



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435  
www.mvk.usace.army.mil



# Public Notice

APPLICATION NO.:	<u>MVK-2021-115</u>
EVALUATOR:	<u>Ms. Samantha Thompson</u>
PHONE NO.:	<u>(601) 631-5478</u>
E-MAIL:	<u>Samanth.H.Thompson@usace.army.mil</u>
DATE:	<u>April 6, 2022</u>
EXPIRATION DATE:	<u>April 26, 2022</u>

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality are considering an application for a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-RD, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39225-2261, and must reach these offices by the cited expiration date.

**Law Requiring a Permit:** Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and/or fill material into waters of the United States.

**Name of Applicant:**  
Mr. Ken Blakeney  
KTS Real Estate, LLC  
4374 A Mangum Drive  
Flowood, Mississippi 39232

**Name of Agent:**  
Mr. Clay Cromwell  
Headwaters, Incorporated  
Post Office 2836  
Ridgeland, Mississippi 39158

**Location of Work:** Section 32, T6N-2E, Latitude 32.318055, Longitude -90.109795, within the Middle Pearl-Strong Drainage Basin (8-digit USGS HUC 03180002), Rankin County, Mississippi.

**Description of Work:** (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to conduct regulated activities in “Waters of the U.S.” for the purpose of expanding Southern Electric Corporation’s (SEC) training facility in Rankin County, Mississippi.

The applicant, KTS Real Estate, LLC serves as the permitting agent for SEC. Over the last several years, SEC has expanded its operations to include high voltage overhead and underground electric utility construction and extensive storm damage power restoration services. Due to this extensive growth, SEC has the need to expand its facilities.

To accommodate this growth, additional large vehicle parking, equipment storage, equipment washing facilities, and training facilities are needed. In addition, SEC proposes to construct a classroom training facility with a large, covered area.

For stormwater management, SEC proposes to construct a sediment/retention pond which will be positioned in the northeast quadrant of the facility. The site will continue to utilize the City of Flowood retention pond as agreed upon during the initial site clearing. Upon the completion of the construction of the pond, it will be utilized for the retention and treatment of storm water runoff in accordance with MDEQ Specific Design Requirements and the Section 401 water quality requirements.

Approximately 1.99 acres of scrub-shrub wetlands would be impacted on the approximately 47.2-acre site by the proposed project. Approximately 12.9 acres of jurisdictional wetlands and 1,688 linear feet of jurisdictional streams will be avoided by the proposed project. To off-set the unavoidable impacts, the applicant proposes to purchase compensatory mitigation credits from an approved mitigation bank.

The dominant vegetation within the project consists of willow oak, water oak, American elm, Chinese tallow, Eastern red cedar, sweetgum, hickory, winged elm, Chinese privet, cherry bark oak, sawtooth blackberry, common rush, and bushy bluestem. Soil within the project area consists of Gillsburg silt loam, Leverett silt loam, and Tippo silt loam.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

**State Water Quality Permit:** The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

**Cultural Resources:** The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties. The permit area is composed (entirely) of low-lying wetlands with no existing or subsided natural levee landforms: and therefore, has a very low potential for yielding unidentified cultural deposits that may be eligible for the National Register of Historic Places.

**Endangered Species:** Threatened and Endangered Species for this area include the Northern Long-eared Bat, the Wood Stork, the Gulf Sturgeon, and the Ringed-map Turtle. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 28, 2017, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, the Corps has determined that the proposed activity would have no effect on the Wood Stork, the Gulf Sturgeon, and the Ringed-map Turtle, and may affect the Northern long-eared bat, but any resulting incidental take is not prohibited by the final 4(d) rule.

**Floodplain:** In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is not located within the 100-year floodplain.

**Evaluation Factors:** The decision whether or not to issue a permit will be based upon an evaluation of the probable impact 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 may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

**Public Involvement:** The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to

issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.


**Opportunity for a Public Hearing:** Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

**Notification of Final Permit Actions:** Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

*Anthony R Lobred*

for Bryan Williamson  
Chief, Permit and Evaluation Branch  
Regulatory Division

Legend

 Property Boundary (47.18 ac)



Southern Electric Corporation

Training Facility

Sec. 32 - T 6N - R 2E

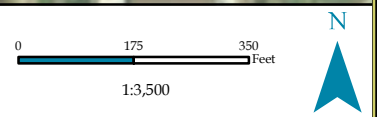
Rankin County, Mississippi

[Site Location Map](#)



Date Created: 8/25/2021

Created by: JDL

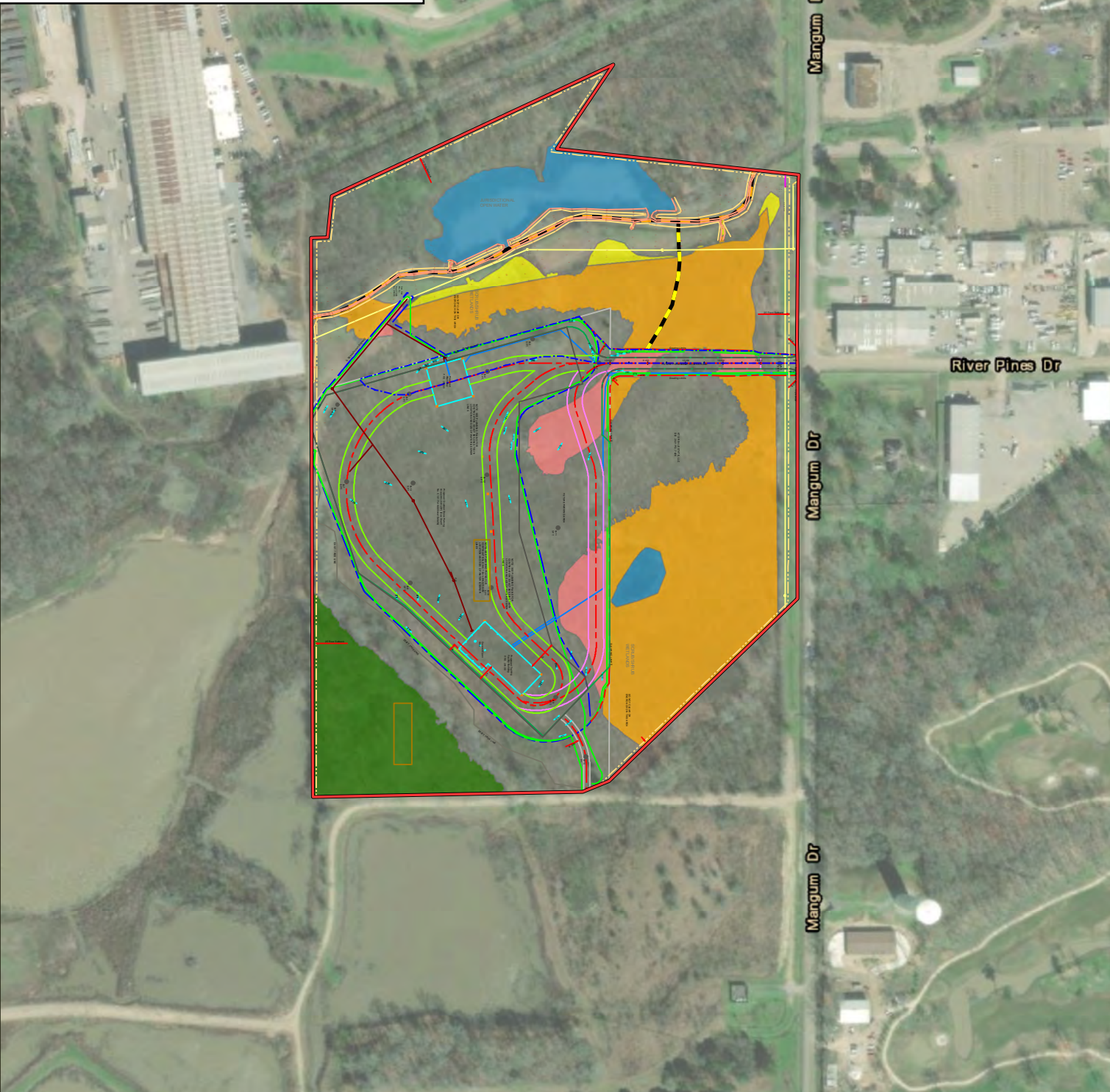


NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

ESRI World Imagery Basemap (Maxxar 2020)



- Property Boundary (47.18 ac)
- Avoided Intermittent Stream (1,321.31 lf)
- Avoided Ephemeral Stream (367.13 lf)
- Avoided Open Water (2.62 ac)
- Avoided Emergent Wetlands (0.54 ac)
- Avoided Scrub/Shrub Wetlands (9.74 ac)
- Impacted Scrub/Shrub Wetlands (1.99 ac)
- Avoided Forested Wetlands (3.30 ac)



 **HEADWATERS** INC.  
NATURAL RESOURCES CONSULTING  
[WWW.HEADWATERS-INC.COM](http://WWW.HEADWATERS-INC.COM)

Date Created: 2/22/2022      Created by: JDL

**Southern Electric Corporation**  
**Training Facility**  
 Sec. 32 - T 6N - R 2E  
 Rankin County, Mississippi  
**Wetland Impact Map**

N

0      225      450  
 Feet








1:4,500

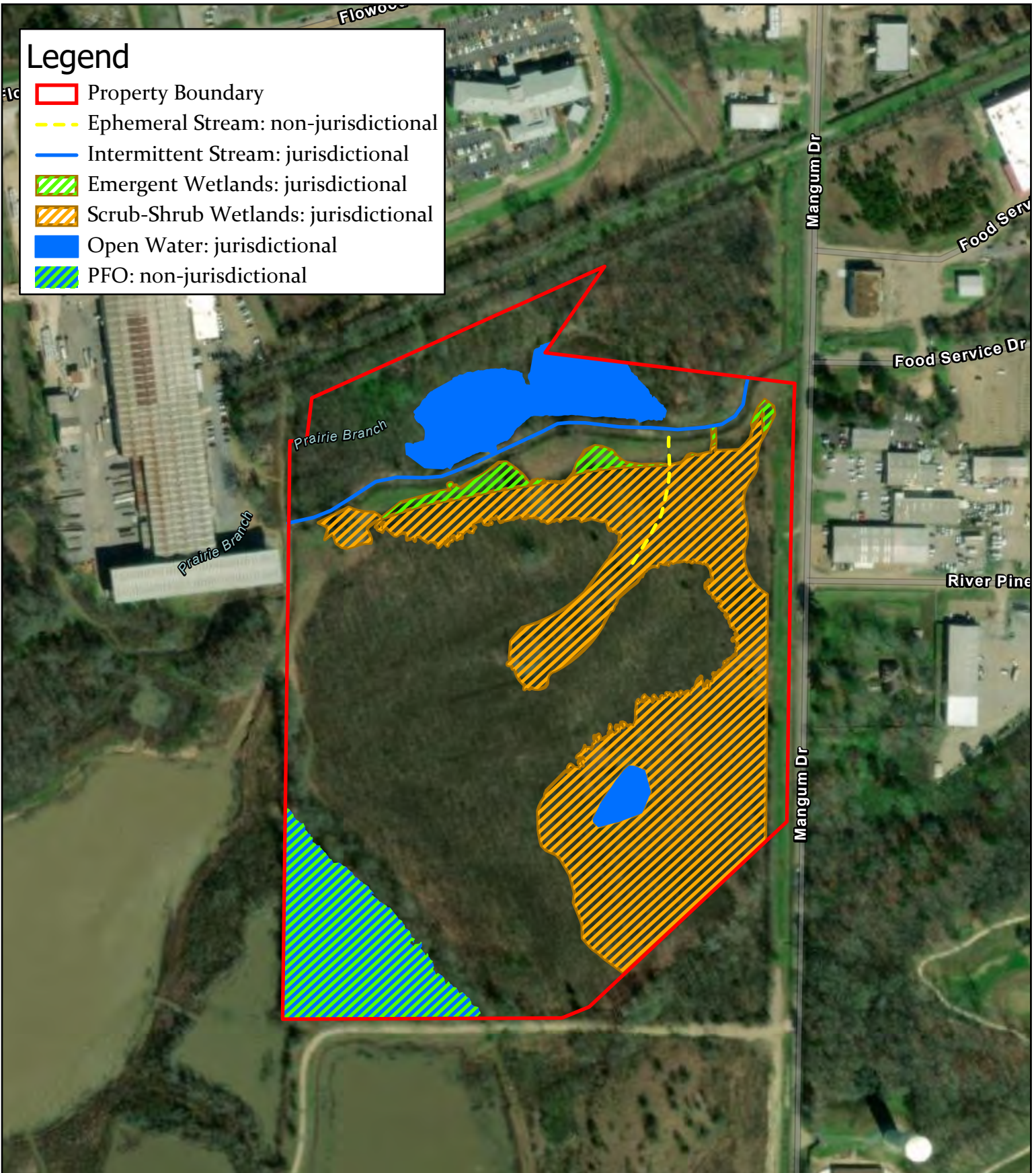
NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

ESRI World Imagery Basemap

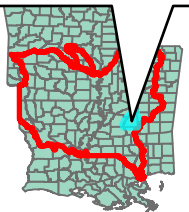


# Legend

-  Property Boundary
-  Ephemeral Stream: non-jurisdictional
-  Intermittent Stream: jurisdictional
-  Emergent Wetlands: jurisdictional
-  Scrub-Shrub Wetlands: jurisdictional
-  Open Water: jurisdictional
-  PFO: non-jurisdictional



Rankin County, MS



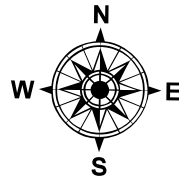
**US Army Corps of Engineers**

**MVK-2021-115**

Mangum Drive Property

Approved Jurisdictional Determination

Enclosure 1



0 90 180 US Feet

Project Location

