



STATE OF MISSISSIPPI  
PHIL BRYANT  
GOVERNOR  
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
GARY C. RIKARD, EXECUTIVE DIRECTOR  
August 19, 2016

Certified Mail No. 7010 1870 0003 4948 3346

Popps Ferry Road, LLC  
Mr. David Neuhoﬀ  
CBL Center, Suite 500  
2030 Hamilton Place Boulevard  
Chattanooga, TN 37421

Dear Mr. Neuhoﬀ:

Re: Popps Ferry Road, LLC, Gulf  
Coast Galleria  
Harrison County  
COE No. SAM-2013-00663-TMZ  
WQC No. WQC2013051

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, for Popps Ferry Road, LLC, an applicant for a Federal License or permit to conduct the following activity:

Popps Ferry Road, LLC, Gulf Coast Galleria: construct a mixed use commercial development. The development will include retail, restaurant, and lodging establishments within a 675,000 square foot enclosed, two-level facility with an outdoor bay/plaza element. The project construction will also include associated roads, storm water detention basins, a water tank, and a sanitary sewage pumping station. The 76-acre construction site is a former mobile home park with small peripheral forested areas. Approximately 1.29 acres of low and medium quality wetlands occur on the property and will be impacted by the proposed project. Approximately 314 linear feet of intermittent stream will be impacted with proposed project construction. Mitigation will include the purchase of credits from an approved mitigation bank. This project is adjacent to the Tchoutacabouffa River at the intersection of Interstate 10 and D'Iberville Boulevard in D'Iberville, Harrison County, Mississippi [SAM-2013-00663-TMZ, WQC2013051].

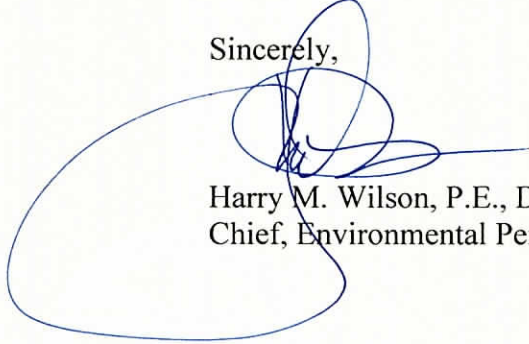
The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

1. All fill material and excavation areas shall have side slopes of at least 3:1 (horizontal: vertical) and shall be immediately seeded, stabilized and maintained.
2. 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.
3. Coverage under NPDES Construction Storm Water General Permit shall be obtained prior to and during construction activities. No construction activities shall be allowed without such approvals.
4. The post-construction Storm Water Management Plan, submitted by Neel-Schaffer, Inc. dated July 12, 2016 shall be implemented concurrent with the project construction and properly maintained to function as proposed.
5. Mitigation for the impact of 1.29 acres of wetlands and 314 linear feet of intermittent stream shall be provided by the purchase of mitigation credits from an approved mitigation bank. **Written verification of the final purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the wetland areas.**
6. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse.

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 we can be of further assistance, please contact us.

Sincerely,



Harry M. Wilson, P.E., DEE  
Chief, Environmental Permits Division

HMW: FB:ld

cc: Mr. Tad M. Zebryk , U.S. Army Corps of Engineers, Mobile District  
Department of Marine Resources  
Mr. Paul Necaise, U.S. Fish and Wildlife Service  
Ms. Callista Mills, Environmental Protection Agency  
Mr. Christopher Trebisky, Neel-Schaffer, Inc.  
Mr. Jose Garcia, Civil and Environmental Consultants, Inc.