

# **Draft Environmental Assessment**

## **Hancock County Port and Harbor Commission Administration Building**

**Hancock County, Mississippi  
May 2013**



**FEMA**

**U. S. Department of Homeland Security**  
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Mississippi Recovery Office – Biloxi, MS

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## ACRONYMS AND ABBREVIATIONS

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AADT	Annual Average Daily Traffic
ACHP	Advisory Council on Historic Preservation
AOC	Area of Concern
APE	Area of Potential Effect
BFE	Base Flood Elevation
BMP	Best Management Practice
CAA	<i>Clean Air Act</i>
CDP	Census Designated Place
CEQ	Council on Environmental Quality
CFR	<i>Code of Federal Regulations</i>
CO	Carbon Monoxide
CWA	<i>Clean Water Act</i>
CZMA	<i>Coastal Zone Management Act</i>
dB	Decibel(s)
DNL	Day-Night Average Sound Level
EA	Environmental Assessment
EO	Executive Order
EPA	U. S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FPPA	<i>Farmland Protection Policy Act</i>
GRPC	Gulf Regional Planning Commission
HCPHC	Hancock County Port and Harbor Commission
I-10	Interstate Highway 10
MDAH	Mississippi Department of Archives and History
MDEQ	Mississippi Department of Environmental Quality
MDMR	Mississippi Department of Marine Resources
MDOT	Mississippi Department of Transportation
MDWFP	Mississippi Department of Wildlife, Fisheries, and Parks
MNHP	Mississippi Natural Heritage Program
MS 43	Mississippi Highway 43
MSL	Mean Sea Level
MSWCC	Mississippi Soil and Water Conservation Commission
NA	Not Applicable

NAAQS National Ambient Air Quality Standards

## **ACRONYMS AND ABBREVIATIONS**

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NASA	National Aeronautics and Space Administration
NEPA	<i>National Environmental Policy Act</i>
NGVD29	National Geodetic Vertical Datum of 1929
NHPA	<i>National Historic Preservation Act</i>
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Oxides of Nitrogen
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	<i>National Register of Historic Places</i>
NWI	<i>National Wetlands Inventory</i>
O <sub>3</sub>	Ozone
Pb	Lead
PL	Public Law
PM <sub>2.5</sub>	Particulate Matter less than 2.5 Microns
PM <sub>10</sub>	Particulate Matter less than 10 Microns
SHPO	State Historic Preservation Officer
SO <sub>2</sub>	Sulfur Dioxide
STP	Shovel Test Pit
SWPPP	Stormwater Pollution Prevention Plan
THPO	Tribal Historic Preservation Officer
US 49	U. S. Highway 49
US 90	U. S. Highway 90
USACE	U. S. Army Corps of Engineers
USCB	U. S. Census Bureau
USDA	U. S. Department of Agriculture
USFWS	U. S. Fish and Wildlife Service
USGS	U. S. Geological Survey
VOC	Volatile Organic Compounds
WOUS	Waters of the United States

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## 1.0 INTRODUCTION

On August 29, 2005, Hurricane Katrina struck the Mississippi Gulf Coast, causing extensive damage. Subsequently, Presidential Disaster Declaration FEMA-1604-DR-MS made 81 of the 82 counties in Mississippi eligible for Public Assistance funds distributed by the Federal Emergency Management Agency (FEMA) to state and local governments and certain nonprofit organizations for the repair or replacement of disaster-damaged facilities. Much of the low-lying lower half of Hancock County was inundated by surging waters driven inland by Hurricane Katrina. Virtually the entire area south of Interstate Highway 10 (I-10) was flooded, including the cities of Bay Saint Louis and Waveland, at the time the only incorporated municipalities in the county. The unincorporated Pearlington, Lakeshore and Clermont Harbor communities, located along the Mississippi Sound coastline, were inundated, as were portions of the Kiln and Diamondhead communities north of I-10. In all, the surge flooded roughly 200 square miles in Hancock County, more than 40 percent of the total land area of the county.

The Hancock County Port and Harbor Commission (HCPHC) proposes to construct a new Administration Building within the limits of the Stennis Airport Industrial Park north of I-10. The proposed location would be less vulnerable to the threat of tidal flooding than is the present site of the HCPHC offices on U. S. Highway 90 (US 90) in Waveland. The new site is adjacent to Stennis International Airport, near the unincorporated community of Kiln, an important location for the marshalling of hurricane relief supplies and personnel following Katrina.

In accordance with the *Robert T. Stafford Disaster Relief and Emergency Assistance Act*, Public Law (PL) 93-288, as amended, and regulations promulgated pursuant thereto and codified in Title 44 of the *Code of Federal Regulations* (CFR), Part 206, FEMA is required to review the environmental effects of the proposed action prior to making a decision regarding whether to provide funding for the project. The present Environmental Assessment (EA) has been prepared in accordance with regulations adopted by FEMA, implementing requirements of the *National Environmental Policy Act*, PL 91-190, as amended, and regulations adopted pursuant thereto (44 CFR Part 10).

## 2.0 PURPOSE AND NEED

The principal facilities owned and operated by the HCPHC include Port Bienville Industrial Park, the Port Bienville Railroad and Stennis International Airport. The 3,600-acre Port Bienville Industrial Park is currently home to 18 businesses employing more than 1,200 workers. Port Bienville is a 25-acre shallow-draft barge port located off the Intracoastal Waterway near the mouth of the East Pearl River. The port has eight berths ranging from 600 to 1,050 feet in length and primarily handles coal, ore and other bulk products. The adjacent industrial park is accessible from US 90 via Lower Bay Road. The nine-mile Class III short-line Port Bienville Railroad

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provides a connection to the CSX rail line leading westward to New Orleans and eastward to Gulfport and Mobile. Stennis International Airport is a 1,680-acre general aviation facility with an 8,500-foot lighted runway and adjacent 100-acre industrial park. It is located at the west end of Stennis Airport Road which intersects on its east end with Mississippi Highway 43 (MS 43) a little more than one mile north of that route's interchange with I-10.

The HCPHC offices are currently located at 706 Highway 90 in Waveland. That location is approximately 13 miles from Port Bienville and nine miles from Stennis International Airport. It is also vulnerable to surging tidal waters driven by a major hurricane as proved by Katrina in 2005. The purpose of the project described in this Environmental Assessment is to construct a new HCPHC Administration Building that will meet the following needs:

- The need for adequate office and meeting space from which to oversee and direct the various holdings and diverse activities of the agency;
- The need to be located at a site less vulnerable to possible tidal surge associated with tropical weather activity;
- The need for a more central location from which to coordinate economic development activities throughout Hancock County;
- The need for more immediate access to the interstate highway system and air travel opportunities available at Stennis International Airport;
- The need to be more accessible to tenants leasing space in Stennis Airport Industrial Park in order to serve them better; and
- The need to be located on-site at Stennis Airport Industrial Park in order to market better its facilities and services.

### **3.0 ALTERNATIVES**

Two alternatives were defined for consideration in connection with the statement of purpose and need provided above for this EA: (1) the No Action Alternative; and (2) the Proposed Action Alternative.

#### **3.1 Alternative 1: No Action**

Under the No Action Alternative, instead of constructing a new HCPHC Administration Building, the agency would continue to operate from its existing headquarters on Highway 90 in Waveland. The Commission and its staff would continue to perform their present duties—overseeing the operation of Port Bienville, Stennis International Airport and the Port Bienville Railroad, while working to attract new business, industry and employment to Hancock County—within the limited, increasingly inadequate and less than optimally located office space available.

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### **3.2 Alternative 2: Construct New HCPHC Administration Building with Parking**

Under the Proposed Action Alternative, the HCPHC would construct a new Administration Building on a 3.5-acre site just east of Stennis International Airport and south of Kiln (see Figure 1 in Appendix A). The project site is located between Fred and Al Key Road on the west and Fred W. Haise Road on the east. The northwest corner of the rectangular site is approximately 260 feet south of John C. Robinson Road at its intersection with Fred and Al Key Road. The northeast corner lies about the same distance south of the eastern end of John C. Robinson Road. The southwest corner of the project site is roughly 400 feet north of Roscoe Tanner Road at its intersection with Fred and Al Key Road. The southeast corner lies about the same distance north of the eastern end of Roscoe Tanner Road where it intersects Fred W. Haise Road. The construction limits for the project encompass a total of 2.9 acres, leaving 0.6 acre to serve as a buffer along the northern and eastern edges of the site (see Figure 2 in Appendix A).

The facility would be located within the limits of the Stennis Airport Industrial Park operated by the HCPHC. The building itself would include roughly 6,700 square feet of enclosed office, meeting, reception and miscellaneous space (see Site Plan at the back of Appendix A). There would also be a dozen paved and marked parking spaces in front of the building and parking accommodations behind the building for another 40 vehicles. Vehicular access would be via a drive connecting to Fred and Al Key Road and continuing around the south side of the building. The building would be oriented to the west, facing the airport itself from across Fred and Al Key Road.

The proposed construction site is almost uniformly flat at 19.0 feet above mean sea level (NGVD29). It is located entirely within FEMA-designated Flood Zone X, an area considered to be subject to a minimal flood hazard (i.e., less than 0.2 percent per annum). Photographs of the project area are included in Appendix B.

## **4.0 AFFECTED ENVIRONMENT AND POTENTIAL IMPACTS**

The table which follows (on pages 4-6) summarizes the potential impacts of the Proposed Action Alternative and mitigation measures to offset those impacts. The table is followed by more detailed discussion of those environmental resources for which potential impacts have been identified, as well as other areas of particular concern: floodplains, wetlands and other jurisdictional waters of the United States, environmental justice, biological resources and cultural resources.

Affected Environment	Impacts	Mitigation
<b>Geology and Soils</b>	No impacts to geology would occur. Minor temporary impacts to soils may occur during construction. No permanent impacts to soils are anticipated.	Appropriate Best Management Practices (BMPs) – such as installing silt fences, providing temporary soil stabilization during construction, and vegetating bare soils – would help minimize potential soil erosion.
<b>Air Quality</b>	Temporary impacts to air quality could occur during the construction period.	Contractors would be required to water down construction areas as needed to minimize dust. Running times for fuel-burning equipment would be kept to a minimum, and engines would be properly maintained in order to limit emissions.
<b>Surface Water</b>	Minor temporary impacts to surface water may occur during construction due to stormwater runoff. There will be no permanent impacts to surface waters as a result of this project.	The applicant would prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a National Pollutant Discharge Elimination System (NPDES) permit for the project. Appropriate BMPs -- such as installing silt fences, temporary soil stabilization during construction and vegetating bare soils -- would help minimize runoff.
<b>Groundwater</b>	No impacts to groundwater are anticipated.	NA
<b>Wetlands</b>	Construction would alter approximately 2.9 acres of urban forested wetlands. Minor temporary impacts to adjacent wetlands and waterways may also result from sediment transport during construction.	The applicant has purchased 8.7 credits from Wetlands Solutions Mitigation Bank, as no onsite mitigation opportunities were available. Applicant will prepare a SWPPP; obtain an NPDES permit; and implement appropriate BMPs, such as silt fences, temporary soil stabilization and vegetating bare soils in order to minimize runoff to off-site wetlands and waterways not directly affected.
<b>Floodplains</b>	The proposed construction site is located in FEMA-designated Flood Zone X, a minimal hazard area with less than 0.2-percent annual chance of flooding. No impacts to the floodplain would result from implementation of the project.	NA

Affected Environment	Impacts	Mitigation
<b>Coastal Resources</b>	There will be minimal temporary impacts to coastal resources during construction. Minor temporary impacts to adjacent wetlands and waterways may occur from sediment transport during construction. By correspondence dated January 22, 2013, the Mississippi Department of Marine Resources (MDMR) acknowledged the project would be consistent with the Mississippi Coastal Program.	The applicant would prepare a SWPPP and obtain an NPDES permit for the project. Appropriate BMPs, such as installing silt fences, temporary soil stabilization during construction, and vegetating bare soils, would minimize runoff to off-site wetlands and waterways. Affected wetlands would be mitigated, and construction debris would be properly removed and disposed.
<b>Threatened and Endangered Species and Critical Habitat</b>	The project will have no effect on threatened or endangered species, or critical habitat, protected by Federal law, according to a survey report prepared by Patrick Chubb, Wildlife Biologist, PAC Services, LLC. By correspondence dated February 28, 2013, the U. S. Fish and Wildlife Service (USFWS) concurred that the project will not adversely affect Federally listed threatened or endangered species or their areas of habitation.	NA
<b>Historic Properties</b>	A Cultural Resources Survey conducted by the University of South Alabama Center for Archaeological Studies indicated that no known cultural resources listed in the <i>National Register of Historic Places</i> (NRHP), or eligible for listing therein, will be affected by the project. By correspondence dated November 20, 2012, the Mississippi Department of Archives and History (MDAH) concurred with this finding.	Formal consultation with MDAH, regarding potential impacts on culturally significant historical properties, has been conducted in accordance with Section 106 of the <i>National Historic Preservation Act</i> (NHPA) and 36 CFR Part 800. Should unrecorded cultural resources be encountered during the project, all construction activities would cease; and MDAH would be contacted immediately and afforded the opportunity to comment regarding the status and disposition of the newly discovered artifacts in accordance with the provisions of 36 CFR 800.13.
<b>American Indian Cultural/ Religious Sites</b>	No impacts to American Indian cultural or religious sites are anticipated. The Mississippi Band of Choctaw Indians Tribal Historic Preservation Officer (THPO), in correspondence dated January 25, 2013, indicated the tribe had no concerns regarding the project.	During construction, if any potentially significant cultural resources were encountered, all activity onsite would cease immediately; and the Mississippi Band of Choctaw Indians would be contacted for consultation regarding the status and disposition of the artifacts discovered.

Affected Environment	Impacts	Mitigation
<b>Environmental Justice</b>	No disproportionately high or adverse effect on minority or low-income population members would be anticipated. All residents of Hancock County would benefit from the project, and its implementation would not adversely affect any single group or class of persons.	NA
<b>Noise</b>	Temporary noise impacts would occur at the project site during the construction period.	Construction would occur during normal business hours and equipment would meet all local, state, and federal noise regulations.
<b>Traffic</b>	There would be a temporary increase in the volume of traffic on roads in the immediate vicinity of the project site during construction. There would also be a limited long-term increase associated with the daily operation of a facility occupied by up to 15 full-time staff members.	Appropriate signage would be posted on affected roadways in order to make motorists and pedestrians aware of the presence and movement of large machinery and job-related traffic. No long-term measures would be necessary to mitigate the lasting but limited increase in the general level of traffic on area streets.
<b>Public Health and Safety</b>	There would be no temporary or permanent affects to public health and safety as a result of this project.	All construction activities would be performed using qualified personnel and in accordance with job safety standards and related regulations promulgated by the Occupational Safety and Health Administration (OSHA). Appropriate signage and barriers would be in place prior to any construction-related activity in order to make both motorists and pedestrians aware of potential hazards associated with the presence and movement of heavy machinery and construction vehicles.

Source: Neel-Schaffer, Inc.

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## 4.1 Geology and Soils

The project site lies within the East Gulf Coastal Plain. This broad physiographic designation extends from the Gulf of Mexico to northern Tennessee, and from eastern Louisiana to western Florida, and is comprised of coastal marine deposits (U. S. Geological Survey, 2007). The project site is located within the Coastal Flatwoods ecological region of the East Gulf Coastal Plain, an area approximately 10 to 15 miles wide that parallels the Gulf Coast. Coastal Flatwoods are characterized by level terraces and composed of clays, sands and gravels. Saltwater marshes lie along the southern boundary of the Coastal Flatwoods. As already noted, the area within the proposed construction site is almost uniformly flat at 19 feet above mean sea level NGVD29.

The soils at the project site consist predominantly of Atmore silt loam and Beauregard silt loam. The soils within the construction limits consist almost entirely of the former; soils in the buffer area include both varieties (U. S. Department of Agriculture, Natural Resources Conservation Service, 2012). Atmore silt loam is a poorly drained soil formed by loamy marine deposits. It typically occurs in land with a slope of less than two percent and a water table less than one foot beneath the surface. Beauregard silt loam is a moderately well drained soil formed from loamy alluvium. It typically occurs in land with a slope of less than one percent and a water table three to six feet beneath the surface.

The *Farmland Protection Policy Act* (FPPA), PL 110-246, states that federal agencies must “minimize the extent to which federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses. . . .” The Natural Resources Conservation Service (NRCS) uses the U. S. Department of Agriculture (USDA) Farmland Conversion Impact Rating form to evaluate the appropriateness of proposed conversion on a case-by-case basis. However, in the present case, the proposed construction site was included in a previous evaluation conducted for the Stennis Airport Industrial Park property. Therefore, the NRCS indicated, in correspondence dated February 14, 2013, that no FPPA determination would be required for the present project. A copy of the relevant correspondence may be found in Appendix C.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to geology or soils.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to geology would occur because construction activities would not be deep enough to affect geological resources. Clearing and grading activities would disturb soils at the project site; however, because the site is almost level, disturbance would be minimal. Implementation of appropriate BMPs would be required at the construction site, including the installation of silt fences and the revegetation of soils to minimize soil erosion.

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## 4.2 Water Resources

### 4.2.1 Surface Water

The *Clean Water Act of 1977* (CWA), PL 107-303, established the basic framework for regulating discharges of pollutants into surface water resources. The project site is almost perfectly flat and does not contain any perennial or intermittent surface water resources. The Jourdan River runs roughly east and west, north of Texas Flat Road, and generally north and south, east of MS 43. The Bay of Saint Louis is located some 4.6 miles southeast of the project site.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to surface water resources.

Proposed Action Alternative – Under the Proposed Action Alternative, minor temporary impacts to off-site surface waters could occur during construction due to soil erosion during ground-disturbing activities. Prior to construction, the applicant would prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Mississippi Department of Environmental Quality (MDEQ). The SWPPP would specify BMPs calculated to minimize erosion of soil from the construction area and to reduce off-site sediment transport.

On January 25, 2013, letters requesting project review were sent to the U.S. Environmental Protection Agency (EPA) Water Protection District, MDEQ's Office of Pollution Control, and the Mississippi Soil and Water Conservation Commission (MSWCC) (see Appendix C). On January 28, 2013, a letter was sent to Mississippi Department of Marine Resources. (MDMR). By letter dated January 30, 2013, MDEQ responded with a list of sites within Hancock County that have potential contamination issues related to them. Two sites within the Stennis Airport Industrial Park are listed in the EPA *EnviroFacts* online database (U. S. Environmental Protection Agency, 2013). One was the site of a mercury release at 7070 Stennis Airport Drive, approximately .44 mile southeast of the HCPHC project location. The other is a Conditionally Exempt Small Quantity Generator (CESQG), The Project Hangar, Inc., located at 7110 Road C, a little more than 300 feet southwest of the project location. The mercury release was cleaned up and resolved as a Superfund project. Neither of the listed sites would directly affect the project location. By letter of February 11, 2013, MDMR indicated that the wetland fill associated with the project is consistent with the Mississippi Coastal Program and unless the authorized impacts change, no further authorization is needed. No responses from EPA or MSWCC have been received to date.

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#### 4.2.2 Floodplains

Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. Consistent with EO 11988, Flood Insurance Rate Maps (FIRMs) were examined during the preparation of this EA. The entire project site is located in an area designated as Flood Zone X (Unshaded), which is to say an area of minimal flood hazard with an annual chance of flooding less than 0.2 percent. This puts the project location above the 500-year floodplain, as well as the 100-year base floodplain (see Figure 3 in Appendix A).

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to the floodplain.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to the floodplain would occur; since the project location lies in neither the base 100-year floodplain nor in the less vulnerable 500-year floodplain.

#### 4.2.3 Groundwater

EPA defines a sole-source aquifer as an underground water source that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. These areas have no alternative drinking water source(s) that could physically, legally, and economically supply all those who depend upon the aquifer for drinking water. The Sole Source Aquifer Program outlined in 40 CFR 149 is authorized by Section 1424(e) of the *Safe Drinking Water Act of 1974*, PL 93-523. Designation of an aquifer as a sole-source aquifer gives EPA the authority to review federally assisted projects planned for the area in order to assess their potential for contaminating the aquifer.

The Coastal Lowlands Aquifer System is the major freshwater aquifer system beneath the project area (U. S. Geological Survey, 2013). This aquifer system extends from the Rio Grande to the Florida Panhandle and yields large quantities of water for agricultural use and public supply, as well as domestic, commercial and industrial uses. The aquifer is recharged primarily by precipitation. There are no designated sole-source aquifers underlying the project area (EPA, 2012).

The proposed project is in compliance with the *Safe Drinking Water Act* and associated regulations. The project site is outside the stream flow and recharge source zones of the Southern Hills Regional Aquifer, located west of the Pearl River (the western boundary of Hancock County), the closest designated sole-source aquifer.

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No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to groundwater resources or to a sole source aquifer.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to groundwater resources or to a sole source aquifer are anticipated, since the depth of the construction would not affect the potable aquifer and the proposed project is located outside of the stream flow and recharge source zones of a designated sole-source aquifer.

#### 4.2.4 Waters of the U. S. Including Wetlands

The U. S. Army Corps of Engineers (USACE) regulates the discharge of dredged and fill material into jurisdictional waters of the United States (WOUS), including wetlands, pursuant to Section 404 of the CWA. Executive Order 11990 (Protection of Wetlands) requires Federal agencies to avoid, to the extent possible, adverse impacts to wetlands. The *National Wetlands Inventory* (NWI) map indicates that much of the area surrounding Stennis International Airport is classified as freshwater forested/shrub wetland, with small areas of freshwater emergent wetland interspersed (see Figure 4 in Appendix A).

The *Coastal Zone Management Act* (CZMA), PL 92-583, enables coastal states, including Mississippi, to designate state coastal zone boundaries and develop coastal management programs to improve protection of sensitive shoreline resources and guide sustainable use of coastal areas. According to the National Oceanic and Atmospheric Administration (NOAA), the project site is located within the Mississippi Coastal Zone (U. S. Department of Commerce, NOAA, 2012).

On November 4, 2012, Biologist Patrick Chubb of PAC Services, LLC, acting as authorized representative of the HCPHC, submitted an application package to the Wetlands Permitting Division of the Mississippi Department of Marine Resources (MDMR), seeking a permit to fill 2.9 acres of forested wetlands on the site of the proposed new Administration Building. The application stipulated that unaffected wetlands on the project site would be retained “for aesthetic and noise buffering” and that mitigation for affected wetlands would be provided “through the purchase of credits from an approved mitigation bank, since no onsite mitigation opportunities exist.” (A copy of the application and other materials relating to the Section 404 permit process may be found in Appendix E). The wetland delineation by PAC Services indicated that the entire 3.5-acre project site consisted of forested wetlands. However, the construction limits established by the HCPHC encompassed only 2.9 acres, leaving

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the balance of 0.6 acre as a buffer along the northern and eastern edges of the site.

Prior to the wetland delineation, according to their “Threatened/Endangered Species Report” (included in Appendix E), “PAC Services LLC conducted necessary and appropriate field investigations of the AOC [Area of Concern] on October 18, 2012. No evidence of the Federally listed species or potential habitat was recorded during the surveys.” In a letter dated February 28, 2013, Stephen M. Ricks, Mississippi Field Office Supervisor for the U. S. Fish and Wildlife Services (USFWS), concurred in the finding that the project would have “No Effect” on federally listed species or their habitats.” Ecologist Andy Sanderson of the Mississippi Natural Heritage Program (MNHP) had previously responded on behalf of the Mississippi Department of Wildlife, Fisheries, and Parks (MDWFP). In a letter dated November 29, 2012, he offered the following somewhat more qualified concurrence: “Based on information provided, we conclude that if best management practices are properly implemented, monitored, and maintained (particularly measures to prevent, or at least, minimize negative impacts to water quality), the proposed project likely poses no threat to listed species or their habitats.”

By correspondence dated November 7, 2012, the USACE acknowledged receipt of the Section 404 permit application forwarded by MDMR, noting that the project had been assigned project number SAM-2012-01427-AFM. In a letter dated January 22, 2013, Willa J. Brantley, MDMR Wetlands Permitting Bureau Director, confirmed, “The activity has been determined to be consistent to the maximum extent practicable with the Mississippi Coastal Program . . .” subject to appropriate mitigation of the affected wetlands and proper disposal of construction debris. The USACE transmitted the permit approval package to the HCPHC for execution on March 5, 2013. The HCPHC has already completed the purchase of 8.7 mitigation credits from Wetlands Solutions Mitigation Bank to mitigate the filling of 2.9 wetland acres that will be necessary prior to construction of the new Administration Building. (Correspondence confirming the purchase is included in Appendix E.)

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to WOUS, including wetlands, or the Mississippi Coastal Zone.

Proposed Action Alternative – Under the Proposed Action Alternative, 2.9 acres of wetland would be filled prior to construction of the HCPHC Administration Building and associated parking and drainage facilities. Temporary minor impacts to off-site surface waters could occur during project construction due to soil erosion resulting from ground-disturbing activities. However, the nearest

stream, the Jourdan River, is nearly a half-mile north of the project site. Implementation of appropriate BMPs will be required at the construction site, including the installation of silt fences and the revegetation of soils to minimize soil erosion. The design engineers would also be required to apply to MDEQ for an NPDES permit for construction activities.

### 4.3 Transportation

The project site is located on Fred and Al Key Road approximately 1,000 feet south of Texas Flat Road, a rural major collector running east and west between MS 43/Highway 603 on the east end and Highway 607 on the west end (see Figure 5 in Appendix A). Texas Flat Road intersects MS 43/Highway 603, a minor arterial route running north and south between Kiln and Bay Saint Louis, roughly .65 mile east of Fred and Al Key Road. MS 43/Highway 603 provides access to I-10 at an interchange 2.0 miles south of Texas Flat Road. The state highway is a divided four-lane facility beginning at a point midway between Texas Flat Road and Stennis Airport Drive and continuing to the south all the way to US 90 in Waveland. Plans call for widening the road to four lanes running north and west all the way to Picayune. The I-10/MS 43 interchange is located about midway between the I-10/I-12/I-59 nexus in Slidell, 20 miles to the west, and the U.S. Highway 49 (US 49) interchange in Gulfport, 20 miles to the east. The project location on Fred and Al Key Road is about one-third mile north of Stennis Airport Road, a mile-long connector between the airport and MS 43/Highway 603. Stennis Airport Road intersects MS 43/Highway 603 .65 mile south of Texas Flat Road and 1.40 miles north of I-10.

<b>Route</b>	<b>Location</b>	<b>AADT</b>	<b>Year</b>
Texas Flat Road	West of MS 43/Hwy 603	2,064	2012
MS 43/Hwy 603	North of Texas Flat Road	10,000	2011
MS 43/Hwy 603	North of Interstate 10	17,000	2011
Interstate 10	West of MS 43/Hwy 603	34,000	2011
Interstate 10	East of MS 43/Hwy 603	44,000	2011

*Source: Gulf Regional Planning Commission (2013): Traffic Count Database System.*

The figures above represent estimated annual average daily traffic (AADT) for the principal routes providing access to the project area. These estimates are based on vehicle counts collected for the Gulf Regional Planning Commission (GRPC) traffic counting program (GRPC, 2013). In each case the year of the most recent estimate available is indicated.

No Action Alternative – Under the No Action Alternative, no changes to transportation would occur.

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Proposed Action Alternative – Under the Proposed Action Alternative, short-term impacts to transportation would be anticipated to occur during construction of the proposed project. A minor temporary increase in the number of vehicles traveling on roads in the immediate vicinity of the project site, due to construction traffic, could result in somewhat slower flow. However, the lasting impact of the new facility on traffic in the area would be slight. The new Administration Building would include office space for 15 staff members, a large conference room designed to accommodate 20-25 persons; and a smaller conference room with seating for 10-15. The number of vehicular trips linked to the site on an ordinary weekday would likely fall in the range of 50-100. Periodic HCPHC board meetings might increase the number to between 100 and 200 on affected days. It is unlikely that all of these trips would occur on any one road, since the site is accessible from both the north (Texas Flat Road) and south (Stennis Airport Drive). Assuming 60 percent of the trips utilized Texas Flat Road, under the maximum traffic scenario, the number of additional vehicles on the route (120) would represent an increase of less than six percent. This would not have a significant adverse effect on the existing operational level of service. The impact on other more heavily traveled routes—MS 43 and Interstate 10—will be even slighter. In short, following construction, traffic volumes in the vicinity of the project site would return to levels differing very little from those existing prior to implementation. On January 25, 2013, a letter requesting project review was sent to the Mississippi Department of Transportation (MDOT) Environmental Division (see Appendix C). No response has been received to date.

#### **4.4 Environmental Justice**

EO 12898 (“Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations”) mandates that Federal agencies identify and address, as appropriate, disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low-income populations. Socioeconomic and demographic data for the project area were reviewed to determine if the proposed project would have a disproportionate impact on minority or low-income persons.

The project site is located in an existing industrial park in unincorporated Hancock County. Stennis Airport Industrial Park lies in Census Tract 306.02 which occupies roughly the middle third of Hancock County (see Figure 6 in Appendix A). The census tract is bounded on the south by I-10, except at its east end where the boundary follows the limits of Diamondhead, a large residential development incorporated as a municipality in 2012. At its west end, much of the tract is occupied by the John C. Stennis Space Center, a 13,500-acre rocket-testing facility and technology center operated by the National Aeronautics and Space Administration (NASA), and a 125,000-acre acoustical buffer zone surrounding it. The

balance of the census tract is predominantly rural. The unincorporated community of Kiln, just north of Stennis International Airport, has a population of 2,000-plus, representing about one-third of all persons living in Census Tract 306.02 (see table below).

The tract itself accounts for less than 15 percent of all persons living in Hancock County. The number of non-white-alone persons living within the geographical limits of Census Tract 306.02 (27.5 percent); but it is significantly lower than in the State of Mississippi as a whole (40.9 percent), according to the 2010 Census. The Hispanic/Latino share of population is very small and smaller than the corresponding state and county shares. The elderly share of population (persons 65 years old or older) is also smaller than in either the county as a whole (12.1 percent) or the State of Mississippi (12.8 percent).

On the other hand, estimated annual median household income is higher in Census Tract 306.02 than it is in either Hancock County or the state as a whole. At the same time, the population share with income below the poverty level is significantly higher – 26 percent for the census tract compared to 21.2 for the state and 14.7 for the county. This indicates a relatively greater concentration of incomes in the higher and lower ranges, rather than in the middle brackets.

<b>Demographic</b>	<b>State of Mississippi</b>	<b>Hancock County</b>	<b>Census Tract 306.02</b>	<b>Kiln CDP (1)</b>
Total population (2010)	2,967,297	43,929	6,457	2,238
Estimated Annual Median Household Income (2010)	\$37,881	\$44,494	\$47,663	\$40,391
Percent of Persons Below Poverty Level (2010)	21.2	14.7	26.0	14.3
Percent Minority (Non-White-Alone) (2010)	40.9	11.6	27.5	7.3
Percent Hispanic/Latino Origin (2010)	2.7	3.3	2.6	3.7
Percent Over Age 65 Years (2010)	12.8	15.2	12.1	13.8

*Source: U. S. Department of Commerce, U. S. Census Bureau (2013), "American FactFinder," 2010 Census of Population and Housing.*

(1) Census Designated Place.

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Data for the Kiln Census Designated Place (CDP) are no doubt more meaningful than those for Census Tract 306.02 for two principal reasons: (1) Census Tract 306.02 covers a very large area with a highly dispersed population having highly variable demographic characteristics; and (2) While the project site does not lie within the Census-delineated limits of the Kiln CDP, most of the people living in proximity to the project (i.e., within a mile or so) do reside in the Kiln area. Therefore, it is worth noting that estimated annual median household income for the Kiln CDP falls between the corresponding figures for the state as a whole and Hancock County; that the percentage of persons living below the poverty level in the Kiln area is slightly lower than the corresponding share for Hancock County; and that the distribution of population by race in Kiln is more predominantly white-alone than in Hancock County as a whole, and much more so than in Census Tract 306.02.

Finally, it is important to note that there is no one living in the immediate vicinity of the project, the site of which lies in an industrial park adjacent to an airport.

No Action Alternative – Under the No Action Alternative, it can only be assumed the unrealized economic benefits associated with not implementing the project would affect all individuals living in Hancock County to more or less the same degree; and there would be no disproportionately high or adverse effect on minority or low-income individuals or groups.

Proposed Action Alternative – The Proposed Action Alternative would not have a disproportionately high or adverse effect on minority or low-income populations. The project site is in an industrial park adjacent to an airport. The area in the immediate vicinity of the project is largely uninhabited. The overwhelming majority of people living in the general vicinity of the project (i.e., in the Kiln area) are white and do not have income below the poverty level. The project is likely to have little or no discernible effect on any particular group living in the area, least of all any group afforded special protection under EO 12898.

#### **4.5 Air Quality**

The *Clean Air Act* (CAA), PL 88-206, requires that states with potential air pollution problems adopt plans for meeting ambient air quality standards set by the EPA. The standards were established for the purpose of protecting public health and property against the harmful effects of excessive emissions generated by industrial sites and other stationary sources as well as motor vehicles and other mobile sources. Under the CAA, the EPA establishes primary and secondary air quality standards for designated *criteria pollutants*. Primary air quality standards protect the public health, including the health of especially vulnerable individuals, such as people with asthma, children and the elderly. Secondary air

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quality standards protect public welfare by promoting ecological well-being and preventing decreased visibility, damage to crops and the deterioration of structures. EPA has set National Ambient Air Quality Standards (NAAQS) for the following six criteria pollutants: ozone (O<sub>3</sub>); particulate matter, including particles at least 2.5 microns but less than 10 microns in size (PM<sub>2.5</sub>) and those 10 microns or larger in size (PM<sub>10</sub>); nitrogen dioxide (NO<sub>2</sub>); carbon monoxide (CO); sulfur dioxide (SO<sub>2</sub>); and lead (Pb). According to the MDEQ, the entire State of Mississippi has, until recently, been classified as being *in attainment*, meaning that measured levels of criteria pollutants do not exceed the NAAQS. However, in 2012 the EPA announced its intention to reclassify a portion of DeSoto County in the northwest corner of the state as being *non-attainment* with regard to the ozone standard. The rationale for this decision was that, while the ozone level in the Mississippi county does not exceed the actual standard, emissions generated in DeSoto County contribute to a violation in neighboring Shelby County, Tennessee. Memphis, Tennessee is located in Shelby County, and the portion of DeSoto County assigned nonattainment status is that portion located within the Memphis Urbanized Area.

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts to air quality.

Proposed Action Alternative – Under the Proposed Action Alternative, short-term minor impacts to air quality could occur during the construction period. Typical construction activities include grading, grubbing, and the addition of fill material to the project site. To reduce temporary impacts to air quality, construction contractors could be required to water down construction areas when necessary and to adopt other BMPs as appropriate. Emissions from fuel-burning internal combustion engines (e.g., heavy equipment and earthmoving machinery) could temporarily increase the levels of some of the criteria pollutants, including CO, NO<sub>2</sub>, O<sub>3</sub>, PM<sub>10</sub> and non-criteria pollutants such as volatile organic compounds. Ground-level ozone is not emitted directly into the air but is instead created by chemical reactions between oxides of nitrogen (NO<sub>x</sub>) and volatile organic compounds (VOC) in the presence of sunlight. To reduce emissions of criteria pollutants, as well as substances that contribute to the formation of ozone, fuel-burning equipment running times would be kept to a minimum and engines would be properly maintained. No long-term impacts to air quality are anticipated to result from implementation of the project or from the slight increase in traffic that would accompany construction and the even smaller increase that would likely follow its completion.

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## 4.6 Noise

Noise is generally defined as unwanted sound. Sound is commonly measured in decibels (dB) on the A-weighted scale which approximates the range of sounds the human ear can hear. The Day-Night Average Sound Level (DNL) is a measure accepted by Federal agencies as a suitable descriptor for estimating noise impacts and establishing guidelines for compatible land uses. Guidelines adopted by EPA and other Federal agencies state that outdoor sound levels in excess of 55 dB DNL are “normally unacceptable” for noise-sensitive land uses including residences, schools and hospitals (EPA 1974).

The project site is located in an industrial park adjacent to Stennis International Airport. There are no residences in the vicinity of the project; however, there are schools situated on Stennis Airport Road between Fred and Al Key Road and MS 43. These include the Hancock County Vo-Tech Center, located roughly 1,150 feet due south of the project location; Hancock Middle School, some 850 feet southeast of the site; and South Hancock Elementary School, located 1,650 feet east-southeast of the project location. None of these facilities is located close enough to the project to be affected by the slight increase in noise likely to result from its implementation. Activity onsite will be limited to indoor office work, meetings and conferences. Added vehicular trips will have very little effect on the noise associated with ordinary traffic. Adjacent properties are occupied by industrial uses and other non-noise-sensitive activities (including takeoffs and landings at Stennis International Airport).

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no changes in noise levels.

Proposed Action Alternative – Under the Proposed Action Alternative, short-term increases in noise levels could be expected to occur during the construction period. In order to limit the amount of additional noise, all equipment and machinery used onsite would be checked to ensure compliance with applicable local, state and Federal regulations relating to noise control. No long-term increases in noise levels are anticipated as a result of the proposed project.

## 4.7 Biological Resources

PAC Services, LLC prepared a “Threatened/Endangered Species Report” (included in Appendix E) addressing USACE requirements adopted pursuant to the *Endangered Species Act* of 1973 as amended, PL 93-205. The Area of Concern (AOC) identified for the assessment covered the entire project site, including both the 2.9-acre construction area and 0.6-acre buffer, as well as adjacent undeveloped property owned by the HCPHC.

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According to the report, “The site is best described as a remnant wet pine forest. The prevalent vegetation is Loblolly pines (*pinus taeda*).” Other tree and shrub species include water oak, sweetbay magnolia, southern magnolia, cypress, red maple, black gum, yaupon, American holly, Elliot’s blueberry and gallberry. Cherokee rose (*Rosa laevigata*) is also prevalent in the buffer area along the northern edge of the property. As previously noted, the land is almost uniformly level, with elevations primarily between 19 and 20 feet msl. There are no watercourses or connections to open water bodies.

The project site consists of vacant and unused land, and conditions are not conducive to vegetative development or wildlife habitation. Vegetation, where present, primarily consists of grasses and other herbaceous plants. The species listed in the table at the top of the following page are identified by the USFWS as plant or animal species, known to occur in Hancock County, that are classified as being either threatened (T) or endangered (E) (USFWS, 2013).

The biological survey conducted by PAC Services involved pedestrian transects undertaken in connection with the formal wetland delineation of the AOC and provided total coverage of the project site. According to their report (included in Appendix E), “PAC Services LLC conducted necessary and appropriate field investigations of the AOC on October 18, 2012. No evidence of the Federally listed species or potential habitat was recorded during the surveys.” The report concluded that proposed construction activity would have “no effect” on threatened or endangered species afforded special protection under Federal law.

In a letter dated February 28, 2013, Stephen M. Ricks, Mississippi Field Office Supervisor for the USFWS, concurred in the finding that the project would have “No Effect” on federally listed species or their habitats” (see table at top of next page). He indicated that no further consultation regarding these resources need be undertaken in order to satisfy the requirements of the *Endangered Species Act*, assuming the project proceeded to implementation as proposed.

Ecologist Andy Sanderson of the MNHP also responded on behalf of the MDWFP. In a letter dated November 29, 2012, he offered the following qualified concurrence: “Based on information provided, we conclude that if best management practices are properly implemented, monitored, and maintained (particularly measures to prevent, or at least, minimize negative impacts to water quality), the proposed project likely poses no threat to listed species or their habitats.” (Correspondence cited may be found in Appendix E.)

Common Name	Scientific Name	Status
Louisiana black bear	<i>Ursus americanus luteolus</i>	T
Alabama heelsplitter	<i>Potamilus inflatus</i>	T
West Indian manatee	<i>Trichechus manatus</i>	E
Green sea turtle	<i>Chelonia mydas</i>	T
Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	E
Kemp's ridley sea turtle	<i>Lepidochelys kempii</i>	E
Leatherback sea turtle	<i>Dermochelys comacea</i>	E
Gulf sturgeon	<i>Acipenser oxyrinchus desotoi</i>	T
Gopher tortoise	<i>Gopherus polyphemus</i>	T
Ringed map turtle	<i>Graptemys oculifera</i>	T
Loggerhead sea turtle	<i>Caretta caretta</i>	T
Piping Plover	<i>Charadrius melodus</i>	E
Louisiana quillwort	<i>Useotus louisianensis</i>	E
T = Threatened, E = Endangered.		

Source: U. S. Fish and Wildlife Service (2013): "Endangered Species Program."

No Action Alternative – Under the No Action Alternative, no construction would occur and there would be no impacts on biological resources.

Proposed Action Alternative – Under the Proposed Action Alternative, a new HCPHC Administration Building would be constructed in the Stennis Airport Industrial Park on vacant and previously unused land. The project will have no foreseeable impact on biological resources in the area. According to the USFWS, the Proposed Action Alternative will have "No Effect" on federally listed species or their habitats." According to MDWFP, "[T]he proposed project likely poses no threat to listed species or their habitats."

#### 4.8 Cultural Resources

The *National Historic Preservation Act of 1966* (NHPA) as amended, PL 89-665, and regulations adopted pursuant thereto (16 USC 470 *et seq.*) established Federal policy to protect historic properties and promote historic preservation in cooperation with the states, tribes, local governmental entities and other interested parties. The NHPA established the *National Register of Historic Places* (NRHP), designated the State Historic Preservation Officer (SHPO) as the official responsible for administering state-level programs, and the Tribal Historic Preservation Officer (THPO) as the official responsible for tribal programs.

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The NHPA also created the Advisory Council on Historic Preservation (ACHP), the Federal agency responsible for overseeing the Section 106 process and providing commentary on Federal activities, programs and policies that affect historic properties.

Section 106 of the NHPA and the guidelines implementing this section of the law (36 CFR 800) outline the procedures for Federal agencies to follow to take into account the effect of their actions on historic properties. The Section 106 process applies to any Federal undertaking that has the potential to affect historic properties. Potentially affected historic properties are defined in the NHPA as archaeological sites, standing structures or other historic resources listed in or eligible for listing in the NRHP. Although buildings and archaeological sites are most readily recognizable as historic properties, a diverse range of resources are listed in the NRHP, including roads, landscapes, and vehicles. Under Section 106, Federal agencies are responsible for identifying historic properties within the Area of Potential Effect (APE) for an undertaking, assessing the effects of the undertaking on those properties, when present, and considering ways to avoid, minimize and mitigate any adverse effects. Because Section 106 of the NHPA is a process by which the Federal government assesses the effects of its undertakings on historic properties, it is the primary regulatory framework that is used in the process mandated by the *National Environmental Policy Act* (NEPA) to determine impacts on cultural resources.

The Center for Archaeological Studies, University of South Alabama, undertook a cultural resources survey of the project area and submitted a report on their findings, dated October 29, 2012, to H. T. Holmes, Mississippi Department of Archives and History (MDAH) director and SHPO for the State of Mississippi (see Appendix F). The report concluded, “In sum, no structures over 50 years of age exist in the project tract, and no archaeological sites were recorded during this cultural resources assessment.” The report recommended, “In the absence of any significant archaeological recovery from the project area . . . no further cultural monitoring or mitigation [should] be required.” It noted the recommendation would be provisional until accepted or modified by MDAH and stipulated that if any “significant prehistoric or historic remains” were encountered during construction activity, MDAH and other oversight agencies should be contacted immediately.

In a letter dated November 20, 2012, Greg Williamson, MDAH review and compliance officer, responding on behalf of the SHPO, stated, “After review, we concur that no known cultural resources listed in or eligible for listing in the National Register of Historic Places are likely to be affected within the parcels. As such, we have no reservations with the project.” In an e-mail message dated January 25, 2013, Kenneth H. Carleton, THPO/Archaeologist for the Mississippi Band of Choctaw Indians, similarly stated, “The Mississippi Band of Choctaw Indians has no concerns with the above reference[d] project proceeding.”

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Copies of the cited correspondence may be found in Appendix C.

No Action Alternative – Under the No Action Alternative, no construction would occur; therefore, there would be no effect on cultural resources were they present.

Proposed Action Alternative – Under the Proposed Action Alternative, no impacts to historically or archaeologically significant properties would occur, as there are no such properties in the vicinity of the project. In the event of prehistoric or historic materials being unexpectedly unearthed during project implementation, all work would cease and MDAH would be contacted for immediate consultation regarding the handling and disposition of potential artifacts.

## **5.0 CUMULATIVE IMPACTS**

According to the Council on Environmental Quality (CEQ) regulations, cumulative impacts represent the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time” (40 CFR 1508.7). In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Proposed Action Alternative and other actions occurring or proposed in the vicinity of the project site.

Post-Katrina recovery efforts along the entire Mississippi Gulf Coast are nearing completion. The recovery efforts along the Mississippi Gulf Coast have included demolition and construction, and most recovery projects have been completed. These projects and the project which is the subject of this EA may have a cumulative temporary impact on air quality in the vicinity of Kiln due to increased criteria pollutant emissions during construction. No other cumulative effects are anticipated.

## **6.0 PUBLIC INVOLVEMENT**

FEMA is the lead Federal agency responsible for conducting the NEPA compliance process for the proposed project. It is the goal of the lead agency to expedite the preparation and review of NEPA documents and to be responsive to the needs of the community and the purpose and need of the proposed action while meeting the intent of NEPA and complying with all NEPA provisions. The HCPHC will notify the public of the availability of the draft EA through publication of a public notice in a local newspaper of general circulation. FEMA will provide an expedited 15-day public comment period commencing on the initial date of publication of the public notice.

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## 7.0 AGENCY COORDINATION AND PERMITS

The following agencies and organizations were contacted by letter requesting project review during the preparation of this EA. Letters sent and responses received to date are included in Appendix C.

- U. S. Department of Agriculture, Natural Resources Conservation Service
- U. S. Environmental Protection Agency, Region 4, Water Protection Division
- U. S. Fish and Wildlife Service, Jackson Field Office
- Mississippi Department of Agriculture and Commerce
- Mississippi Department of Archives and History (State Historic Preservation Officer)
- Mississippi Band of Choctaw Indians (Tribal Historic Preservation Officer)
- Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permits Division
- Mississippi Department of Marine Resources, Bureau of Wetlands Permitting
- Mississippi Department of Transportation, Environmental Division
- Mississippi Soil and Water Conservation Commission

In accordance with applicable local, state, and Federal regulations, the applicant would be responsible for acquiring any necessary permits prior to commencing construction at the project site.

## 8.0 CONCLUSIONS

No impacts to geology, groundwater, socioeconomic resources, architectural or archaeological resources are anticipated under the Proposed Action Alternative. If unexpected discoveries of potentially significant archaeological or historical materials were made during the course of project execution, all work would cease and MDAH would be contacted immediately for consultation regarding the handling and disposition of materials exposed by construction-related activity.

During the construction period, short-term impacts to soils, surface water, transportation, air quality, and noise levels are anticipated. All short-term impacts would be mitigated through the implementation of BMPs, e.g., silt fences and proper equipment maintenance.

No impacts to the 100-year floodplain are expected to occur, since the project site is located in a zone (X) classified as being subject to only a minimal chance of flooding (<0.2 percent per annum). However, approximately three acres of wetlands will be affected by the project, since the only practicable alternative will require depositing fill within the construction limits of the site. The Hancock County Port and Harbor Commission has already purchased 8.7 credits from the Wetlands Solutions Mitigation Bank to mitigate the impact to 2.9 acres of affected wetlands. No

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impacts to biological resources are expected to result. The USFWS has determined that the proposed project will have “no effect” on Federally listed threatened or endangered species or their habitats.

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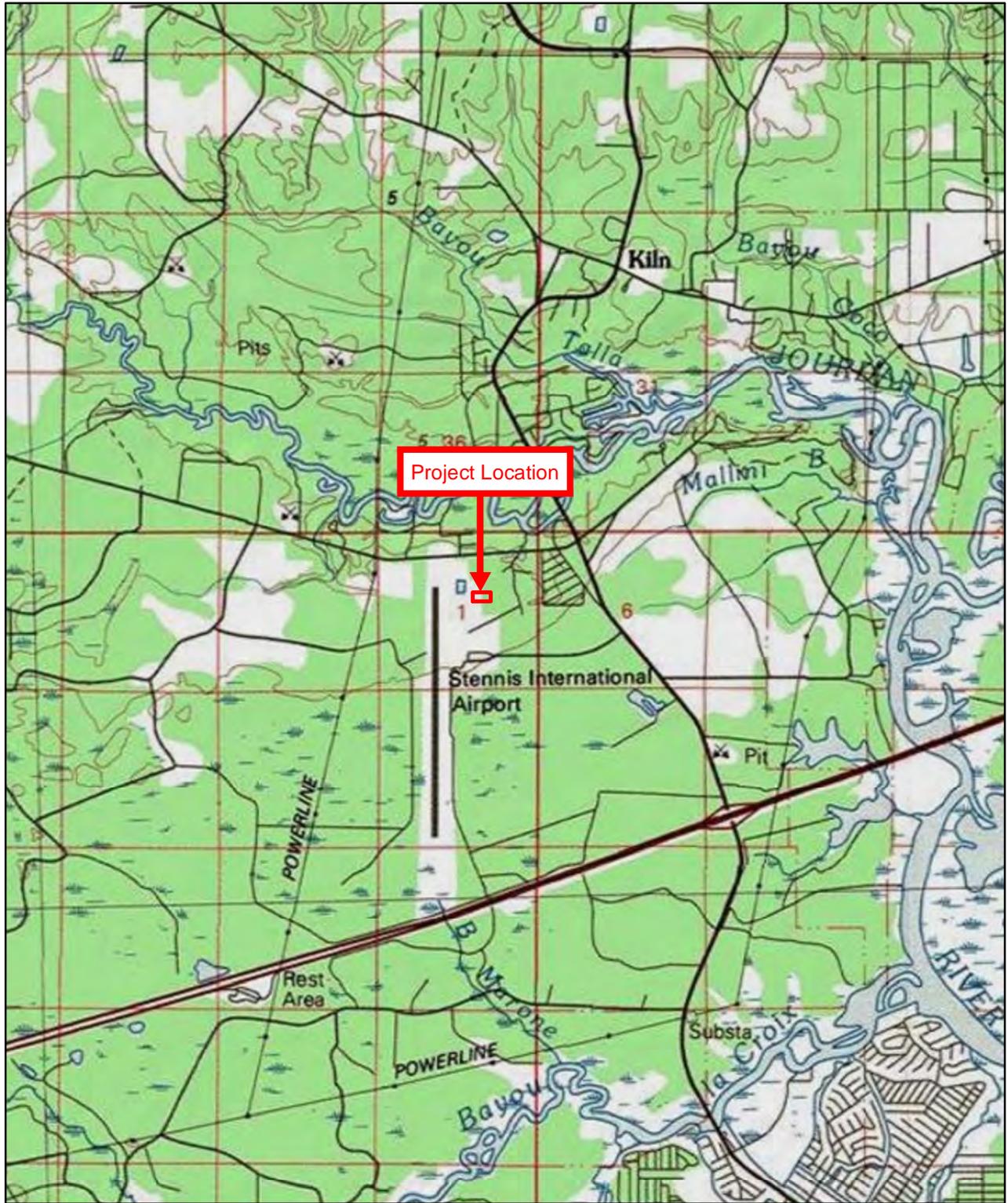
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Appendix A  
Figures

Figure 1  
Topographic Map Depicting Project Location



0 0.5 1 2 Miles



Hancock County  
 Development Commission  
 Administration Building  
 Fred and Al Key Road  
 Kiln, Mississippi

Figure  
 1  
 Topographic Map  
 Depicting Project  
 Location

Figure 2  
Aerial Photograph Depicting Project Location



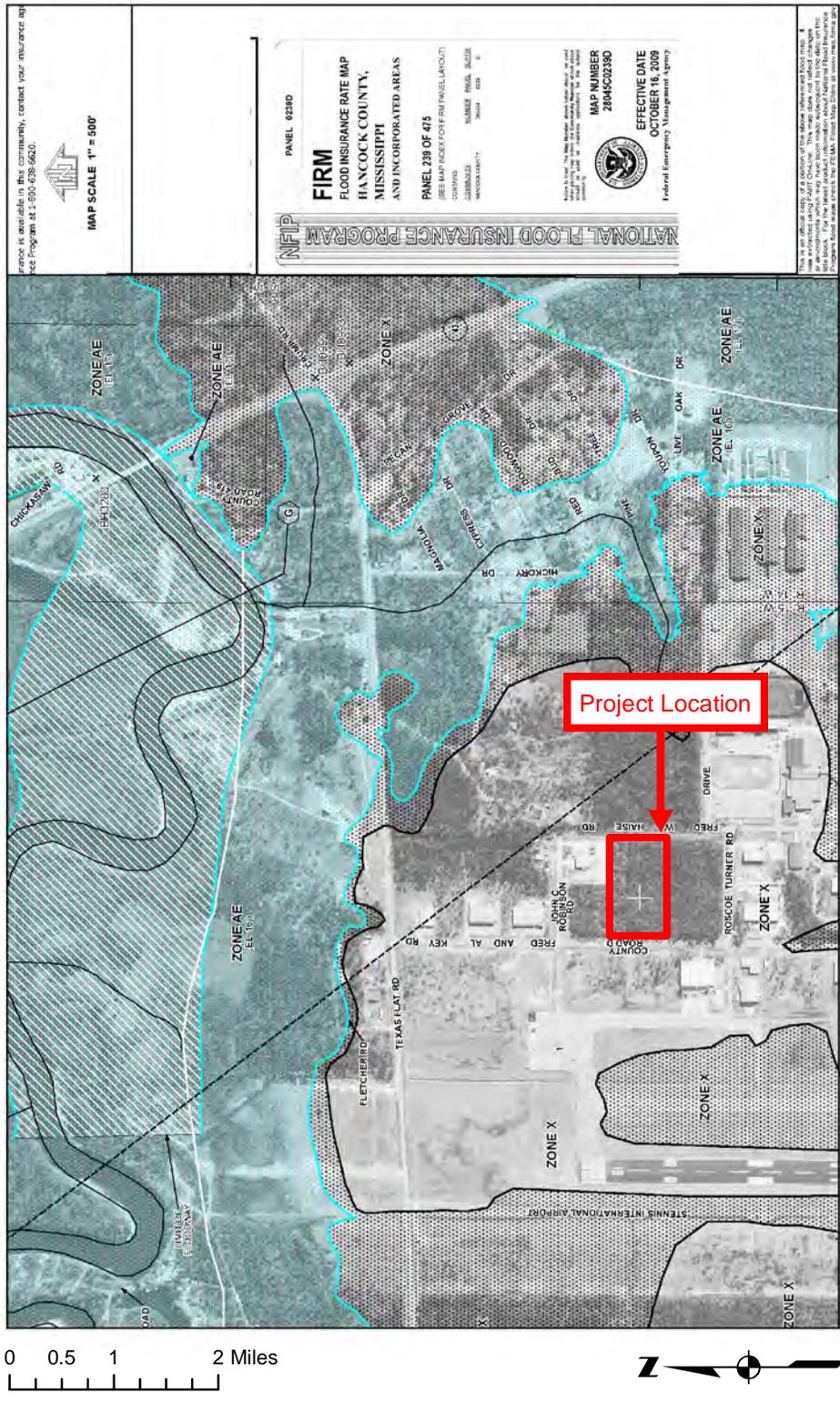
0 0.045 0.09 0.18 Miles



Hancock County  
Development Commission  
Administration Building  
Fred and Al Key Road  
Kiln, Mississippi

Figure  
2  
Aerial Photograph  
Depicting Project  
Location

Figure 3  
FEMA Flood Insurance Rate Map



Hancock County  
 Development Commission  
 Administration Building  
 Fred and Al Key Road  
 Kiln, Mississippi

Figure  
 3A  
 FIRM Map  
 October 16, 2009  
 Map #28045C0239D

## LEGEND

 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 OTHER FLOOD AREAS

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 OTHER AREAS

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

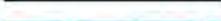
**ZONE D** Areas in which flood hazards are undetermined, but possible.

 COASTAL BARRIER RESOURCES SYSTEM (CBRS)

 OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

 1% annual chance floodplain boundary

 0.2% annual chance floodplain boundary

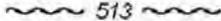
 Floodway boundary

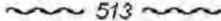
 Zone D boundary

 CBRS and OPA boundary

 Boundary dividing Special Flood Hazard Area from Zone D

 Boundary dividing Special Flood Hazard Area from Zone X

 Limit of Moderate Wave Action Determination

 Base Flood Elevation line and value (EL 987)

\* Referenced to the North American Vertical Datum of 1988

 Cross section line

 Transect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Vertical Datum of 1988 (NAD 83), Westinghouse datum

4275000mE 1000-meter Universal Transverse Mercator

6000000 FT 5000-foot grid values: Mississippi East Zone (FIPZONE = 2301), Tenth Principal Meridian

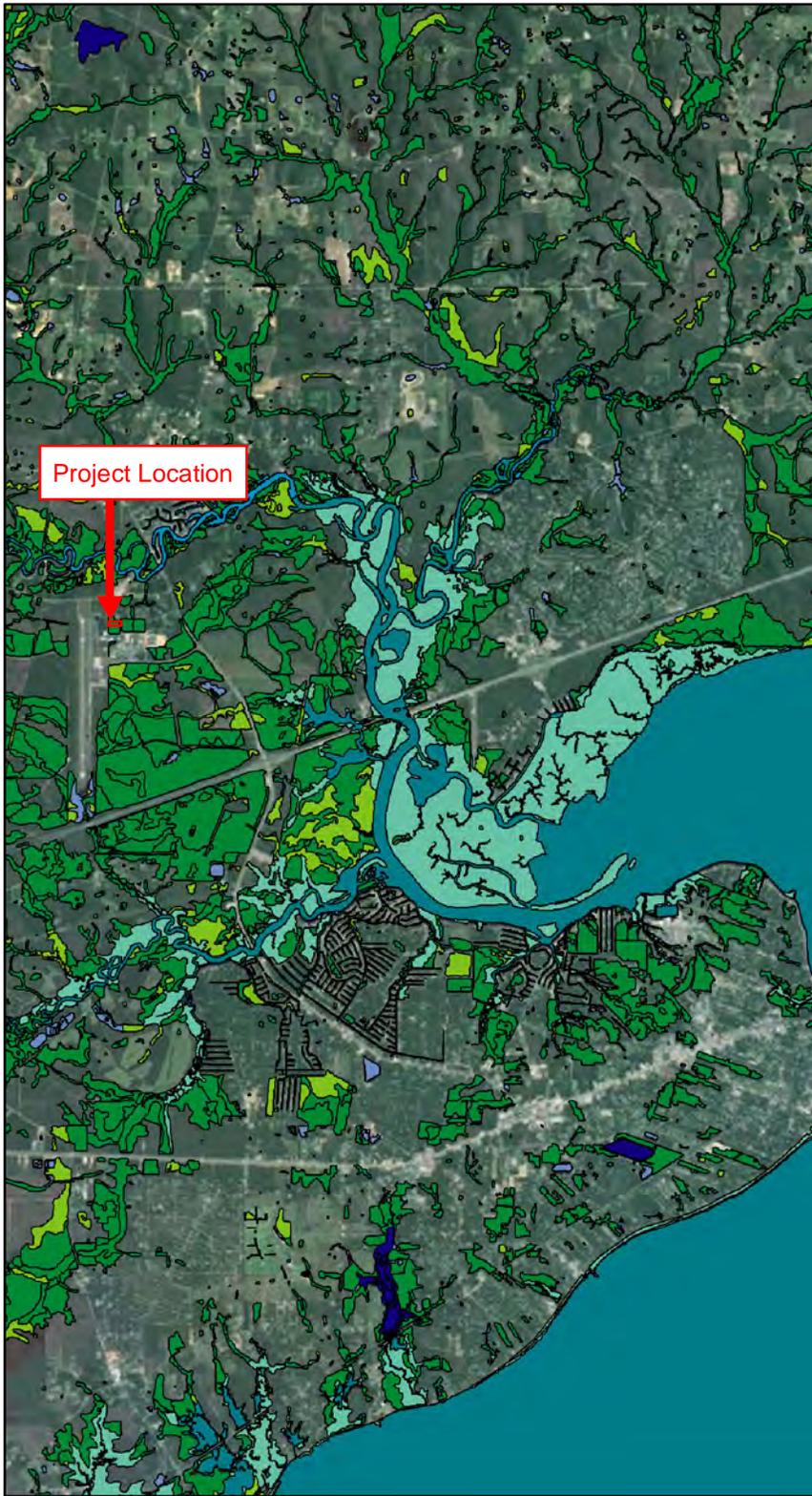
DX5510<sub>X</sub> Bench mark (see explanation in FIRM panel)

● M1.5 River Mile

MAP REPOSITORIES  
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
JUNE 16, 2009

Figure 4  
National Wetland Inventory Map



## Legend

### Continental US

#### WETLANDS

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

0 1.25 2.5 5 Miles



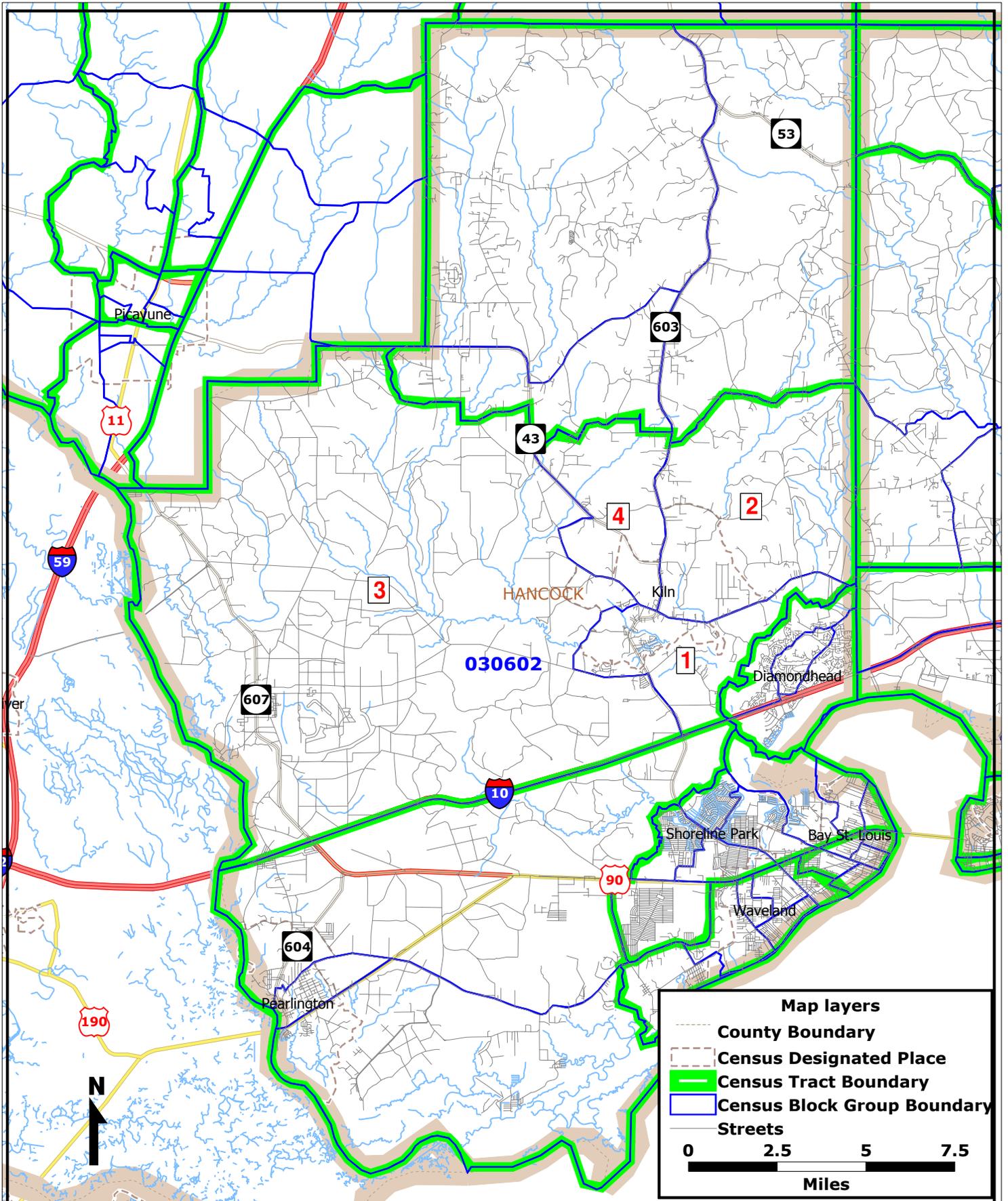
Hancock County  
 Development Commission  
 Administration Building  
 Fred and Al Key Road  
 Kiln, Mississippi

Figure  
 4  
 National Wetlands  
 Inventory Map  
 Distance to Nearest  
 Tidal Wetland

Figure 5  
Roadway Functional Classification System

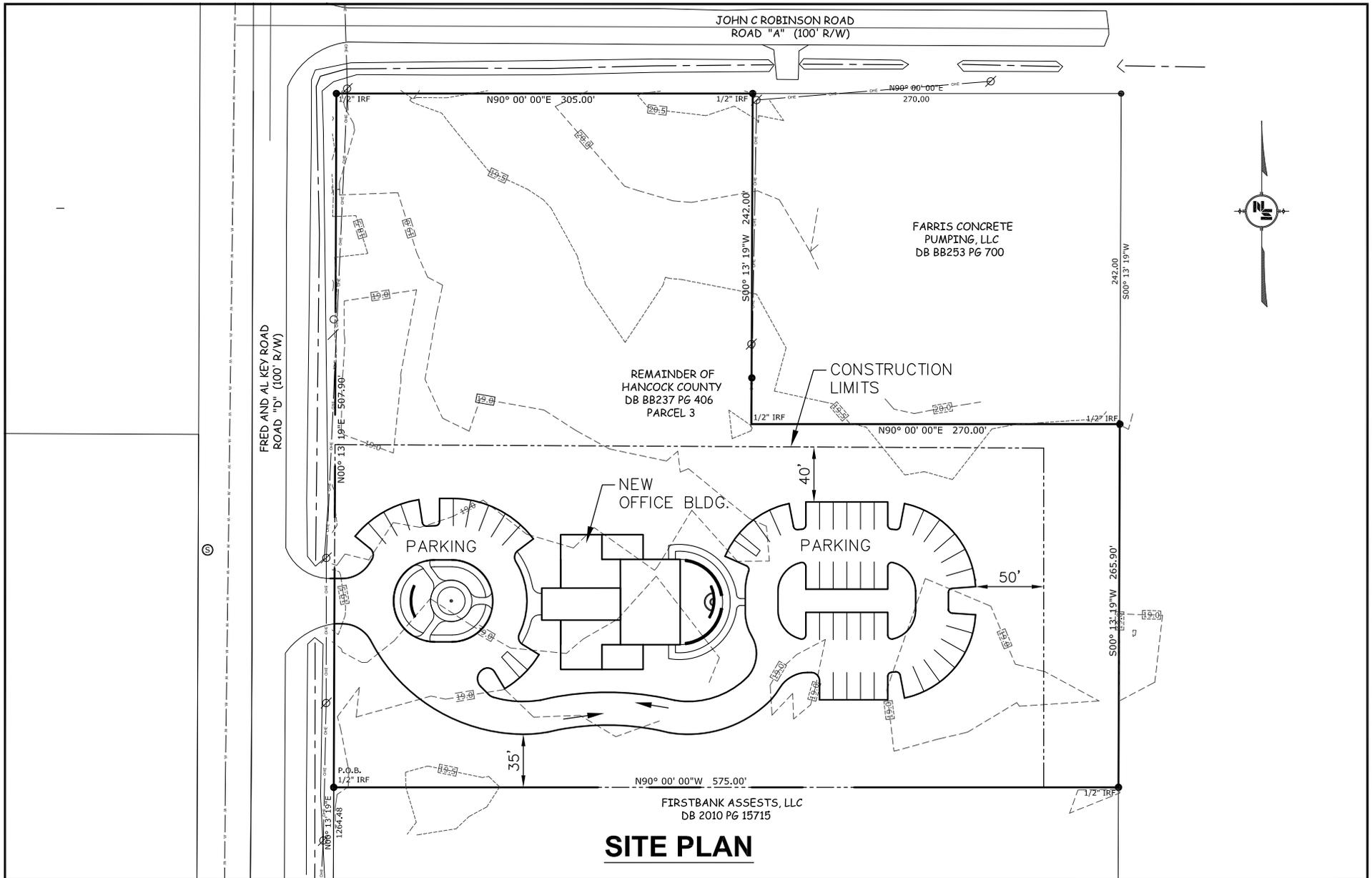


Figure 6  
Census Tract 306.02  
Hancock County



**Hancock County**  
**Port and Harbor Commission**  
**Administration Building**  
**Fred and Al Key Road**  
**Kiln, Mississippi**

**Figure**  
**6**  
**Census Tract 306.02**  
**Hancock County**



**NOTICE TO DRAWING HOLDER**

NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.



HANCOCK COUNTY DEVELOPMENT COMMISSION  
OFFICE BUILDING

**DRAWING INFORMATION**

N-S PROJECT NO.:	02-00000-01
FILENAME:	AERIAL.DWG
SCALE:	1" = 100'
SURVEYED BY:	COMPTON ENG.
DSGN:	JLL DATE: 11/2012
DRWN:	JPF DATE: 11/2012
CHKD:	DATE:
QA/QC:	DATE:

Appendix B  
Photographs



Photo No. 1 – View from northeast corner of buffer property, looking westward along John C. Robinson Road toward Stennis International Airport.



Photo No. 2 – View from northwest corner of buffer property, at the intersection of John C. Robinson Road with Fred and Al Key Road, looking southward along latter route.



Photo No. 3 – View from southwest corner of John C. Robinson Road at Fred and Al Key Road, looking east-southeast at buffer property.



Photo No. 4 – View from Selex Galileo parking lot at John C. Robinson Road, looking east across Fred and Al Key Road at buffer property.



Photo No. 5 – View from Selex Galileo driveway, looking east across Fred and Al Key Road toward Hancock County Port and Harbor Commission Administration Building site.



Photo No. 6 - View from southwest corner of Roscoe Turner Road at Fred and Al Key Road, looking north-northeast towards Administration Building site.



Photo No. 7 – View from southeast corner of Roscoe Tanner Road at Fred and Al Key Road, looking north toward Hancock County Port and Harbor Commission building site.



Photo No. 8 – View of Hancock County Port and Harbor Commission Administration Building site looking northeast from Fred and Al Key Road north of Roscoe Tanner Road.



Photo No. 9 – View of Hancock County Port and Harbor Commission Administration Building site looking east from Fred and Al Key Road near middle of western property line.



Photo No. 10 – View of northwest quadrant of Harrison County Port and Harbor Commission Administration Building site, looking northeast from Fred and Al Key Road.



Photo No. 11 – View from Hancock County Port and Harbor Commission Administration Building site looking southeast towards Hancock Vo-Tech Center and Middle School



Photo No. 12 – View from Port and Harbor Commission Administration Building site looking west across Fred and Al Key Road towards Stennis International Airport



Photo No. 13 – View from Administration Building site, looking northwest towards Stennis International Airport and Selex Galileo at John C. Robinson Road.



Photo No. 14 – View from Hancock County Port and Harbor Commission Administration Building site, looking west at Selex Galileo across Fred and Al Key Road.



Photo No. 15 – View from front of Hancock County Port and Harbor Commission Administration Building site, looking south along Fred and Al Key Road

**Appendix C**  
**Agency Coordination**

January 25, 2013  
N-S Project No. NS.11397.001

Mr. Homer L. Wilkes  
State Conservationist  
U.S. Department of Agriculture, Natural Resources Conservation Service  
100 W. Capitol Street  
Suite 1321 Federal Building  
Jackson, MS 39269

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Mr. Wilkes:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments. Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG  
**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps



United States Department of Agriculture  
Natural Resources Conservation Service

Natural Resources Conservation Service  
Suite 1321, Federal Building  
100 West Capitol Street  
Jackson, MS 39269

February 6, 2013

Alane C. Young, RPG  
Environmental Science Project Manager  
Neel-Schaffer  
1607-A 24<sup>th</sup> Avenue  
Gulfport, Mississippi 39501

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FEB 14 2013

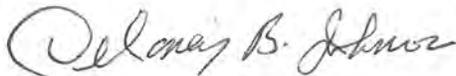
RECEIVED

Dear Ms. Young:

This is in response to your letter dated January 25, 2013 regarding the New Hancock County Development Commission Administration Building in the City of Kiln, Mississippi.

The site is located within a prior converted Industrial Complex. No FPPA determination is required.

Sincerely,



Delaney B. Johnson  
State Soil Scientist

January 25, 2013  
N-S Project No. NS.11397.001

Mr. James D. Giattina, Director  
U.S. Environmental Protection Agency, Region 4, Water Protection Division  
Sam Nunn Atlanta Federal Center  
61 Forsyth Street, SW  
Atlanta, Georgia 30303-8960

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Dr. Giattina:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments. Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG  
**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps, site plan

January 25, 2013  
N-S Project No. NS.11397.001

Mr. Andy McCain  
Mississippi Department of Environmental Quality  
Office of Pollution Control, Environmental Permits Division  
P.O. Box 2261  
Jackson, Mississippi 39289-0385

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Mr. McCain:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping. Attached you will please find site location figures as well as a site plan.

The Mississippi Department of Environmental Quality Office of Pollution Control has previously been notified about this project (Joint Public Notice SAM-2012-01427-AFM, issued November 20, 2012), because it would involve the filling of 2.9 acres of wetlands.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments. Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG  
**Environmental Science Project Manager**  
Enclosure or Attachment: Site location maps, site plan



STATE OF MISSISSIPPI

PHIL BRYANT  
GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

TRUDY D. FISHER, EXECUTIVE DIRECTOR  
January 30, 2013

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FEB 01 2013

RECEIVED

Alane C. Young  
Neel-Schaffer  
1707-A 24<sup>th</sup> Avenue  
Gulfport, MS 39051

RE: Hancock County Development Administration Building

Dear Ms. Young:

The Mississippi Department of Environmental Quality (MDEQ) has received your "Request for Environmental Assessment Statutory-Regulatory Compliance" determination request for the above referenced project in Hancock County. Enclosed is a copy of MDEQ's CERCLA/Uncontrolled Sites File List that identifies sites within Hancock County that have potential contamination issues related to them. There are, however, many abandoned sites around the State that we are not aware of. An environmental site assessment may be necessary to evaluate potential recognized environmental conditions within the proposed project. If recognized environmental conditions are encountered, please contact me at 601-961-5388.

You can obtain additional information by accessing the following web addresses:

<http://www.epa.gov/enviro> (RCRA report and others)

<http://opc.deq.state.ms.us/default.aspx>

<http://muster.deq.state.ms.us/webreportapplication/ustsearchwf.aspx>

This project may be eligible for environmental site assessment assistance from MDEQ through the Targeted Brownfield Assessment (TBA) Program. (See attachment). Should you desire additional information on the application process for the TBA, please contact me at 601-961-5388.

Sincerely,

Andy McCain

Enclosures

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • [www.deq.state.ms.us](http://www.deq.state.ms.us)

AN EQUAL OPPORTUNITY EMPLOYER

380	Bay Saint Louis HS Mercury	Bay St. Louis	Hancock	30	19	37	89	21	37
381	Blue Meadow Road - Former Boat Repair Yard	Bay St. Louis	Hancock	30	19	53	89	22	26
382	Brignac Property	Bay St. Louis	Hancock	30	17	54	89	20	7
383	CSX Railroad Property	Bay St. Louis	Hancock	30	18	27	89	20	11
384	Mississippi Army Ammunition Plant - Bay St. Louis	Bay St. Louis	Hancock						
385	Sheffield Park	Bay St. Louis	Hancock	30	19	9	89	20	29
	Tennessee Gas Pipeline #530 (See also General Correspondance)	Bay St. Louis	Hancock	30	14	24	89	29	42
386		Bay St. Louis	Hancock	30	19	1	89	20	50
387	The Lane Agency	Bay St. Louis	Hancock	30	22	51	89	26	40
388	Thermal Associates Inc.	Bay St. Louis	Hancock	30	22	28	89	26	43
389	Hancock Co. Mercury Release	Kilin	Hancock	30	23	30	89	25	12
390	Sam Whitfield Tim Intn'l	Kilin	Hancock	30	12	47	89	34	30
391	Borg Warner Chemicals	Pearlington	Hancock	30	15	14	89	35	38
392	Bergeron Marine Site	Pearlington	Hancock	30	14	23	89	33	55
393	Blue Streak Industries Property	Pearlington	Hancock	30	14	44	89	33	22
394	Halter Marine Port Bienville - 13151 Road E	Pearlington	Hancock	30	15	52	89	34	59
395	McCarty Dean	Pearlington	Hancock						
396	Hancock Co. Bombing & Gunnery Range	Picayune	Hancock	30	22	33	89	36	21
397	Stennis Space Center NASA	Stennis Space Ce	Hancock	30	21	51	89	28	56
398	Gulf South Waveland Treatment Plant	Waveland	Hancock						
399	Phillips Petroleum	Waveland	Hancock						
400	Water Well Waveland	Waveland	Hancock	30	19	22	89	28	55
401	GSPC- Ladner #27-1W (00861)		Hancock	30	20	16	89	26	24
402	GSPC- Marshall R. Young (00736)		Hancock	30	25	5	89	36	11
403	GSPC- NASA (00835)		Hancock	30	21	53	89	29	1
404	GSPC- Sales Meter (00715)		Hancock						
405	GSPC- Texas Crude Low (00848)		Hancock	30	21	52	89	28	56

Note: SNFA-State No Further Action  
 FNFA-Federal No Further Action  
 Archived-Archived from CERCLIS  
 EPD-Environmental Permits Division  
 UST-UST Branch  
 SWB-Solid Waste Branch



January 25, 2013  
N-S Project No. NS.11397.001

Mr. Don Underwood  
Executive Director  
Mississippi Soil and Water Conservation Commission  
P.O. Box 23005  
Jackson, MS 29225-3005

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Mr. Underwood:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments. Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG  
**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps

January 28, 2013  
N-S Project No. NS.11397.001

Ms. Willa Brantley  
Bureau Director, Wetlands Permitting  
Mississippi Department of Marine Resources  
Coastal Zone Management  
1141 Bayview Avenue, Suite 101  
Biloxi, Mississippi 39530

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI  
DMR-130152; SAM-2012-01427-AFM

Dear Ms. Brantley:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping. Attached you will please find site location figures as well as a site plan.

Your agency has reviewed this project based upon provisions of the Mississippi Coastal Program and Section 307 of the Coastal Zone Management Act of 1972 (as amended). Based on correspondence from you dated January 22, 2013, the activity has been determined to be consistent to the maximum extent practicable with the Mississippi Coastal Program, based upon adherence to certain conditions, and contingent upon water quality certification from the Mississippi Department of Environmental Quality.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments and confirm your conditional consistency certification. Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.

A handwritten signature in black ink that reads "Alane C. Young". The signature is written in a cursive style with a large, stylized "A" and "Y".

Alane C. Young, RPG

**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps, site plan



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RECEIVED

**MISSISSIPPI  
DEPARTMENT OF MARINE RESOURCES**

February 11, 2013

Alane C. Young  
Neel-Schaffer, Inc.  
1607-A 24<sup>th</sup> Avenue  
Gulfport, MS 39501

RE: DMR-130152; Hancock County Development Commission

Dear Ms. Young:

The Department of Marine Resources in cooperation with other state agencies is responsible under the Mississippi Coastal Program (MCP) for managing the coastal resources of Mississippi. Proposed activities in the coastal area are reviewed to insure that the activities are in compliance with the MCP.

The Department has received a request to review a proposal for the Hancock County Development Commission to construct an administration building on the east side of Fred and Al Key Road in the Stennis Industrial Park in Hancock County, Mississippi. Please note that the department has determined that wetland fill associated with this project is consistent with the MCP and unless the authorized impacts change, no further authorization is needed from this office. If such changes are anticipated, please submit a new application for the Department to review.

For more information, questions concerning this correspondence, or to obtain an application packet, contact James Davis with the Bureau of Wetlands Permitting at (228) 523-4115 or [james.davis@dmr.ms.gov](mailto:james.davis@dmr.ms.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Willa J. Brantley", written over a horizontal line.

Willa J. Brantley  
Bureau Director, Wetlands Permitting

WJB/jdd

cc: Janet Sacks, HCDC

January 25, 2013  
N-S Project No. NS.11397.001

Ms. Kim Thurman  
Mississippi Department of Transportation, Environmental Division  
Administration Building  
P.O. Box 1850  
Jackson, Mississippi 39215-1850

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Ms. Thurman:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments. Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.



Alane C. Young, RPG  
**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps

January 25, 2013  
N-S Project No. NS.11397.001

Mr. Paul Necaise  
U.S. Fish and Wildlife Service  
6578 Dogwood Parkway, Suite A  
Jackson, Mississippi 39213

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
FRED AND AL KEY ROAD  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Paul:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700-square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments in accordance with the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.). Attached you will please find maps showing the location of the proposed project. A Biological Assessment was conducted by PAC Services, LLC in October 2012. The Threatened/Endangered Species Report is attached for your review. No evidence of Federally Listed species or potential habitat was recorded during the field surveys; therefore, the PAC Services report indicated that the proposed activities will have “no effect” on the federally listed species for Hancock County. We request your concurrence.

Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.

A handwritten signature in black ink that reads "Alane C. Young". The signature is written in a cursive style with a large, looped "Y" at the end.

Alane C. Young, RPG  
**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps, Threatened/Endangered Species Report



## United States Department of the Interior



### FISH AND WILDLIFE SERVICE

Mississippi Field Office  
6578 Dogwood View Parkway, Suite A  
Jackson, Mississippi 39213

February 28, 2013

IN REPLY REFER TO:  
2013-I-0316

Neel-Schaffer  
Attn: Alane Young  
1607-A 24<sup>th</sup> Avenue  
Gulfport, MS 39501

Dear Mr. Young:

The United States Fish and Wildlife Service (Service) has reviewed the information in your letter dated January 25, 2013, regarding the proposed Hancock County Development Commission. Attached to your letter is a threatened and endangered species survey, performed by PAC Services LLC, that states that the future development of the proposed site will have no effect on any federally listed species currently listed by our agency for Hancock County, MS. The project site is located at the Stennis Airport Industrial Park, in Hancock County, Mississippi. Our comments are submitted in accordance with the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.).

Based on the information provided in your letter, the Service has determined that the proposed project will have "No Effect" on federally listed species or their habitats. No further consultation under the ESA is required with this office unless there are changes in the scope or location of the proposed project.

If you have any questions, please contact Paul Necaie in our office, telephone: (228) 493-6631, or visit our website at <http://www.fws.gov/mississippiES/>.

Sincerely,

for Stephen M. Ricks  
Field Supervisor  
MS Field Office



PO Box 571, Jackson, MS 39205-0571  
601-576-6850 • Fax 601-576-6975  
mdah.state.ms.us  
*H.T. Holmes, Director*

November 20, 2012

Raven Christopher  
Center for Archaeological Studies  
University of South Alabama  
6052 USA Drive South  
Mobile, AL 36688

RE: Phase I Cultural Resource Assessment of a 4.3-acre parcel in Hancock County,  
MDAH Project Log #10--197-12, (Report #12-0628), Hancock County

Dear Raven,

We have reviewed the October 29, 2012, cultural resources survey report by Tara Potts, Principal Investigator, received on October 31, 2012, for the above referenced undertaking, pursuant to our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800. After review, we concur that no known cultural resources listed in or eligible for listing in the National Register of Historic Places are likely to be affected within the parcels. As such, we have no reservations with the project.

There remains the possibility that unrecorded cultural resources may be encountered during the project. Should this occur, we would appreciate your contacting this office immediately in order that we may offer appropriate comments under 36 CFR 800.13.

Please provide a copy of this letter to Ms. Potts. If you have any questions, please do not hesitate to contact us at (601) 576-6940.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg", written over a light blue horizontal line.

Greg Williamson  
Review and Compliance Officer

FOR: H.T. Holmes  
State Historic Preservation Officer

January 25, 2013  
N-S Project No. NS.11397.001

Mr. Kenneth H. Carleton  
Tribal Historic Preservation Officer/Archaeologist  
Mississippi Band of Choctaw Indians  
Industrial Road  
Choctaw, Mississippi 39350

REFERENCE: NEW HANCOCK COUNTY DEVELOPMENT  
COMMISSION ADMINISTRATION BUILDING  
STENNIS AIRPORT INDUSTRIAL PARK  
TOWNSHIP 8 SOUTH, RANGE 15 WEST, SECTION 1  
HANCOCK COUNTY, MISSISSIPPI

Dear Mr. Carleton:

The Hancock County Development Commission (HCDC) plans to construct a new 6,700 – square foot administration building on the east side of Fred and Al Key Road in the Stennis Airport Industrial Park, Hancock County, Mississippi. The HCDC has requested funding from the Federal Emergency Management Agency (FEMA) for construction of the building, associated parking and landscaping.

Neel-Schaffer, Inc. has been retained by HCDC to perform the FEMA Environmental Assessment for this project. Therefore, I am writing to request your comments under Section 106 of the National Historic Preservation Act and 36 CFR Part 800. Attached you will please find maps showing the location of the proposed project. A cultural resource assessment was conducted by the Center for Archaeological Studies on October 29, 2012. The field investigations included a pedestrian survey and excavation of shovel tests at 30.0-meter intervals, in compliance with Mississippi Department of Archives and History (MDAH) guidelines for evaluation of any significant sites or structures in terms of criteria for eligibility to the National Register of Historic Places. The cultural resources assessment was completed to ensure fulfillment of Section 106 permitting as required by the National Historic Preservation Act of 1966, as amended. No project constraints were encountered and no significant cultural resources were identified during this survey. Therefore, no adverse effects to cultural resources are anticipated as a result of this project. By letter dated November 20, 2012, MDAH provided a letter of concurrence (attached) indicating that no known cultural resources listed in or eligible for listing in the National Register of Historic Places are likely to be affected.

Please do not hesitate to contact me at 228-865-9610 should you need any additional information or have any questions. I appreciate your assistance with this matter.

Sincerely,

NEEL-SCHAFFER, INC.

A handwritten signature in black ink that reads "Alane C. Young". The signature is written in a cursive style with a large, looped "Y" at the end.

Alane C. Young, RPG  
**Environmental Science Project Manager**

Enclosure or Attachment: Site location maps, MDAH letter of concurrence

**From:** [Carleton, Ken](#)  
**To:** [Alane Young](#)  
**Subject:** RE: Proposed Hancock County Administration Building, Fred and Al Key Road, Stennis Airport Industrial Park, Hancock County, Mississippi  
**Date:** Friday, January 25, 2013 2:25:28 PM

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Dear Alane:

The Mississippi Band of Choctaw Indians has no concerns with the above reference project proceeding. In the future, please include a copy of any cultural resource survey completed for a project so that we can make our own evaluation. The fact that the SHPO concurred with this report is totally irrelevant to our evaluation of a project. Additionally, you should be sending the same information to the Tribes at the same time you are sending it to the SHPO, not months later.

**Kenneth H. Carleton**

THPO/Archaeologist  
Mississippi Band of Choctaw Indians  
601.650.7316

---

**From:** Alane Young [mailto:[alane.young@neel-schaffer.com](mailto:alane.young@neel-schaffer.com)]  
**Sent:** Friday, January 25, 2013 11:42 AM  
**To:** Carleton, Ken  
**Subject:** Proposed Hancock County Administration Building, Fred and Al Key Road, Stennis Airport Industrial Park, Hancock County, Mississippi

Good morning, Mr. Carleton,

Attached you will please find a letter and maps describing a proposed new project in Kiln, Hancock County, Mississippi.

We invite your concurrence and/or comments. Thanks for your assistance, as always!

Alane C. Young, RPG  
Environmental Science Project Manager  
Neel-Schaffer, Inc.  
1607-A 24<sup>th</sup> Avenue, Gulfport, MS 39501  
(228) 865-9610 (P) (228) 865-9612 (F)  
(228) 363-2970 (cell)

[www.neel-schaffer.com](http://www.neel-schaffer.com)

## **Appendix D**

### **Eight-Step Planning Process for Floodplains and Wetlands**

**Eight-Step Planning Process for Floodplains and Wetlands**  
**Hancock County Port and Harbor Commission**  
**Administration Building**

<p><b>Step 1:</b> Determine whether the Proposed Action is located in a wetland and/or the 100-year floodplain (500-year floodplain for critical actions) and whether it has the potential to affect or be affected by a floodplain or wetland.</p>	<p><b>Project Analysis:</b> Hancock County is a participant in good standing with the National Flood Insurance Program (NFIP). According to Federal Emergency Management Agency (FEMA) mapping, the proposed project is located in Flood Zone X (Unshaded) and not within the 100-year floodplain (FEMA Flood Insurance Rating Map (FIRM) Number 28045C0239D, October 16, 2009.)</p> <p>According to the <i>National Wetlands Inventory</i> and a site visit conducted by PAC Services, LLC, on behalf of the Hancock County Port and Harbor Commission (HCPHC), on October 29, 2012, the project site consists entirely of forested wetland habitat.</p>
<p><b>Step 2:</b> Notify public at earliest possible time of the intent to carry out an action in a floodplain or wetland, and involve the affected and interested public in the decision-making process.</p>	<p><b>Project Analysis:</b> The HCPHC will notify the public of the availability of the Draft Environmental Assessment (EA) through publication of a Public Notice in a newspaper of general circulation when the Draft EA is approved for public display and review.</p>
<p><b>Step 3:</b> Identify and evaluate practicable alternatives to locating the Proposed Action in a floodplain or wetland.</p>	<p><b>Project Analysis:</b> Other than the No Action Alternative, there are no practicable alternatives to locating the HCPHC Administration Building at the proposed site in the Stennis Airport Industrial Park, adjacent to Stennis International Airport.</p> <p>The following alternatives were evaluated in the EA:</p> <p><i>No Action Alternative:</i> Under the No Action Alternative, instead of constructing a new HCPHC Administration Building, the agency would continue to operate from its existing headquarters on Highway 90 in Waveland. The Commission and its staff would continue to perform their present duties—overseeing the operation of Port Bienville, Stennis International Airport and the Port Bienville Railroad, while working to attract new business, industry and employment to Hancock County—within the limited, increasingly inadequate and less than optimally located office space available.</p> <p><i>Proposed Action Alternative:</i> The HCPHC would construct a new Administration Building on a 3.5-acre site just east of Stennis International Airport in the vicinity of the unincorporated community of Kiln. The facility would be located within the limits of the Stennis Airport Industrial Park operated by the HCPHC. The building itself would include roughly 6,700 square feet of enclosed office, meeting, reception and miscellaneous space. This location would allow HCPHC staff immediate access to the airport and industrial park properties owned and operated by the Commission, as well as nearby access to Interstate 10 via the Mississippi Highway 43 interchange.</p>

<p><b>Step 4:</b> Identify the full range of potential direct or indirect impacts associated with the occupancy or modification of floodplains and wetlands, and the potential direct and indirect support of floodplain and wetland development that could result from the Proposed Action.</p>	<p><b>Project Analysis:</b> The Proposed Action would not increase direct impacts to the floodplain, since no construction would occur within the 100-year floodplain. Neither would the project result in any indirect impacts to the floodplain, since the area surrounding the project site has already been converted for air travel and industrial uses.</p> <p>The project will have direct wetland impacts, amounting to 2.9 acres of existing forested wetland that will have to be filled prior to construction. Indirect impacts to wetlands may include inadvertent sediment runoff to nearby wetlands. Again, however, while the area surrounding the project site is predominantly wetland according to the <i>National Wetland Inventory</i>, it has already been converted for air travel and industrial uses.</p>
<p><b>Step 5:</b> Minimize the potential adverse impacts from work within floodplains and wetlands (identified under Step 4); restore and preserve the natural and beneficial values served by wetlands.</p>	<p><b>Project Analysis:</b> No impacts to the floodplain would occur as a result of the project, since no activity would occur within the 100-year floodplain.</p> <p>The project would require 2.9 acres of forested wetland to be filled. The applicant would purchase 8.7 credits from an approved mitigation bank, no onsite mitigation opportunities being available, in order to mitigate the impact. Applicant would prepare a Stormwater Pollution Prevention Plan (SWPPP); obtain a National Pollutant Discharge Elimination System (NPDES) permit; and implement appropriate best management practices (BMPs), such as silt fences, temporary soil stabilization and vegetating bare soils in order to minimize runoff to off-site wetlands and waterways not directly affected.</p>
<p><b>Step 6:</b> Reevaluate the Proposed Action to determine: 1) if it is still practicable in light of its exposure to flood hazards; 2) the extent to which it will aggravate the hazards to others; 3) its potential to disrupt floodplain and wetland values.</p>	<p><b>Project Analysis:</b> The Proposed Action remains practicable because it would have no direct impact on the floodplain, and therefore would not aggravate potential hazards to others in the area. The placement of fill material in existing wetlands will have minimal impact and do little to disrupt wetland values, since the area surrounding the project has already been converted for air transportation and industrial uses. Moreover, the impact to 2.9 acres of forested wetland will be mitigated offsite by the purchase of 8.7 credits from an approved mitigation bank.</p>
<p><b>Step 7:</b> If the agency decides to take an action in a floodplain or wetland, prepare and provide the public with a finding and explanation of any final decision that the floodplain or wetland is the only practicable alternative. The explanation should include any relevant factors considered in the decision-making process.</p>	<p><b>Project Analysis:</b> A public notice will be published informing the public of FEMA’s decision to proceed with the project. This notice will include the rationale for wetland impacts, including an explanation of why the Proposed Action represents the only practicable alternative. It will also include a description of all significant facts considered in making the determination to undertake the Proposed Action; a list of the alternatives considered; a statement indicating whether the action conforms to state and local floodplain protection standards; a statement indicating why the action would not affect the floodplain; and a statement of how mitigation would be achieved to offset the impact on 2.9 acres of existing forested wetland.</p>

<p><b>Step 8:</b> Review the implementation and post-implementation phases of the Proposed Action to ensure that the requirements of the EOs are fully implemented. Oversight responsibility shall be integrated into existing processes.</p>	<p><b>Project Analysis:</b> This step is integrated into the NEPA process and FEMA project management and oversight functions.</p>
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**Appendix E**

**Section 404 Wetlands Permit and Related Materials**

April 10, 2013

RE:USACE Permit# SAM-2012-01427-AFM

Ms. Allison F. Monroe  
USACE, Mobile District  
P.O. Box 2288  
Mobile, AL 36628

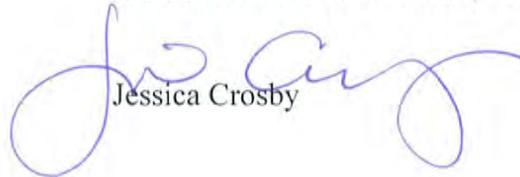
Dear Ms. Monroe:

Please treat this letter as written confirmation that, in accordance with the above referenced permit, Hancock County Port & Harbor Commission has purchased 8.7 mitigation credit(s) from Wetlands Solutions Mitigation Bank.

If you have any questions, please call me at 228.575.7747.

Very truly yours,

WETLANDS SOLUTIONS, LLC

  
Jessica Crosby

cc: Mr. Jan Boyd  
DMR

Mr. Brandon Pike  
WSLLC

Ms. Janet Sacks  
Hancock County Port & Harbor Commission

Mr. Patrick Chubb  
PAC Services





REPLY TO  
ATTENTION OF:

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

March 5, 2013

South Mississippi Branch  
Regulatory Division

SUBJECT: Department of the Army Draft Permit Number SAM-2012-01427-AFM, Hancock County Development Commission in Kiln, Mississippi

Hancock County Development Commission  
Attention: Ms. Janet Sacks  
Post Office Box 2267  
Bay St. Louis, Mississippi 39521

Dear Ms. Sacks:

Enclosed are two copies of a Department of the Army draft permit for work specified in accordance with the enclosed plans, drawings, and specifications. If the permit is acceptable as drafted, you are requested to **sign both copies in the space indicated and return both signed copies to the attention of Ms. Allison Monroe, Regulatory Division at the letterhead address for final action.** The original will be signed by me and returned to you with a placard to be posted at all times that construction is performed at the site.

A fee of \$100 is required before final action can be taken on your permit request. Please ensure the check is made payable to the Finance and Accounting Officer, Mobile District, U.S. Army Corps of Engineers and mail along with both signed copies of the draft permit. **This permit is not valid until the District Commander signs it; therefore, work must not commence on the project until a fully-executed copy has been returned to you.**

Your attention is directed to all conditions under which this permit will be issued. Failure to comply with any condition of the approved permit may result in its suspension, cancellation or revocation. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A and submit the completed RFA form to the letterhead address.

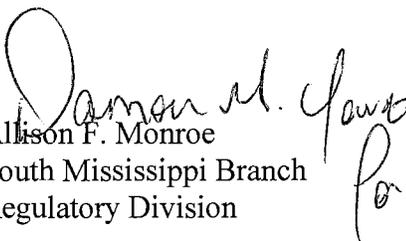
In order for an RFA to be accepted by the Corps, the Corps must determine it is complete, it meets the criteria under 33 CFR Part 331.5, and it has been received by the District office no later than May 4, 2013. Should you decide to submit an RFA form, it must be received at the letterhead address within 60 days of the date of this letter.

It is not necessary to submit an RFA form to the District office, if you do not object to the determination/decision in this letter. In this case, both copies must be signed by the applicant in the space provided on the signature page of the permit. In the case of corporations, acceptance must be by an officer of that corporation authorized to sign on behalf of the corporation. **The party responsible for assuring the work is done in accordance with the permit terms and conditions must sign the permit.** Please type or print the name and title of the person signing below the signature and the date signed.

A copy of this correspondence is being provided to: PAC Services, LLC, Mr. Patrick Chubb  
11040 Pin Oak Drive, Biloxi, Mississippi, 39532.

If you have any questions, please contact Ms. Allison Monroe at (251) 690-3228. For additional information about our Regulatory Program, please visit our web site at <http://www.sam.usace.army.mil/Missions/Regulatory.aspx> and please take a moment to complete our Customer Survey while you're there. Your responses are appreciated and will allow us to improve our services.

Sincerely,

  
Allison F. Monroe  
South Mississippi Branch  
Regulatory Division

Enclosures

**DEPARTMENT OF THE ARMY PERMIT**

Permittee: **HANCOCK COUNTY DEVELOPMENT COMMISSION**

Permit No.: **SAM-2012-01427-AFM**

Issuing Office: **MOBILE DISTRICT**

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

**Project Description: The permittee is authorized to fill 2.9 acres of wetlands to construct an office building within Stennis Industrial Park at Frank and Al Key Drive in Kiln, Hancock County, Mississippi.**

**Attached: 1. Vicinity Map**

**2. Site Plan**

**3. Mississippi Department of Marine Resources Certification dated January 22, 2013**

**4. Mississippi Department of Environmental Quality Certification dated February 25, 2013**

**Project Location: The project site is 2.9 acres on the east of Frank and Al Key Dr. between Road a and Roscoe-Turner Rd. in Stennis Industrial Park in Kiln, Hancock County, Mississippi at Latitude 30.379082, -89.449607.**

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on 5 March 2018. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least 1 month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special condition to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

a. The permittee shall comply with all requirements of the Mississippi Department of Environmental Quality's 401 water quality certification (WQC2012097).

b. The permittee shall comply with all requirements of the Mississippi Department of Marine Resources' Coastal Zone Consistency Determination (DMR-130152).

c. To compensate for wetland impacts, the permittee shall provide mitigation credits for impacts to 2.9 acres of medium quality pine savanna wetlands from a Corps-approved mitigation bank servicing the project area.

d. Proof of credits purchased shall be provided to this office prior to commencement of work in wetlands.

e. If any evidence of the presence of Endangered/Threatened species is found during construction, ground disturbing activities in the immediate vicinity must cease, and the permittee shall notify the Corps and the FWS immediately.

f. Best management practices shall be implemented to minimize erosion, siltation and damage to adjacent wetlands and waters of the United States. Appropriate erosion and siltation control measures must be used and maintained in effective operating condition during construction. Permanent stabilization measures shall be implemented on all exposed soil and fill material as soon as practicable after final grading. All temporary erosion control features shall remain in place until permanent stabilization measures have been completed and have become fully effective. The permittee shall be responsible for the removal of any excess sediment deposits which occur in waters of the United States as a result of the construction activities.

g. Only clean, suitable material free of waste, metals, organic trash, unsightly debris, etc., may be used as fill. Material discharged must be free from toxic pollutants in accordance with state and federal regulations.

h. Project construction shall be conducted in such a manner that the passage of normal and expected high flows of surface water runoff outside the project boundaries is not restricted or otherwise altered.

i. It is the permittee's responsibility to ensure that contractors working on this project are aware of all permit conditions.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

\_\_\_\_\_  
(PERMITTEE) **Ms. Janet Sacks**  
**Hancock County Development**  
**Commission**  
**Post Office Box 2267**  
**Bay St. Louis, MS 39521**

\_\_\_\_\_  
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

**STEVEN J. ROEMHILDT, P.E.**  
**COLONEL, DISTRICT COMMANDER**

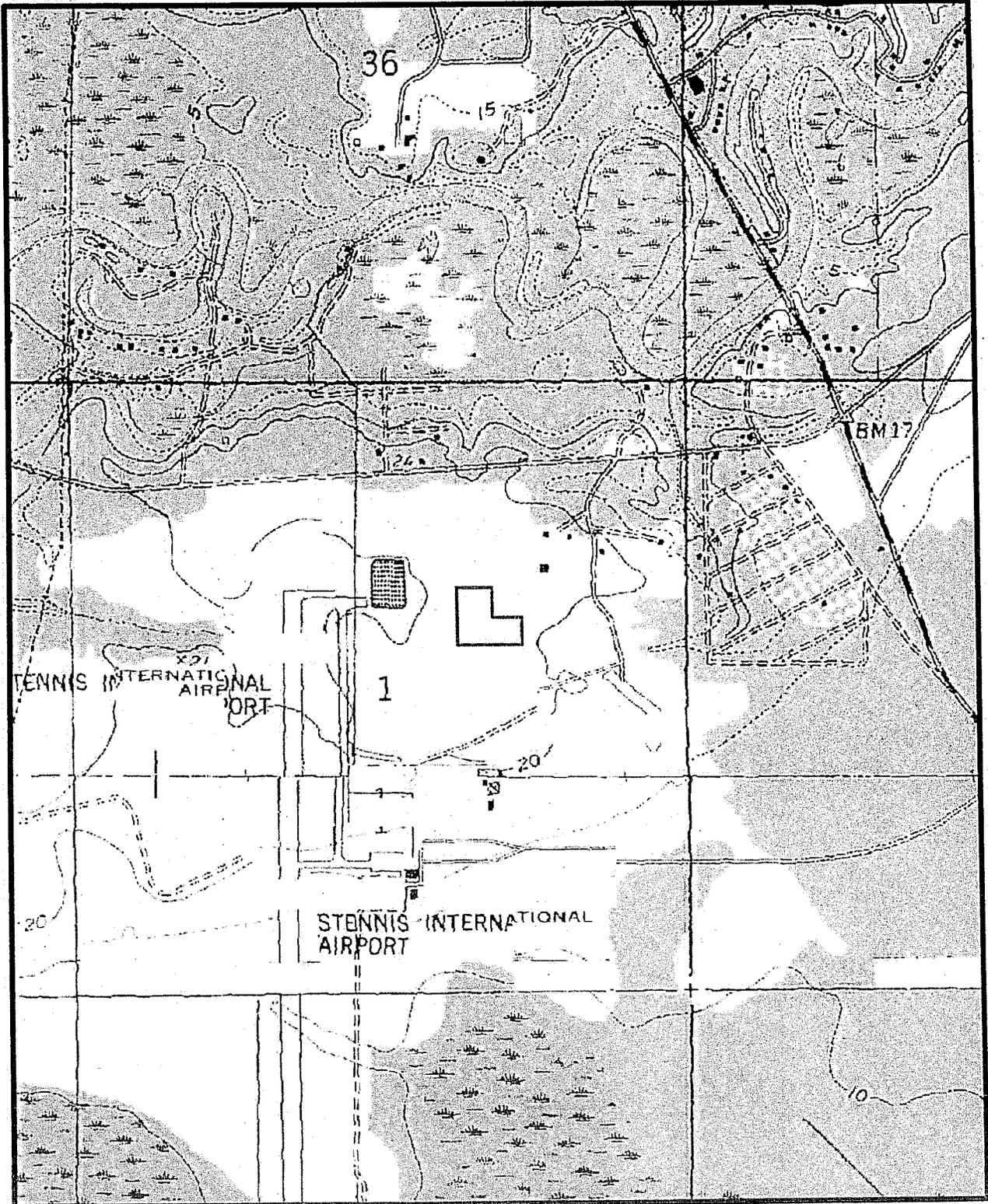
BY: \_\_\_\_\_  
**Team Leader, Coastal Mississippi** (Date)  
**Regulatory Division**

When the structures or work authorized by this permit (**SAM-2012-01427-AFM**) are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFeree)

\_\_\_\_\_  
(DATE)

Parcel 121-0-01-016.004  
Hancock County, Mississippi  
USGS Topo Quad: KILN

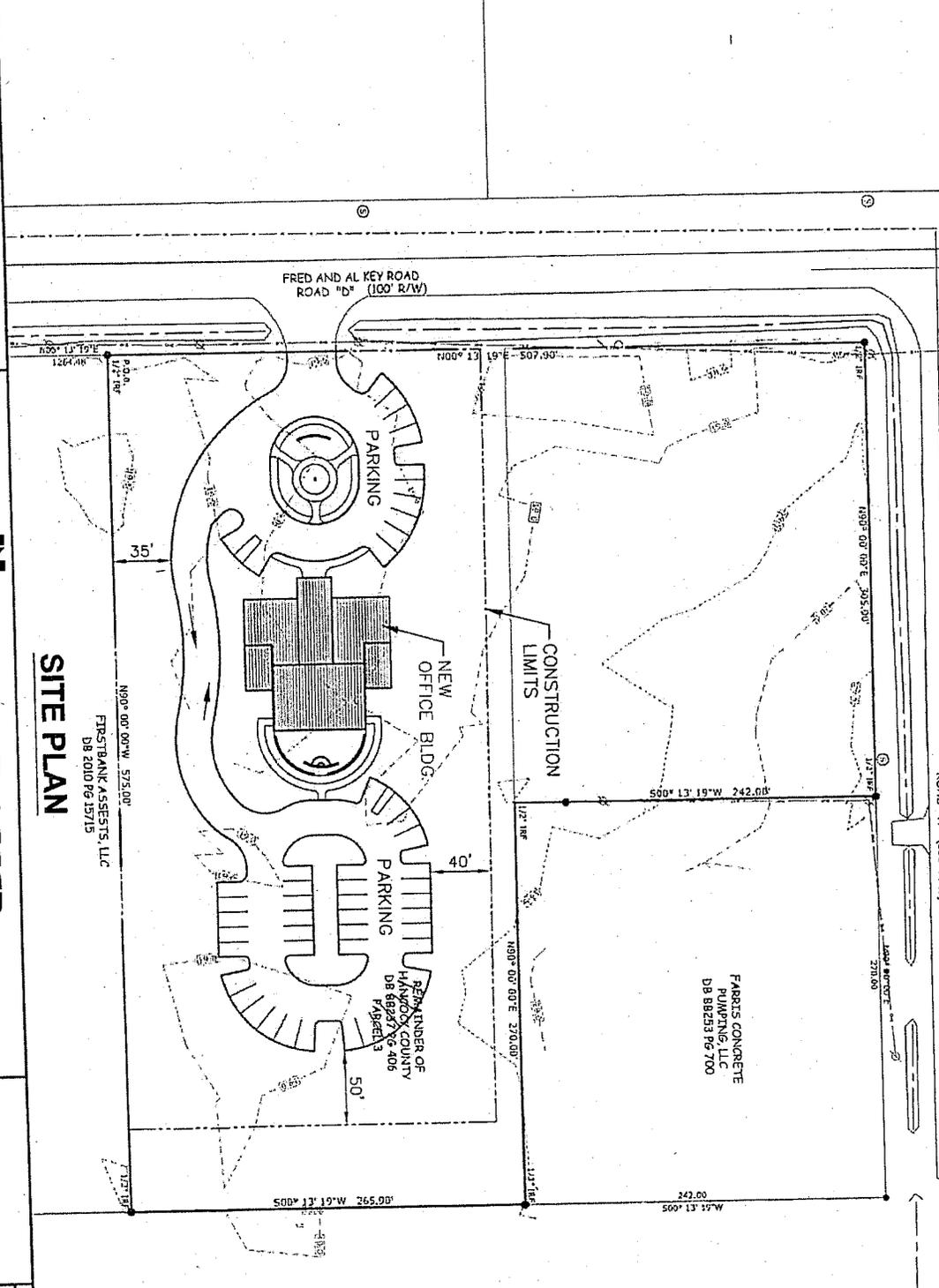


Prepared by: PAC Services LLC

0 875 1,750 3,500 Feet

**NOTICE TO DRAWING HOLDER**

NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FORWARDED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT. THIS DRAWING SHOULD NOT BE USED ON EXPANSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REVISIONS TO THIS DRAWING, WITHOUT WRITTEN PERMISSION BY NEEL-SCHAFFER, INC., SHALL BE AT THE OWNER'S SOLE RISK AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER'S FEES ARISING OUT OF OR RESULTING THEREFROM.



**SITE PLAN**

**NEEL-SCHAFFER**  
Solutions you can build upon

HANCOCK COUNTY DEVELOPMENT COMMISSION  
OFFICE BUILDING

FIRSTBANK ASSESTS, LLC  
DB 2010 PG 15715

REMNINDER OF  
HANCOCK COUNTY  
DB 88257 PG 406  
FABRIS

FABRIS CONCRETE  
PUMPING, LLC  
DB 88253 PG 700

DRAWING INFORMATION

N-S PROJECT NO.:	02-00000-01
TITLENAME:	AERIAL.DWG
SCALE:	1" = 100'
QUAYED BY:	COMPTON ENG.
DSOR:	ALL
DATE:	11/2012
CHKD:	JPF
DATE:	
DATE:	



**MISSISSIPPI  
DEPARTMENT OF MARINE RESOURCES**

January 22, 2013

Allison Monroe  
Regulatory Division  
U.S. Army Corps of Engineers  
Mobile District  
P.O. Box 2288  
Mobile, AL 36628

Re: DMR-130152; SAM-2012-01427-AFM; Hancock County Development Commission

Dear Ms. Monroe:

The Department of Marine Resources in cooperation with other state agencies is responsible under the Mississippi Coastal Program (MCP) for managing the coastal resources of Mississippi. Proposed activities in the coastal area are reviewed to insure that the activities are in compliance with the MCP.

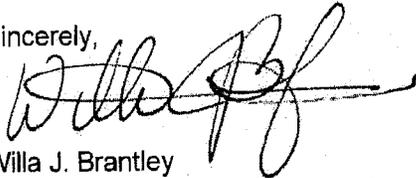
The applicant is proposing the construction of an administration building for the Hancock County Development Commission at Stennis Industrial Park in Kiln, Hancock County, MS. The above activity has been reviewed based upon provisions of the Mississippi Coastal Program and Section 307 of the Coastal Zone Management Act of 1972 (as amended). The activity has been determined to be consistent to the maximum extent practicable with the Mississippi Coastal Program provided that the applicant adheres to the following conditions:

1. Approximately 2.9 acres of non-tidal wetlands shall be filled as indicated on the attached diagram;
2. The applicant shall purchase the appropriate number of mitigation credits to offset the 2.9-acre impact to non-tidal wetlands;
3. Prior to the commencement of construction, proof of purchase of mitigation credits from an approved mitigation bank within the service area (as determined by the Mitigation Bank Review Team) must be submitted to this office;
4. No construction debris or unauthorized fill material shall be allowed to enter coastal wetlands or waters; and,
5. Vegetated wetlands outside of the 2.9-acre fill area shall not be impacted.

January 22, 2013

**The above granted consistency certification was based upon the application presented and is contingent upon water quality certification from the Mississippi Department of Environmental Quality.** If you have any questions regarding this letter, please contact James Davis with the Bureau of Wetlands Permitting at (228) 523-4115.

Sincerely,



Willa J. Brantley  
Bureau Director, Wetlands Permitting

WJB/jdd

cc: Ms. Florance Watson, OPC  
Mr. Raymond Carter, SOS  
Mr. Patrick Chubb, PAC Services  
Mr. Jeffery Lee, Neel-Schaffer



**STATE OF MISSISSIPPI**

PHIL BRYANT  
GOVERNOR

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**

TRUDY D. FISHER, EXECUTIVE DIRECTOR

February 25, 2013

Certified Mail No. 7007 1490 0002 0670 6995

Ms. Janet Sacks  
Hancock County Development Commission  
Post Office Box 2267  
Bay St. Louis, Mississippi 39521

Dear Ms. Sacks:

Re: Hancock County Development  
Commission, Stennis Airport  
Administrative Building  
Hancock County  
COE No. SAM201201427AFM  
WQC No. WQC2012097

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Office of Pollution Control (OPC) issues this Certification, after public notice and opportunity for public hearing, to Hancock County Development Commission, an applicant for a Federal License or permit to conduct the following activity:

Hancock County Development Commission, Stennis Airport Administrative Building: The applicant proposes to fill 2.9 acres of wetlands for the construction of an administrative building at Stennis Industrial Park for the Hancock County Development Commission (HCDC). The purpose of the project is to provide office space for the HCDC in proximity to one of its parks so as to better service its tenants and promote further economic development of the Industrial Park. The applicant proposes to mitigate through the purchase mitigation credits from an approved mitigation bank. This project is located on Fred and Al Key Road in Kiln, Hancock County, Mississippi [SAM201201427AFM, WQC2012097].

The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • [www.deq.state.ms.us](http://www.deq.state.ms.us)

AN EQUAL OPPORTUNITY EMPLOYER

62886 WQC20120001

the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

1. The development shall connect to an Office of Pollution Control approved wastewater collection and treatment system. No construction shall begin until all wastewater approvals are obtained.
2. All fill material and excavation areas shall have side slopes of at least 3:1 (horizontal: vertical) and shall be immediately seeded, stabilized and maintained.
3. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas. Special care shall be taken prior to and during construction to prevent the movement of sediment into adjacent avoided wetland areas. In the event of any BMP failure, corrective actions shall be taken immediately.
4. The final post-construction Stormwater Management Plan submitted by Neel-Schaffer, Inc. on January 28, 2013 shall be implemented concurrent with project construction and maintained to function as proposed.
5. Mitigation for the impact of 2.9 acres of medium quality pine savannah wetlands shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with the banking prospectus and should be based upon that required for impacting 2.9 acres of medium quality pine savannah wetlands. **Written verification of credit purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the wetland areas.**
6. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse.

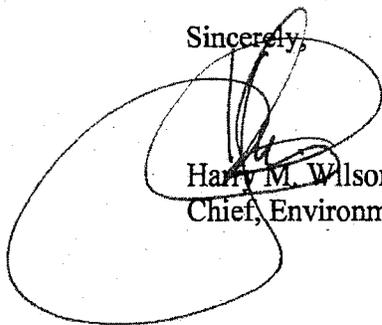
The Office of Pollution Control also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification.

Ms. Sacks  
Page 3 of 3  
February 25, 2013

If we can be of further assistance, please contact us.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Harry M. Wilson', is written over the typed name and title.

Harry M. Wilson, P.E., DEE  
Chief, Environmental Permits Division

HMW: AL

cc: Ms. Allison F. Monroe, U.S. Army Corps of Engineers, Mobile District  
Ms. Willa Brantley, Department of Marine Resources  
Mr. Paul Ncaise, U.S. Fish and Wildlife Service  
Mr. Bill Ainslie, Environmental Protection Agency  
Mr. Patrick Chubb, PAC Services, LLC



*Allison*

STATE OF MISSISSIPPI  
PHIL BRYANT  
GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

TRUDY D. FISHER, EXECUTIVE DIRECTOR

DEC 11 2012

December 7, 2012

Patrick Chubb  
PAC Services, LLC  
Post Office Box 3861  
Bay St. Louis, Mississippi 39521

Re: Hancock County Development Commission,  
Stennis Airport Administrative Building  
Hancock County  
COE No. SAM201201427AFM  
WQC No. WQC2012097

Dear Mr. Chubb:

This letter is to acknowledge receipt of the public notice relating to your 401 Water Quality Certification Request on 11/26/2012. Within thirty days after the date of receipt of the public notice, you will be notified of the major components required to complete the processing of your certification request.

If any of these actions involve construction activities, please notify us of your projected schedule for commencement of construction and completion of construction.

If you have any questions regarding the application or the permitting process, please contact me at (601) 961-5520.

Sincerely,

Adam Lea  
Environmental Permits Division

cc: Janet Sacks, Hancock County Development Commission  
Allison F. Monroe, U.S. Army Corps of Engineers, Mobile District  
Paul Necaise, U.S. Fish and Wildlife Services  
Willa Brantley, Mississippi Department of Marine Resources

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 • www.deq.state.ms.us

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*monroe*

**MISSISSIPPI  
DEPARTMENT OF WILDLIFE, FISHERIES, AND PARKS**

**Sam Polles, Ph.D.  
Executive Director**

November 29, 2012

Allison Monroe  
U.S. Army Engineer District, Mobile  
Coastal Branch  
P.O. Box 2288  
Mobile, AL 36628

Mississippi Department of Environmental Quality  
Office of Pollution Control  
P.O. Box 2261  
Jackson, MS 39225

Mississippi Department of Marine Resources  
1141 Bayview Avenue  
Suite 101  
Biloxi, MS 39530

DEC 03 2012

*AP*

Re: Application by the Hancock County Development Commission  
**SAM-2012-01427-AFM**  
Kiln, Hancock County, Mississippi

**R# 9263**

To Ms. Allison Monroe,

In response to your request for information dated November 20, 2012, we have searched our database for occurrences of state or federally listed species and species of special concern that occur within 2 miles of the site of the proposed project. Please find our concerns and recommendations below.

We do not currently have any records of rare, threatened, or endangered species or communities in the vicinity of your proposed project area. However, the quantity and quality of data collected by the Mississippi Natural Heritage Program are dependent on the research and observations of many individuals and organizations and, in many cases, this information is not the result of comprehensive or site-specific field surveys. In fact,

most natural areas in Mississippi have not been thoroughly surveyed and new occurrences of plant and animal species are often discovered.

**Based on information provided, we conclude that if best management practices are properly implemented, monitored, and maintained (particularly measures to prevent, or at least, minimize negative impacts to water quality), the proposed project likely poses no threat to listed species or their habitats.**

**Recommendations:**

We recommend that best management practices be properly implemented, monitored, and maintained for compliance, specifically measures that will prevent suspended silt and contaminants from leaving the site in stormwater run-off as this may negatively affect water quality and habitat conditions within nearby streams and waterbodies.

In addition, portions of this project site are underlain by hydric soils and may be designated wetlands. If this project is approved, we ask that serious consideration be given to the cumulative impacts of wetland disturbance and elimination, and that appropriate in-kind mitigation be provided.

Please feel free to contact us if we can provide any additional information, resources, or assistance that will help minimize negative impacts to this area. We are happy to work with you to ensure that our state's precious natural heritage is conserved and preserved for future Mississippians.

Sincerely,



Andy Sanderson, Ecologist  
Mississippi Natural Heritage Program  
(601) 576-6064

The Mississippi Natural Heritage Program (MNHP) has compiled a database that is the most complete source of information about Mississippi's rare, threatened, and endangered plants, animals, and ecological communities. The quantity and quality of data collected by MNHP are dependent on the research and observations of many individuals and organizations. In many cases, this information is not the result of comprehensive or site-specific field surveys; most natural areas in Mississippi have not been thoroughly surveyed and new occurrences of plant and animal species are often discovered. Heritage reports summarize the existing information known to the MNHP at the time of the request and cannot always be considered a definitive statement on the presence, absence or condition of biological elements on a particular site.

PAC SERVICES, LLC  
11040 PIN OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
228-861.6165

November 4, 2012

Ms. Willa Brantley  
Department of Marine Resources  
1141 Bayview Avenue  
Biloxi, Mississippi 39530

**RE: Request for Coverage – Individual Permit  
Hancock County Development Commission  
Stennis Airport Industrial Park – HCDC Administration Building  
Hancock County, Mississippi**

Dear Ms. Brantley:

On behalf of the Hancock County Development Commission, please accept the following Application Package for review and processing.

The project consists of the construction of the HCDC Administration Building Complex with associated parking. The selected site consists of 3.0 acres of forested wetland habitat within the confines of the Stennis Airport Industrial Park. The proposed 2.9 acres of wetland impacts has accounted for all construction limits, including the construction of necessary stormwater features to provide necessary drainage from the building and parking areas.

I appreciate your assistance with this permit request. If you have any questions regarding this proposed action, please contact me at 228.861.6165, or if you have specific engineering related questions, please contact the Mr. Jeff Lee, Project Engineer (Neel-Schaffer, Inc.) 228-466-5155 (o) 601-270-5843 (c), [jeffery.lee@neel-schaffer.com](mailto:jeffery.lee@neel-schaffer.com)

Respectfully,



Patrick Chubb  
Biologist



# 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:

NEEL SCHAFFER INC / PAC Services LLC  
 \_\_\_\_\_  
 (name of agent)

11040 PIN OAK DRIVE  
 \_\_\_\_\_  
 (address)

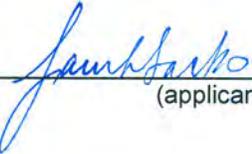
BILOXI MS 39532  
 \_\_\_\_\_  
 (city, state, zip code)

228.861.6165  
 \_\_\_\_\_  
 (agent phone number)

STENNIS AIRPORT / HANCOCK COUNTY  
 \_\_\_\_\_  
 (location of project)

Lat. 30.379082° Long. -89.449607°  
 \_\_\_\_\_  
 \_\_\_\_\_

HANCOCK CO. PORT & HARBOR COMMISSION  
 \_\_\_\_\_  
 (print applicant name)

  
 \_\_\_\_\_  
 (applicant signature)

10/23/12  
 \_\_\_\_\_  
 (date)

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

# JOINT APPLICATION AND NOTIFICATION

U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL

This form is to be used for proposed activities in waters of the United States in Mississippi and for the erection of structures on suitable sites for water dependent industry. Note that some items, as indicated, apply only to projects located in the coastal area of Hancock, Harrison and Jackson Counties.

**1. Date**  
 10 29 2012  
 \_\_\_\_\_  
 month day year

**2. Applicant name, mailing address, phone number and email address:**  
 Hancock County Development Commission  
 POB 2267  
 Bay St. Louis MS 39521  
 (Attn: Janet Sacks)

**Agent name, mailing address, phone number and email address:**  
 Neel Schaffer Inc / PAC Services LLC  
 P.O. Box 3861 Bay St. Louis, MS 39521  
 jeffery.lee@neel-schaffer.com  
 chubb@cableone.net

**3. Official use only**  
 COE \_\_\_\_\_  
 DMR \_\_\_\_\_  
 DEQ \_\_\_\_\_  
 A95 \_\_\_\_\_  
 DATE RECEIVED \_\_\_\_\_

**4. Project location**  
 Street Address Frank & Al Key Drive City/Community Kiln  
 Name of Waterway Jourdan River Latitude 30.379082 Longitude (if known) -89.449607  
 Geographic location: Section 1 Township 8S Range 15W County Hancock

**5. Project description**  
 New work  Maintenance work

**Dredging**

<input type="checkbox"/> Channel	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Canal	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Boat Slip	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Marina	length _____	width _____	existing depth _____	proposed depth _____
<input type="checkbox"/> Other-Mooring Basin	length _____	width _____	existing depth _____	proposed depth _____

Cubic yards of material to be removed \_\_\_\_\_ Type of material \_\_\_\_\_  
 Location of spoil disposal area \_\_\_\_\_  
 Dimensions of spoil area \_\_\_\_\_ Method of excavation \_\_\_\_\_  
 How will excavated material be contained? \_\_\_\_\_

**Construction of structures**

<input type="checkbox"/> Bulkhead	Total length _____	Height above water _____
<input type="checkbox"/> Pier	length _____	width _____ height _____
<input type="checkbox"/> Boat Ramp	length _____	width _____ slope _____
<input type="checkbox"/> Boat House	length _____	width _____ height _____

Structures on designed sites for water dependent industry (Coastal area only). Explain in item 11 or include as attachment.

Other (explain) \_\_\_\_\_

**Filling**

Dimensions of fill area 2.9 ac  
 Cubic yards of fill 4500 cu yd Type of fill clean base material

**Other regulated activities (i.e. Seismic exploration, burning or clearing of marsh) Explain.**

mechanized land clearing of site prior to fill of project footprint/limits of construction  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

6. **Additional information relating to the proposed activity**

Does project area contain any marsh vegetation? Yes \_\_\_\_\_ No X

(If yes, explain) \_\_\_\_\_

Is any portion of the activity for which authorization is sought now complete? Yes \_\_\_\_\_ No X

(If yes, explain) \_\_\_\_\_

Month and year activity took place \_\_\_\_\_

If project is for maintenance work on existing structures or existing channels, describe legal authorization for the existing work. Provide permit number, dates or other form(s) of authorization. \_\_\_\_\_

Has any agency denied approval for the activity described herein or for any activity that is directly related to the activity described herein?

Yes \_\_\_\_\_ No X (If yes, explain) \_\_\_\_\_

---

7. **Project schedule**

Proposed start date March 2013 Proposed completion date October 2013

Expected completion date (or development timetable) for any projects dependent on the activity described herein. \_\_\_\_\_

---

8. **Estimated cost of the project** \$2.1 M

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9. **Describe the purpose of this project. Describe the relationship between this project and any secondary or future development the project is designed to support.** Construction of an Administration Building supporting the HCDC. This building location will provide close interaction with their clients who operate at the Stennis Industrial Complex at Stennis

Airport.

Intended use: Private \_\_\_\_\_ Commercial \_\_\_\_\_ Public x Other (Explain) \_\_\_\_\_

---

10. **Describe the public benefits of the proposed activity and of the projects dependent on the proposed activity.**

**Also describe the extent of public use of the proposed project.**

This public governmental office will be constructed on property owned by the County, reducing rental rates.

---

11. **Narrative Project Description:**

The construction of an Administration Building for HCDC at Stennis Industrial Park. The footprint, including all limits of construction will total 2.9 acres. The remaining buffer will be used for aesthetic and noise buffering. Mitigation will be provided for through the purchase of credits from an approved mitigation bank, since no onsite mitigation opportunities exist.

The project will be connected to water/sewer services provided to the Stennis Industrial Park tenants.

The adjacent parcel to the north (included in the wetland delienation) is in contract negotiations with another tenant.

---

**12. Provide the names and addresses of the adjacent property owners. Also identify the property owners on the plan view of the drawing described in Attachment "A". (Attach additional sheets if necessary.)**

1. Property to immediate SOUTH.

Parcel Number: 121H-0-01-006.000  
Owner Name: FIRSTBANK ASSETS LLC  
Owner Address: 909 POYDRAS ST SUITE  
3200  
Owner City: NEW ORLEANS  
Owner State: LA  
Owner ZIP: 70112

2. Property to NORTH

Parcel Number: 121 -0-01-016.008  
Owner Name: FARRIS CONCRETE PUMPING LLC  
Owner Address: P O BOX 977  
Owner City: KILN  
Owner State: MS  
Owner ZIP: 39556

ALL OTHER PROPERTY IS OWNED/LEASED THROUGH  
HANCOCK COUNTY DEVELOPMENT COMMISSION.

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**13. List all approvals or certifications received or applied for from Federal, State and Local agencies for any structures, construction, discharges, deposits or other activities described in this application. Note that the signature in Item 14 certifies that application has been made to or that permits are not required from the following agencies. If permits are not required, place N/A in the space for Type Approval.**

<u>Agency</u>	<u>Type Approval</u>	<u>Application Date</u>	<u>Approval Date</u>
Dept. of Environmental Quality	WQC 401		
Dept. of Marine Resources	CC		
Army Corps of Engineers	404		
City/County <u>BUILDING</u>			
Other _____			

**14. Certification and signatures**

Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete and accurate. I further certify that I am the owner of the property where the proposed project is located or that I have a legal interest in the property and that I have full legal authority to seek this permit.

U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

**Mississippi Coastal Program (Coastal area only)**

I certify that the proposed project for which authorization is sought complies with the approved Mississippi Coastal Program and will be conducted in a manner consistent with the program.



\_\_\_\_\_  
Signature of Applicant or Agent

11.4.12

\_\_\_\_\_  
Date

---

**15. Fees**

Payable to MS Dept. of Marine Resources  
\$50.00 Single-family residential application fee  
\$500.00 Commercial application fee  
Public notice fee may be required

Please include appropriate fees for all projects proposed in coastal areas of Hancock, Harrison and Jackson Counties.

---

**16. If project is in Hancock, Harrison or Jackson Counties, send one completed copy of this application form and appropriate fees listed in Item 15 to:**

Department of Marine Resources  
Bureau of Wetlands Permitting  
1141 Bayview Avenue  
Biloxi, MS 39530  
(228) 374-5000

**If project IS NOT in Hancock, Harrison or Jackson Counties, send one completed copy of this application form to each agency listed below:**

District Engineer  
Mobile District  
Attn: CESAM-RD  
P.O. Box 2288  
Mobile, AL 36628-0001

District Engineer  
Vicksburg District  
Regulatory Branch  
Attn: CEMVK-OD-F  
4155 Clay Street  
Vicksburg, MS 39183-3435

Director  
Mississippi Dept. of Environmental Quality  
Office of Pollution Control  
P.O. Box 10385  
Jackson, MS 39289

---

**17. In addition to the completed application form, the following attachments are required:*****Attachment "A" Drawings***

Provide a vicinity map showing the location of the proposed site along with a written description of how to reach the site from major highways or landmarks. Provide accurate drawings of the project site with proposed activities shown in detail. All drawings must be to scale or with dimensions noted on drawings and must show a plan view and cross section or elevation. Use 8 1/2 x 11" white paper or drawing sheet attached.

***Attachment "B" Authorized Agent***

If applicant desires to have an agent or consultant act in his behalf for permit coordination, a signed authorization designating said agent must be provided with the application forms. The authorized agent named may sign the application forms and the consistency statement.

***Attachment "C" Environmental Assessment (Coastal Area Only)***

Provide an appropriate report or statement assessing environmental impacts of the proposed activity and the final project dependent on it. The project's effects on the wetlands and the effects on the life dependent on them should be addressed. Also provide a complete description of any measures to be taken to reduce detrimental offsite effects to the coastal wetlands during and after the proposed activity. Alternative analysis, minimization and mitigation information may be required to complete project evaluation.

***Attachment "D" Variance or Revisions to Mississippi Coastal Program (Coastal area only)***

If the applicant is requesting a variance to the guidelines in Section 2, Part III or a revision to the Coastal Wetlands Use Plan in Section 2, Part IV of the Rules, Regulations, Guidelines and Procedures of the Mississippi Coastal Program, a request and justification must be provided.

ENVIRONMENTAL ASSESSMENT  
HANCOCK COUNTY DEVELOPMENT COMMISSION  
ADMINISTRATION BUILDING

**PROJECT DESCRIPTION:**

The proposed project consists of the construction of an administrative building complex situated on a 3.0 acre tract of land within the Stennis Airport industrial Park, which is operated by the HCDC.

**PURPOSE AND NEED:**

The HCDC can better service its tenants and promote further economic development of the Industrial Park's if it was situated at one of the Industrial Park's.

**DESCRIPTION & COMPARISON OF ALTERNATIVES:**

Alternative sites included its current location in Waveland (off site and too small to meet growing needs), Port Bienville (similar wetland impacts and more remote), and the preferred alternative at Stennis. The general project vicinity meets engineering requirements and best serves the HCDC customers.

**AFFECTED ENVIRONMENT:**

The project will alter approximately 2.9 acres of urban forested wetlands. No federally protected species will be adversely impacted by this project based on a survey/report prepared by PAC Services. This report is attached for USFWS review/concurrence. Based on a survey from University of South Alabama, no Cultural Resources were found on the proposed site.

**PROJECT IMPACTS:**

DIRECT IMPACTS: 2.9 of forested wetlands PFO

INDIRECT IMPACTS: none

COASTAL WETLANDS: none

**MITIGATION:**

The applicant proposes to construct the project utilizing BMP's. Based on the results of the WRAP, the applicant is proposing to purchase 5.8 mitigation credits from an approved mitigation bank (representing a low quality habitat impact)

**ATTACHMENT**

**PRELIMINARY JURISDICTIONAL DETERMINATION FORM**

**BACKGROUND INFORMATION**

**A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD):** November 4, 2012

**B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:**  
PAC SERVICES LLC, 11040 PIN OAK DRIVE, BILOXI, MS 39532 (AGENT)  
Hancock County Development Commission, Janet Sacks, P.O. Box 2267 Bay St. Louis, Mississippi 39521 (APPLICANT)

**C. DISTRICT OFFICE, FILE NAME, AND NUMBER:** MOBILE DISTRICT

**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:  
(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)**

State: MS County: HANCOCK City: BAY ST LOUIS  
Center coordinates of site (lat/long in degree decimal format): Lat. 30.379082° Long. -89.449607°  
Universal Transverse Mercator: 16R 264614.91 E 3363335.04 N  
Name of nearest waterbody: JOURDAN RIVER

Identify (estimate) amount of waters in the review area:

Non-wetland waters: linear feet: width (ft) and/or acres.  
Cowardin Class:  
Stream Flow:  
Wetlands: 4.22 ACRES  
Cowardin Class: PFO4Bd

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal:

Non-Tidal:

**E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):**

Office (Desk) Determination. Date: 7.29.10 & 10.18.12

Field Determination. Date(s): 7.30.10 & 10.18.12

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring “pre-construction notification” (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant’s acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable. This preliminary JD finds that there “*may be*” waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

**SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply**

- checked items should be included in case file and, where checked and requested, appropriately reference sources below):

Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: PAC SERVICES LLC

Data sheets prepared/submitted by or on behalf of the applicant/consultant.

Office concurs with data sheets/delineation report.

Office does not concur with data sheets/delineation report.

- Data sheets prepared by the Corps: .
- Corps navigable waters' study: .
- U.S. Geological Survey Hydrologic Atlas: .
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name:KILN 7.5 MIN.
- USDA Natural Resources Conservation Service Soil Survey.  
Citation:HANCOCK COUNTY
- National wetlands inventory map(s). Cite name:USFWS-NWI Digital
- State/Local wetland inventory map(s): .
- FEMA/FIRM maps: .
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs:  Aerial (Name & Date): .  
or  Other (Name & Date): .
- Previous determination(s). File no. and date of response letter: .
- Other information (please specify):2-FT LIDAR .

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

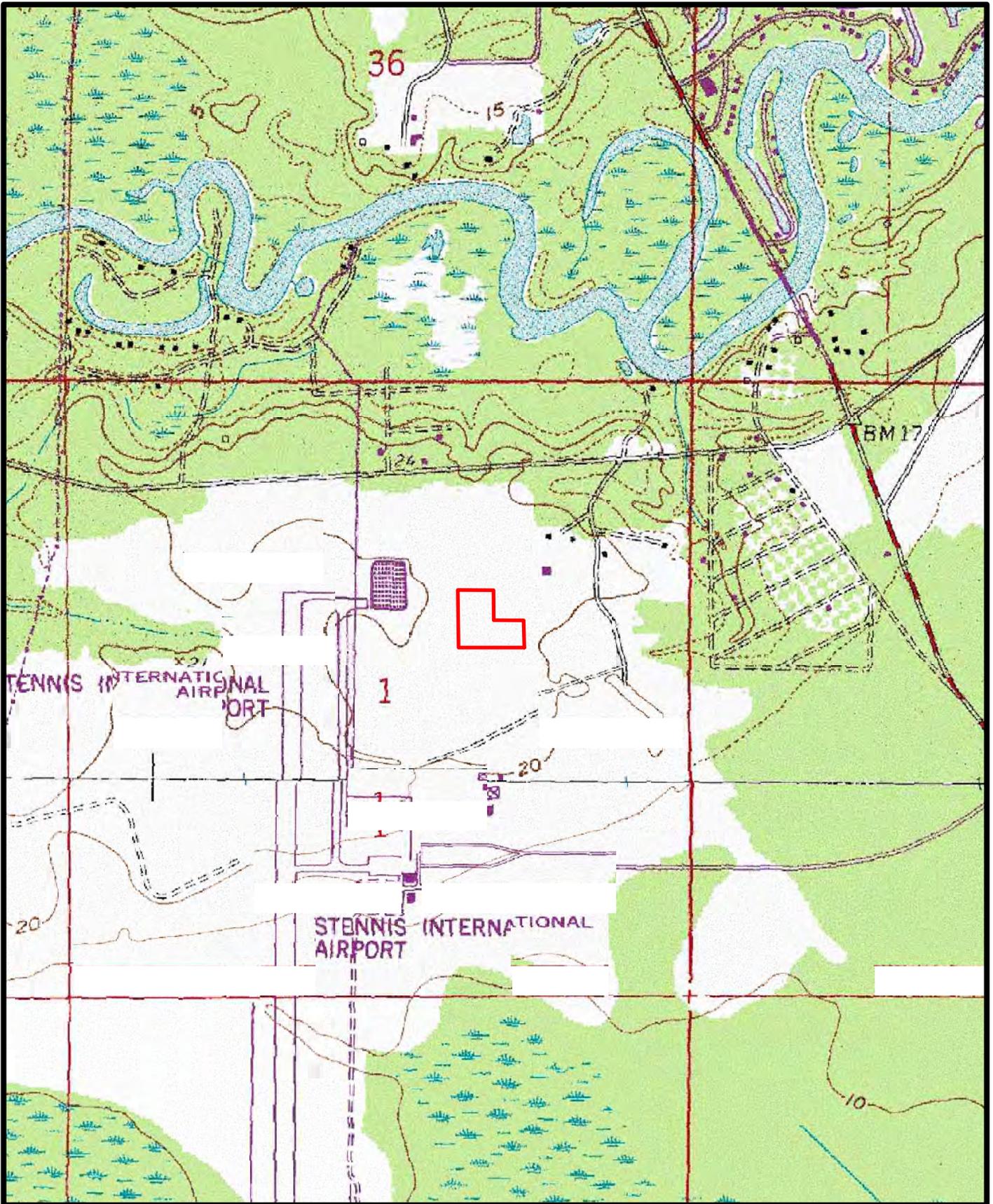
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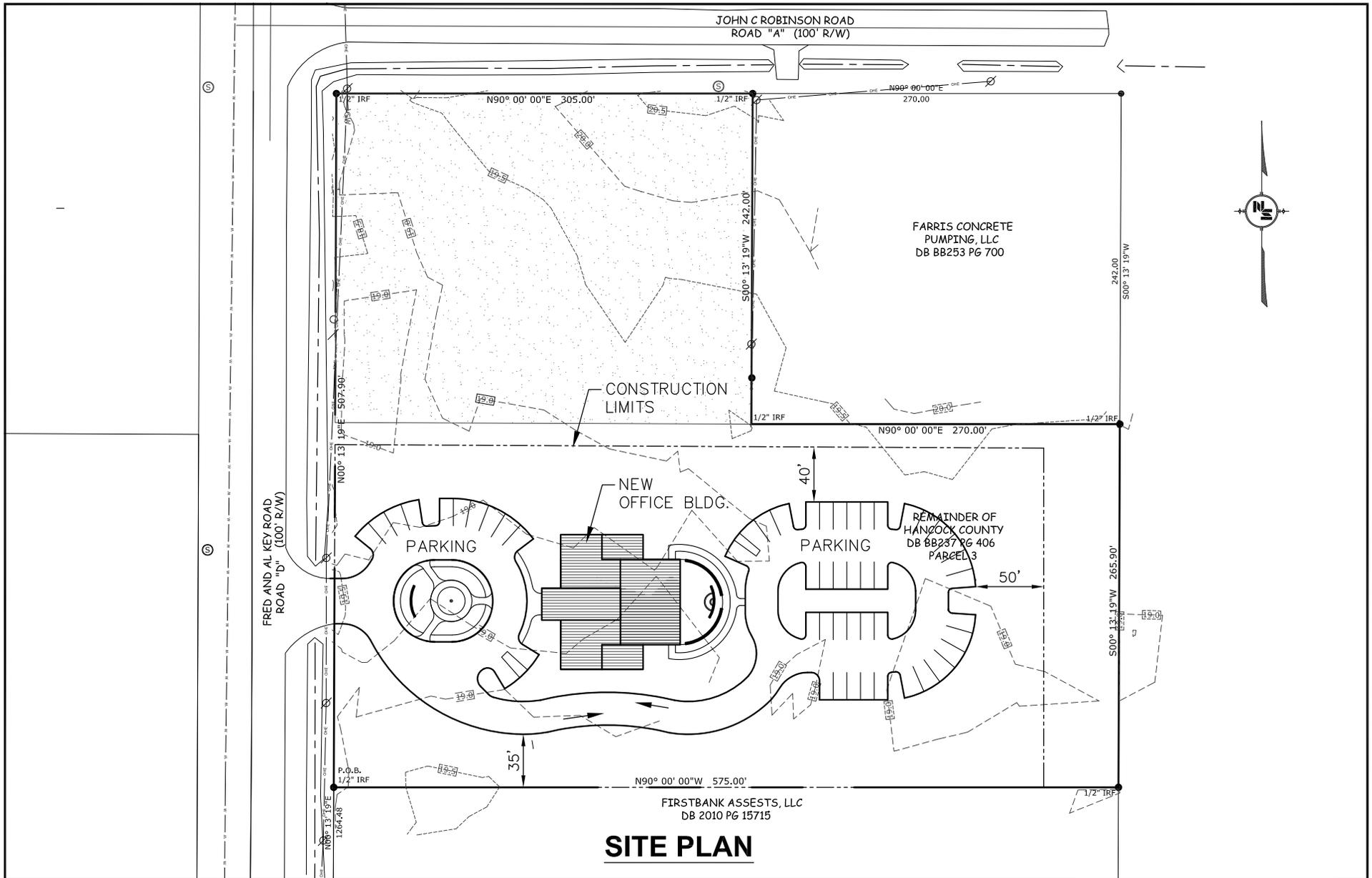
Signature and date of  
Regulatory Project Manager  
(REQUIRED)

---

Signature and date of  
person requesting preliminary JD  
(REQUIRED, unless obtaining  
the signature is impracticable)

Parcel 121-0-01-016.004  
Hancock County, Mississippi  
USGS Topo Quad: KILN





**SITE PLAN**

**NOTICE TO DRAWING HOLDER**  
 NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

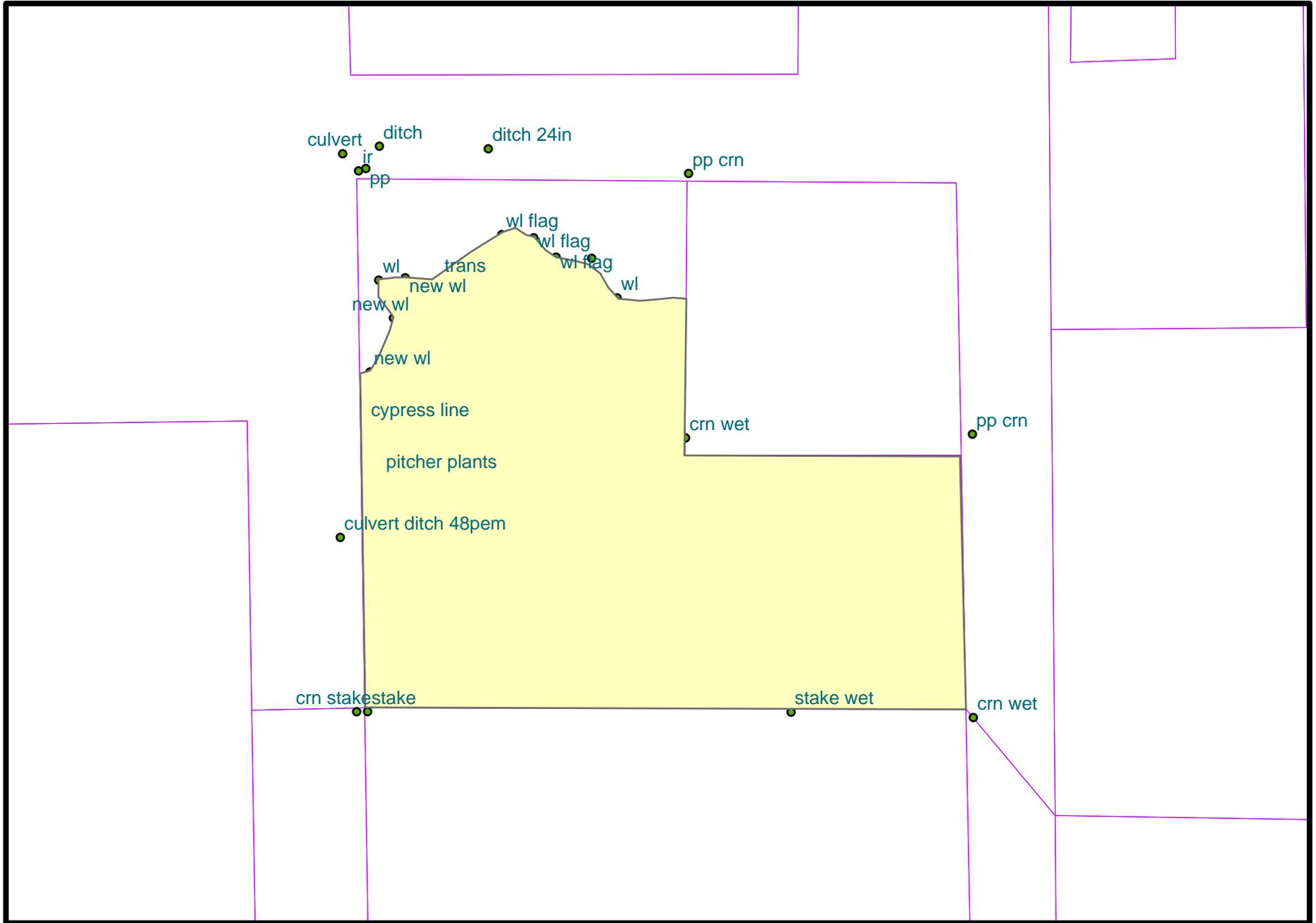


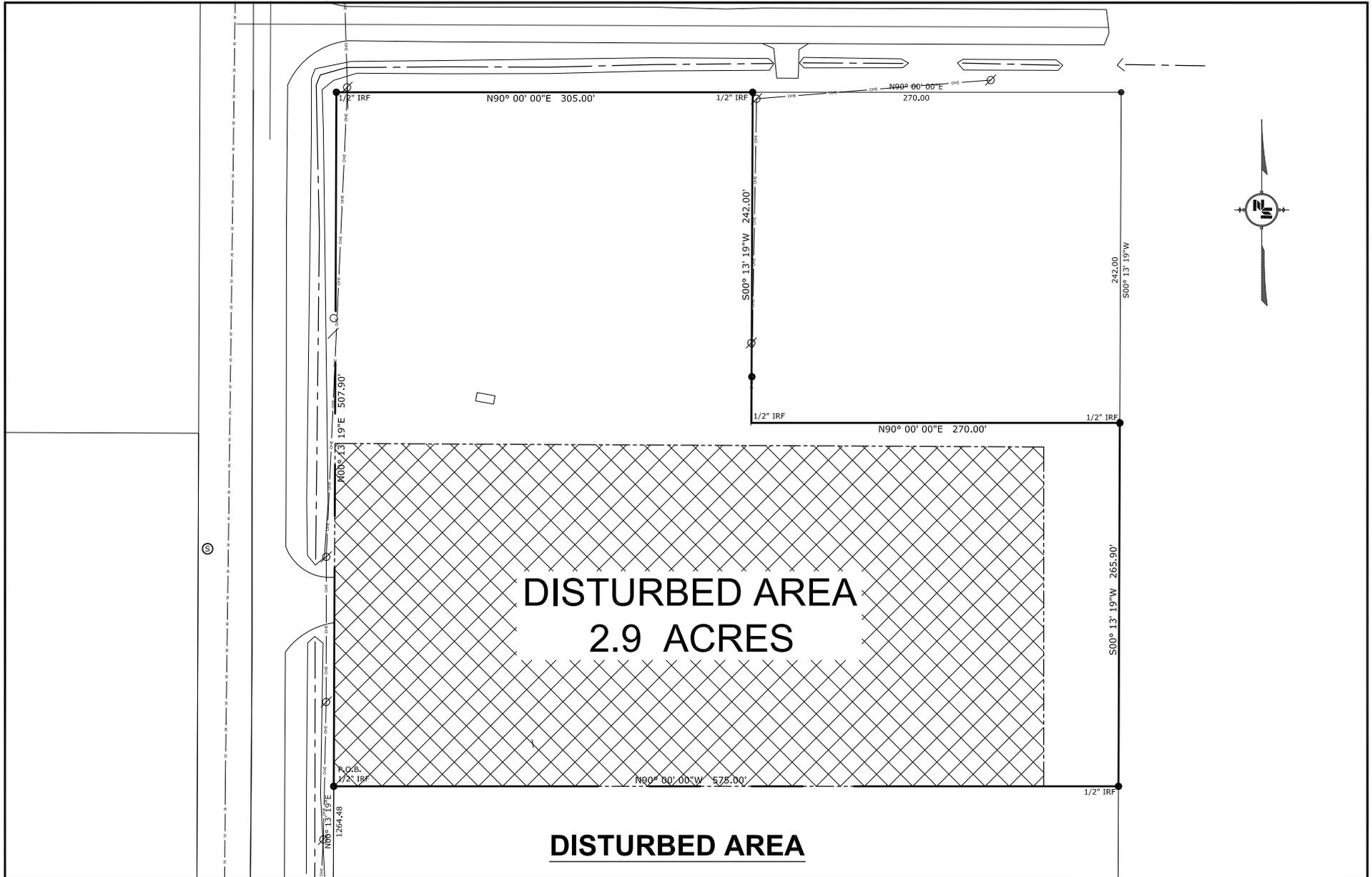
**NEEL-SCHAFFER**  
*Solutions you can build upon*

HANCOCK COUNTY DEVELOPMENT COMMISSION  
 OFFICE BUILDING

DRAWING INFORMATION	
N-S PROJECT NO.:	02-00000-01
FILENAME:	AERIAL.DWG
SCALE:	1" = 100'
SURVEYED BY: COMPTON ENG.	
DSGN:	JLL DATE: 11/2012
DRWN:	JPF DATE: 11/2012
CHKD:	DATE:
QA/QC:	DATE:

HANCOCK COUNTY DEVELOPMENT COMMISSION  
Stennis International Airport  
Administration Building  
Hancock County, Mississippi  
Wetland Delineation (4.2 acres)





**DISTURBED AREA  
2.9 ACRES**

**DISTURBED AREA**

**NOTICE TO DRAWING HOLDER**

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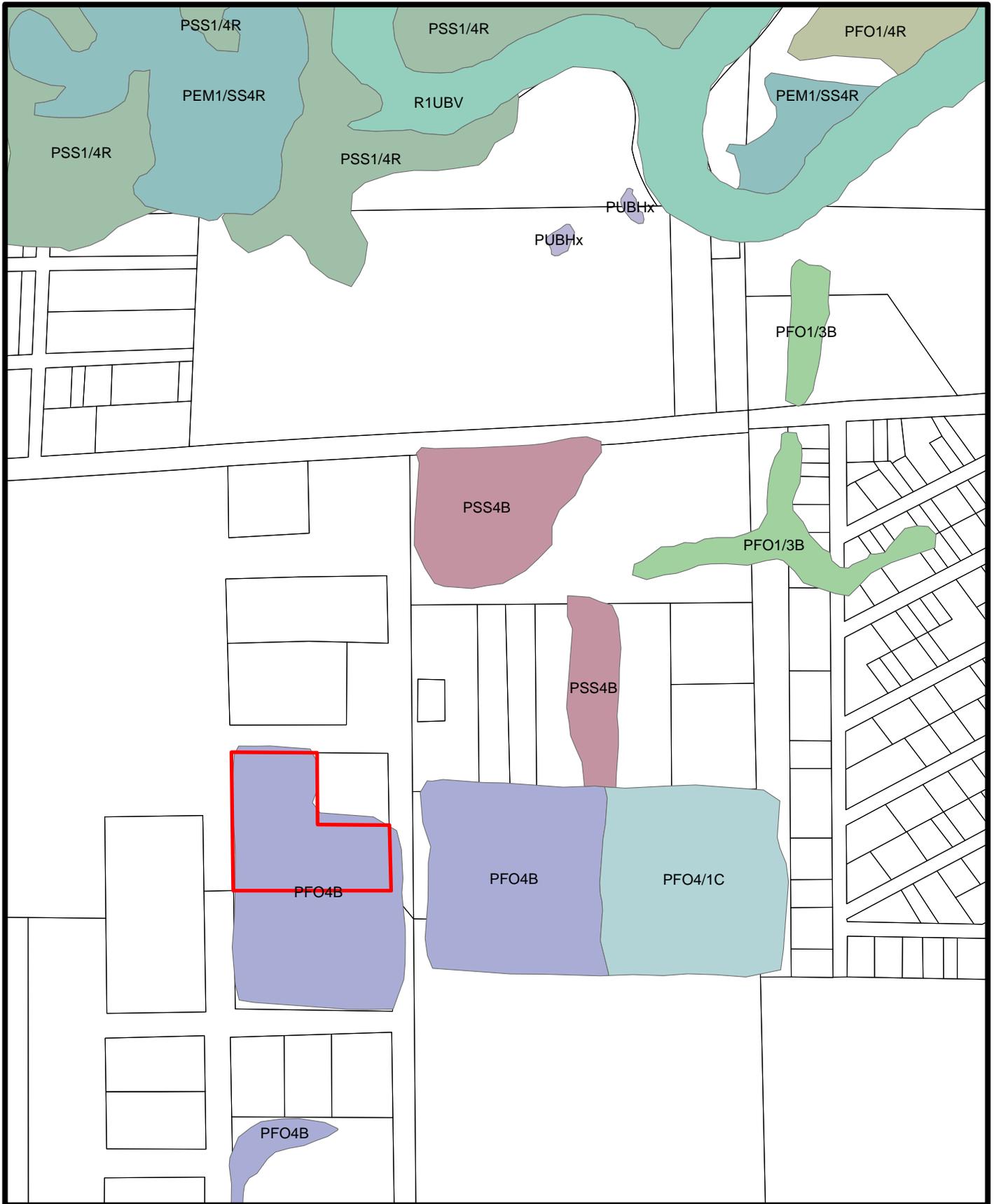


HANCOCK COUNTY DEVELOPMENT COMMISSION  
OFFICE BUILDING

**DRAWING INFORMATION**

N-S PROJECT NO.:	02-00000-01
FILENAME:	AERIAL.DWG
SCALE:	1" = 100'
SURVEYED BY:	COMPTON ENG.
DSGN:	JLL DATE: 11/2012
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CHKD:	DATE:
QA/QC:	DATE:

Parcel 121-0-01-016.004  
Hancock County, Mississippi  
National Wetlands Inventory



Parcel 121-0-01-016.004  
Hancock County, Mississippi  
Hydric Soil Classification Map & Contours



**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Stennis Airport Parcel 121-0-01-016.004 City/County: Bay St Louis/Hancock Sampling Date: 10.18.12  
 Applicant/Owner: Hancock County Development Commission State: MS Sampling Point: 2  
 Investigator(s): P.Chubb Section, Township, Range: Section 1, T8S, R15W  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-1  
 Subregion (LRR or MLRA): T Lat: 30.379082 Long: -89.449607 Datum: \_\_\_\_\_  
 Soil Map Unit Name: BEAUREGARD NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
Remarks: SOUTHERN PORTION OF THE TRACT IS DEFINITELY WETTER. VISIBLE OPEN AREAS RESEMBLING RELIC PINE SAVANNA.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply)	<b>Secondary Indicators (minimum of two required)</b>
<input checked="" type="checkbox"/> Surface Water (A1)      _____ Water-Stained Leaves (B9) _____ High Water Table (A2)      _____ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3)      _____ Marl Deposits (B15) <b>(LRR U)</b> _____ Water Marks (B1)      _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) <input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3)      _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4)      _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5)      _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7)      _____ Other (Explain in Remarks)	_____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) <input checked="" type="checkbox"/> Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) <input checked="" type="checkbox"/> Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>1-2</u> Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>3</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No _____
---	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION** – Use scientific names of plants.

Sampling Point: 2

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot sizes: _____ )					
1. <u>MAGNOLIA VIRGINIANA</u>	<u>25</u>	<u>yes</u>	<u>FACW</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)	
2. <u>PINUS TAEDA</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>		
3. <u>NYSSA SYLVATICA</u>	<u>15</u>	<u>no</u>	<u>FAC</u>		
4. _____					
5. _____					
6. _____					
7. _____					
	<u>70</u>	= Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>10</u> x 1 = <u>10</u> FACW species <u>75</u> x 2 = <u>150</u> FAC species <u>35</u> x 3 = <u>105</u> FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: <u>120</u> (A) <u>265</u> (B)  Prevalence Index = B/A = <u>2.2</u>	
<b>Sapling Stratum</b> ( _____ )					
1. <u>MAGNOLIA VIRIGINIANA</u>	<u>15</u>	<u>no</u>	<u>FACW</u>		
2. <u>MYRICA CERIFERA</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
	<u>35</u>	= Total Cover			
<b>Shrub Stratum</b> ( _____ )					
1. <u>ILEX GLABRA</u>	<u>25</u>	<u>no</u>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)	
2. <u>TAXODIUM DISTICHUM</u>	<u>5</u>	<u>no</u>	<u>OBL</u>		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
	<u>30</u>	= Total Cover			
<b>Herb Stratum</b> ( _____ )					
1. <u>SARRACENIA ALATA</u>	<u>5</u>	<u>no</u>	<u>OBL</u>	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  <b>Sapling</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  <b>Shrub</b> – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  <b>Woody vine</b> – All woody vines, regardless of height.   <b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
2. <u>HYPERICUM FASICULATUM</u>	<u>5</u>	<u>no</u>	<u>FACW</u>		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
	<u>10</u>	= Total Cover			
<b>Woody Vine Stratum</b> ( _____ )					
1. <u>SMILAX LAURIFOLIA</u>	<u>5</u>	<u>no</u>	<u>FACW</u>		
2. _____					
3. _____					
4. _____					
5. _____					
	<u>5</u>	= Total Cover			

Remarks: (If observed, list morphological adaptations below).

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	N 4/0						S.LOAM	SOUPY
8+	5Y 6/1						S.LOAM	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**

- Polyvalue Below Surface (S8) **(LRR S, T, U)**
- Thin Dark Surface (S9) **(LRR S, T, U)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Reduced Vertic (F18) **(outside MLRA 150A,B)**
- Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12) **(LRR T, U)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present?    Yes     No

Remarks:

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Stennis Airport Parcel 121-0-01-016.004 City/County: Bay St Louis/Hancock Sampling Date: 10.18.12  
 Applicant/Owner: Hancock County Development Commission State: MS Sampling Point: 1  
 Investigator(s): P.Chubb Section, Township, Range: Section 1, T8S, R15W  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-1  
 Subregion (LRR or MLRA): T Lat: 30.379082 Long: -89.449607 Datum: \_\_\_\_\_  
 Soil Map Unit Name: BEAUREGARD NWI classification: UPLAND

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:  THIS UPLAND SITE IS SITUATED ON A REGIONAL PLATEAU ABOVE THE JOURDAN RIVER AND MAY BE SLIGHTLY AFFECTED BY MANMADE DEVELOPMENT SUCH AS DITCHES AND PREVIOUS ADJACENT FILL.	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply)	<b>Secondary Indicators (minimum of two required)</b>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <b>(LRR U)</b> <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <input checked="" type="checkbox"/>
---	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**VEGETATION – Use scientific names of plants.**

Sampling Point: 1

Tree Stratum (Plot sizes: _____ )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>LIVE OAK</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. <u>PINUS TAEDA</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
<u>35</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species <u>65</u> x 2 = <u>130</u> FAC species <u>45</u> x 3 = <u>135</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species _____ x 5 = _____ Column Totals: <u>115</u> (A) <u>285</u> (B)  Prevalence Index = B/A = <u>2.47</u>
Sapling Stratum ( _____ )				
1. <u>MAGNOLIA VIRIGINIANA</u>	<u>10</u>	<u>no</u>	<u>FACW</u>	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
<u>10</u> = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
Shrub Stratum ( _____ )				
1. <u>ILEX GLABRA</u>	<u>50</u>	<u>yes</u>	<u>FACW</u>	
2. <u>VACCINIUM ELLOTTII</u>	<u>15</u>	<u>no</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
<u>65</u> = Total Cover				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  <b>Sapling</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  <b>Shrub</b> – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  <b>Woody vine</b> – All woody vines, regardless of height.   <b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Herb Stratum ( _____ )				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
_____ = Total Cover				
Woody Vine Stratum ( _____ )				
1. <u>SMILAX LAURIFOLIA</u>	<u>5</u>	<u>no</u>	<u>FACW</u>	
2. _____				
3. _____				
4. _____				
5. _____				
<u>5</u> = Total Cover				

Remarks: (If observed, list morphological adaptations below).

**AREA CONSIDERED TO BE A TRANSITION ZONE.**

**SOIL**

Sampling Point: 1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-6	10YR 4/2						S.LOAM	FEW REDOX FEATURES
6-12	10YR 6/4						S.LOAM	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**

- Polyvalue Below Surface (S8) **(LRR S, T, U)**
- Thin Dark Surface (S9) **(LRR S, T, U)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Reduced Vertic (F18) **(outside MLRA 150A,B)**
- Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12) **(LRR T, U)**
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present?    Yes \_\_\_\_\_    No

Remarks:

- PROPOSED
- EXISTING CONDITIONS

# WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: **Hancock** PROJECT: \_\_\_\_\_ DATE: **10.21.12** REVIEWER: **P.CHUBB** FLUCCS CODE: \_\_\_\_\_  
 APP. #: \_\_\_\_\_ HCDC Admin WETLAND TYPE:  FORESTED  Non-Forested

LAND USE CATEGORY <b>Pine/HDWD</b>	WETLAND AREA <b>4.25</b> ACRES	SECONDARY IMPACTS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES % = _____	MELALEUCA INVASION >50% <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	<b>3</b> ACRES OF IMPACT	<b>1.25</b> ACRES	

**WILD LIFE UTILIZATION** 1

**WETLAND CANOPY** 2 ▼

**WETLAND GROUND COVER** 2

**HABITAT SUPPORT / BUFFER** 0.825

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
Vacant	2.5	25	0.625
ROW	2	10	0.2
Industrial	0	65	0
			0
			0

## WRAP SCORE

### 50.07%

**FIELD HYDROLOGY** 2

**WATER QUALITY INPUT & TREATMENT** 1.1875

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Mod Int Industrial	1.5	100	1.5
	0	0	0
	0	0	0
			0
			0
<b>LU TOTAL</b>			<b>1.5</b>

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
grass swale	2.5	35	0.875
	0	0	0
			0
			0
			0
<b>PT TOTAL</b>			<b>0.875</b>

**WILDLIFE UTILIZATION**  
 Low use due to size and adjacency to roadway and other commercial development.

---

**WETLAND CANOPY**  
 MODERATE

---

**WETLAND GROUND COVER**  
 MODERATE

---

**HABITAT SUPPORT/BUFFER**  
 COVER, FOOD, WATER

---

**FIELD HYDROLOGY**  
 regionally flat with manmade drainage features to remove excess stormwater

---

**WQ INPUT & TREATMENT**  
 NATURAL

**THREATENED / ENDANGERED SPECIES REPORT  
STENNIS INTERNATIONAL AIRPORT  
HANCOCK COUNTY DEVELOPMENT COMMISSION  
ADMINISTRATION BUILDING**

**PURPOSE OF THE BIOLOGICAL ASSESSMENT - CFR 402.12(a)**

A Draft Biological Assessment (BA) has been prepared to fulfill forthcoming U.S. Army Corps of Engineers (USACE) requirements outlined under Section 7(c) of the Endangered Species Act (ESA) of 1973, as amended. Formal Section 7 consultation is required when a Federal action may affect listed species or destroy or adversely modify designated critical habitat (50 CFR 402.14). This document will assist U.S. Fish and Wildlife Service (USFWS) personnel in fulfilling their obligations under the ESA [50 CFR 402.12(c)(f)], if necessary.

This Draft BA evaluates any potential impacts that Hancock County Development Commission (HCDC) sanctioned projects may have on federally listed species. The Area of Concern (AOC) encompasses approximately 4.8 acres within the existing Stennis International Airport Industrial Complex.

**PROPOSED ACTION - CFR 402.14(c)(1)**

HCDC proposes to construct an administration building with associated features on a vacant 4.8 acre site. The construction would require the mechanized land clearing of the entire site. Based on preliminary environmental surveys, it is anticipated that any development will require a USACE permit application. The proposed project may have cause impacts to jurisdictional wetlands, associated with filling activity. This BA addresses the overall project AOC.

**ACTION AREA - CFR 402.14(c)(2)**

The Project Action Area is defined as all areas to be affected directly or indirectly by the action and not merely the immediate area involved in the action. The AOC is located in Section 1 Township 8S Range 15W. (see attached vicinity map)

**PHYSICAL DESCRIPTION OF HABITAT**

The site is best described as a remnant wet pine forest. The prevalent vegetation is Loblolly pine (*Pinus taeda*). Other dominant tree species noted during the site visits included water oak, sweetbay magnolia, southern magnolia, cypress, red maple, and black gum. Shrub/Sapling species included yaupon, American holly, Elliott's blueberry, and gallberry. The woody vine Cherokee rose (*Rosa laevigata*) is also prevalent on the north end of the site.

Elevations across the property are relatively level at 20-ft to 21-ft msl. There are no significant, channelized streams located on the property, nor is there any direct connection to open water bodies. NOAA 2-ft LIDAR contours are provided as an attached map.

**PROJECT IMPACTS**

The proposed development action would directly cause a change in landuse from vacant woods to commercial related use. Development would require mechanized land clearing and fill.

## TARGETED SPECIES

PAC Services compiled the Federal protected plants and animals for AOC, located in Hancock County. Legal authority for protected species is derived from the following:

### Federal Protection of Endangered Species

The United States government protects endangered species under authority of the “Endangered Species Conservation Act of 1973,” as amended. This act places species into two main categories: “Endangered” and “Threatened”. Endangered species are defined as those that are in danger of becoming extinct throughout all or a significant portion of their range. Threatened species are those that are likely to become endangered in the near future in all or a significant portion of their range. The US Fish and Wildlife Service (USFWS) is the responsible agency for the Endangered Species Act.

Table 1. Federally Listed Species for Hancock County, Mississippi (ref: USFWS)

<b>Name</b>	<b>Scientific Name</b>	<b>Status</b>
Piping Plover	<i>Charadrius melodus</i>	Endangered
Alabama heelsplitter	<i>Potamilus inflatus</i>	Threatened
Louisiana quillwort	<i>Isoetes louisianensis</i>	Endangered
Gulf sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Threatened
West Indian manatee	<i>Trichechus manatus</i>	Endangered
Louisiana black bear	<i>Ursus americanus luteolus</i>	Threatened
Hawksbill sea turtle	<i>Eretmochelys imbricate</i>	Endangered
Leatherback sea turtle	<i>Dermochelys coriacea</i>	Endangered
Kemp's ridley sea turtle	<i>Lepidochelys kempii</i>	Endangered
Green sea turtle	<i>Chelonia mydas</i>	Threatened
Loggerhead sea turtle	<i>Caretta caretta</i>	Threatened
Ringed map turtle	<i>Graptemys oculifera</i>	Threatened
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened

## SURVEY METHODS

The survey was conducted in accordance to the protocols utilized by PAC Services on other similar projects (ref. *USDA/Forest Service, Scope of Work of Surveys for Proposed, Endangered, Threatened, and Sensitive (PETS) Plant and Animal Species on the De Soto Ranger District, De Soto National Forest* (Rev. 5/02).

A biological survey was conducted by Mr. Patrick Chubb, Wildlife Biologist (PAC Services LLC). The survey was conducted on October 18, 2012. The survey method included pedestrian transects and was conducted during the formal wetland delineation of the AOC. Due to the habitat type encountered and targeted species, the survey constitutes 100% coverage of the project area.

## **SURVEY RESULTS / SPECIES EVALUATION**

The survey did not record any physical evidence or evidence of potential habitat for any of the listed species. Therefore, since neither the species, nor suitable habitat, was present in the project area, it is my determination that future-proposed activities will have “no effect” on the species listed in Table 1. A project level letter of concurrence of the “no effect” determination is not required from the U.S. Fish and Wildlife Service.

- Piping Plover – no available habitat within AOC.
- Alabama heelsplitter - no available habitat within AOC.
- Louisiana quillwort – no suitable habitat within AOC.
- Gulf sturgeon – no aquatic habitat within AOC.
- West Indian manatee – no aquatic habitat within AOC.
- Louisiana black bear – minimal suitable habitat, likely to be transient in AOC.
- Hawksbill sea turtle – no aquatic habitat within AOC.
- Leatherback sea turtle – no aquatic habitat within AOC.
- Kemp's ridley sea turtle – no aquatic habitat within AOC.
- Green sea turtle – no aquatic habitat within AOC.
- Loggerhead sea turtle – no aquatic habitat within AOC.
- Ringed map turtle – no aquatic habitat within AOC.
- Gopher tortoise – no suitable habitat within AOC.

## **DETERMINATION OF EFFECTS SUMMARY**

Three possible types of effects to threatened, endangered, or proposed species that a BA can identify, and the corresponding "determinations of effect" to use, are given for T,E & P species in the 1986 Endangered Species Act regulations (50 CFR Part 402) and the March 1998 FWS/NMFS Endangered Species Consultation Handbook. Determinations given here for T&E species are to help prevent a need for further clarification of the two-step "may affect" determination.

Obtaining a FWS concurrence (A2,B2), biological opinion (A3), or conference report (B3), is needed after some determinations (assuming the proposal continues to be promoted with no changes).

<u>Type of Effects Identified</u>	<u>Corresponding Determination of Effect</u>
A. Threatened and Endangered Species (activities and programs)	
1. no effects (not ever, any)	→ "no effect"
2. discountable, insignificant or completely beneficial effects	→ "not likely to adversely affect" *
3. adverse effects	→ "likely to adversely affect" *

Both A2 & A3 determinations may be referred to as "may affect" determinations under the 1986 ESA regulations, but without further elaboration, the term "may affect" often is misunderstood.

## **CONCLUSION**

In order to fulfill any future U.S. Army Corps of Engineers requirements as outlined under Section 7(c) of the Endangered Species Act (ESA) of 1973, as amended, HCDC's Project Consultant, Neel Schaffer Inc, retained the professional services of PAC Services LLC to complete a Protected Species Survey of the "**HCDC Administration Building**" AOC.

PAC Services LLC conducted necessary and appropriate field investigations of the AOC on October 18, 2012. No evidence of the Federally Listed species or potential habitat was recorded during the surveys.

**Appendix F**

**Cultural Resources Assessment  
Hancock County Port and Harbor Commission  
Proposed Administration Building Site**

**Phase I Cultural Resource Assessment  
of a 4.3-acre Parcel in  
Hancock County, Mississippi  
for the Hancock County Development  
Commission: Administration Building**

Report Prepared for  
PAC Services, LLC  
Biloxi, Mississippi

By  
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October 29, 2012

2012.038

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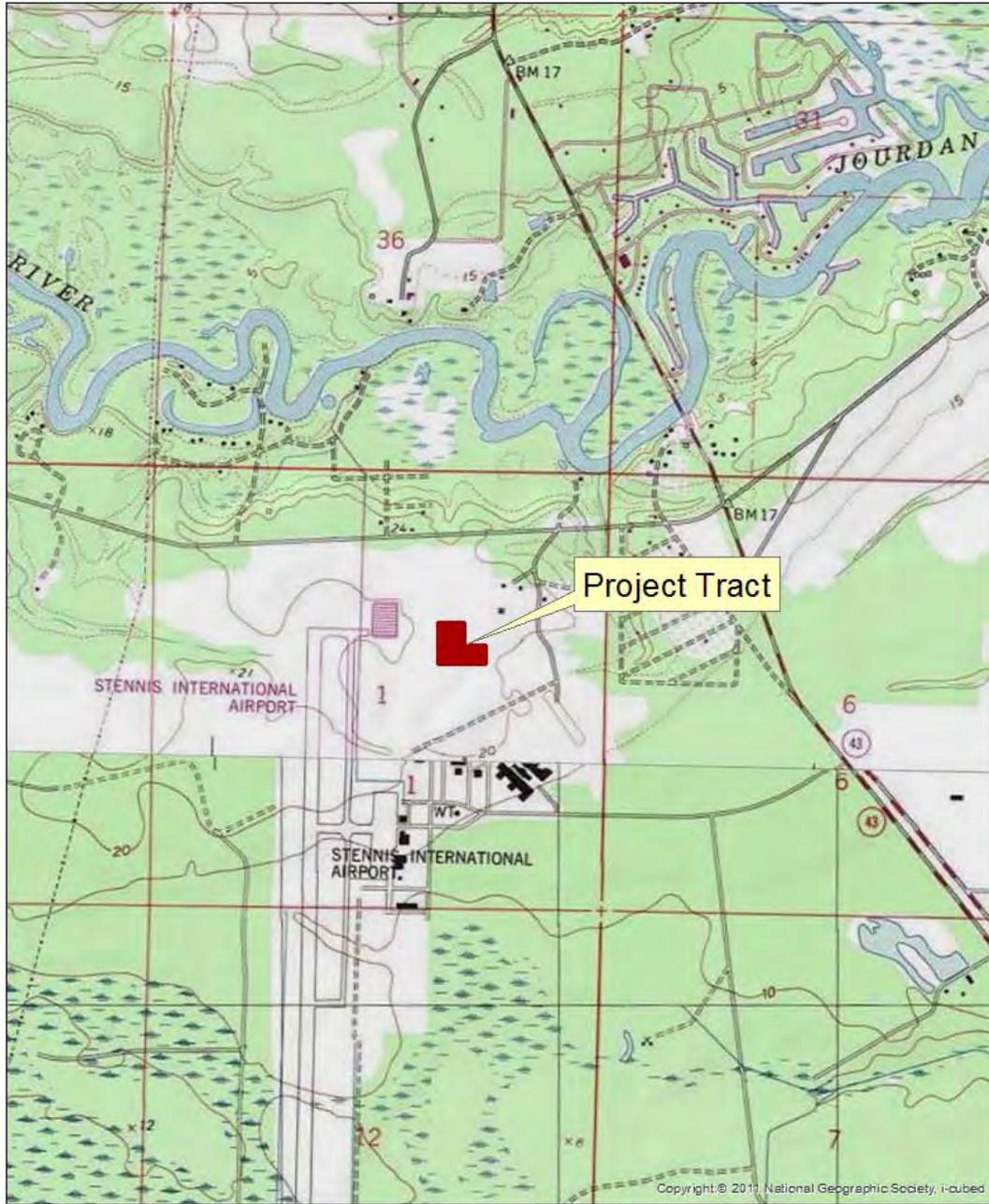
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## **Introduction**

Patrick Chubb of PAC Services, LLC, contracted the University of South Alabama's Center for Archaeological Studies (CAS) to conduct a Phase I cultural resources assessment for a 4.3-acre parcel in Hancock County, Mississippi. The project tract is scheduled for the construction of an administration building by the Hancock County Development Commission. The tract is specifically located within Township 8 South, Range 15 West, Section 1, as shown on the Kiln USGS 7.5' topographic quadrangle (Figure 1). It is bound by John C. Robinson Road to the north, Fred and Al Key Road to the west, an undeveloped lot to the south, and a grass road and Farris Concrete Pumping, LLC to the east.

Field work was conducted on October 23, 2012, (1 day of fieldwork) by CAS staff archaeologist Raven Christopher under the direction of Tara Potts, Principal Investigator. Field investigations included a pedestrian survey and excavation of shovel tests at 30.0-meter intervals. These investigations were conducted in compliance with Mississippi Department of Archives and History (MDAH) guidelines for evaluation of any significant sites or structures in terms of criteria for eligibility to the National Register of Historic Places (NRHP). This cultural resources assessment was completed by CAS to ensure PAC Services, LLC fulfillment of Section 106 permitting as required by the National Historic Preservation Act of 1966, as amended. No project constraints were encountered and no significant cultural resources were identified during this survey.



Hancock Co, MS  
 Kiln Topographic Quadrangle  
 Township 8 South, Range 15 West, Section 1



Figure 1. Project tract location as shown on the Kiln USGS 7.5' topographic quadrangle.

## **Background Research**

### **Environmental Setting**

The project tract is situated in the Southern Coastal Plain Level III Ecoregion, which is comprised of swampy lowlands, coastal lagoons, and marshes along the Gulf Coast. More specifically, the tract is located in the Gulf Coast Flatwoods Level IV Ecoregion. The Flatwoods are characterized by wet, sandy flats and broad depressions, underlain by Quaternary-age sands and clays. Historically, the Flatwoods were predominantly covered with slash and longleaf pines, orchids, pitcher plants, and a variety of grasses. The land was utilized for woodland and wildlife habitat (Chapman et al. 2004). In recent decades, agriculture dominates land use, including farming of soybeans, corn, livestock and timber. Presently, the climate in Hancock County is characterized by long, hot and humid summers and short, mild winters. Temperatures generally average 81 degrees in the summer and 52 degrees in the winter. Annual precipitation is 31 inches and average relative humidity is 60 percent (Smith et al. 1981).

The topography within the project tract is relatively flat, with an elevation of 20.0 feet above mean sea level (amsl). Jourdan River, located approximately 650.0 meters (2,132.5 ft) north of the tract is the nearest water source. Vegetation within the project area consists of mainly tall pine and oak trees, with some magnolia and small holly trees. A dense understory of greenbrier and other vines and bushes is present in the north half and along the east boundary of the project tract (Figure 2). Understory in the southwest corner of the tract is considerably less dense than the remaining areas (Figure 3). Pitcher plants were noted throughout the entire tract. The majority of the project area, with the exception of approximately 30.0 meters (98.4 ft) along the north boundary, is delineated as wetlands. At the time of the survey no standing water was encountered in the tract, but the soil was moist to wet.

Two soil types, Atmore silt loam (3.1 acres) and Beauregard silt loam (1.9), are found within the project tract. Atmore silt loam is poorly drained soil composed of loamy marine deposits. It is found on depressions ranging from 20.0 to 400.0 ft amsl, and was encountered in the southern 2/3 of the project tract. The water table is generally reached at 0.0 to 30.5 cm (0.0 to 12.0 in) below surface level. Beauregard silt loam, found in the north and northeast 1/3 of the tract, is found along coastal plains. The moderately well drained soil is derived from loamy

alluvium. The shovel tests excavated in Beauregard silt loam soil were not as moist as those excavated in Atmore silt loam soil (USDA 2012; Smith et al. 1981).



Figure 2. Vegetation in northwest corner of tract, facing east.



Figure 3. Vegetation in southwest corner, facing north.

## Cultural History

Humans have inhabited Mississippi since the first arrivals in the New World. The Paleoindian stage represents the initial settlement and habitation of prehistoric human populations across much of the North American continent. In general, initial colonization of the Southeast is believed to have occurred sometime between 15,350 and 13,800 B.P., corresponding with the earliest dated unglaciated radiocarbon dates from the Southeast (Delcourt and Delcourt 2004:149). The spread of humans across the continent is evidenced by the distribution of Clovis, and other similar projectile points across the landscape.

At the close of the Paleoindian period, essentially coinciding with the termination of the Pleistocene and onset of the Holocene Epoch, a continued adaptation to environmental conditions affected prehistoric hunter-gatherers across much of the Southeast. The beginning of the Archaic period, at roughly 10,000 B.P., is traditionally interpreted as a continuation of Pleistocene adaptations, which includes continued residential mobility, generalized foraging patterns, and similar technological organization. By the Late Archaic, climate, vegetation patterns and sea levels were similar to modern conditions. Some plant domestication occurred during the Late Archaic as well as the invention of ceramic vessels (Anderson 2001: 62, Bense 1994:86).

The initial introduction and manufacture of non-fiber tempered ceramic containers in the Southeast marks the beginning of the Early Woodland around 3,000 B.P. Lifeways of the Early Woodland populations were similar to that of the Late Archaic and experienced a stasis of sorts. The Middle Woodland is marked by a more sedentary lifestyle with more plant domestication although wild plant and animal resources were still important parts of the diet. Ceramics of the Middle Woodland were cord-marked, fabric impressed, incised, punctuated, or stamped. Also, there was a marked increase in trade, ceremonialism, and regional contact (Cobb and Nassaney 2002; Smith 1986). As in the Middle Woodland, mound building continued during the Late Woodland. Subsistence was still based on hunting, gathering, and horticulture. The Late Woodland is also marked by the invention of the bow and arrow (Bense 1994:181).

After 1300 B.P., in the Mississippi period, prehistoric groups experienced considerable shifts in cultural variations and innovations. Populations continued to rise throughout various regions. Powerful politically active and religiously motivated elite arose across much of the Southeast producing social and political inequality within and between classes. Multi-mound

centers were constructed along major river valleys and basins and served as the central locus for powerful religious polities (Bense 1994:251-252; Knight 1986). Agriculture became a more important subsistence practice as evidenced by the recovery of large quantities of stone hoes (Cobb 2000).

Historically, much of Mississippi was the homeland of the Choctaw Indians. The region first became part of the Mississippi Territory under the American government, gaining statehood in 1817. With the expansion of Euro-American settlers into the region, nearly all of the Choctaw lands east of the Mississippi River were bought by the United States under the Treaty of Dancing Rabbit Creek in 1830. Most of the Choctaws were removed to reservations in what is now Oklahoma, although some stayed and today are part of the Mississippi Band of Choctaw Indians, living on reservations in the state. Shortly after Choctaw removal the counties of east-central Mississippi were established, including Clarke, Jasper, Kemper, and Lauderdale. Hancock County was established in 1812. Historically, the county relied on agriculture for subsistence. However, in recent years several large industries, including the National Space Technology Laboratories have provided employment for the residents of Hancock County (Smith 1981).

## **Literature and Document Search**

On October 23, 2012, Tara Potts, with assistance by Patty Miller-Beech at MDAH, searched the Mississippi state archaeological site database for cultural resources surveys, archaeological sites and historic structures within a 1.0-mile (1.6 km) radius of the project tract; eight surveys (summarized in Table 1) and three sites (22HA620, 22HA622, and 22HA636) were identified. No historic structures are located within a 1.0- mile radius of the project tract (MDAH 2012a). A deed search on Hancock County's Tax Assessor website did not identify any previous owners of the property (2012).

Table 1. Summary of Cultural Resources Surveys within a 1.0 mile (1.6 km) radius of project tract.

MDAH Report No.	Distance/Direction from Project Tract	Size (acres)	New Sites Recorded	Notes
84-100	In project tract	70.0	None	
89-308	0.5 mi/northwest	13,248.0	None	
02-048	1.0 mi/north	0.29	None	
02-254	0.2 mi/north	252.1	None	
04-263	0.6 mi/south	<1.0	None	
12-0476	0.5 mi/northwest	3.9	None	Attempted to revisit 22HA622 and 22HA636, but denied access. No changes to previous recommendations. Report under review by MDAH
12-0477	1.0 mi/northwest	42.7	Unknown	
12-0559	0.9 mi/northeast	1.0	Unknown	

The three sites located within a 1.0-mile (1.6 km) radius were not recorded by any surveys identified by MDAH during the site file search. Site 22HA620 was recorded by Joseph Giliberti in February 1996 during a cultural resources assessment for McLeod State Park. MDAH report number 75-003 was referenced on the site card, but did not show up on the GIS map search for surveys within the vicinity of the project tract. The site is located on the crest of an old oxbow of Jourdon River, approximately 1.0 mile (1.6 km) northwest of the current project tract. Two pottery sherds, identified as late Woodland, were recovered in shovel tests. National Register potential was not denoted on the site card (MDAH 2012a).

Site 22HA622 was also recorded by Joseph Giliberti during the cultural resources assessment for McLeod State Park in February 1996 and MDAH report number 75-003 was referenced. The site was identified as a prehistoric artifact scatter consisting of pottery sherds from the Woodland (n=21) and Mississippian (n=1) eras recovered in shovel tests. The site, located on an oxbow of Jourdon River 0.6 miles (2.6 km) northwest of the current project tract, was revisited in 2007 during a post-Hurricane Katrina site assessment survey by Coastal Environmental for MDAH (Boudreaux 2009). Recent construction of a campground has disturbed the site, but it is possible some deposits are still intact. Site 22HA622 is potentially eligible for inclusion on the NRHP (MDAH 2012a).

Site 22HA636 is a middle to late 19<sup>th</sup> century or early 20<sup>th</sup> century historic site located 0.5 mile (0.8 km) northwest of the project tract. The site does not appear to be associated with a cultural resources assessment and no report is referenced on the site card. A historic ceramic scatter of stoneware, ironstone, whiteware and milk glass was identified on the ground surface approximately 65.6 feet (20 m) west of a concrete slab. The scatter and slab likely represent two separate house sites. Approximately 95 percent of the site has been destroyed. The site is not recommended for inclusion on the NRHP (MDAH 2012a).

A search of the National Register Information System and the National Historical Landmarks Program, both maintained by the National Park Service (2012a; 2012b), revealed no National Register of Historic Places properties or landmarks within or in the vicinity of the project tract. A search of the MDAH Historic Resources Inventory Database did not identify any significant Mississippi landmarks, historic districts or local designated historic sites, within a 1.0-mile (1.6 km) radius of the project tract (MDAH 2012b).

### **Field/Laboratory/Curation Methods**

The physiographic characteristics of the tract and its close proximity to water suggest that prehistoric or historic sites could be found. In order to test the hypothesis that a site might be found, a research design was created to ensure the tract was systematically surveyed. The field strategy included both a pedestrian survey and the excavation of shovel tests at 30.0 meter (98.4 ft) intervals. This survey was carried out by one CAS staff archaeologist, Raven Christopher.

Pedestrian survey is a method not only to assess whether visible artifacts are present but also to determine to what extent a given project tract has been altered by recent human activities. Such a survey also familiarizes the investigator with the project tract boundaries and layout. Reconnaissance on this property involved noting human-related features throughout the terrain, and examination of the ground surface when possible.

Shovel tests are used to determine whether an area has experienced past human occupation. The MDAH requires that shovel tests are placed every 30.0 meters (98.4 ft) in areas with the potential for supporting occupation. Shovel tests were dug with a round-point shovel to the depth of sterile soil. The excavated soil was screened through ¼-inch hardware cloth. Soil profiles were measured and recorded using the Munsell Soil Color Charts (1994). Material from the shovel tests was subsequently backfilled.

No artifacts were recovered during the survey, so laboratory analysis was not needed. Maps, field notes, photographs, and other records of this Phase I cultural resources assessment are curated at the University of South Alabama's Center for Archaeological Studies, in accordance with state and federal rules and regulations for archaeological curation. Additional copies of this report have been sent to the Mississippi Department of Archives and History for permanent curation.

## **Field Results**

Raven Christopher carried out a cultural resources assessment of the described project tract on October 23, 2012 (Figure 4). The project area was easily accessible via Fred and Al Key Road along the west boundary of the tract. During the pedestrian survey several push piles containing cement debris were noted along the northeast and southwest boundary of the tract and numerous fallen trees were scattered about in the southwest quarter (Figure 5). A cement industry is adjacent to the northeast corner of the tract, which likely deposited the cement debris. Surface visibility throughout the project area was zero percent due to fallen pine needles and leaves. A small amount of modern debris was visible in the push piles along the north boundary. No historic or prehistoric artifacts were visible and no indication of past human occupation was noted during pedestrian survey.

A total of 24 shovel tests were excavated in the project tract (Figure 6, Appendix A). The soil encountered in all shovel tests contained some degree of saturation, ranging from slightly moist to wet. The shovel tests excavated along the north boundary of the tract were less wet than the remaining areas. Two soil types, Atmore silt loam and Beauregard silt loam, are found within the project tract. A typical soil profile for shovel tests excavated in Atmore silt loam contains 0.0 to 7.0 cm (0.0 to 2.8 in) of dark grayish brown (10YR 4/2) silt loam and root mat, 7 to 29 cm (2.8 to 11.4 in) of gray (10YR 6/1) mottled with a small amount of brownish yellow (10YR 6/6) moist silt loam, underlain by 29.0 to 40.0 cm (11.4 to 15.7 in) of brownish yellow (10YR 6/6) mottled with gray (10YR 6/1) wet silt loam. A typical soil profile for shovel tests excavated in Beauregard soil consisted of 0.0 to 5.0 cm (0.0 to 2.0 in) of grayish brown (10YR 5/2) silt loam and root mat, 5.0 to 24.0 cm (2.0 to 9.4 in) of grayish brown (10YR 6/2) silt loam, underlain by 24 to 31 cm (9.4 to 12.2 in) of brownish yellow (10YR 6/6) mottled with gray (10YR 6/1) silt loam subsoil. No artifacts were recovered in shovel tests.



Hancock Co, MS  
 Township 8 South, Range 15 West, Section 1



0 15 30 60  
 Meters

Figure 4. Map showing project tract, shovel tests and disturbances.



Figure 5. Push pile with cement debris in along northeast boundary, facing west.



Figure 6. Representative shovel test excavated in Atmore silt loam.

## **Survey Interpretation and Evaluation**

In sum, no structures over 50 years of age exist in the project tract, and no archaeological sites were recorded during this cultural resources assessment.

## **Recommendations**

In the absence of any significant archaeological recovery from the project area, it is recommended that no further cultural monitoring or mitigation be required. This recommendation should be considered provisional until accepted or modified by the Mississippi Department of Archives and History other relevant oversight agencies. If any significant prehistoric or historic remains are encountered during any phase of construction activity, those offices should be contacted immediately. The client should provide the appropriate local, state, and federal agencies with copies of this report, if required for permit applications.

A handwritten signature in black ink, appearing to read "Tara Potts", written over a horizontal line.

Tara Potts, M. A.

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2012 *Web Soil Survey*. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> , accessed October 22, 2012.

## Appendix A. Shovel Test Log

ST	Depth (cm)	Description	Recovery
RC01	0-7	10YR 4/2 silt loam, humus	None
	7-29	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	29-40	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC02	0-6	10YR 4/2 silt loam, humus	None
	6-24	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC03	0-4	10YR 4/2 silt loam, humus	None
	4-21	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	21-27	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC04	0-2	10YR 4/2 silt loam, humus	None
	2-23	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	23-30	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC05	0-3	10YR 4/2 silt loam, humus	None
	3-23	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	23-27	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC06	0-3	10YR 4/2 silt loam, humus	None
	3-23	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	23-27	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC07	0-6	10YR 4/2 silt loam, humus	None
	6-21	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	21-24	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC08	NE	Disturbed by push piles	None
RC09	0-26	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	None
	26-35	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC10	0-5	10YR 4/2 silt loam, humus	None
	5-23	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	23-29	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC11	0-5	10YR 4/2 silt loam, humus	None
	5-23	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	23-29	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC12	0-5	10YR 4/2 silt loam, humus	None
	5-23	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	23-29	10YR 6/6 mottled w/ 10YR 6/1 silt loam, wet	
RC13	0-4	10YR 4/2 silt loam, humus	None
	4-24	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
	24-30	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	
RC14	0-4	10YR 4/2 silt loam, humus	None
	4-24	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	

ST	Depth (cm)	Description	Recovery
RC15	24-30	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-4	10YR 4/2 silt loam, humus	
	4-24	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
RC16	24-30	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-8	10YR 4/2 silt loam, humus	
	8-19	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
RC17	19-26	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-8	10YR 4/2 silt loam, humus	
	8-19	10YR 6/1 mottled w/10YR 6/6 silt loam, moist	
RC18	19-26	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-6	10YR 4/2 silt loam, humus	
	6-24	10YR 6/3 silt loam, moist	
RC19	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-6	10YR 4/2 silt loam, humus	
	6-24	10YR 6/3 silt loam, moist	
RC20	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-5	10YR 5/2 silt loam, humus	
	5-24	10YR 6/2 silt loam, moist	
RC21	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-5	10YR 5/2 silt loam, humus	
	5-24	10YR 6/2 silt loam, moist	
RC22	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-5	10YR 5/2 silt loam, humus	
	5-24	10YR 6/2 silt loam, moist	
RC23	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-5	10YR 5/2 silt loam, humus	
	5-24	10YR 6/2 silt loam, moist	
RC24	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	None
	0-5	10YR 5/2 silt loam, humus	
	5-24	10YR 6/2 silt loam, moist	
	24-31	10YR 6/6 mottled w/ 10YR 6/1 silt loam, moist	