



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

CESAM-RD-A
PUBLIC NOTICE NO. SAM-2022-00410-LML

April 27, 2022

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS AND
STATE OF ALABAMA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

REQUEST TO IMPACT 0.19 ACRE OF WETLANDS IN ASSOCIATION WITH
CONSTRUCTION OF A SELF-STORAGE FACILITY IN ORANGE BEACH,
BALDWIN COUNTY, ALABAMA

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Please communicate this information to interested parties.

APPLICANT: Gulf Storage Group
Attention: Mr. Charles Caldwell
122 Lower Woodville Road
Natchez, Mississippi 39120

AGENT: Thompson Engineering, Inc.
Attention: Mr. Stephen O'Hearn
2970 Cottage Hill Road, Suite 190
Mobile, Alabama 36606

LOCATION: 25299 Canal Road; within Section 5, Township 9 South, Range 5 East; at Latitude 30.290435, Longitude -87.592952; Orange Beach, Baldwin County, Alabama.

PROJECT PURPOSE: The basic project purpose is to construct a new self-storage facility. The overall project purpose is to provide a secure, climate-controlled space for businesses and residents living and working in the local area.

PROPOSED WORK: The applicant proposes to place 2,200 cubic yards of clean, commercially obtained fill material within 8,300 square feet (0.19 acre) of jurisdictional wetlands for construction of a 100-foot-wide by 400-foot-long self-storage facility with parking and associated infrastructure.

AVOIDANCE & MINIMIZATION: The proposed storage facility has been designed to avoid wetland impacts to the maximum extent practicable by utilizing only a portion of the site and constructing a two-story building. The project has avoided impacts to 3.49 acres of the wetlands on site. The U.S. Army Corps of Engineers (USACE) has not determined the adequacy of the applicant's avoidance and minimization efforts for the proposed activity.

MITIGATION: The applicant has proposed mitigation in the form purchasing mitigation bank credits from an approved mitigation bank. The U.S. Army Corps of Engineers (USACE) has not determined the adequacy of the applicant's mitigation statement.

WATER QUALITY / COASTAL ZONE MANAGEMENT: The applicant will apply for certification from the State of Alabama in accordance with Section 401(a)(1) of the Clean Water Act, as well as Coastal Zone Management (CZM) consistency certification in accordance with the Alabama Coastal Zone Management Program. Upon completion of the required advertising and public comment review, a determination relative to water quality certification and CZM consistency will be made by the Alabama Department of Environmental Management (ADEM) within an established reasonable period of time.

HISTORIC PROPERTIES: In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR Part 325, the undertaking defined in this notice is being considered for the potential to affect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, the Mobile District has determined the permit area consists of the entire undertaking in waters of the United States, which includes the footprints of the proposed areas of dredging and pile-supported structures that would be disturbed by construction of the project. The permit area was expanded to include upland portions of the project which would not occur but for the proposed undertaking and are directly associated and integrally related to the work in waters of the United States. The National Register of Historic Places will be consulted for properties listed, or eligible for listing, in the National Register, which are known to exist and would be affected by the proposed work. The Mobile District is seeking comments regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. Further coordination with the State Historic Preservation Officer and/or federally-recognized American Indian tribes will be performed as determined to be appropriate.

In addition, we are seeking comments from local historical societies, museums, universities, the U.S. Department of the Interior, National Park Service, Division of Archeological Services and concerned citizens regarding the existence or the potential for existence of significant cultural and historic properties within the permit area.

ESSENTIAL FISH HABITAT: This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The proposed project is terrestrial in nature and is not within or adjacent to any estuarine waters. Our final determination relative to project impacts is subject to review by and coordination with the National Marine Fisheries Service (NMFS).

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicate the following federally-listed species are known or expected to occur within the 12-digit Hydrologic Unit Code (HUC-12) of the project area: Alabama Beach Mouse (E), Perdido Key Beach Mouse (E), West Indie Manatee (T), Piping Plover (T), Red Knot (T), Wood Stork (T), Eastern Indigo Snake (T), Green Sea Turtle (T), Kemp's Ridley Sea Turtle (E), and Loggerhead Sea Turtle

(T). There is no designated critical habitat within the project action area. At this time, the USACE, Mobile District has made no final determination regarding effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and NMFS will be performed as determined to be appropriate.

COMMENTS: This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the USACE can be based.

The Mobile District 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 USACE 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 below. 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 to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing. 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 benefit, 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, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and in general, the needs and welfare of the people. Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will also include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

Correspondence concerning this notice should refer to Public Notice Number **SAM- 2022-00410-LML**, and should be directed to the District Engineer, Mobile District, Regulatory Division, Attention: **Ms. Lacey M. Leaptrott**, Post Office Box 2288, Mobile, Alabama 36628-0001, or by e-mail at lacey.m.leaptrott@usace.army.mil, or (251) 694-3779. Copies of all comments should be furnished to the ADEM at coastal@adem.alabama.gov, or sent to: Alabama Department of Environmental Management, Mobile Branch, Coastal Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608.

All comments should be received no later than 30 days from the date of this Public Notice.


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

MOBILE DISTRICT
U.S. Army Corps of Engineers

Attachments



LEGEND

 Project Site (~7 AC)

0 3,000 6,000
Feet



Copyright: © 2013 National Geographic Society, i-cubed

FIGURE 1
TOPOGRAPHIC MAP

GULF STORAGE GROUP
USACE, ADEM JOINT PERMIT APPLICATION
ORANGE BEACH SELF STORAGE - CANAL ROAD
ORANGE BEACH, BALDWIN COUNTY, ALABAMA




PROJECT NO.:
21-1120-0011

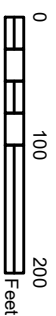
DATE:
FEBRUARY 2022



LEGEND

 Project Site* (~7 AC)

*NOT A SURVEY - For representation purposes only.
Baldwin County 2021 Parcel Data; Baldwin County 2017 Imagery - 1 Ft Resolution



GULF STORAGE GROUP
USACE, ADEM JOINT PERMIT APPLICATION
ORANGE BEACH SELF STORAGE - CANAL ROAD
ORANGE BEACH, BALDWIN COUNTY, ALABAMA



FIGURE 2
AERIAL PHOTOGRAPH

PROJECT NO.:
21-1120-0011

DATE:
FEBRUARY 2022

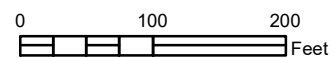


LEGEND

Survey

- Upland
- Wetland Delineation

Project Site (~7 AC)



Baldwin County 2017 Imagery - 1 Ft Resolution

GULF STORAGE GROUP
USACE, ADEM JOINT PERMIT APPLICATION
ORANGE BEACH SELF STORAGE - CANAL ROAD
ORANGE BEACH, BALDWIN COUNTY, ALABAMA

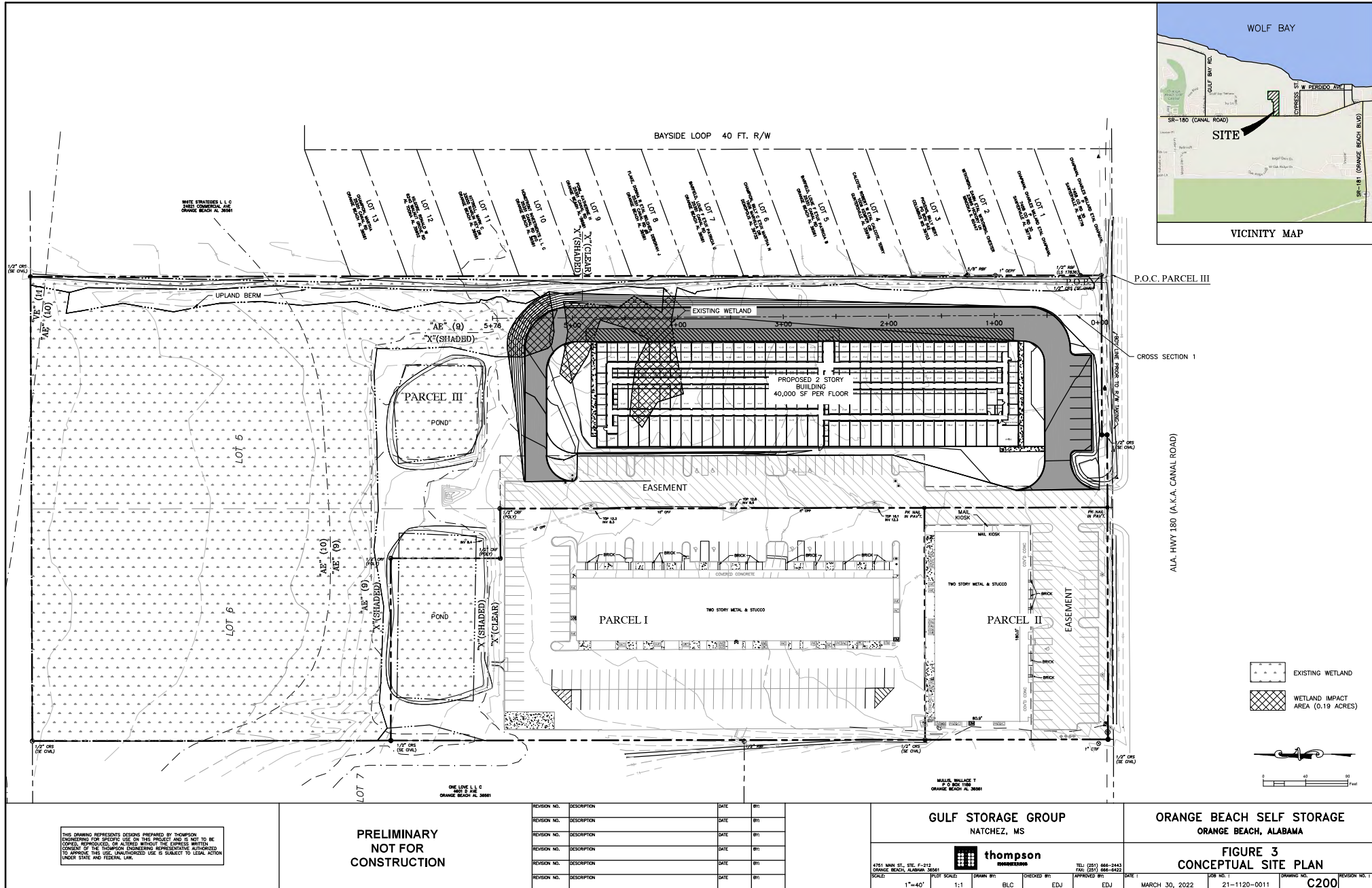


FIGURE 5
WETLAND DELINEATION

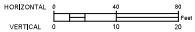
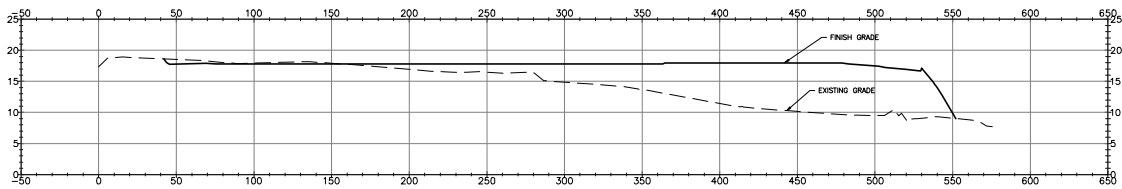
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CROSS SECTION 1 PROFILE



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PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION NO.	DESCRIPTION	DATE	BY
REVISION NO.	DESCRIPTION	DATE	BY
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REVISION NO.	DESCRIPTION	DATE	BY

GULF STORAGE GROUP
NATCHEZ, MS

ORANGE BEACH SELF STORAGE
ORANGE BEACH, ALABAMA



SITE CROSS SECTIONS

4751 MAIN ST., STE. F-212 ORANGE BEACH, ALABAMA 36561	TEL: (251) 866-2443 FAX: (251) 866-2422	DATE: MARCH 30, 2022	JOB NO.: 21-1120-0011	DRAWING NO.: CS101	REVISION NO.:
SCALE: AS NOTED	PLOT SCALE: 1:1	DRAWN BY: BLC	CHECKED BY: EDJ	APPROVED BY: EDJ	