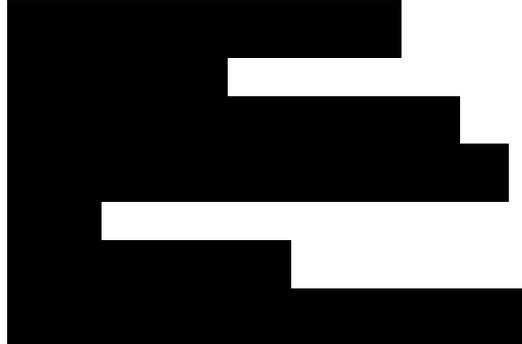


**JOINT APPLICATION AND NOTIFICATION
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL
QUALITY/OFFICE OF POLLUTION CONTROL**

Applicant: CamDav,
LLC - Rick Camerena



Agent: Ecological Asset
Management, LLC - Mitch
Tinsley



Date Submitted:

09/06/2022

DMR Permit Number:
DMR22-000576

Historic DMR Permit Numbers:

DMR22-000576

DMR File Number:

22-000515

Project Location:

0808E-04-004.003
0 HWY 49
Gulfport, MS
Harrison County

Latitude: 30.7794
Longitude: -89.1356

Do you still need to enter a Project Location?
How will you identify the project location:

Project Information:

Project Name or Title: Highway 49 Storage Facility

Project Description: The applicant proposes to fill a total of +/- 2.32 acres of low quality wetlands and +/- 0.07 acres of Other Waters of the US to construct a commercial storage facility. The project will provide additional storage facilities to meet the needs of a densely populated area of Gulfport, Mississippi. Ecological Asset Management, LLC (EAM) staff biologists with expertise in threatened and endangered (T&E) species surveys conducted a field investigation to identify the presence of Threatened and/or Endangered Species and the existence of potential habitats on the subject property. Prior to the field investigation that took place in December 2021, EAM biologists reviewed the U.S. Fish and Wildlife Service (USFWS) latest list of T&E species and the Mississippi Department of Wildlife and Fisheries Natural Heritage Programs Data Base within Harrison County, Mississippi. It was determined through in-house research and the field visits on December 27, 2021, that of the species listed as T&E species in Harrison County, MS, none occur on habitat contained of the subject property. A CRS Phase 1 was performed on the entire project boundary on April 21, 2022, by TerraXplorations, and it was concluded that no cultural resources are likely to be affected on the subject property. The results of that survey and report are pending review by Mississippi Department of Archives and History (MDAH).

Project Purpose and Need: The purpose of this project is to construct a commercial storage facility in an area with increasing demand.

Intended Use: Commercial

Will the Proposed Project have a Public Benefit?: Yes

Increased tax base:

Increased employment:

National security benefits:

Improved habitat:

Other:

Does Project area contain any marsh Vegetation?: No

What measures will be taken to reduce detrimental off-site effects to the Coastal Wetlands during and after the proposed activity?: Best Management Practices

Impact Information:

Number of Impact Types	01
Impact Type:	Wetland Fill
Permanent or Temporary?	Permanent
Specific Purpose of Fill (Wetland Fill)	Fill is required to construct roads and to support the pad for the storage facility..
Acreage/Square Footage or Linear Feet (Wetland Fill)	2.32
Specify Unit of Measurement (Wetland Fill)	01. Acreage
Cubic Yards of Fill Material (Wetland Fill)	3,000
Fill Material Type (Wetland Fill)	Sandy Clay
Habitat Type (Wetland Fill)	08. Scrub/Shrub

Mitigation Type(Wetland Fill) 01. Credit Purchase

Is this a component of a larger project? No

Is any portion of this impact complete? No

Additional information relating to the proposed activity

Have any other federal, state, or local agencies issued permits or other types of approvals for the proposed project?: No

Have any other federal, state, or local agencies denied approval for the proposed project?: No

Project Schedule

Do you know the Proposed Start Date? Yes
11/01/2022

Do you know the Proposed Completion Date? Yes
02/01/2023

Do you know the Estimated Cost of the Project? Yes
\$40,000.00

Adjacent Property Owners:

Application Certified by: Mitch Tinsley

**Attachment “A”
PERMIT DRAWINGS**

+/- 4.05-Acre Highway 49

**Section 14, Township 6-S, Range 12-W
Gulfport, Harrison County, MS**

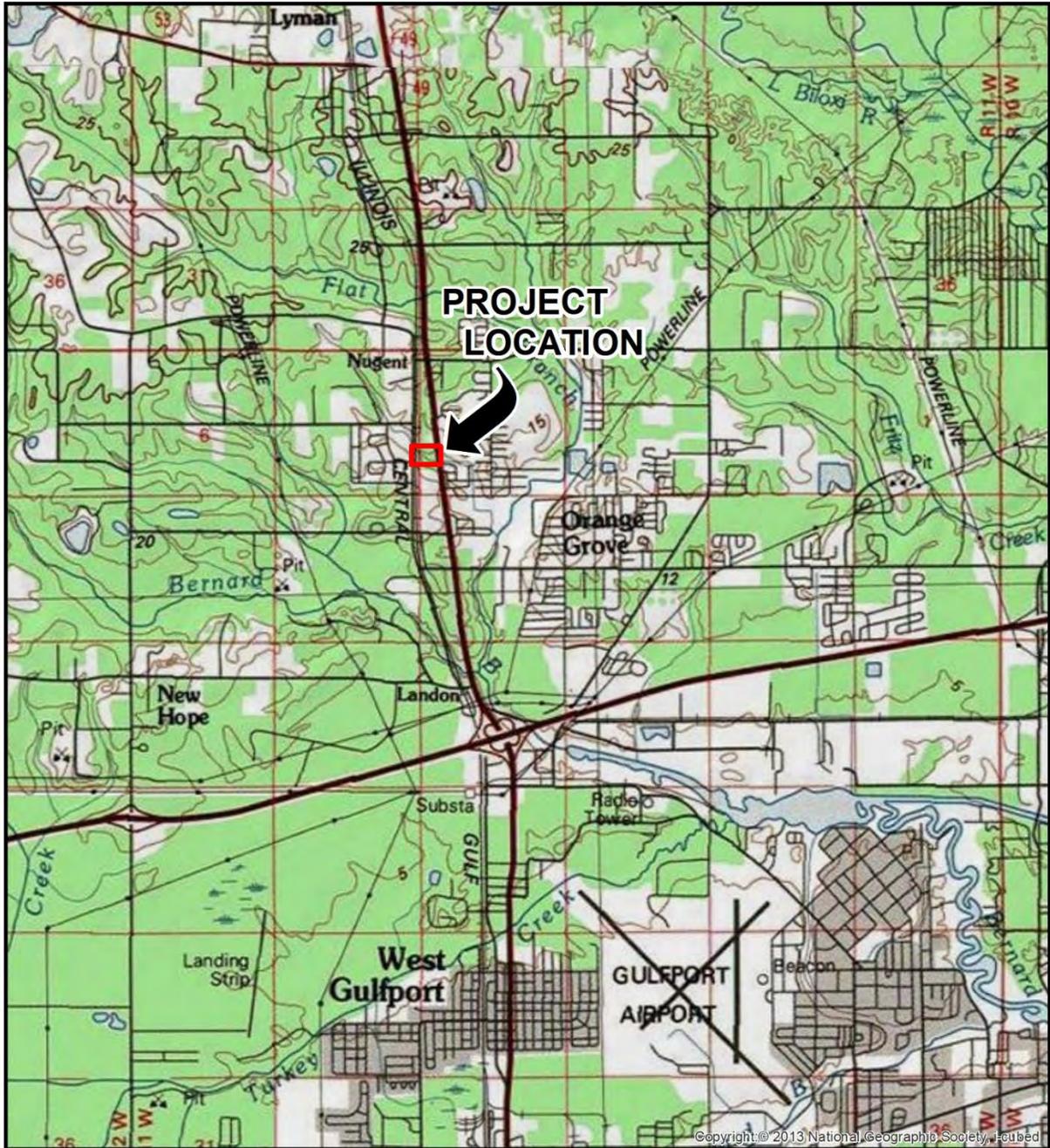
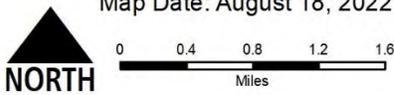


FIGURE 1

Purpose: Permit Drawing
 Base Map: ESRI USA Topo Maps
 Source: USGS, NGS, i-cubed
 Map Date: August 18, 2022



**PROJECT LOCATION
 MAP**



**ECOLOGICAL
 ASSET
 MANAGEMENT, LLC**

**Individual Permit
 for +/- 4.05 ac Parcel
 on Highway 49**

Location: Gulfport, MS
 Portion of Section 14;
 Township-6-South; Range-12-West
 County: Harrison County, MS

Figure 1: Project Location

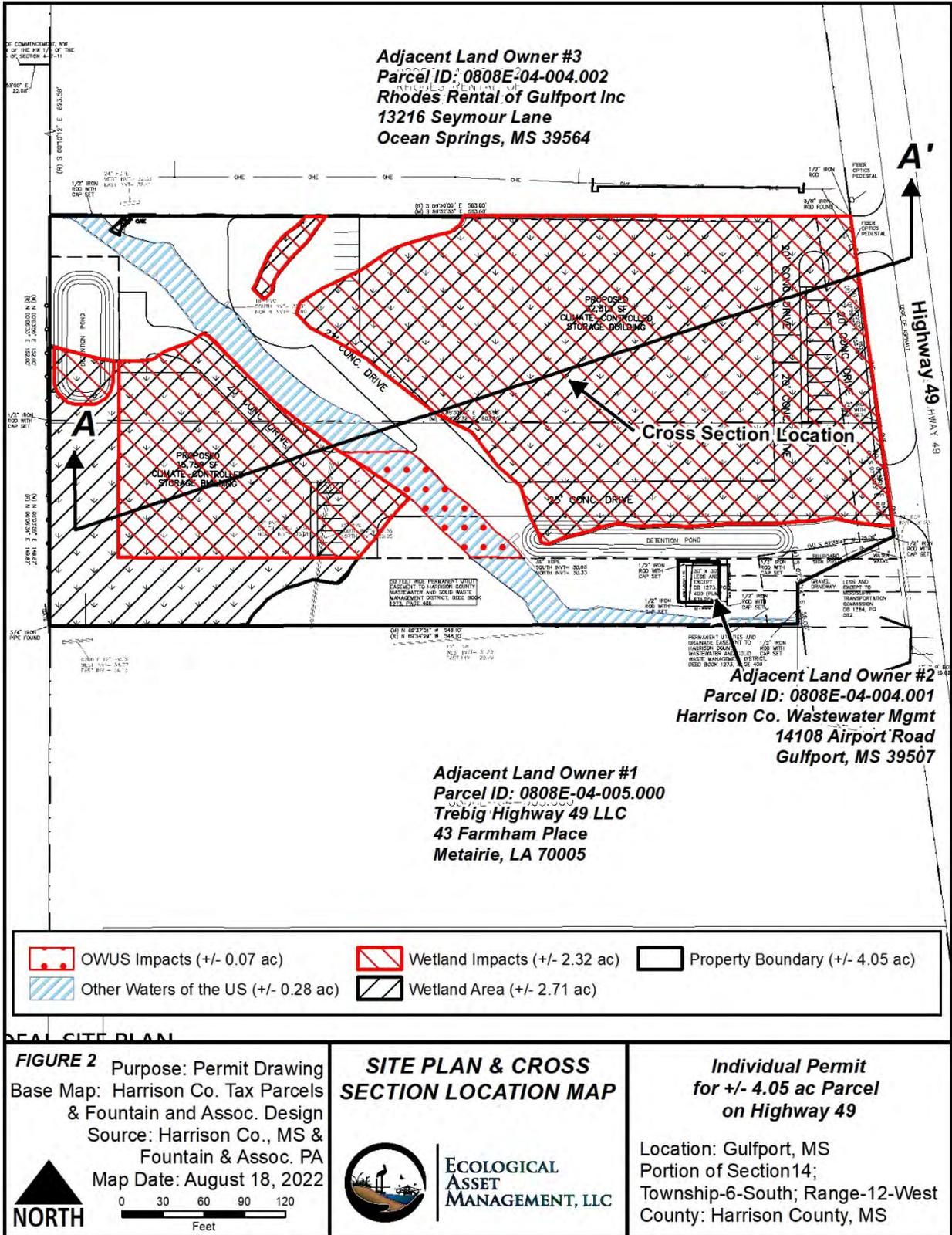


Figure 2: Existing Site Plan & Cross Section Location Map

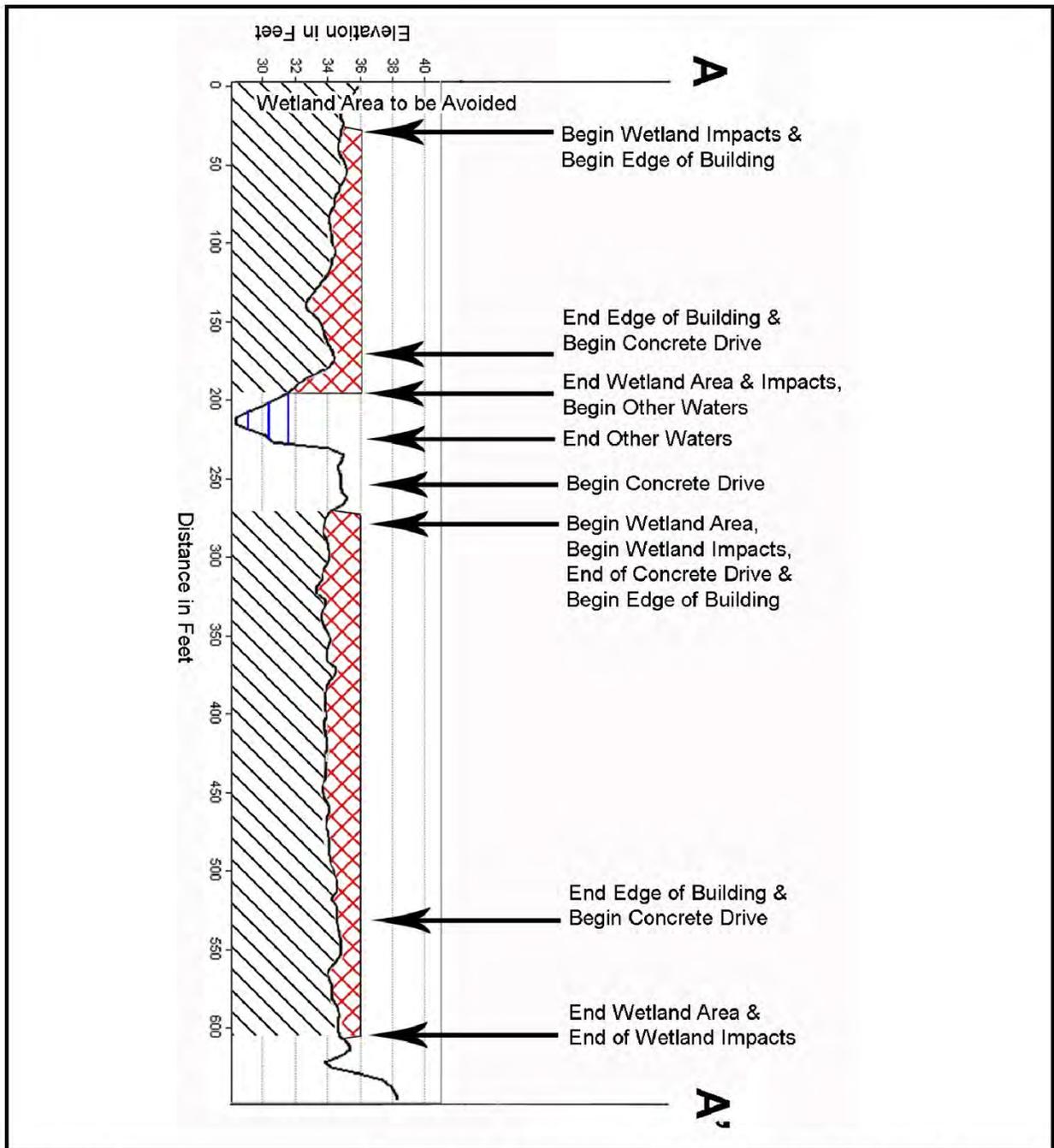


FIGURE 3

Purpose: Permit Drawing
 Base Map: USGS (2014) LiDAR
 Digital Elevation Model
 Source: MARIS & EAM
 Map Date: August 18, 2022



SCALE: As Shown

TYPICAL CROSS SECTION DRAWING



ECOLOGICAL ASSET MANAGEMENT, LLC

Individual Permit for +/- 4.05 ac Parcel on Highway 49

Location: Gulfport, MS
 Portion of Section 14;
 Township-6-South; Range-12-West
 County: Harrison County, MS

Figure 3: Typical Cross Section Drawing

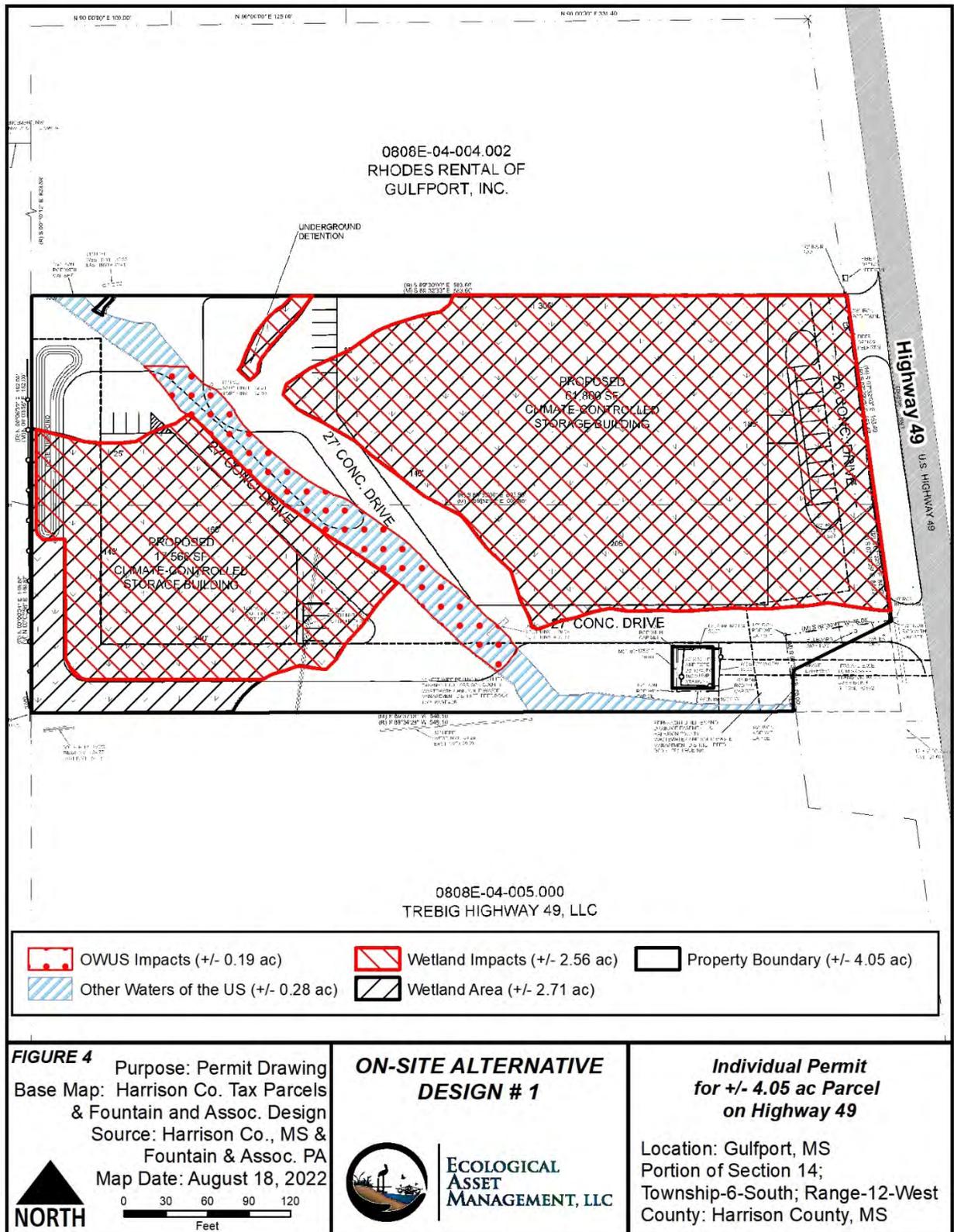


Figure 4: On-Site Alternative Design Option #1

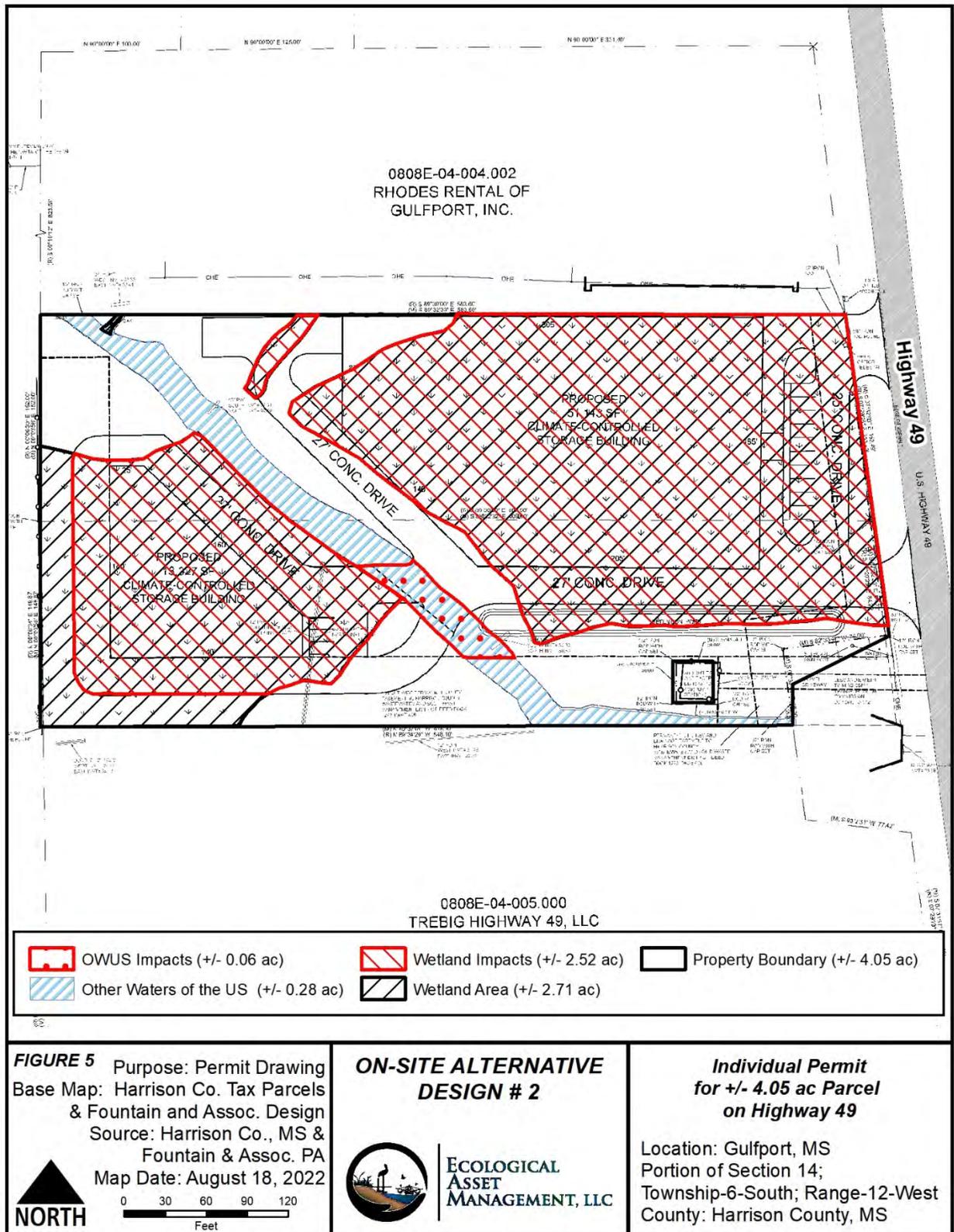
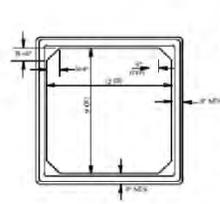
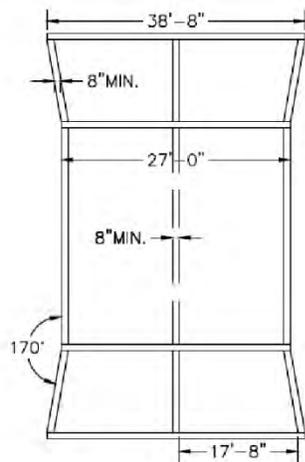


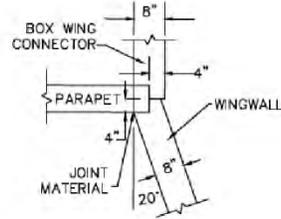
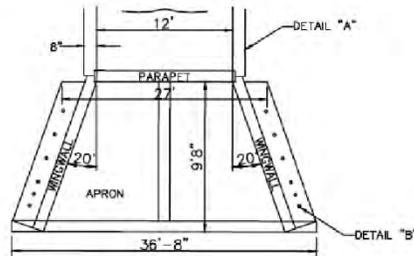
Figure 5: On-Site Alternative Design Option #2



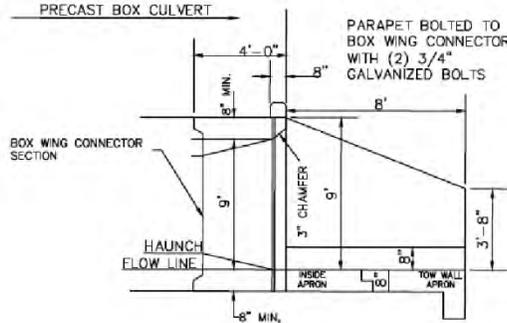
SPAN (S) (FT)	WALL THICKNESS (W) (FT)	HEIGHT (H) (FT)	WEIGHT (WT) (LBS)	WALL AREA (A) (SQ FT)	WALL PERIMETER (P) (FT)
4	2	8	1200	8	71
4	3	8	2400	8	71
5	4	8	3800	8	71
10	4	10	4000	10	70
5	5	8	2900	8	70
5	5	8	3000	8	70
10	5	10	4400	10	68
5	6	8	2800	10	68
5	6	8	3000	10	68
10	6	10	4700	10	66
5	8	8	3700	10	62
10	8	10	5300	10	60
TOTAL	12	8	32000	10	100

BOX CULVERT - TYP. SECTION
NOT TO SCALE

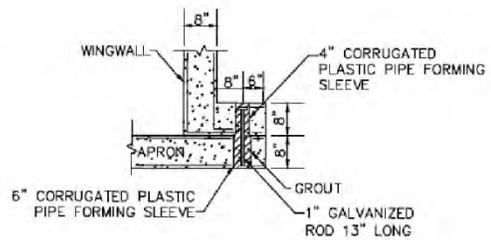
9'X12' DOUBLE BOX CULVERT - PLAN VIEW
NOT TO SCALE



PAY LENGTH FOR PRECAST BOX CULVERT



DETAIL "A"



DETAIL "B"

PRECAST BOX CULVERT END SECTIONS

NOT TO SCALE

FIGURE 6

Purpose: Permit Drawing
Base Map: Box Culvert Detail Drawings
Source: Fountain & Assoc.
Map Date: August 18, 2022



SCALE: As Shown

**BOX CULVERT
DETAIL DRAWING**



**ECOLOGICAL
ASSET
MANAGEMENT, LLC**

**Individual Permit
for +/- 4.05 ac Parcel
on Highway 49**

Location: Gulfport, MS
Portion of Section 14;
Township-6-South; Range-12-West
County: Harrison County, MS

Figure 6: Box Culvert Detail Drawing

**Attachment “B”
AGENT AUTHORIZATION**

+/- 4.05-Acre Highway 49

**Section 14, Township 6-S, Range 12-W
Gulfport, Harrison County, MS**



MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

Agent Authorization



Figure B-1: Signed Agent Authorization

Attachment “C”

ENVIRONMENTAL ASSESSMENT

+/- 4.05-Acre Highway 49

**Section 14, Township 6-S, Range 12-W
Gulfport, Harrison County, MS**

Environmental Assessment

Project Description

The project consists of the construction of a commercial storage facility on a +/- 4.05-acre project area in Gulfport, MS. The subject property is more specifically located in Section 4, Township-6-South, Range-12-West (Figure 1), Gulfport, Harrison County, MS.

This development is being proposed in a rapidly growing area of the Mississippi Gulf Coast. The project will entail land clearing and the permanent filling of +/- 2.32 acres of low-quality jurisdictional wetlands. The filling of the property will require +/- 3,000 cubic yards of sandy clay material anticipated to be sourced from the Broadus Road Mining Pit (ID: P05-005). The project will provide additional storage facilities to meet the needs of a densely populated area of Gulfport, Mississippi. Best management practices will be employed to ensure that the fill material will not contaminate surrounding wetlands and/or other waters of the U.S.

Purpose and Need for Project

The purpose of the project is to create a commercial storage facility to meet the demands in Gulfport and surrounding areas. The applicant's proposed design of the facility is designed to meet the current and projected needs of the area. The project location is centrally located in an area that is experiencing rapid growth, which will lead to additional demand in the future. As more people relocate to Gulfport and other areas of the MS Gulf Coast, there is an increased demand for additional self-storage for current and new residents in the area. To service the greatest number of people, the storage facility should be located near or along a traffic corridor. The proposed location along Highway 49 provides ease of access for a wide range of residents.

Alternatives

Identified project and alternatives include: (1) construction of the project as proposed, (2) construction of alternative design with wetland impacts of +/- 2.75 acres, (3) construction of alternative design with wetland impacts of +/- 2.58 acres, (4) the no-build alternative and (5) alternative sites.

- (1) The project, as proposed, meets the purpose and need of the project as it provides for the creation of a new storage facility in order to supply for the current and projected needs of secure and affordable storage spaces in the community. This design consists of 2 storage buildings: a 15,759 sq. ft. eastern building and a 52,315 sq. ft. western building. Additionally, this design has smaller concrete drives at widths of 20', 25' and 27'. The proposed design will impact +/- 2.32 acres (+/- 101,059 sq. ft.) of jurisdictional wetlands and +/- 0.07 acres (+/- 3,049 sq. ft.) of jurisdictional Other Waters of the US. This design is optimal because it minimizes wetland impacts, compared to alternative designs.
- (2) An alternative design was considered that consists of a 17,566 sq. ft. eastern building and a 61,800 sq. ft. western building. This design has 27' and 25' concrete drives, which are larger the proposed site plan. This alternative would impact +/- 2.56 acres (+/- 111,513 sq. ft.) of

jurisdictional wetlands and +/- 0.19 acres (+/- 8,276 sq. ft.) of jurisdictional other waters of the US. This alternative is undesirable because it has a greater wetland impact than the proposed design.

- (3) A second alternative was considered that consists of a 13,327 sq. ft. eastern building and a 51,143 sq. ft. western building. Additionally, this design has 27' and 25' concrete drives, which are larger than the proposed site plan. The concrete drives in this design cover less area than in the first alternative. This alternative would impact +/- 2.52 acres (+/- 106,248 sq. ft.) of jurisdictional wetlands and +/- 0.06 acres (+/- 2,613 sq. ft.) of jurisdictional other waters of the US. This alternative design is undesirable because it has a greater wetland impact than the proposed design.
- (4) The no build alternative is undesirable because it would not satisfy the purpose and need for the project and would cause the applicant loss of potential income.
- (5) Alternative sites for the project were investigated. The description of the sites and the reason they were not selected over the proposed location can be found in Appendix C-1 – Off-Site Alternative Site Analysis.

Affected Environment

Site Analysis

The project area consists of a low-quality freshwater forested/shrub wetland vegetative community and a mixed forested/shrub upland community.

Vegetation

The subject property contains a mixed forested/shrub upland vegetative community, and a freshwater forested/shrub wetland vegetative community.

The mixed forested/shrub upland vegetative community is dominated by *Solidago sempervirens* (Seaside Goldenrod), *Triadica sebifera* (Chinese Tallow), *Trifolium repens* (White Clover), *Paspalum notatum* (Bahia Grass) and *Lygodium japonicum* (Japanese Climbingfern).

The freshwater forested/shrub wetland vegetative community is dominated by *Pinus elliottii* (Slash Pine), *Triadica sebifera* (Chinese Tallow), *Ilex glabra* (Gallberry), *Rubus trivialis* (Southern Dewberry), *Solidago sempervirens* (Seaside Goldenrod) and *Dichanthelium scabriusculum* (Woolly Witchgrass).

Wetlands

A wetland delineation and Wetland Rapid Assessment Procedure (WRAP) were completed by Ecological Asset Management, LLC on December 27, 2021, and are included in this submittal. The results of the study determined that the site contains +/- 2.71 acres of federally regulated wetlands of low quality. The WRAP sheets can be found in Appendix C-3.

Water Quality

The local hydrology was investigated extensively throughout the project area. It was determined that the natural hydrology has not been recently altered. Drainage is primarily topography driven from areas of higher elevation into wetland areas located at lower elevations and then off the property via a pronounced man-made ditch. This ditch travels from the northwestern property corner to the southeastern property corner; drainage leaves the property by flowing into a twin box culvert that exists underneath Highway 49.

Cultural Resources

A request for a Cultural Resources Assessment was made to the Mississippi Department of Archives and History (MDAH) on March 2, 2022. A response received on March 15, 2022 (Figure C-2), stated that due to the topography of the area, a cultural resource survey was needed to be performed on the entirety of the project area. A CRS Phase 1 was performed on the entire project boundary on April 21, 2022, by TerraXplorations, and it was concluded that no cultural resources are likely to be affected on the subject property. The results of that survey and report are pending review by Mississippi Department of Archives and History (MDAH).

Threatened and Endangered Species

Based on the field survey conducted by EAM personnel, it was determined that of the vulnerable species noted in Table 1 (see following page), only the following three species could persist within the geographical region: *Gopherus polyphemus* (Gopher Tortoise), *Pituophis melanoleucus lodingi* (Black Pine Snake) and *Picoides borealis* (Red-cockaded Woodpecker). Ecological Asset Management, LLC biologists with expertise in T&E species surveys conducted an extensive field investigation using a sub-meter Global Positioning System (GPS) to delineate any potential habitat and to identify any threatened individuals or populations. This field survey was conducted on December 27, 2021.

Upon completion of the field survey, it was determined that no known species listed as threatened and/or endangered will be impacted by the proposed project, nor is the habitat within the range of the proposed development suitable for any of the county's vulnerable species.

Common Name	Scientific Name	Type	Status
Alabama Red-bellied Turtle	<i>Pseudemys alabamensis</i>	Reptile	Endangered
Gopher Tortoise	<i>Gopherus polyphemus</i>	Reptile	Threatened
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Reptile	Threatened
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	Reptile	Endangered
Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	Reptile	Endangered
Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	Reptile	Endangered
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Reptile	Threatened
Dusky Gopher Frog	<i>Rana sevosa</i>	Amphibian	Endangered
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Bird	Endangered
Piping Plover	<i>Charadrius melodus</i>	Bird	Threatened
Red Knot	<i>Calidris canutus rufa</i>	Bird	Threatened
Wood Stork	<i>Mycteria americana</i>	Bird	Threatened
Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Bird	Threatened
Gulf Sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Fish	Threatened
West Indian Manatee	<i>Trichechus manatus</i>	Mammal	Threatened
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Plant	Endangered

Table 1: Threatened and Endangered Species of Harrison County, MS as of June 29, 2022. Source: U.S. Fish and Wildlife Service: Information for Planning and Consultation.

Wildlife and Fisheries

The project area consists of a low-quality freshwater forested/shrub wetland vegetative community and a mixed forested/shrub upland community.

Socio-Economics

The subject property is located within an area zoned as a Highway Business District (B-4). Currently, except for property taxes, the property is not generating any revenues for the City of Gulfport.

Environmental Consequences

Wetland Impacts

The project will require the filling of +/- 2.32 acres of low-quality jurisdictional wetlands. Any impacts to these wetlands will be compensated for by the purchase of off-site wetland mitigation credits from an approved mitigation site.

Water Quality

No degradation of water quality chemistry is expected to result from the presence of the proposed project. The stabilization of the upland area will decrease the amount of silt run-off from the adjacent uplands.

Cultural Resources

The project does not anticipate any adverse effects on cultural resources within the project area. If artifacts or archaeological features are encountered during projects activities, all activities shall cease and the MDAH and USACE, Mobile District will be consulted with immediately.

Threatened and Endangered Species

The project will have no known adverse effects on species listed as threatened or endangered by the U.S. Fish and Wildlife Service.

Wildlife and Fisheries

The project area consists of a small, isolated wooded/shrub community that is surrounded by residential and commercial property. The property lacks any wildlife corridors to off-site, undeveloped areas. Therefore, the property provides minimal habitat value for wildlife such as fur-bearing animals and avian species. It has been determined that the proposed development will not lead to any notable impacts to any animal populations that may persist within the project area.

Socio-Economics

The socio-economic impacts of the proposed storage facility would be positive. Residents of The City of Gulfport and the MS Gulf Coast would most likely fill additional employment opportunities created by the developmental phases of this project. Building materials would likely be obtained from local building supply stores. The City of Gulfport will benefit from ad valorem taxes generated from the new storage facility. Upon completion, the development would create several permanent job positions that pertain to the management and maintenance.

Works Cited

Ecological Asset Management, LLC. 2021. +/- 4.11-Acre Highway 49 Project Area, Gulfport, Harrison County, MS.

NOAA/NWS/NHC Storm Surge Unit. *Story map Series*. National Storm Surge Hazard Maps. <https://noaa.maps.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad&entry=1>, Electronic map accessed: March 2, 2022.

U.S. Fish & Wildlife Service: Information for Planning and Consultation . 2022. *IPaC Resource List*. <https://ipac.ecosphere.fws.gov/location/CWPNCLIH5VEBJGXB7CMZQ2VEO4/resources>, Electronic document accessed: June 29, 2022.

Appendix C-1

Alternative Site Analysis and Maps For Environmental Assessment

+/- 4.05-Acre Highway 49

**Section 14, Township 6-S, Range 12-W
Gulfport, Harrison County, MS**

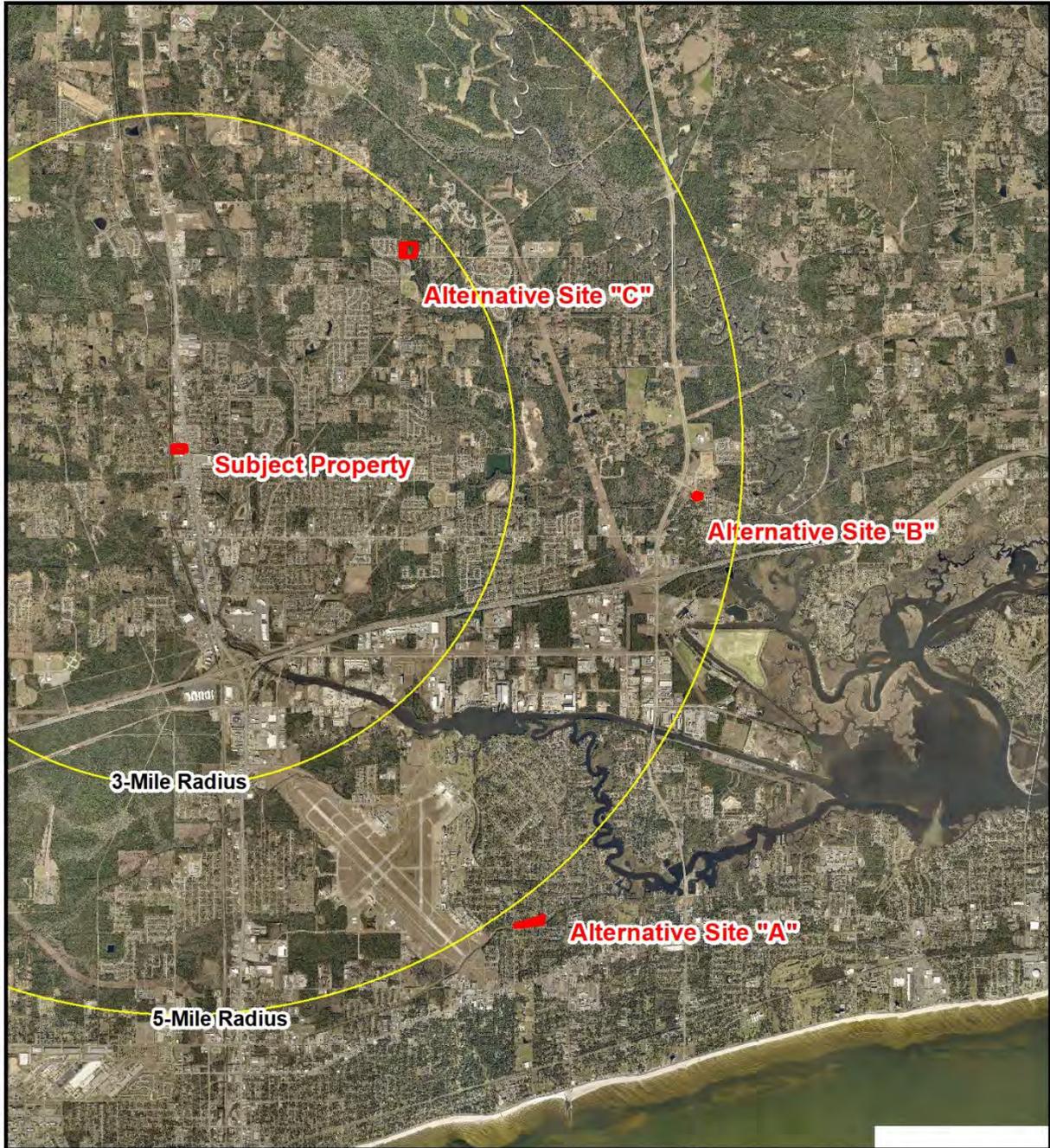


FIGURE C-1
 Base Map: Harrison County Parcels
 & 2020 High Res Ortholmagery
 Source: Harrison County, MS
 & MARIS
 Map Date: August 18, 2022

 NORTH

0 0.5 1 1.5 2
 Miles

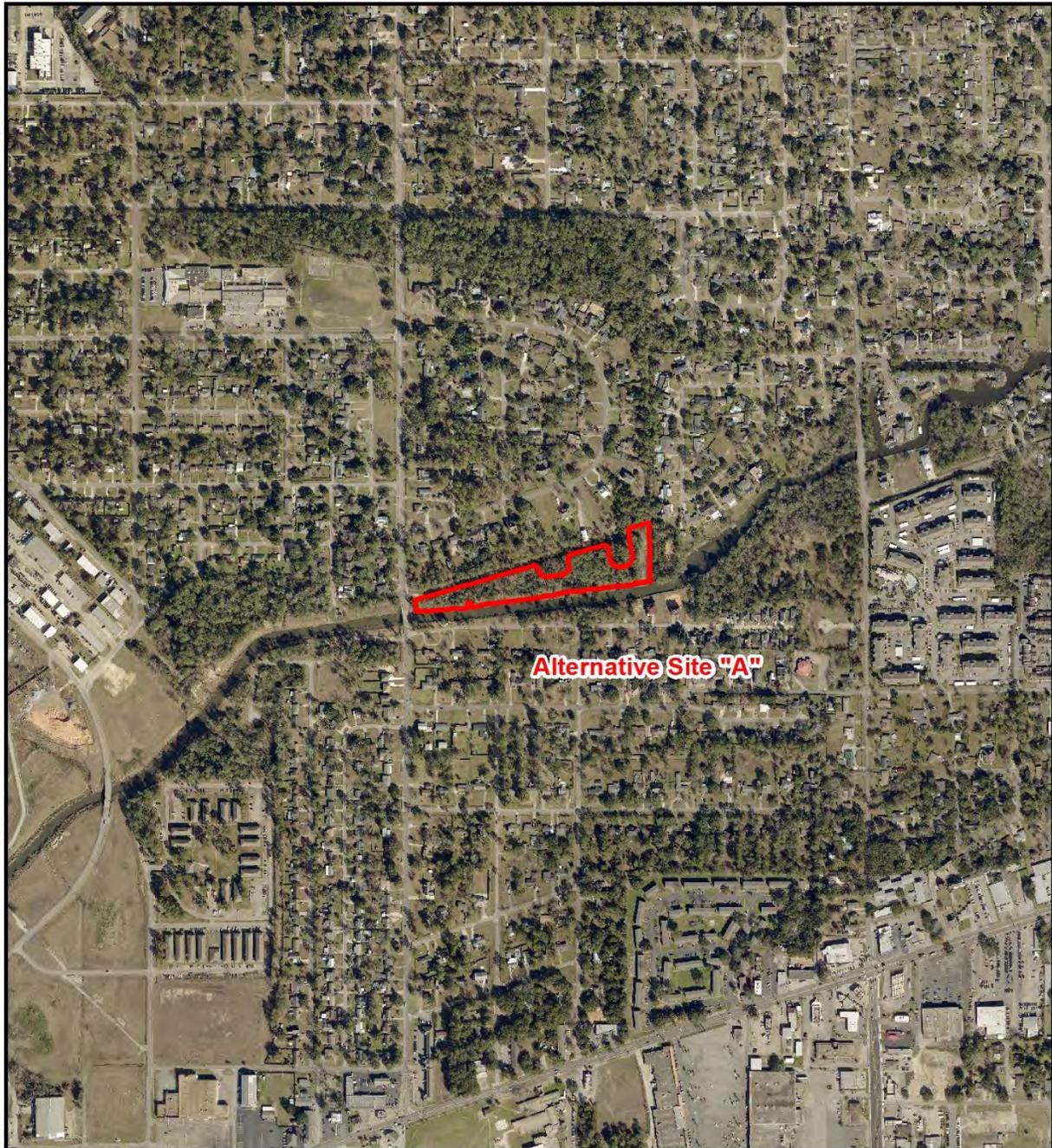
**OFF-SITE ALTERNATIVE
 LOCATION MAP**

 ECOLOGICAL
 ASSET
 MANAGEMENT, LLC

**Individual Permit
 for +/- 4.05 ac Parcel
 on Highway 49**

Location: Gulfport, MS
 Portion of Section 14;
 Township-6-South; Range-12-West
 County: Harrison County, MS

Figure C-1: Off-Site Alternative Location Map



Alternative Site "A"

FIGURE C-1.A

Base Map: Harrison County Parcels
& 2020 High Res Orthomagery
Source: Harrison County, MS
& MARIS

Map Date: August 18, 2022



0 0.055 0.11 0.165 0.22
Miles

**OFF-SITE ALTERNATIVE
LOCATION MAP
(Alternative Site "A")**



**ECOLOGICAL
ASSET
MANAGEMENT, LLC**

*Individual Permit
for +/- 4.05 ac Parcel
on Highway 49*

Location: Gulfport, MS
Portion of Section 14;
Township-6-South; Range-12-West
County: Harrison County, MS

Figure C-1.A: Off-Site Alternative Location Map – Site “A”

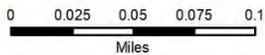


Alternative Site "B"

FIGURE C-1.B

Base Map: Harrison County Parcels
& 2020 High Res Orthoimagery
Source: Harrison County, MS
& MARIS

Map Date: August 18, 2022



**OFF-SITE ALTERNATIVE
LOCATION MAP
(Alternative Site "B")**



**ECOLOGICAL
ASSET
MANAGEMENT, LLC**

**Individual Permit
for +/- 4.05 ac Parcel
on Highway 49**

Location: Gulfport, MS
Portion of Section 14;
Township-6-South; Range-12-West
County: Harrison County, MS

Figure C-1.B: Off-Site Alternative Location Map – Site “B”



FIGURE C-1.C

Base Map: Harrison County Parcels
& 2020 High Res Orthomagery
Source: Harrison County, MS
& MARIS

Map Date: August 18, 2022



0 0.04 0.08 0.12 0.16
Miles

**OFF-SITE ALTERNATIVE
LOCATION MAP
(Alternative Site "C")**



**ECOLOGICAL
ASSET
MANAGEMENT, LLC**

*Individual Permit
for +/- 4.05 ac Parcel
on Highway 49*

Location: Gulfport, MS
Portion of Section 14;
Township-6-South; Range-12-West
County: Harrison County, MS

Figure C-1.A: Off-Site Alternative Location Map – Site “C”

Off-Site Alternative Analysis

The applicant’s agents utilized the Mississippi Gulf Coast Realtor Multiple Listing Service (MLS) to locate available potential alternative sites. Ecological Asset Management, LLC (EAM), then analyzed the potential environmental impacts as well as the economic feasibility associated with each potential alternative. Key parameters used in the scoping process that were investigated, include but were not limited to: size (3-10 acres), within the corporate limits of the City of Gulfport, access to primary traffic corridors and road frontage. Currently marketed land/unimproved property sites were analyzed, and those alternative sites are discussed here. The National Wetland Inventory (NWI), the Web Soil Survey (WSS), Google Earth, LiDAR imagery, as well as professional judgements were utilized to analyze the environmental settings associated with each alternate site for the proposed project and to make estimates for wetland acreage.

A summary describing each alternative site and the criterion for evaluation is listed and is further detailed by the provided mapping data, are as follows:

Site	Zoning	Size	Location	LEDPA	Cost
Proposed	Yes	Yes	Yes	Yes	Yes
Alternative “A”	No	Yes	No	No	Yes
Alternative “B”	Yes	Yes	Yes	No	No
Alternative “C”	No	Yes	No	No	Yes

Assessment analysis of proposed and alternative sites. Zoning indicates whether the site is currently zoned for the project type. Size indicates whether the site fits the project size requirements. Location indicates whether the property is within a desirable distance (0-1 mi) from primary traffic corridors. The Least Environmentally Damaging Practicable Alternative (LEDPA) is determined based on potential impacts on wetland, open water and habitat corridors. Cost indicates whether the site is financially viable based on cost of property, cost to develop and cost of permitting.

Proposed Site

The proposed site is located on Highway 49 in Gulfport, MS. The site is a 4.05-acre combination of existing parcels (Parcel IDs: 0808E-04-004.003 and 0808E-04-004.000). The site is undeveloped and zoned as Highway Business District (B-4).

Location: The parcel is situated on the Highway 49 traffic corridor. Additionally, the proposed site exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: The proposed site location contains 2.71 acres of jurisdictional wetlands. A wetland delineation of the subject area was performed in December 2021. The site is surrounded by development and, therefore, does not maintain valuable habitat corridors. The western property line exists adjacent to a CSX rail line. The site is not adjacent to traditional navigable waters (TNW), nor is it tidally influenced.

Cost: The site is currently owned by the prospect developer. The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.

Accessibility: Approximately 14% (251 feet) of the site's perimeter maintains road frontage to Highway 49.

Alternative Site "A"

Site "A" is located on Washington Avenue in Gulfport, MS (PIDN: 0910G-03-044.001). The site is 4.46 acres, undeveloped and zoned as Single-Family Residential (Low Density) (R-1-7.5). This property will require rezoning to suit the purpose and need of the project.

Location: The parcel is situated 1.7 miles from the Lorraine Rd traffic corridor (4 - Excellent). Additionally, the proposed site exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: The proposed site location appears to contain +/- 4.46 acres of wetlands. The site is partially surrounded by residential development, but it does maintain a natural habitat buffer that is contiguous with Brickyard Bayou. The site is adjacent to traditional navigable waters (Brickyard Bayou).

Cost: The site is currently listed for \$98,900 (\$22,000 per acre). The need for site mitigation, purchase/transport of fill material and rezoning efforts and fees contributes to the cost to develop the subject property.

Alternative Site "B"

Site "B" is located on Lorraine Road in Gulfport, MS (Parcel ID: 1008K-03-005.000). The site is Site "B" is located on Lorraine Road in Gulfport, MS (Parcel ID: 1008K-03-005.000). The site is approximately 3.6 acres, undeveloped and zoned as General Business District (B-2). This property will likely not require rezoning to suit the purpose and need of the project.

Location: The parcel is located on the Cowan-Lorraine traffic corridor. This property exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: The proposed site does not appear to contain any wetland areas on-site. This site is near single-family residential development, but it does maintain a natural habitat buffer that is contiguous with the Biloxi River. The site is not adjacent to traditional navigable waters.

Cost: The site is currently listed for \$750,000 (\$208,000 per acre). The need for site clearing contributes to the cost to develop the subject property.

Accessibility: Approximately 38% (441 feet) of the site's perimeter maintains road frontage to Lorraine Road.

Alternative Site “C”

Site “C” is located on South Swan Road in Gulfport, MS (Parcel ID: 0907E-01-017.000). The site is approximately 9.1 acres, undeveloped and zoned as Neighborhood Business District (B-1). This property will likely require rezoning to suit the purpose and need of the project.

Location: The parcel is located 2.3 miles from the Highway 49 traffic corridor. This property exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: The proposed site location likely contains +/- 8.5 acres of jurisdictional wetlands. The site is near single-family residential development but maintains valuable habitat corridors with adjacent upland food sources. The property is bisected by Fritz Creek, which ultimately flows into the Biloxi River. The site is not adjacent to traditional navigable waters (TNW), nor is it tidally influenced.

Cost: The site is currently listed for \$149,000 (\$16,000 per acre). The need for site mitigation, purchase/transport of fill material and rezoning efforts and fees contributes to the cost to develop the subject property.

Accessibility: Approximately 35% (1,100 feet) of the site’s perimeter maintains road frontage to South Swan Road and Three Rivers Road.

Appendix C-2

MDAH Letter Confirming Cultural Resource Survey is Required

+/- 4.05-Acre Highway 49

**Section 14, Township 6-S, Range 12-W
Gulfport, Harrison County, MS**

March 15, 2022

Mr. Mitch Tinsley
Ecological Asset Management, LLC
803 Highway 90
Bay St. Louis, Mississippi 39520

RE: Proposed Fill of 4,300 Cubic Yards for the Construction of a Storage Facility,
Highway 49, Gulfport, by Fountain and Associates, LLC, (USACE) MDAH Project
Log #03-016-22, Harrison County

Dear Mr. Tinsley:

We have reviewed your March 2, 2022, request for a cultural resources assessment for the above referenced project, in accordance with our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800.

After review, due to the topography of the area, it is our determination that a cultural resources survey must be performed by a professional archaeologist. The resulting report should reference the project log number above on the title page.

A list of individuals who have represented themselves as being willing and qualified to do archaeological survey work in Mississippi will be furnished upon request. A copy of this letter should be made available to the contracting archaeologist(s).

If you have any questions, please do not hesitate to call us at (601) 576-6940.

Sincerely,



Hal Bell
Review and Compliance Officer

FOR: Katie Blount
State Historic Preservation Officer

Figure C-2: MDAH Letter of Survey to be Performed

Appendix C-3

WRAP

(Wetland Rapid Assessment Procedure) For Environmental Assessment

+/- 4.05-Acre Highway 49

**Section 14, Township 6-S, Range 12-W
Gulfport, Harrison County, MS**

WETLAND RAPID ASSESSMENT PROCEDURE

- PROPOSED
 EXISTING CONDITIONS

COUNTY: Harrison PROJECT: _____ DATE: 27-Dec-21 REVIEWER: D. Bartlett and R. Ellis FLUCCS CODE: _____
 APP. #: _____ 4.11ac Highway 49 WETLAND TYPE: FORESTED Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Commercial	2.99 ACRES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES % = _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	XX ACRES OF IMPACT	_____ ACRES	

WILD LIFE UTILIZATION:
 WETLAND CANOPY:
 WETLAND GROUND COVER:
 HABITAT SUPPORT / BUFFER:

WRAP SCORE

30.83%

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
High volume highway	0	20	0
moderately intensive commercial	1	60	0.6
industrial (railroad)	0	20	0
			0
			0

FIELD HYDROLOGY:
 WATER QUALITY INPUT & TREATMENT:

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
High volume highway	1	20	0.2
moderately intensive commercial	1.5	60	0.9
industrial (railroad)	1	20	0.2
			0
			0
LU TOTAL			1.3

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
no treatment	0	40	0
grass swales	1	60	0.6
			0
			0
			0
PT TOTAL			0.6

WILDLIFE UTILIZATION
 Minimal evidence of wildlife utilization, and there are no valuable wildlife corridors. No adjacent upland food sources are present.

WETLAND CANOPY
 Wetland overstory/shrub canopy is providing habitat support. Large amounts (+/- 75%) of undesirable tree or shrub species. Minimal signs of natural recruitment of native canopy and shrub seedlings are present.

WETLAND GROUND COVER
 Ground cover exhibits large amounts of undesirable species. The vegetative groundcover on portions of the site appear to be subject to frequent disturbance.

HABITAT SUPPORT/BUFFER
 The subject property does not possess any valuable wildlife corridors. It is bordered by a high volume to the east and a railroad to the west. The southern and northern property boundaries border relatively high intensity commercial buildings.

FIELD HYDROLOGY
 Notable amounts of evidence of upland plants encroaching into wetland areas were observed. Plant communities are healthy, although there may be some signs of improper hydrology.

WQ INPUT & TREATMENT
 The subject wetland receives surface water runoff from the adjacent commercial buildings, railroad and highway. Portions of the property's border contain grass swales that aid in controlling water input (+/- 40%).

Figure C-3: +/- 4.05-Acre Highway 49 Wetland Rapid Assessment Procedure (WRAP)