



STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

April 5, 2024

Mr. Gregg Descher
Double D, LLC
6520 Sunplex Drive
Ocean Springs, MS 39564

Dear Mr. Descher:

Re: Double D, LLC
Baseball Training Facility
Jackson County
COE No. SAM202300232RCV
WQC No. WQC2023048

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

Double D, LLC, Ocean Springs Baseball Training Facility: The applicant proposes to permanently fill 10.17 acres of forested pine savannah wetlands on a 12.2-acre project site for the construction of a baseball training facility. The project design includes two playing fields, an indoor batting cage, an indoor training facility, as well as two parking lots and bleacher areas. In addition, there will be areas of greenspace, as well as avoided wetlands around the perimeter of the site. The entire project will sit on an average of 3 feet of sandy clay fill. The two ball fields will have four to six inches of topsoil over which sod will be placed, except on the infield. Each field will be 2.95 acres in size, with the maximum distance from home plate to the outfield fence being 375 feet. The outer fence will be 10 feet in height to assist in retaining balls within the playing area. Shorter fences will be placed around the edge of each field. The outfield areas will be subsurface tiled to facilitate runoff. The indoor training facility will be 150 feet long by 30 feet wide and will provide training areas during rainy and cold weather. The surface will be concrete, with some areas of artificial turf. The batting cage will be covered with mesh and the surface grassed. The batting cage will be 300 feet long by 100 feet wide. The bleachers will be constructed on non-wetlands on the east side of the project. The parking lots will be covered with pervious surfaces to facilitate runoff and include parking for approximately 100 vehicles. The project is located at the Ocean Springs Sports Complex off Highway 57, Ocean Springs, Jackson County, Mississippi [SAM202300232RCV, WQC2023048].

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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 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 a Department 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. For construction activities, 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 offsite and into adjacent waters. 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.)
3. 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 General Permit. **No construction activities shall begin until the necessary approvals and/or permits have been obtained.** Construction activities include a disturbance to the land that results in the change in topography, existing soil cover (both vegetative and non-vegetative), or the existing topography that may result in accelerated stormwater runoff, leading to soil erosion and movement of sediment into surface waters or drainage systems. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
4. The final post-construction Stormwater Management Plan submitted by MP Design Group dated August 23, 2023, shall be implemented concurrent with project construction and maintained as proposed. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
5. Mitigation for the impacts to 10.17 acres of 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 banking prospectus and should be based upon that required for impacting 10.17 acres of pine savannah wetlands. **Written verification of credit purchase must be provided to the Department 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))
6. 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.)
7. 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 the Department 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.

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

Sincerely,



Becky Simonson, CPM
Chief, Environmental Permits Division

BS: chb

cc: Justin Riggs, U.S. Army Corps of Engineers, Mobile District
Willa Brantley, Department of Marine Resources
Paul Ncaise, U.S. Fish and Wildlife Service
Jamie Becker, Environmental Protection Agency
Dana Sanders, Jr., Sanders Environmental, LLC
Nick Moody, MP Design Group