



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

November 12, 2025

Mr. Leon Long
SL Coastal, LLC
13061 Shriners Boulevard, Suite C
Biloxi, Mississippi 39532
(228) 860-8161
dennis@dsaeng.net

Dear Mr. Long:

Re: SL Coastal, LLC
Crane Landing Subdivision, Phase 2
Jackson County
COE No. SAM-2019-00593-APS
WQC No. WQC2025074

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 SL Coastal, LLC, an applicant for a Federal License or permit to conduct the following activity:

SL Coastal, LLC, Crane Landing Subdivision, Phase 2: Project to fill 6.37 acres of wetland habitat (5.76 acres of overgrown pine savannah wetlands and 0.60 acres of bottomland hardwood wetlands), 0.26-acre of other waters of the United States (former stock pond), and the remaining 0.18-acre of other waters of the United States for the construction of Crane Landing Subdivision – Phase 2. The project will also include the construction of a culverted road crossing in and over a section of the unnamed tributary to allow the residents to access the northwest portion of the project area. The project also includes after-the-fact discharge of fill material into an additional 0.32-acre of wetland habitat associated with the construction of Crane Landing Subdivision – Phase 1. The project is situated on a 44.01-acre parcel comprised of 19.93 acres of wetland habitat, 1,300 linear feet of stream, 0.44 acres of other waters of the U.S., a man-

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made former stock pond, and undeveloped, forested upland habitat. Mitigation for impacts to wetlands and streams will be accomplished through the purchase of mitigation credits from an approved mitigation bank [SAM-2019-00593-APS; WQC2025074].

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 of 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 F) (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. Coverage under a Large Stormwater Construction General NPDES Permit shall be obtained prior to the start of construction activities. No construction activities shall begin until such approvals are obtained. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
5. The final post-construction stormwater management plan submitted by Dennis Stieffel & Associates, P.A., Inc. within the request for Water Quality Certification dated October 2, 2025, 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 unavoidable impacts to waters of the U.S. shall be accomplished as deemed appropriate by the U.S. Army Corps of Engineers, Mobile District.
 - a. For mitigation accomplished through the purchase of mitigation credits from an approved mitigation bank, written verification of credit purchase must be provided to MDEQ prior to the commencement of any work in the wetland or stream areas.

- b. For mitigation accomplished onsite through preservation, the mitigation areas must be placed in a conservation easement or restrictive covenant. The easement or covenant shall be properly recorded in the Miscellaneous Document Book, with the Registrar of Deeds, or with another appropriate official charged with the responsibility of maintaining records of title to and interest in real property within six months of the effective date of the authorization. A certified copy of the easement or covenant must be furnished to MDEQ within 30 days of the recording. The easement or covenant shall contain:
 - i. There shall be no clearing, burning, cutting or destroying of trees or vegetation, except as expressly authorized in the Reserved Rights; there shall be no planting or introduction of non-native or exotic species of trees or vegetation except as specifically provided for in the mitigation plan.
 - ii. No agricultural, industrial, or commercial activity shall be undertaken or allowed.
 - iii. There shall be no construction or placement of buildings, or other structures in the mitigation area other than structures for wildlife enhancement, viewing, or scientific study.
 - iv. There shall be no use of off-road vehicles, four-wheel drive vehicles, all-terrain vehicles or similar vehicles except on existing or approved roads and trails and except as necessary to implement the mitigation plan.

(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 MDEQ 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.

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: Amiee Smith, U.S. Army Corps of Engineers, Mobile District
Willa Brantley, Department of Marine Resources
Mitch Tinsley, Ecological Asset Management, LLC
Dennis Stieffel, Dennis Stieffel & Associates, P.A., Inc.
Jamie Becker, U.S. Environmental Protection Agency, Region 4