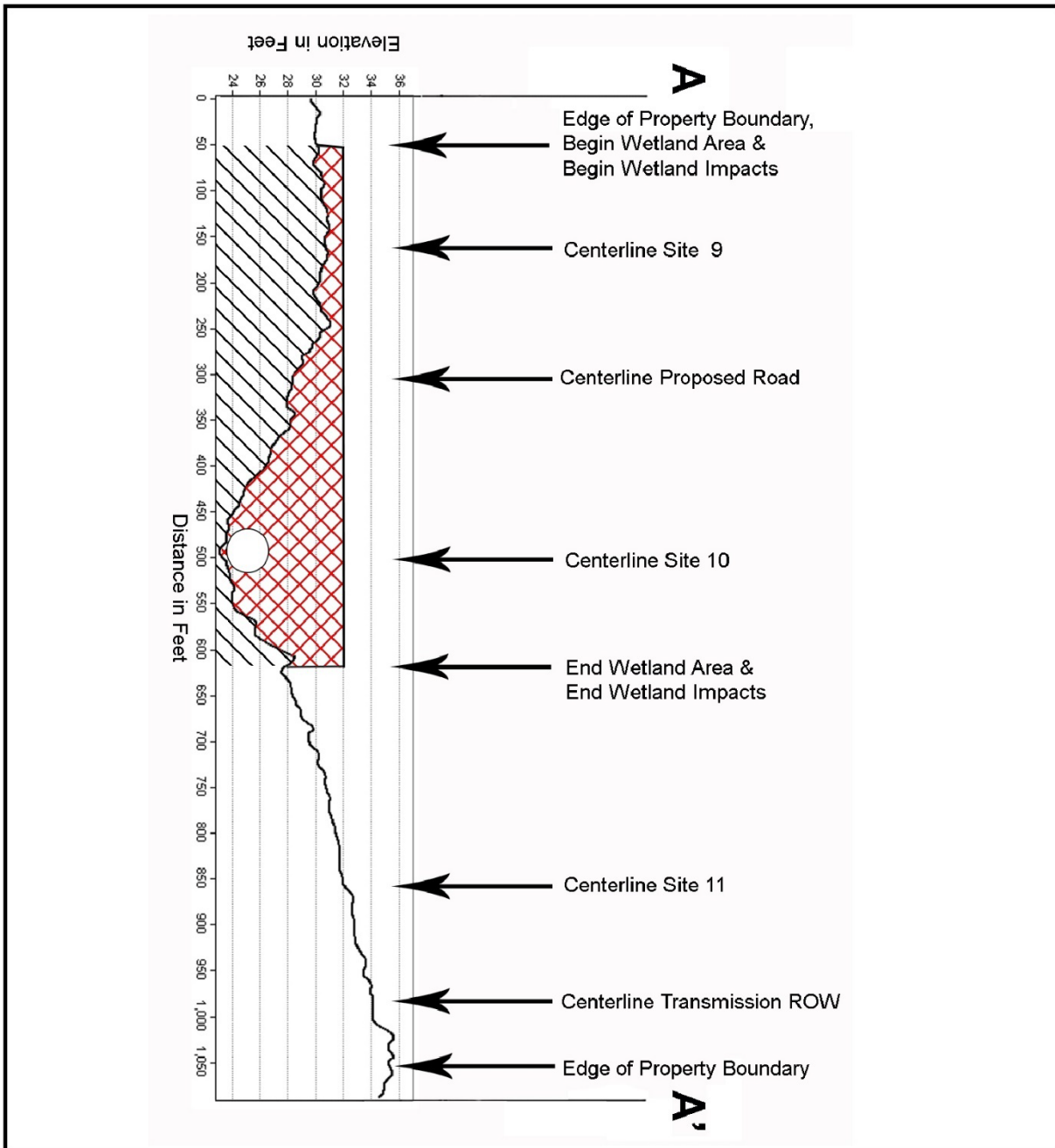


Figure 2. Proposed Site Plan & Cross Section Location Map




<p>FIGURE 3</p> <p>Purpose: Permit Drawing Base Map: USGS LiDAR Digital Elevation Model Source: USGS, MARIS & EAM Map Date: February 2, 2024</p> <p>NORTH SCALE: As Shown</p>	<p>TYPICAL CROSS SECTION DRAWING</p>  <p>ECOLOGICAL ASSET MANAGEMENT, LLC</p>	<p>Permit Drawing for +/- 60 ac Lemoyne Landing Development</p> <p>Location: D'Iberville, MS Portion of Section 10; Township-7-South; Range-9-West County: Jackson County, MS</p>
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Figure 3. Typical Cross Section Drawing

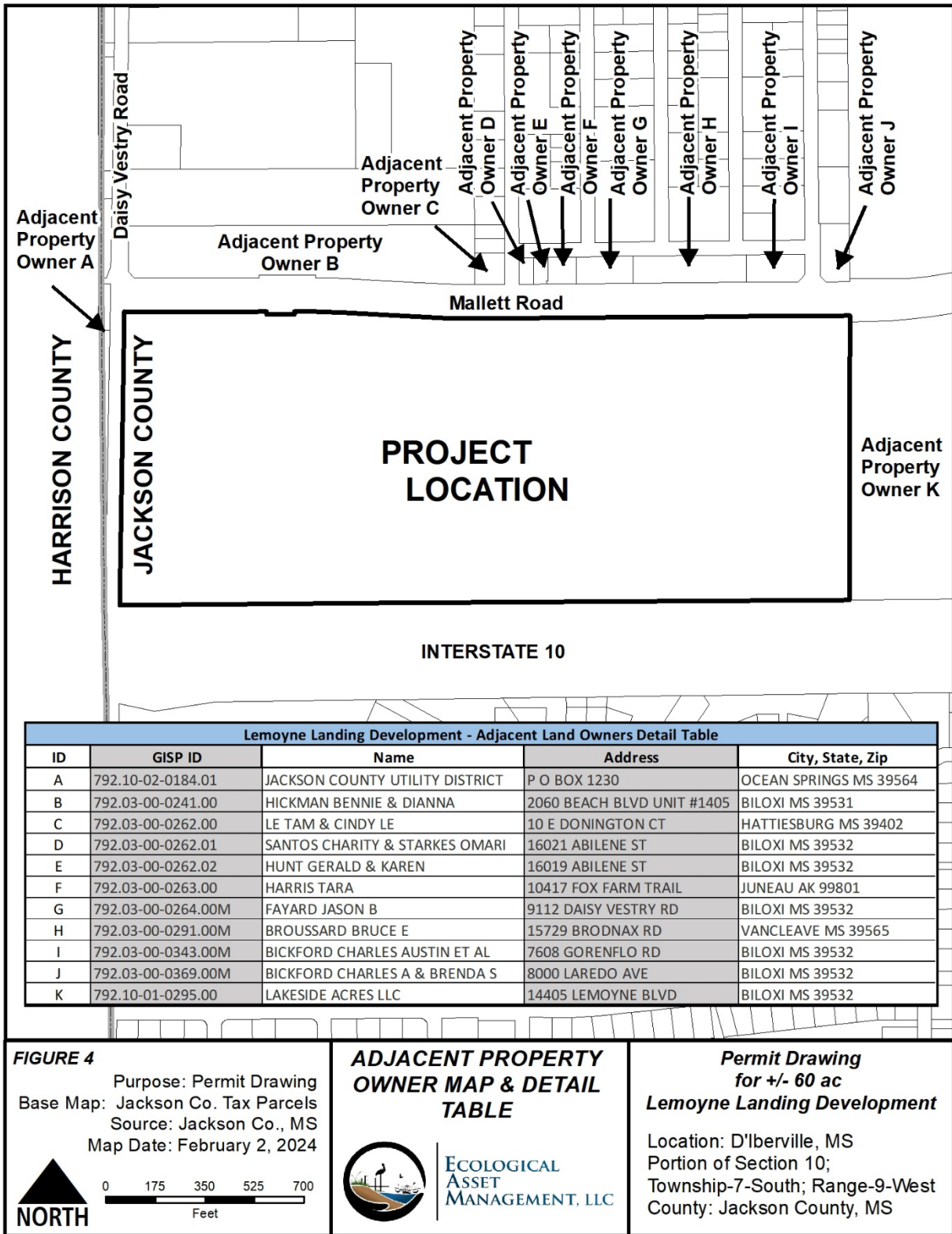


Figure 4: Adjacent Landowner Map & Detail Table

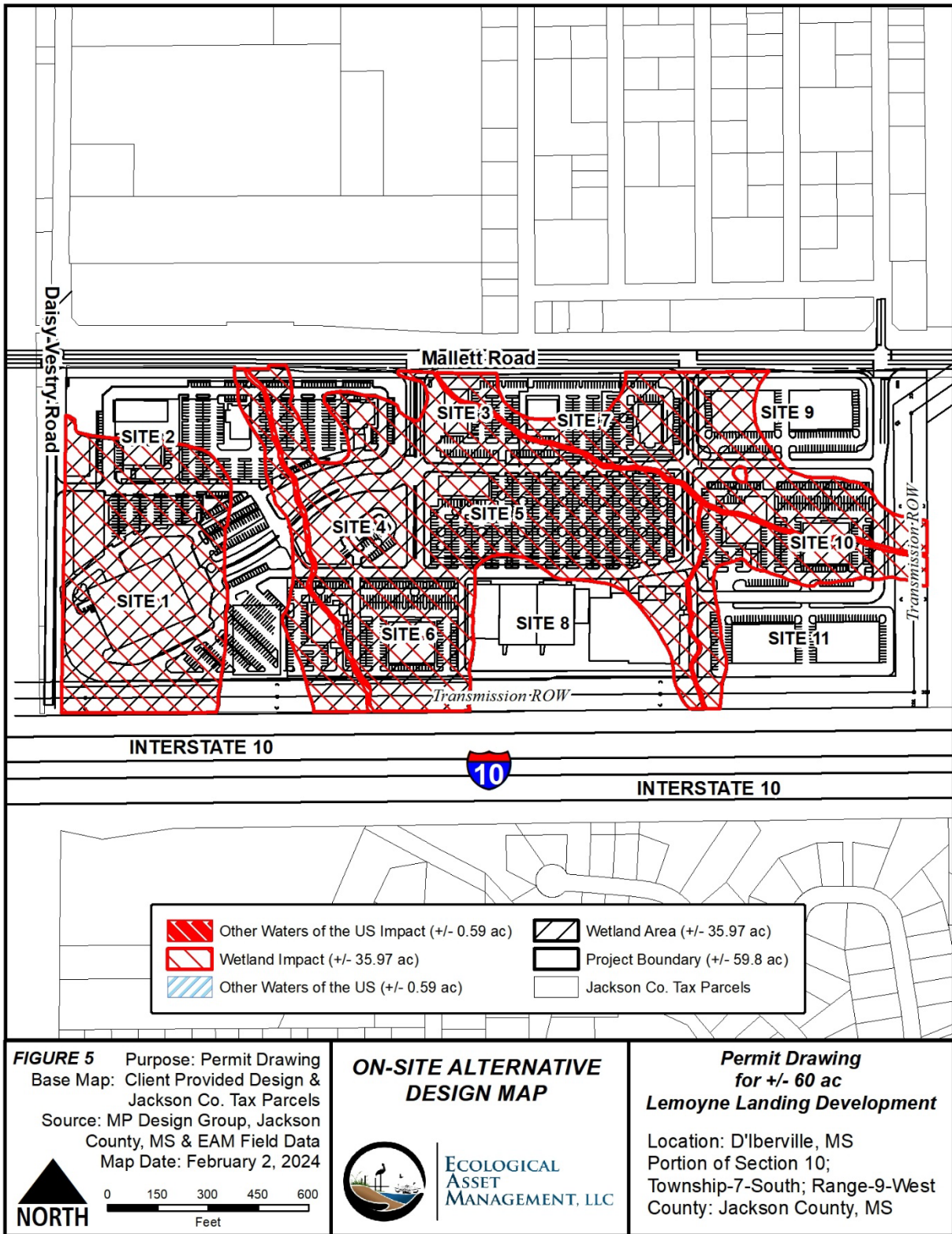


Figure 5: On-Site Alternative Design Map

Attachment “B”
AGENT AUTHORIZATION

Lemoyne Landing Development

Section 10, Township-7-South, Range-9-West
D’Iberville, Jackson County, MS



MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

Agent Authorization

I authorize the person(s) and/or company listed below to act as my agent regarding the proposed project as described in the Joint Application and Notification at the location listed below:

Ecological Asset Management

c/o Mitch Tinsley

(name of agent)

Mallett Road & Daisy Vestry Road

(location of project)

803 Highway 90

(address)

Section 10; Township-7-South; Range-9-West

Bay St. Louis, MS, 39520

(city, state, zip code)

D'Iberville, Jackson Co., MS 39540

C: 228-324-9093, O: 228-231-1077

(agent phone number)

Lemoyne Landing Development LLC

(print applicant name)


(applicant signature)

2.12.24
(date)

Do you want the permit mailed to the agent? Yes No

Figure B-1: Signed Agent Authorization

Attachment “C”

ENVIRONMENTAL ASSESSMENT

Lemoyne Landing Development

Section 10, Township-7-South, Range-9-West
D’Iberville, Jackson County, MS

Environmental Assessment Project Background

On September 29, 2006, the subject property was issued a permit to construct a 626-unit townhouse complex called Village on the Green in Jackson County, Mississippi on the boundary line of D'Iberville city limits. Permit SAM-2006-00038-JAP authorized the filling of 9.1 acres of medium quality wetlands. Mitigation efforts for said permit consisted of credit purchase from Wetlands Solutions Mitigation Bank. A total of 27.3 credits were purchased to offset 9.1 acres of wetlands at 3:1. This permit was transferred to a separate entity on September 16, 2010.

A modification permit (SAM-2010-013590-ALM), issued on October 31, 2011, authorizes the fill of 8.1 acres of wetlands and 1,352 LF of intermittent stream to construct a mixed use Planned Unit Development called Villas at the Promenade, which consisted of multi-family townhomes and commercial space. This permit proposed to use credits purchased for the previous permit to mitigate impacts to 8.1 acres of medium- and low-quality wetlands. Additionally, mitigation for stream impacts consisted of a combination of riparian buffer restoration and in-stream restoration to the unimpacted on-site streams. Neither the proposed construction nor the proposed restoration were performed for this permit.

The property has since been acquired by the current applicant.

Project Description

The project consists of the construction of a commercial retail development on a +/- 59.8-acre project area in Jackson County, MS at the boundary line of the City of D'Iberville. The subject property is more specifically located in Section 10, Township-7-South, Range-9-West (Figure 1), Jackson County, MS.

This development is being proposed in a rapidly growing area of the Mississippi Gulf Coast. The project will entail land clearing and the permanent filling of +/- 32.96 acres of low and medium-quality jurisdictional wetlands and impacts to +/- 0.53 acres of streams (+/- 3,064 LF). Of the +/- 32.96-acre impacted wetlands, +/- 4.13 acres are low-quality pine savannah, +/- 20.66 acres are medium quality pine savannah, and +/- 11.77 acres are medium quality bottomland hardwood. Stream impacts will consist of a combination of culverting and redirecting of the streams; portions of the stream will remain intact where possible. The filling of the property will require +/- 42,500 cubic yards of sandy clay material sourced from a State of MS approved and permitted surface mining pit. The project will provide employment opportunity and desired additional commercial space, including both retail and restaurant spaces, to meet the needs of a populated and expanding area of D'Iberville, Mississippi. Best management practices will be employed to ensure that the fill material will not contaminate surrounding wetlands and/or other waters of the U.S.

Purpose and Need for Project

The purpose of the project is to create a commercial retail center to meet the demands in Jackson County, D'Iberville and surrounding areas. The proposed location resides along the recently constructed Cook Road corridor, which received funding from both local and state taxes. This development initiative aims to stimulate growth, foster job creation and bolster tax revenues for the city, county and state. This commercial center will house tenants that provide a variety of commercial services, such as retail stores and restaurants. The applicant's proposed design of the facility is designed to meet the current and projected needs of the area. The project location is centrally located in an area that is experiencing rapid commercial growth and has been identified by the state and federal government as a target area for commercial development. Within said development, opportunities for local businesses to distribute goods and services will be commonplace. The proposed hub will provide prime retail space for upcoming and established local businesses, as well as large box retailers that will encourage customers to the area. Commerce within the development will generate increased tax revenue for the city. The applicant has a letter of intent from a major national outdoor retailer with a 375,000 sq. ft. co-tenancy requirement. The project's success relies on the outdoor retailer slated for this location. As an anchor tenant, said retailer will encourage growth in the shopping center, enhance neighboring mom-and-pop shops' credibility and boost foot traffic, minimizing vacancies in the commercial rental spaces.

Based on parameters such as location and accessibility, the applicant has determined that the proposed development would find most success located within or near the D'Iberville retail centers north of the I-10/I-110 interchange. The currently proposed site location is in proximity to an existing commercial district with retail centers such as The Promenade, Indian River Plaza, and Lakeview Village. The site is situated on the newly created Mallett Road/Cook Road Corridor and is also easily accessible from the Highway I-10/I-110 interchange directly southwest. The proposed site is located near existing single family and multifamily residential neighborhoods. Additionally, the proposed site is located near existing single family and multifamily residential neighborhoods with a population of +/- 26,000 residents within 3 miles of the project area.

As mentioned above, the project area is located on a portion of Mallett Road that was a part of the recent Cook Road Corridor project. The state and federal government invested \$30 million for the construction of this commercial corridor. Jackson County has expressed that the purpose of the corridor is to connect the retail centers in D'Iberville, such as The Promenade and Indian River Plaza, to areas in eastern Jackson County, as well as to create development opportunities within the area in order to strengthen the local economy. The Plan for the Cook Road Corridor included the subject property within the proposed Cook Road commercial land use area. The proposed project coincides with the proposed land use for the area and provides a return on the governments' investment through future sales tax, job creation, tourism, etc.

Alternatives

Identified project and alternatives include: (1) construction of the project as proposed, (2) construction of an alternative design with wetland impacts of +/- 35.97 acres, (3) the no-build alternative and (4) alternative sites.

- (1) The project, as proposed, provides the minimal buildable area required to develop an economically feasible project that can suit the project's purpose and need. The project as proposed will produce the revenue required for the necessary infrastructural improvements while maintaining an adequate profit margin for the applicant, as well as adhering to all requirements set forth by the prospective tenants. The applicant has a letter of intent from a major national retailer with a 375,000 sq. ft. co-tenancy requirement; as a result, the total footprint of the development requires 435,000 sq. ft. of commercial space. The proposed design has a total building footprint of +/- 435,000 square feet. Based on preliminary discussions regarding tenancy, approximately +/- 82,800 sq. ft. for retail and +/- 20,200 sq. ft. for restaurants have already been designated. In order to comply with city regulations and accommodate for anticipated customer volume, this design includes 2,407 parking spaces.
- (2) This alternative would require an additional +/- 3.01 acres of wetland and +/- 340 LF of stream impact than the proposed project. This design includes the placement fill within the transmission ROW to address erosion control and access needs during construction. The ground within wetland areas of the ROW is soft due to prolonged saturation. To ensure safe and efficient access during construction, as well as for maintenance activities, this alternative proposes to place fill to stabilize the surface. However, it was decided that the environmental consequences of this fill outweigh the benefits. Additionally, this design contains edge impacts that have since been reduced within the proposed site design.
- (3) The no build alternative is undesirable because it would not satisfy the purpose and need for the project by providing commercial retail space that will successfully blend with existing development in D'Iberville north of I-10. If this alternative is pursued, the demand for commercial expansion in D'Iberville to create a return on the public investment for the Mallett Road/Cook Road Corridor would remain unfulfilled. Additionally, it would make the applicant unable to earn potential income.
- (4) Alternative sites for the Cook Road corridor project were investigated. Key parameters used in the scoping process that were investigated, include but were not limited to: environmental impact, size (55-70 acres), location, zoning and cost. Currently marketed land/unimproved property sites were analyzed. The description of the sites and each reason they were not selected over the proposed location can be found in Appendix C-1 – Alternative Site Analysis.

Affected Environment

Site Analysis

The project area consists of a low and medium-quality freshwater forested/shrub wetland vegetative community and a mixed forested/shrub upland community.

Vegetation

The subject property contains a mixed forested/shrub upland vegetative community, and a freshwater forested/shrub wetland vegetative community.

The mixed forested/shrub upland vegetative community is dominated by *Pinus elliottii* (Slash Pine), *Magnolia grandiflora* (Southern Magnolia), *Quercus virginiana* (Southern Live Oak), *Nyssa sylvatica* (Black Tupelo), *Cyrilla racemiflora* (Swamp Titi), *Quercus nigra* (Water Oak), *Vaccinium elliottii* (Elliott's Huckleberry), *Ilex coriacea* (Large Gallberry), *Ilex vomitoria* (Yaupon), *Ilex glabra* (Inkberry), *Ilex opaca* (American Holly), *Pteridium aquilinum* (Brackenfern), *Rubus trivialis* (Southern Dewberry), *Smilax laurifolia* (Laurel Greenbriar), *Vitis rotundifolia* (Muscadine) and *Smilax glauca* (Cat Greenbriar).

The freshwater forested/shrub wetland vegetative community is dominated by *Pinus elliottii* (Slash Pine), *Magnolia virginiana* (Sweetbay Magnolia), *Persea palustris* (Swamp Bay), *Acer rubrum* (Red Maple), *Triadica sebifera* (Chinese Tallow), *Quercus nigra* (Water Oak), *Ligustrum sinense* (Chinese Privet), *Ilex coriacea* (Large Gallberry), *Lycopodiella alopecuroides* (Foxtail Bog Clubmoss), *Sarracenia alata* (Pale Pitcher Plant), *Eriocaulon decangulare* (Ten-angle Pipewort), *Woodwardia areolata* (Netted Chain Fern), *Osmunda cinnamomea* (Cinnamon Fern), *Chasmanthium sessiflorum* (Longleaf Woodoats), *Rubus trivialis* (Southern Dewberry), *Smilax glauca* (Cat Greenbriar), *Vitis rotundifolia* (Muscadine) and *Smilax laurifolia* (Laurel Greenbriar).

Wetlands

A wetland delineation and Wetland Rapid Assessment Procedure (WRAP) were completed by Ecological Asset Management, LLC on October 12, 23 & 27, 2023, and are included in this submittal. The results of the study determined that the site contains +/- 35.97 acres of federally regulated wetlands of low and medium quality and +/- 0.59 acres of streams (+/- 3,404 LF). The WRAP sheets can be found in Appendix C-3.

Water Quality

The local hydrology was investigated extensively throughout the project area. It was determined that the natural hydrology has not been recently altered. Drainage is primarily topography driven and arrives on-site from the south. Within the site, two primary drains flow northward until they flow off-site via concrete box culverts that travel beneath Mallett Road. Ultimately, these systems converge off-site before draining into the Tchoutacabouffa River.

Multiple stream complexes were observed within portions of the wetland systems with higher volumes of surface drainage. Most of the observed streams were fragmented and appeared to experience irregular flow. Some areas adjacent to these streams and low-lying wetland areas appear to experience enough relief to prevent the formation of wetland conditions. Water enters the on-site streams via a culvert beneath Interstate 10 and exits via a culvert beneath Mallett Road.

Much of the property has historically been used for silvicultural practices, and remnants of trails and other topsoil disruptions were observed. Hydrophytic vegetation was readily found throughout relatively flat areas throughout the project area.

Cultural Resources

A request for a Cultural Resources Assessment was made to the Mississippi Department of Archives and History (MDAH) on February 7, 2024. If a cultural resource survey needs to be performed on the project area, the applicant will seek proposals and will engage a qualified cultural resource management firm to perform a CRS Phase 1 survey at that time. The resulting report will be forwarded to USACE and Mississippi Department of Archives and History (MDAH) upon receipt for review and concurrence.

Threatened and Endangered Species

Based on the field survey conducted by EAM personnel, it was determined that of the vulnerable species noted above, only the following four species could persist within the geographical region: *Gopherus polyphemus*, *Pituophis melanoleucus lodingi*, *Grus canadensis pulla* and *Picoides borealis*. Ecological Asset Management, LLC biologists with expertise in T&E species surveys conducted an extensive field investigation using a sub-meter Global Positioning System (GPS) to delineate any potential habitat and to identify any threatened individuals or populations. This field survey was conducted on October 12, 23 & 27, 2023.

Upon completion of the field survey, it was determined that no known species listed as threatened and/or endangered will be impacted by the proposed project, nor is the habitat within the range of the proposed development suitable for any of the county's vulnerable species.

Common Name	Scientific Name	Type	Status
Alabama Red-bellied Turtle	<i>Pseudemys alabamensis</i>	Reptile	Endangered
Gopher Tortoise	<i>Gopherus polyphemus</i>	Reptile	Threatened
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Reptile	Threatened
Eastern Indigo Snake	<i>Drymarchon couperi</i>	Reptile	Threatened
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	Reptile	Endangered
Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	Reptile	Endangered
Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	Reptile	Endangered
Green Sea Turtle	<i>Chelonia mydas</i>	Reptile	Threatened
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Reptile	Threatened
Yellow-blotched Map Turtle	<i>Graptemys flavimaculata</i>	Reptile	Threatened
Dusky Gopher Frog	<i>Rana sevosia</i>	Amphibian	Endangered
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Bird	Endangered
Mississippi Sandhill Crane	<i>Grus canadensis pulla</i>	Bird	Endangered
Piping Plover	<i>Charadrius melodus</i>	Bird	Threatened
Rufa Red Knot	<i>Calidris canutus rufa</i>	Bird	Threatened
Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Bird	Threatened
Gulf Sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Fish	Threatened
Pearl Darter	<i>Percina aurora</i>	Fish	Threatened
West Indian Manatee	<i>Trichechus manatus</i>	Mammal	Threatened
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Plant	Endangered

Table 1: Threatened and Endangered Species of Jackson County, MS as of January 24, 2024. Source: U.S. Fish and Wildlife Service: Information for Planning and Consultation.

Wildlife and Fisheries

The project area consists of a low and medium-quality freshwater forested/shrub wetland vegetative community and a mixed forested/shrub upland community.

Socio-Economics

The subject property is located within an area zoned as Corridor Commercial (C-4). Currently, except for property taxes, the property is not generating any revenues for Jackson County. The public has made a significant investment in the Cook Road corridor project in hopes of bringing economic opportunities to the area. The proposed project will stimulate growth, foster job creation and bolster tax revenues for the city, county and state.

Environmental Consequences

Wetland Impacts

The project will require the filling of +/- 32.96 acres of low and medium-quality jurisdictional wetlands and impacts to +/- 0.53 acres of streams (+/- 3,064 LF). Of the +/- 32.96-acre impacted wetlands, +/- 4.13 acres are low-quality pine savannah, +/- 20.66 acres are medium quality pine savannah, and +/- 11.77 acres are medium quality bottomland hardwood. Any impacts to these wetlands will be compensated for by the purchase of offsite wetland mitigation credits from an

approved mitigation site. Stream impacts will consist of a combination of culverting and redirecting of the stream; portions of the stream will remain intact where possible.

Water Quality

No degradation of water quality chemistry is expected to result from the presence of the proposed project. The stabilization of the upland area will prevent silt run-off from the adjacent uplands. The resulting stormwater design will meet or exceed all state and federal guidelines.

Cultural Resources

A request for a Cultural Resources Assessment was made to the Mississippi Department of Archives and History (MDAH) on February 7, 2024. If a cultural resource survey needs to be performed on the project area, the applicant will seek proposals and will engage a qualified cultural resource management firm to perform a CRS Phase 1 survey at that time. The resulting report will be forwarded to USACE and Mississippi Department of Archives and History (MDAH) upon receipt for review and concurrence. If artifacts or archaeological features are encountered during projects activities, all activities shall cease and the MDAH and USACE, Mobile District will be consulted with immediately.

Threatened and Endangered Species

The subject property underwent a comprehensive assessment using the latest data on state and federally listed Threatened and Endangered (T&E) species. The project will have no known adverse effects on species listed as threatened or endangered by the U.S. Fish and Wildlife Service.

Wildlife and Fisheries

The project area consists of a small, isolated wooded/shrub community that is surrounded by residential and commercial property. The site is bounded by Interstate 10 to the south, the D'Iberville commercial district to the west, the four-lane Mallett Road extension to the north, and residential development to the east. This site has been effectively isolated and lacks any wildlife corridors to off-site, undeveloped areas. Therefore, the property provides minimal habitat value for wildlife such as fur-bearing animals and avian species. It has been determined that the proposed development will not lead to any notable impacts to any animal populations that may persist within the project area.

Socio-Economics

The socio-economic impacts of the proposed commercial retail development would be positive. Residents of Jackson County and the MS Gulf Coast would most likely fill additional employment opportunities created by the developmental phases of this project. Building materials would likely be obtained from local building supply stores. Jackson County will benefit from ad valorem taxes generated from the new retail center. Upon completion, the development would create many permanent job positions that pertain to the management and maintenance.

Works Cited

Ecological Asset Management, LLC. 2023. +/- 59.8-acre Mallett Road Wetland Delineation Report.

U.S. Fish & Wildlife Service: Information for Planning and Consultation. 2024. *IPaC Resource List*. <https://ipac.ecosphere.fws.gov/location/PZ7EQVXW5FJ3JE2GTJLDTZGS4/resources>,
Electronic document accessed: January 24, 2024.

Appendix C-1

Alternative Site Analysis and Map For Environmental Assessment

Lemoyne Landing Development

***Section 10, Township-7-South, Range-9-West
D'Iberville, Jackson County, MS***

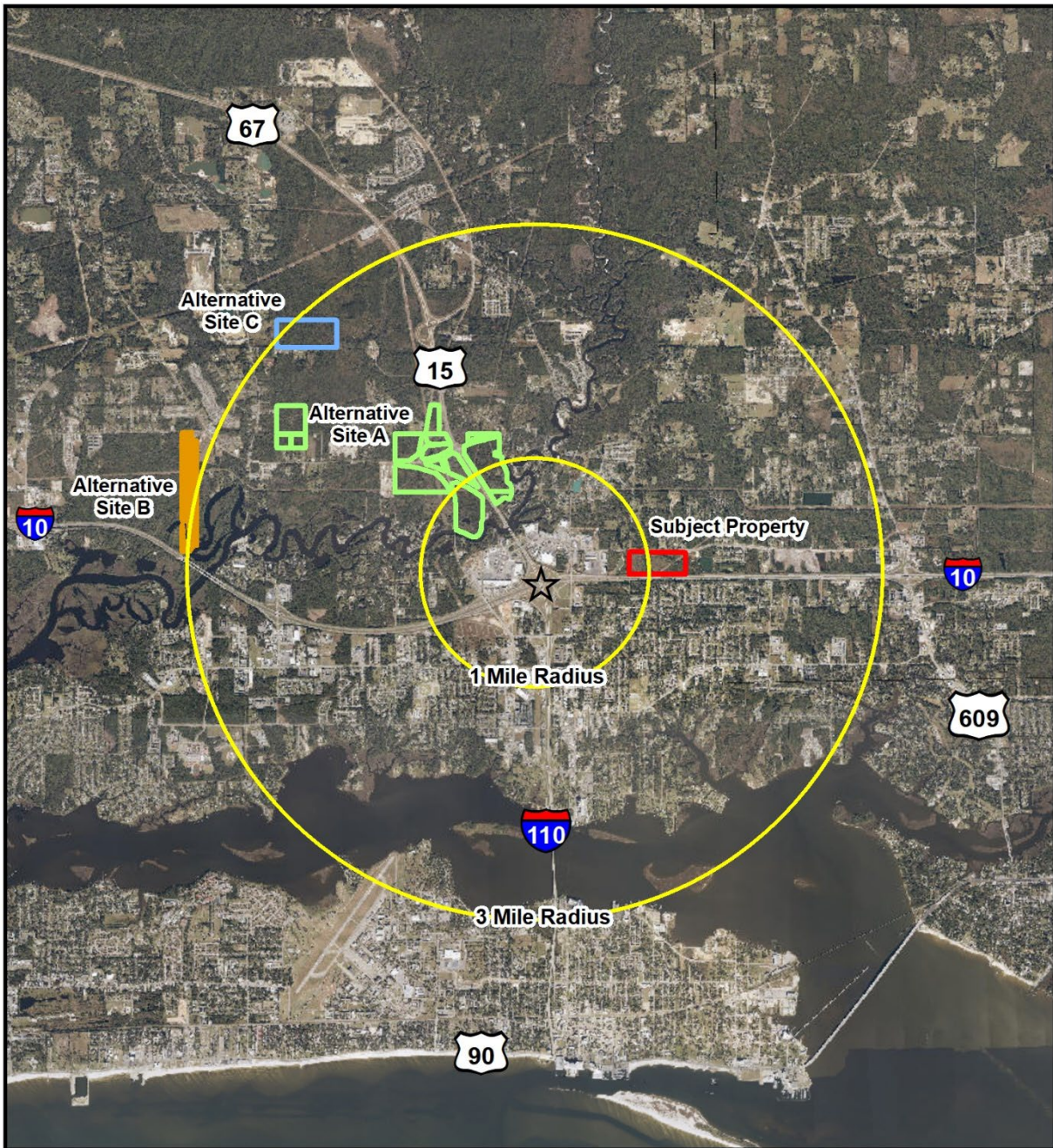



FIGURE C-1
 Purpose: Permit Drawing
 Base Map: High Resolution
 True Color OrthoImagery
 Source: MARIS
 Map Date: February 2, 2024

NORTH

0 0.5 1 1.5 2
 Miles

**ALTERNATIVE SITE
 ANALYSIS MAP**



**ECOLOGICAL
 ASSET
 MANAGEMENT, LLC**

**Permit Drawing
 for +/- 60 ac
 Lemoyne Landing Development**

Location: D'Iberville, MS
 Portion of Section 10;
 Township-7-South; Range-9-West
 County: Jackson County, MS

Figure C-1: Alternative Site Analysis Map

Alternative Off-Site Analysis

The applicant's agents utilized the Mississippi Gulf Coast Realtor Multiple Listing Service (MLS) to locate available potential alternative sites. Ecological Asset Management, LLC (EAM), then analyzed the potential environmental impacts as well as the economic feasibility associated with each potential alternative. Key parameters used in the scoping process that were investigated include but were not limited to: size (55-70 acres), shape, near the D'Iberville retail centers north of the I-10/I-110 interchange, access to primary traffic corridors and road frontage. Currently marketed land/unimproved property sites were analyzed, and those alternative sites are discussed here. The National Wetland Inventory (NWI), the Web Soil Survey (WSS), Google Earth, LiDAR imagery, as well as professional judgements were utilized to analyze the environmental settings associated with each alternate site for the proposed project and to make estimates for wetland acreage. *The applicant has expressed the need for the property to have the capacity for 435,000 sq. ft. of commercial space and frontage on a highly traveled road; additionally, the applicant wishes the project location to easily assimilate with existing development.*

A summary describing each alternative site and the criteria for not selecting each site is listed and the highest qualifying site (A) is also detailed with the provided mapping data, are as follows:

Site	Zoning	Size/Shape	Location	LEDPA	Cost
Proposed	Yes	Yes	Yes	Yes	Yes
Alternative "A"	No	No	Yes	No	No
Alternative "B"	No	Yes	No	No	Yes
Alternative "C"	No	Yes	No	No	Yes

Assessment analysis of proposed and alternative sites. Zoning indicates whether the site is currently zoned for the project type. Size/Shape indicates whether the site fits the project size and shape requirements. Location indicates whether the property is within a desirable distance (0-2 mi) from the D'Iberville retail centers north of the I-10/I-110 interchange. The Least Environmentally Damaging Practicable Alternative (LEDPA) is determined based on potential impacts on wetland, open water and habitat corridors. Cost indicates whether the site is financially viable based on cost of property, cost to develop and cost of permitting.

Proposed Site

The proposed site is located on Mallett Road in Jackson County, MS at the boundary line of the City of D'Iberville (GISP: 792.10-02-0183.00). The site is 59.8-acres, undeveloped and zoned as Corridor Commercial (C-4).

Location: The project area is located directly adjacent to the D'Iberville retail centers north of the I-10/I-110 interchange. The parcel is situated on the newly established Mallett Road/Cook Road traffic corridor and less than a mile from the I-10/I-110 interchange. Additionally, the proposed site exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: The proposed site location contains +/- 35.97 acres of wetlands and +/- 0.59 acres of Other Waters. A wetland delineation of the subject area was performed in October 2023. The

site is bounded by Interstate 10 to the south, the D'Iberville commercial district to the west, the four-lane Mallett Road extension to the north, and residential development to the east. This site has been effectively isolated and does not maintain valuable habitat corridors. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

Cost: The site is currently owned by the prospective developer. The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.

Accessibility: Approximately 40% (3,000 feet) of the site's perimeter maintains road frontage to Mallett Road and Daisy Vestry Road.

Alternative Site "A"

Site "A" is located on Licksillet Road in Biloxi, MS (PIDN: 1308A-01-002.000, 1308H-02-002.000, 1307O-01-012.000, 1308B-01-001.000, 1408D-03-023.000, 1308D-01-007.000, 1308B-02-001.000, 1308H-01-001.000, & 1307M-01-005.000). The site is 366.42 acres, undeveloped and zoned largely as Agriculture (A) with portions zoned as Low Density Single Family Residential (RS-10). This property will require rezoning to suit the purpose and need of the project. This site is very fragmented, as the parcels are not all adjacent to one another, which makes this property unsuitable for the proposed development.

Location: Portions of this property are adjacent to the D'Iberville retail centers north of the I-10/I-110 interchange; however, the parcels are disconnected, and some are further (2.15 miles) from the target location. Portions of this property are situated on the Highway 67 traffic corridor. Additionally, this property exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: This site location appears to be comprised entirely of wetlands and Other Waters. This site is at a very low elevation and appears to be underwater for the majority of the year. The site is partially surrounded by residential and commercial development but maintains valuable habitat corridors with adjacent upland food sources. The Tchoutacabouffa River exists along some of the project boundary; this river maintains connectivity with the Biloxi River Marshes Coastal Preserve and the Mississippi Sound. The site is adjacent to traditional navigable waters (Tchoutacabouffa River).

Cost: The site is currently listed at \$8,900,000 (\$24,300 per acre). The need for site clearing, mitigation, purchase/transport of fill material and rezoning efforts and fees contributes to the cost to develop the subject property.

Accessibility: This site maintains a high percentage of road frontage. The available road frontage is very fragmented, as the parcels are not all adjacent to one another, which makes this property unsuitable for the proposed development. Additionally, a 64.5-acre portion of the property does not have any road frontage and will require an easement to access.

Alternative Site “B”

Site “B” is located on Woolmarket Road in Biloxi, MS (PIDN: 1208B-01-007.000, 1208B-01-008.000, 1208B-01-010.000). The site is approximately 72.8 acres, undeveloped and zoned as Neighborhood Business (NB) along Woolmarket Road and High Density Residential (RS-5) along the rear of the property. This property will require rezoning to suit the purpose and need of the project.

Location: This alternative is located 3 miles from the D’Iberville retail centers north of the I-10/I-110 interchange. The parcel is located less than a mile from the Cedar Lake Road/Hudson Krohn Road traffic corridor and 2.43 miles from Highway 67. This property exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: This site location appears to contain +/- 65 acres of wetlands. The site is near I-10 and single-family residential development but maintains valuable habitat corridors with adjacent upland food. The Tchoutacabouffa River exists along the site’s southern boundary; this river maintains connectivity with the Biloxi River Marshes Coastal Preserve and the Mississippi Sound. The site is adjacent to traditional navigable waters (Tchoutacabouffa River).

Cost: The site is currently listed for \$879,500 (\$12,100 per acre). The need for site clearing, mitigation, purchase/transport of fill material and rezoning efforts and fees contributes to the cost to develop the subject property.

Accessibility: Approximately 4% (440 feet) of the site’s perimeter maintains road frontage to Woolmarket Road.

Alternative Site “C”

Site “C” is located on Mason Road in Biloxi, MS (PIDN: 1307L-01-001.000). The site is approximately 79 acres, undeveloped and zoned as Medium Density Single Family Residential (RS-7.5). This property will require rezoning to suit the purpose and need of the project.

Location: This parcel is located at the dead end of Mason Road, which is a low volume residential road unsuitable for a large commercial development. This alternative is located 4 miles from the D’Iberville retail centers north of the I-10/I-110 interchange. The parcel is located less than a mile from the Hudson Krohn Road/Cedar Lake Road traffic corridor and 2.3 miles from Highway 67. This property exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: This site location appears to contain +/- 70 acres of wetlands. The site is near single-family residential development but maintains valuable habitat corridors with abundant upland food sources that are contiguous with offsite wetland systems. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

Cost: The site is currently listed for \$499,000 (\$6,300 per acre). The need for site clearing, mitigation, purchase/transport of fill material and rezoning efforts and fees contributes to the cost to develop the subject property.

Accessibility: Approximately 34% (2,700 feet) of the site's perimeter maintains road frontage to Mason Road. This parcel is located at the dead end of Mason Road, which is a low volume residential road unsuitable for a large commercial development.

Appendix C-2

MDAH Cultural Resource Assessment Response

Lemoyne Landing Development

Section 10, Township-7-South, Range-9-West
D'Iberville, Jackson County, MS

February 21, 2024

Mr. Jack Schmidt
MP Design Group
918 Howard Avenue
Biloxi, Mississippi 39530

RE: Proposed Construction of Multi-Structure Retail Development, (USACE) MDAH
Project Log #02-031-24, Jackson County

Dear Mr. Schmidt:

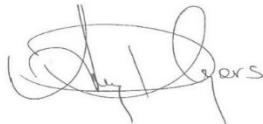
We have reviewed the request for a cultural resources assessment for the above referenced project, received on February 7, 2024, in accordance with our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800.

After review, due to the presence of recorded archaeological sites in close proximity to the project area, the area of potential effect not being examined for cultural resources in 15 years, and the previous survey not meeting current standards, it is our determination that a cultural resources survey must be performed by a professional archaeologist. The resulting report should reference the project log number above on the title page.

A list of individuals who have represented themselves as being willing and qualified to do archaeological survey work in Mississippi will be furnished upon request. A copy of this letter should be made available to the contracting archaeologist(s).

If you have any questions, please do not hesitate to call us at (601) 576-6940.

Sincerely,



Amy D. Myers
Preservation Planning Administrator

FOR: Katie Blount
State Historic Preservation Officer

Appendix C-3

WRAP For Environmental Assessment Lemoyne Landing Development

***Section 10, Township-7-South, Range-9-West
D'Iberville, Jackson County, MS***



Figure C-3: Lemoyne Landing Wetland Rapid Assessment Procedure (WRAP) Location Map

PROPOSED
 EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: PROJECT: DATE: REVIEWER: FLUCCS CODE:
 APP. #: Lemoyne Landing MWRAP 3 / 2/12/2024 / A.G. Boxx & D. Bartlett WETLAND TYPE: FORESTED Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Natural Undeveloped	8.95 ACRES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES % = <input type="text"/>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	ACRES OF IMPACT	ACRES	

WILD LIFE UTILIZATION
 WETLAND CANOPY
 WETLAND GROUND COVER
 HABITAT SUPPORT / BUFFER

WRAP SCORE

65.14%

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
Natural undeveloped (E)	2.5	30	0.75
Low Density Highway (N)	1	15	0.15
Natural undeveloped (S)	1.5	15	0.225
Natural undeveloped (W)	2	30	0.6
			0

FIELD HYDROLOGY
 WATER QUALITY INPUT & TREATMENT

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Natural Undeveloped (S)	2	100	2
			0
			0
			0
			0
			0
LU TOTAL			2

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
Natural Undeveloped	3	100	3
			0
			0
			0
			0
			0
PT TOTAL			3

WILDLIFE UTILIZATION
 Pine Savanna (MWRAP). Evidence of wetland utilization by small and medium sized mammals. There are some adjacent upland food sources. There is evidence of human disturbance (trails and noise pollution). Little nesting and roosting habitat for avian species. The site is located along Mallett Road, near I-10 and exists within proximity to residential housing.

WETLAND CANOPY
 Pine Savanna (MWRAP). Percent areal cover >20% but <50%. Some natural recruitment of overstory and shrub species. No snags or den trees and no observed insect damage.

WETLAND GROUND COVER
 Pine Savanna (MWRAP). Percent areal cover >75%. Abundant number of target herbaceous pine savanna species observed (Sarracenia alata, Lygopodiella alopecuroides, Proserpinaca pectinata, Polygala ramosa).

HABITAT SUPPORT/BUFFER
 Pine Savanna (MWRAP). The northern buffer is natural undeveloped area that is >30ft but <300ft, contains a desirable plant community and has limited connection to wildlife corridors due to Mallett Road. The western buffer is >300ft, contain desirable plant communities and portions is connected to wildlife corridors. The southern buffer is natural undeveloped area that is >30ft but <300ft, contains a desirable plant community and has limited connection to wildlife corridors due to I-10. The eastern buffer is >300ft, contain desirable plant communities and portions are connected to wildlife corridors.

FIELD HYDROLOGY
 Pine Savanna (MWRAP). There is no evidence of soil subsidence. Some drainage management that came along with the Mallett Road development appears to have altered the hydrology of the assessment area.

WQ INPUT & TREATMENT
 Pine Savanna (MWRAP). Most drainage arrives on-site from the south, is uninterrupted and arrives via sheetflow from the adjacent natural undeveloped area. Primarily, this drainage is shed into the adjacent bottomland hardwood drains.

- PROPOSED
 EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: PROJECT: DATE: REVIEWER: FLUCCS CODE:
 APP. #: Lemoyne Landing WRAP 2 A.G. Boxx & D. Bartlett WETLAND TYPE: FORESTED Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Natural Undeveloped	4.32 ACRES	<input type="checkbox"/> NO <input type="checkbox"/> YES % = <input type="text"/>	<input type="checkbox"/> NO <input type="checkbox"/> YES
	ACRES OF IMPACT	ACRES	

WILD LIFE UTILIZATION

WETLAND CANOPY

WETLAND GROUND COVER

HABITAT SUPPORT / BUFFER

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
Natural undeveloped (E&W)	2	80	1.6
Low Density Highway (N)	1	10	0.1
High Volume Highway (S)	1	10	0.1
			0
			0

FIELD HYDROLOGY

WATER QUALITY INPUT & TREATMENT

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
High Volume Highway (S)	1	100	1
			0
			0
			0
			0
			0
LU TOTAL			1

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
combo dry detention with swales	2	100	2
			0
			0
			0
			0
			0
PT TOTAL			2

WRAP SCORE

60.00%

WILDLIFE UTILIZATION
 Evidence of wetland utilization by small and medium sized mammals. There are some adjacent upland food sources. There is evidence of human disturbance (trails and noise pollution). The site is located along Mallett Road, near I-10 and exists within proximity to residential housing.

WETLAND CANOPY
 Few (<25%) undesirable canopy trees. The wetland overstory is providing habitat support, and there is some evidence of natural recruitment of native canopy/shrub seedlings. Few snags or den trees.

WETLAND GROUND COVER
 Few (<25%) undesirable groundcover species. Notable plant is less diversity- some FAC species observed. Plant community appears healthy but is slightly crowded.

HABITAT SUPPORT/BUFFER
 The northern buffer is <30ft and has limited connection to wildlife corridors due to Mallett Road. The east and western buffers are >300ft, contain desirable plant communities and portions are connected to wildlife corridors. The southern buffer is <30ft and has limited connection to wildlife corridors due to I-10.

FIELD HYDROLOGY
 Succession of wetland plant species into transitional/upland plant species. There is no evidence of soil subsidence. Some drainage management that came along with the Mallett Road development appears to have altered the hydrology of the assessment area. Wetland hydroperiod appears adequate and the plant communities appear healthy.

WQ INPUT & TREATMENT
 Most drainage arrives from the south. This flow is directed beneath I-10. This drainage exits the property to the north.