



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

September 8, 2026

Mr. Cory Bronenkamp
Core Development, LLC
1321 Ochsner Blvd., Suite 201
Covington, LA 70433
Cory@acre.dev

Mr. Dana Sanders
Sanders Environmental
2305 Lewis Gate Drive
Gautier, Mississippi 39553
drsawet@bellsouth.net

Dear Mr. Bronenkamp:

Re: Belle Ridge Subdivision
Harrison County
COE No. SAM-2025-00794-KPJ
WQC No. WQC2025100
SW App No. MSR109862

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Mississippi Department of Environmental Quality (MDEQ) issues this Certification, after public notice and opportunity for public hearing, to Core Development, LLC, an applicant for a Federal License or permit to conduct the following activity:

Core Development, LLC, Belle Ridge: Project to fill 2.10 acres of wetlands and 71 linear feet of stream associated with the construction of a 148-lot residential subdivision in Biloxi, Harrison County, Mississippi. The applicant proposes to fill/impact 2.1 acres of wetland with the remaining 11.4 acres of wetland being avoided as the applicant only intends to impact what is absolutely necessary in order to maximize the non-wetland acreage on the property. The applicant proposes to purchase 4.2 credits of wetland mitigation from a USACE approved

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mitigation bank to offset the 2.1-acre wetland impact. The proposed stream impacts total less than 200 linear feet (71 lf) and involve only a minor crossing that will preserve hydrologic continuity. Impacts of this scale and nature typically do not require compensatory mitigation, as they do not result in measurable loss of stream function, the applicant does not propose mitigation for stream impacts [SAM-2025-00794-KPJ: WQC2025100].

MDEQ certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of 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 MDEQ approved wastewater collection and treatment system. All wastewater, including process wastewater, shall be properly treated and disposed in accordance with 11 Mississippi Administrative code Part 6, Chapter 1. (Statement G) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
2. All fill material and excavation areas shall have side slopes of 3:1 (horizontal:vertical) or flatter and shall be immediately seeded, stabilized and maintained. (Statement B) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
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. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
4. For construction projects five (5) acres or greater of total ground disturbances including clearing, grading, excavating, or other construction activities shall follow the conditions and limitations of the Large Construction Stormwater NPDES General Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained.
5. The final post-construction stormwater management plan submitted by Dennis Steiffel & Associates on July 10, 2026, shall be implemented concurrent with project construction and maintained as proposed. (Statement F) (11 Miss. Admin. Code Pt. 6, R.1.3.4.A (9))
6. Mitigation for the impacts of 2.1 acres of wetlands shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with banking prospectus and be based upon that required for impacting 2.1 acres of wetlands. Written verification of credit purchase must be provided to MDEQ prior to the commencement of any work

- in the wetland or stream areas. (Statement E) (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (2))
7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (Statement A) (11 Miss. Admin. Code Pt. 6, R.2.2.A.(3))
 8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

As part of the Scope of Review for Application Decisions, 11 Mississippi Administrative Code Part 6, Rule 1.3.4(B), the above conditions are necessary for MEQ to ensure that appropriate measures will be taken to eliminate unreasonable degradation and irreparable harm to waters of the State, such that the activity will not meet the criteria for denial:

- (A) The proposed activity permanently alters the aquatic ecosystem such that water quality criteria are violated and/or it no longer supports its existing or classified uses. An example is the channelization of streams.
- (B) There is a feasible alternative to the activity which reduces adverse consequences on water quality and classified or existing uses of waters of the State.
- (C) The proposed activity adversely impacts waters containing State or federally recognized threatened or endangered species.
- (D) The proposed activity adversely impacts a special or unique aquatic habitat, such as National or State Wild and Scenic Rivers and/or State Outstanding Resource Waters.
- (E) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.
- (F) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (G) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (H) The proposed activity results in significant environmental impacts which may adversely impact water quality.

MDEQ 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.

September 8, 2026

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. If you have any questions, please contact Carrie Barefoot.

Sincerely,



Becky Simonson
Chief, Environmental Permits Division

cc: Karen P. Jordan, U.S. Army Corps of Engineers, Mobile District
Paul Necaie, U.S. Fish and Wildlife Service
Jamie Becker, US Environmental Protection Agency Region 4
Dana Sanders, Sanders Environmental Services, LLC
Dennis Steiffel, Dennis Steiffel & Associates, Inc.
Carrie Barefoot, MDEQ
Montie Glenn, MDEQ