



REPLY TO
ATTENTION OF:

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

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2016-00144-KMN

March 22, 2016

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
DMR-160204

PROPOSAL TO CONSTRUCT STORAGE UNIT FACILITY,
GULFPORT, HARRISON COUNTY, MISSISSIPPI

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act. Please communicate this information to interested parties.

APPLICANT: Randall Corporation of Mississippi
Post Office Box 930
Ocean Springs, Mississippi 39566

AGENT: D.R. Sanders and Associates, Inc.
Attention: Dana R. Sanders, Jr.
4017 Lake Wilma Road
Moss Point, Mississippi 39562

WATERWAY: Flat Branch, Section 33, Township 6 South, Range 11 West, Gulfport, Harrison County, Mississippi (Latitude 30.4743° North, Longitude -89.1010° West). The area is depicted on the Mississippi Gulfport North Quadrangle, United States Geological Survey Topographic Map, Hydrologic Unit Code 03170009.

WORK: The applicant is requesting a DA Permit to place fill material in 1.85 acres of wetlands for the construction of a storage unit facility. The approximately 9-acre site contains approximately 2.59 acres of forested wetlands. Pine Savannah wetlands are present on the north and northwest portion of the project site. The wetland drains eastward toward Flat Branch. Fill material is proposed to be placed in approximately 1.85 acres of pine savannah wetlands. The site is bordered to the west by Highway 49, existing commercial developments to the north and south, and a subdivision to the east. Currently, the western third of the property has a large commercial metal building

with a sizeable parking area. The existing building is currently not in use. The proposed development would involve the conversion of the existing building into temperature controlled storage units and the construction of 10 new storage buildings which would all contain mini-storage units, associated parking, utilities, and detention pond.

EXISTING CONDITIONS: The 9-acre site has an existing building and parking area on the western portion of the site and is currently forested on the north and northeastern portion of the site. Flat Branch is located to the northeast of the project site.

PROJECT PURPOSE: Construction of a storage unit facility.

AVOIDANCE & MINIMIZATION: As part of their avoidance measures, the applicant evaluated five different properties as possible locations for the proposed development. The applicant considered three on-site alternatives regarding lot layouts and parking. During construction the applicant proposes minimization of wetland impacts through use of best management practices to ensure that additional wetlands outside the project footprint not be affected. USACE has not verified the adequacy of the applicant's avoidance and minimization at this time.

MITIGATION: The applicant proposes to mitigate for unavoidable impacts to jurisdictional wetlands through the purchase of mitigation credits from a wetlands mitigation bank approved by the Mobile District, USACE. USACE has not verified the adequacy of this mitigation proposal at this time.

USACE initially determined the basic project purpose is construction of a storage unit facility. The project as proposed would not be considered a water dependent activity. Additional reviews will be performed by USACE and cooperating agencies.

The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act and upon completion of the required advertising; a determination relative to certification will be made.

The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources in accordance with Section 57-15-6 of the Mississippi Code Annotated.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by USACE can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources.

The benefits, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal, will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, protected species, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and in general, the needs and welfare of the people.

USACE is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held for consideration of this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to effect cultural and historic properties within the permit area. We are seeking comment from the State Historic Preservation Officer regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, USACE has determined that the project as proposed would have "no effect". **USACE will consult with the State Historic Preservation Officer to make a final determination based upon this review unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. (MDAH Project Log #02-026-16)**

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity would have "no effect" on listed endangered or threatened species.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2016-00144-KMN** and should be directed to USACE, Mobile District, Regulatory Division, Attention: **Ms. Kaaren M. Neumann**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, Attention: USACE Biloxi field Office, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, **Attention: Ms. Florance Bass, P.E.**, Post Office Box 2261, Jackson, Mississippi 39225 and the Mississippi Department of Marine Resources, **Attention: Mr. Autry Akins**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530.

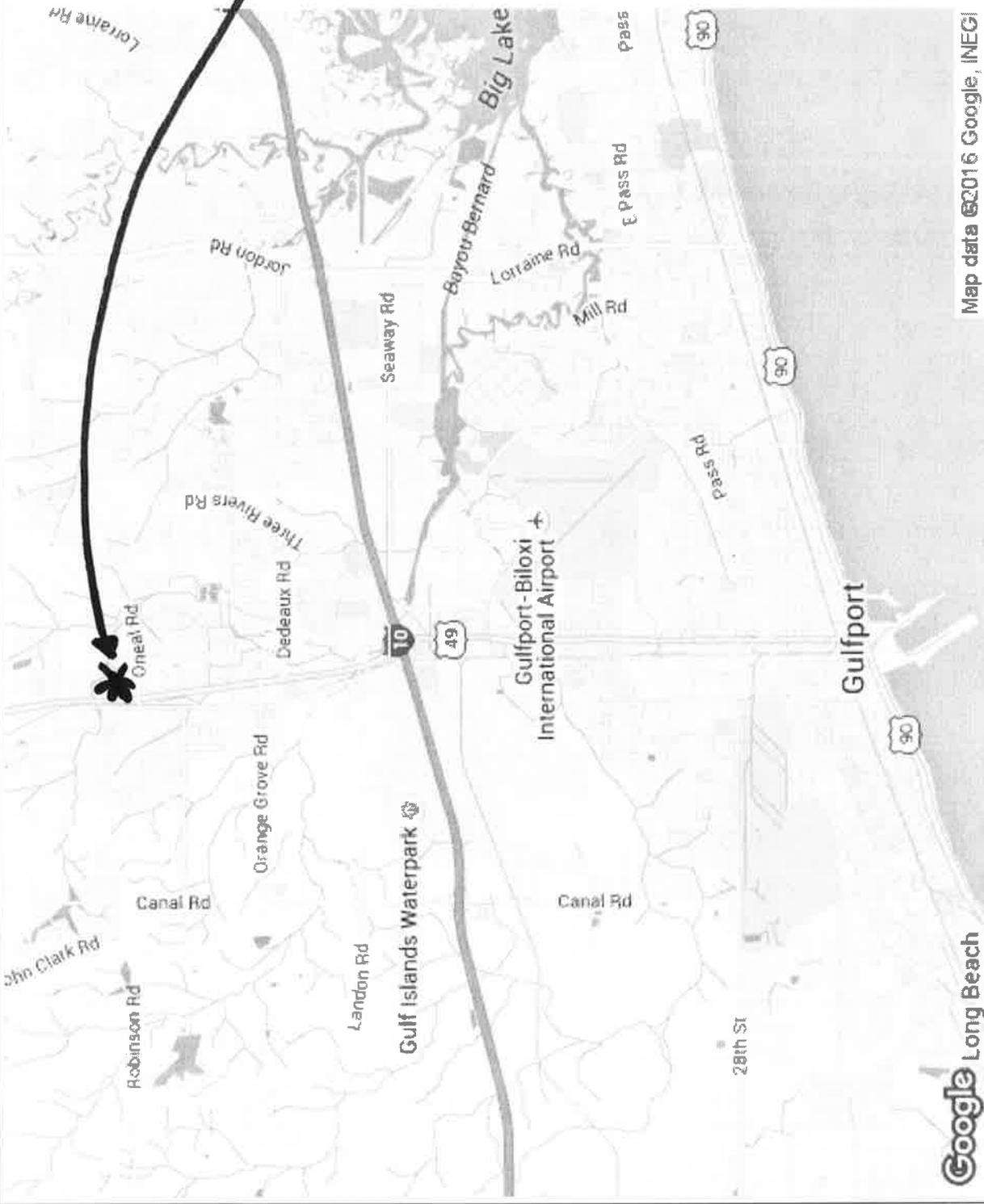
All Comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at (228) 523-4024 or email at kaaren.m.neumann@usace.army.mil. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Mission/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

Site



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SAM-2016-00144-KMN

Randall Corporation
Storage Unit Facility

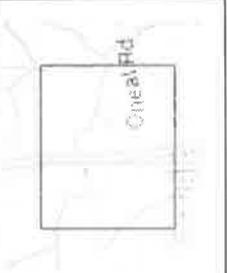


Date Printed: 03.16.2016 Map Scale: 1:108336



Google Long Beach

Site



SAM-2016-00144-KMN

Randall Corporation
Storage Unit Facility



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FIGURE 2. WETLAND DELINEATION MAP FOR PROPOSED BRELAND HWY 49 STORAGE
GULFPORT, HARRISON COUNTY, MISSISSIPPI

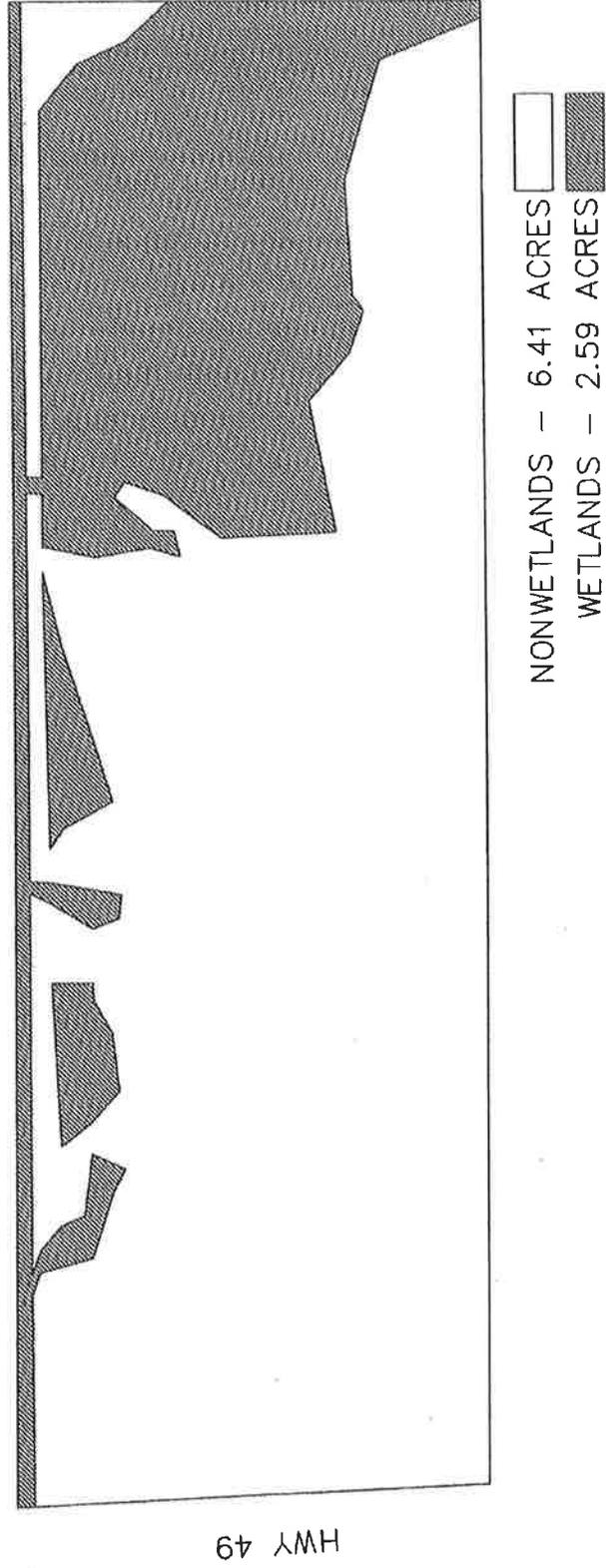
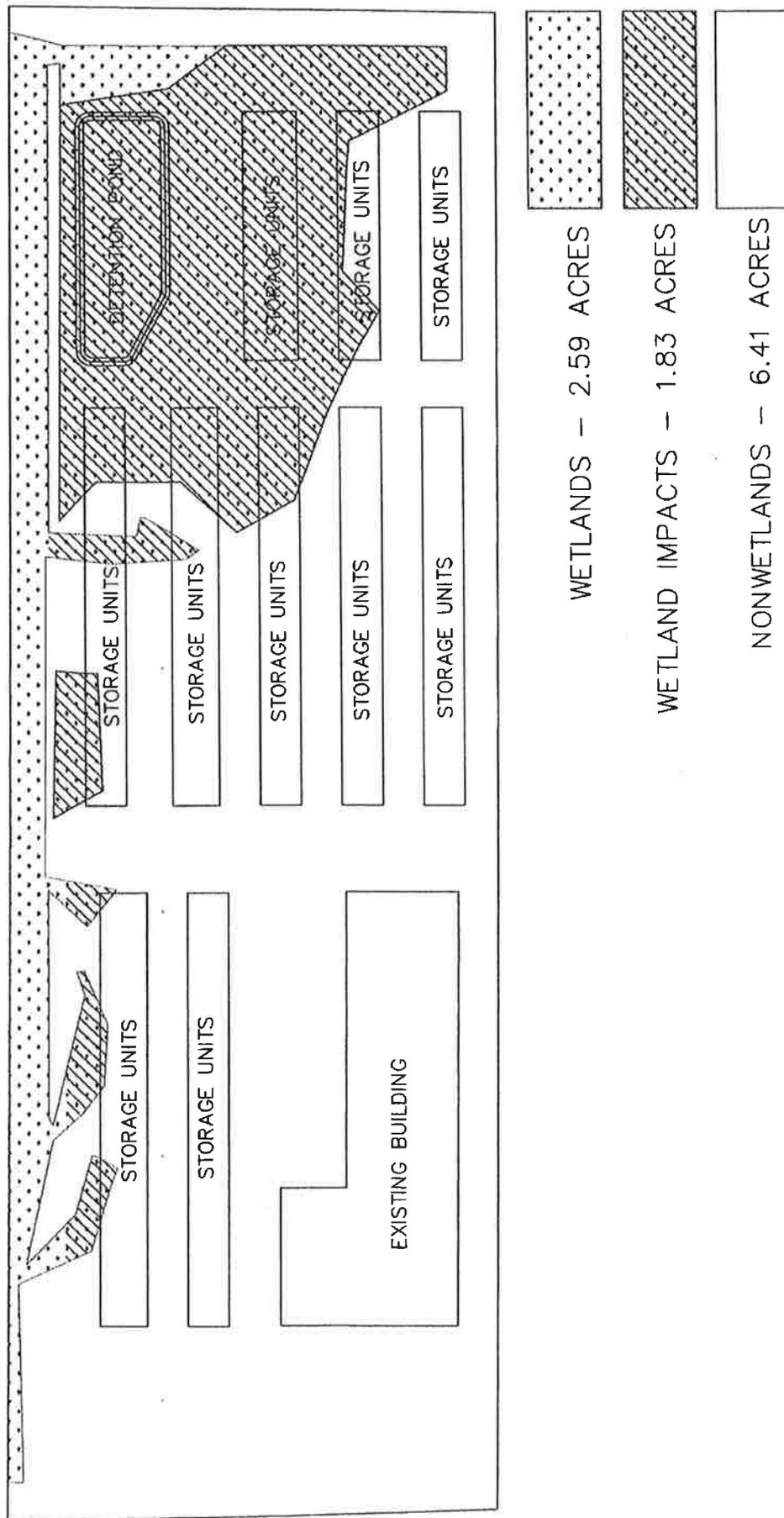


FIGURE 2. PROJECT LAYOUT MAP FOR BRELAND HWY 49 STORAGE PROJECT
 GULFPORT, HARRISON COUNTY, MISSISSIPPI



HIGHWAY 49

FIGURE 3C
CROSS SECTIONAL DRAWING OF BRELAND HWY 49 STORAGE PROJECT

