



**STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**

September 22, 2022

Mr. Rick Camarena
24-Hour Storage, LLC
2082 Beach Drive
Gulfport, Mississippi 39507

Dear Mr. Camarena:

Re: 24-Hour Storage, LLC—
Groveland Road Commercial
Development Expansion
Jackson County
COE No. SAM202000984PAH
WQC No. WQC2020085

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 24-Hour Storage LLC, an applicant for a Federal License or permit to conduct the following activity:

24 Hour Storage, LLC, Commercial Development: The project will result in the filling of 1.65 acres of wetlands associated with the expansion of a commercial development off of Groveland Road in Ocean Springs, Jackson County, Mississippi. The total project site is 2.3 acres in size of which 1.65 acres have been identified as wetlands. Impacts include filling 1.65 acres of wet pine savanna wetlands. The applicant will provide in-kind compensatory mitigation through a mitigation bank. This project is located adjacent to Groveland Road in Jackson County, Mississippi.
[SAM202000984PAH, WQC2020085].

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:

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1. 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 wetlands area. In the event of any BMP failure, corrective actions shall be taken immediately. (Statement B) (11 Miss. Admin Code Pt. 6, R. 1.1.1.B.)
2. For projects greater than five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall obtain the necessary coverage under the State of Mississippi's Large Construction Storm Water General NPDES Permit. For projects greater than one, to less than five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall follow the conditions and limitations of the State of Mississippi's Small Construction Storm Water General NPDES Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained. (Statement B & C) (11 Miss. Admin. Code Pt. 6, R 1.1.1 B.)
3. The post-construction stormwater management plan submitted on July 29, 2022 by Ecological Asset Management LLC shall be implemented concurrent with project construction and maintained as proposed. (Statement B) (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (9))
4. Mitigation for the impacts of 1.65 acres of 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 1.65 acres of wetland. Written verification of credit purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the wetland or stream areas. (Statement A & D) (11 Miss. Admin. Code Pt. 6 R 1.3.4 A (2)).
5. 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)
6. 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) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (C) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (D) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.
- (E) 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 Thomas Schaub at (601)-961-5035.

Sincerely,



Krystal Rudolph, P.E., BCEE
Chief, Environmental Permits Division

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cc: Phillip Hegji, U.S. Army Corps of Engineers, Mobile District
Willa Brantley, Department of Marine Resources
Paul Necaise, U.S. Fish and Wildlife Service
Molly Martin, Environmental Protection Agency
Mitch Tinsley, Ecological Asset Management