

FINAL ENVIRONMENTAL ASSESSMENT PROPOSED MISSISSIPPI VETERANS AFFAIRS FACILITY AT TRADITION

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Acronyms and Abbreviations

| | |
|-----------------------|---|
| APE | Area of Potential Effect |
| BMP | Best Management Practice |
| CEQ | Council on Environmental Quality |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CH₄ | Methane |
| CO | Carbon monoxide |
| CWA | Clean Water Act |
| CZMA | Coastal Zone Management Act of 1972 |
| dB | Decibel |
| dBA | A-weighted decibel |
| EA | Environmental Assessment |
| ECHCPUD | East Central Harrison County Public Utility District |
| EIS | Environmental Impact Statement |
| EO | Executive Order |
| EPA | Environmental Protection Agency |
| ESA | Endangered Species Act |
| FIRM | Flood Insurance Rate Map |
| FONSI | Finding of No Significant Impact |
| FPPA | Farmland Protection Policy Act |
| HCUA | Harrison County Utility Authority |
| HVAC | Heating, Ventilation, and Air Conditioning |
| HREC | Historical Recognized Environmental Condition |
| IPaC | Information for Planning and Conservation |
| LCNOI | Large Construction Notice of Intent |
| MCP | Mississippi Coastal Program |
| MDAH | Mississippi Department of Archives and History |
| MDEQ | Mississippi Department of Environmental Quality |
| MDOT | Mississippi Department of Transportation |
| MDWFP | Mississippi Department of Wildlife Fisheries and Parks |
| MSVA | Mississippi Veterans Affairs Board |
| NAAQS | National Ambient Air Quality Standards |
| NEPA | National Environmental Policy Act |
| NHPA | National Historic Preservation Act |
| NRHP | National Register of Historic Places |
| NO_x | Generic term for nitrogen oxides |
| NRCS | Natural Resources Conservation Service |
| NRHP | National Register of Historic Places |
| NWI | National Wetlands Inventory |

| | |
|-------------------------|---|
| OSHA | Occupational Safety and Health Administration |
| PM | Particulate Matter |
| PM_{2.5} | Fine Particulate Matter (less than 2.5 micrometers in diameter) |
| PM₁₀ | Particulate Matter (less than 10 micrometers in diameter) |
| REC | Recognized Environmental Condition |
| RCRA | Resource Conservation and Recovery Act |
| SCNOI | Small Construction Notice of Intent |
| SO₂ | Sulfur dioxide |
| SWPPP | Stormwater Pollution Prevention Plan |
| USACE | United States Army Corps of Engineers |
| USC | United States Code |
| USFWS | United States Fish and Wildlife Service |
| VA | United States Department of Veterans Affairs |
| VOCs | Volatile organic compounds |
| WOUS | Waters of the United States |

EXECUTIVE SUMMARY

The Mississippi Veterans Affairs Board (MSVA) proposes to construct a new Veterans Home within the Tradition Master Planned Community in Biloxi, Harrison County, Mississippi (Proposed Action). Because MSVA plans to seek funding from the U.S. Department of Veterans Affairs (VA), MSVA and VA have prepared this Environmental Assessment (EA) in accordance with the National Environmental Policy Act of 1969 (NEPA) (42 United States Code [USC] §§ 4321-4347), the President’s Council on Environmental Quality (CEQ) NEPA Implementing Regulations (Title 40 of the Code of Federal Regulations [CFR] §§ 1500-1508), and the VA’s NEPA regulations titled “Environmental Effects of the Department of Veterans Affairs Actions” (38 CFR Part 26).

Under the Proposed Action, MSVA would construct a new 100-private bed residential care facility to provide skilled nursing, Alzheimer’s/memory care, and short-term rehabilitative care to veterans. The Veterans Home at Tradition would provide dining, physical activity and physical therapy, entertainment, and social event services to veterans in both indoor and outdoor spaces. The proposed facility would feature all private rooms organized into household and neighborhoods that surround a central community center.

The proposed project site is located on the south side of Tradition Parkway East and approximately 1.5 miles northwest of the intersection of Highway 67 and Highway 605. The total project area is a 25-acre tract of land located within the Tradition master planned community which consists of over 4,800-acres of land in central Harrison County. Tradition is a relatively new community and the majority of the property is undeveloped land that was managed for timber production for over fifty years. The portion of the Tradition Development where the proposed Veterans Home will be located has been clear-cut on at least three different occasions and the timber was most recently harvested from the site between 2007 and 2010.

The Veterans Home would provide dining, physical activity, and physical therapy, entertainment, and social event services to veterans in both indoor and outdoor spaces. The campus would also include parking lots, walking trails, landscaped areas, and open space comprised of forest and lawn.

The purpose of the Proposed Action is to construct a state-of-the-art residential care facility to help meet the current and projected future residential skilled nursing, Alzheimer’s/memory, and short-term care needs of veterans in south Mississippi. Twenty-six percent of Mississippi’s veterans live in the three coastal counties and Harrison County itself is the largest county. At the present time, the closest veterans’ residential care facility for Mississippi veterans is located in Collins, Mississippi which is over two hours from the coast. The Proposed Action is needed to provide additional capacity to meet the demand for veterans’ medical programs and services, at a state-of-the-art facility closer to home.

MSVA and the VA have prepared this EA in accordance with NEPA to analyze the potential environmental effects of the proposed action. The analysis performed in this EA concludes that the Proposed Action would not have significant adverse impacts, either individually or cumulatively, to the human environment, provided mitigation measures consisting of BMPs and regulatory compliance measures described in this EA are implemented. Therefore, this EA concludes that a Finding of No Significant Impact is appropriate and that an Environmental Impact Statement is not required.

1.0 INTRODUCTION

The MSVA proposes to construct a new Veterans Home in Biloxi, Harrison County, Mississippi. Because MSVA plans to seek funding from the VA, MSVA and VA have prepared this Environmental Assessment (EA) in accordance with the National Environmental Policy Act of 1969 (NEPA) (42 United States Code [USC] §§ 4321-4347), the President’s Council on Environmental Quality (CEQ) NEPA Implementing Regulations (Title 40 of the Code of Federal Regulations [CFR] §§ 1500-1508), VA’s NEPA regulations titled “Environmental Effects of the Department of Veterans Affairs Actions” (38 CFR Part 26), and VA’s *NEPA Interim Guidance for Projects* (VA 2010). These requirements specify that VA must evaluate the potential environmental impacts of VA-related funding decisions prior to taking action.

This EA is intended to be a concise document that: 1) briefly provides sufficient evidence and analysis for determining whether significant impacts would result from implementing the Proposed Action and whether the VA should prepare an Environmental Impact Statement (EIS); 2) aids the VA’s compliance with NEPA when no EIS is necessary; and 3) facilitates preparation of an EIS if one is necessary. If the analysis finds there are no significant impacts, a Finding of No Significant Impact (FONSI) can be issued concluding the NEPA process. This EA has been prepared to address compliance with a variety of other Federal statutes, including the Endangered Species Act (ESA), Clean Water Act (CWA), Clean Air Act, National Historic Preservation Act (NHPA), various Executive Orders (EOs), and other applicable Federal and State regulations.

1.1 Project Background

The proposed project site is a 25-acre tract of land located within the Tradition master planned community located in central Harrison County, Mississippi. The site is located on the south side of Tradition Parkway East and approximately 1.5 miles northwest of the intersection of Highway 67 and Highway 605. (**Figure 1**).

Tradition is a relatively new 4,800-acre planned community and the majority of the property is undeveloped land that was managed for timber production for over fifty years. The portion of the Tradition community where the proposed Veterans Home will be located has been clear-cut on at least three different occasions and the timber was most recently harvested from the site between 2007 and 2010. Adjoining properties consists of previously managed timberland and the closest developments are: 1) a residential subdivision approximately 1-mile northwest; 2) St. Patrick High School approximately 1.5 miles southeast; and 3) William Carrey College and Mississippi Gulf Coast Community College Nursing School approximately 0.6 miles southwest (**Figure 2**).

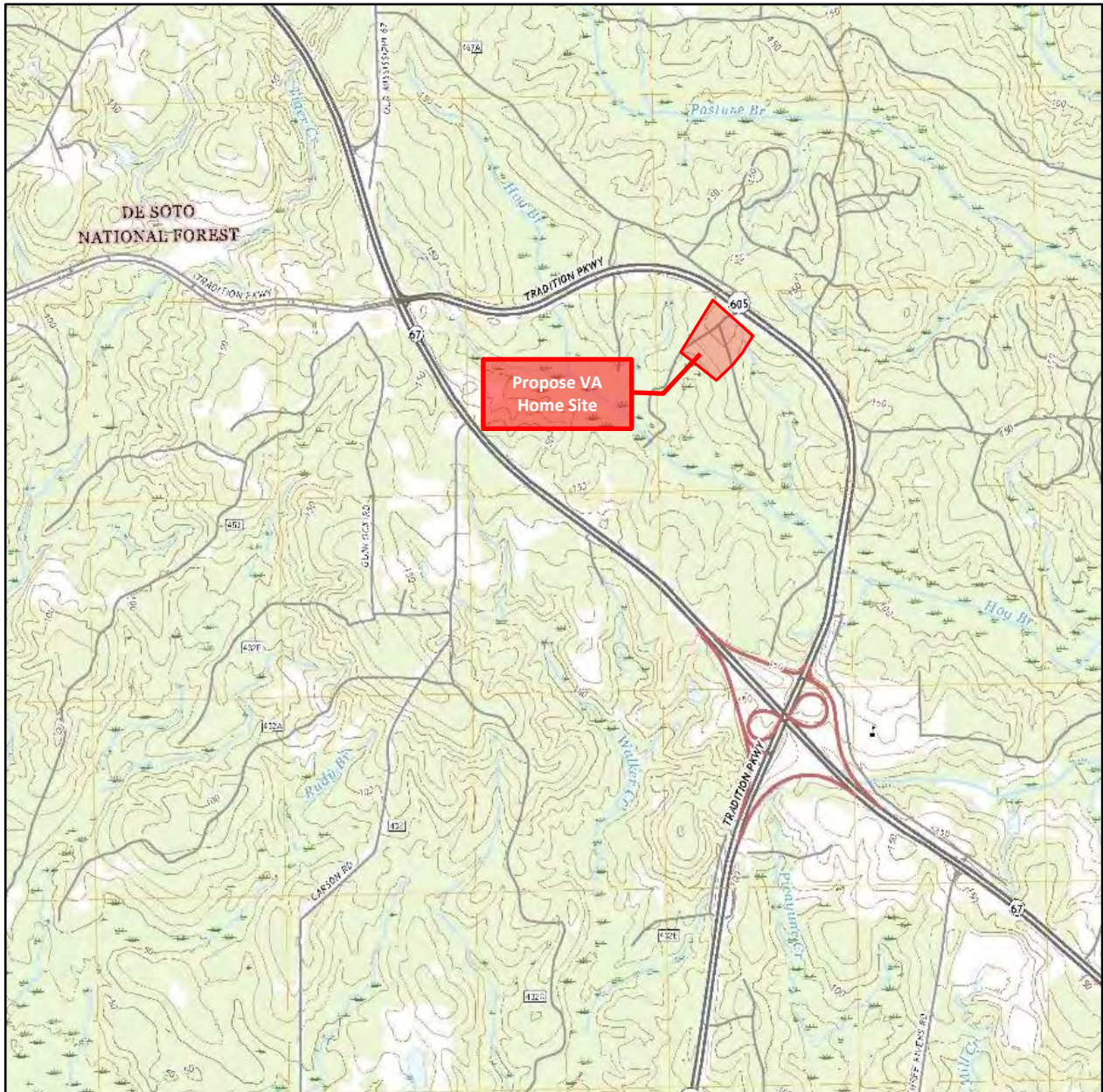


Figure 1: Vicinity Map, Proposed VA Home Site.



Figure 2: Proposed VA Site and Adjoining Properties.

1.2 Purpose and Need

The MSVA currently operates four veterans' homes: the Veterans Home-Collins, MS, the Veterans Home-Jackson, MS, the Veterans Home-Kosciusko, MS, and the Veterans Home-Oxford, MS. Over 26% of the Mississippi veterans live within the three coastal counties and the Veterans Home-Collins is the closest facility for veterans living along the Mississippi Gulf Coast. This location is a 2-hour drive from the coast and this distance limits opportunities to visit and care for family at the Collins facility.

The purpose of the Proposed Action is to construct a state-of-the-art residential care facility to help meet the current and projected future residential skilled nursing, Alzheimer's/memory, and short-term care needs of veterans living along the Mississippi Gulf Coast. The Proposed Action is needed because the four existing veterans care facilities in Mississippi do not currently have sufficient capacity to meet the demand for veterans' medical programs and services, and they are geographically too far from the target area of south Mississippi.

2.0 ALTERNATIVES

2.1 Development of Alternatives

NEPA, CEQ regulations, and VA NEPA guidance require evaluation of reasonable alternatives for implementing the proposed action. Identified alternatives are considered and evaluated to determine which ones meet the purpose and need as discussed above. In the early phase of planning the MSVA focused on the Mississippi Gulf Coast where there is a large veteran population and limited facilities for eligible Mississippi veterans in the area. Harrison County is the center county with a well-developed network of transportation routes accessible to all coastal veterans and the MSVA determined that Harrison County with its central location was the most logical geographical location.

Shortly after making the decision to locate in Harrison County, the MSVA was contacted by Columbus Communities, LLC, who is developing the Tradition master planned community, and offered to donate a site at Tradition for the Veterans Home. Other locations in Harrison County were considered; however, the proposed site within the Tradition development has reasonable access (less than a one hour drive) by veterans along the coast over the age of 65, the site is close to specialist health providers if needed in the cities of Biloxi and Gulfport, and it meets the criteria set forth in CFR 38 Part 59 for proximity to acute health and other supporting facilities.

Site alternatives within Tradition were identified and evaluated using the following criteria:

- Property size and shape
- Safe and convenient accessibility
- Contextual compatibility and quality of life including aesthetics, zoning, connectivity to community, and livability
- Engineering considerations (Soil conditions, topography, infrastructure)
- Environmental considerations including potential impacts to waters of the U.S. (streams and wetlands), threatened and endangered species, hazardous materials and permitting requirements

MSVA initially considered three sites as potential locations for construction of a new Veterans Home in south Mississippi. Potential sites are located along Highway 67, and on Tradition Parkway West and Tradition Parkway East. A 25-acre site on the south side of Tradition Parkway East was selected and possible sites along Highway 67 and Tradition Parkway West were dismissed from further consideration.

2.2 Alternatives Retained for Detailed Analysis

This section describes the Proposed Action that will be carried forward for analysis in this EA, as well as the No Action Alternative. No other reasonable alternatives were identified, as described in Section 2.1. A summary of the potential impacts from the Proposed Action and No Action Alternative evaluated in this EA is provided in **Section 3**.

2.3 Proposed Action

Under the Proposed Action, VA would provide a grant that would partially fund for MSVA to construct a new 132,000-square-foot 100-bed residential care facility to provide skilled nursing, Alzheimer's/memory care, and short-term rehabilitative care to veterans. The Veterans Home would provide dining, physical activity and physical therapy, entertainment and social event services to veterans in both indoor and outdoor spaces. The proposed facility would feature all private rooms organized into households and neighborhoods that surround a central community center (**Figure 3**). All proposed buildings would be no more than one and ½ stories tall and would include exterior lighting. The Veterans Home would be built on an approximately 25-acre campus in the Tradition master planned community. The campus would also include parking lots, walking trails, landscaped areas, and open space comprised of forest and meadow (**Figure 4**).

The Veterans Home would be operated by MSVA and would employ approximately 120 staff. MSVA anticipates that traffic associated with the Veterans Home would include approximately

one ambulance per day, vehicles associated with 120 employees arriving and departing each day, an average of approximately 50 visitor vehicles a day, and approximately three delivery trucks per week. The facility would include a single 2-megawatt emergency generator to provide backup to the heating, ventilation, and air conditioning (HVAC) system during power outages. Sustainable design principles would be incorporated as significant factors in the design of the facility.



Figure 3: Site Plan VA at Tradition.



Figure 4: Site Rendering of VA Home and Native Landscaping.

2.4 No Action Alternative

Under the No Action Alternative, VA would not provide a grant to assist MSVA in constructing a new veterans’ care facility in south Mississippi. The MSVA goal of providing safe, economical, and high-quality integrated healthcare services to veterans on the Mississippi Gulf Coast would not occur. The proposed project site in the Tradition community would likely be developed by others. Although the No Action Alternative would not satisfy the purpose of or need for the Proposed Action, this alternative provides a comparative baseline against which to analyze the effects of the action alternatives, as required under CEQ Regulations (40 CFR Part 1502.14). The No Action Alternative reflects the *status quo* and serves as a benchmark against which the effects of the Proposed Action can be evaluated.

3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES OF THE ALTERNATIVES

This chapter describes the environmental conditions at the proposed project site and vicinity and potential impacts that would occur as a result of the Proposed Action and the No Action Alternative. The existing conditions provide a baseline for analyzing potential impacts. The analysis considers direct, indirect, short-term or long-term, adverse or beneficial impacts. Where applicable, BMPs and mitigation measures that would minimize or eliminate adverse impacts are identified. Section 3.14 discusses the cumulative impacts that may be associated with the Proposed Action in conjunction with other past, present, and reasonably foreseeable activities in the project area.

3.1. Aesthetics

3.1.1 Affected Environment

The visual character of the project site is typical of managed pine timberland or “southern pine (*Pinus* spp.) plantation silviculture” sites in the southern United States. Forest management practices such as clear-cutting, bedding and planting techniques, herbicidal treatments and controlled burns to eliminate woody shrubs and hardwood species, and stocking which focuses on pine species have resulted in largely monotypic stand of tall closed canopy pines with minimal understory.

The setting is characteristic of a large residential/commercial/town center type of master planned community in its early stages. Features surrounding the project site that contribute to the visual character include major access roads which connect to state roads, interior roads associated with the residential developments within the Tradition property, institutional sites (William Carey College and Mississippi Gulf Coast Community College Nursing School) and forested open space. The project site will be visible to drivers on Tradition Parkway and the proposed Veterans Boulevard which was a previously planned connector road between Tradition Parkway and Highway 67.

3.1.2 Environmental Consequences

3.1.2.1 Proposed Action

The Veterans Home would resemble a residential development (**Figure 3**) as opposed to a commercial facility or multi-story hospital. All proposed buildings would be no more than one and ½ stories tall and there would be landscaping around the buildings and parking areas. The new facility will be connected within a town-like setting, including a main street and town center.

Additionally, the Veterans Home will be comprised of small groups of bedrooms arranged consecutively into units call houses, which are grouped together to form neighborhoods. Like a small village, each of the neighborhoods will provide wide corridors, patios, porches, pathways, porticos, and landscaped courtyards so that the residents can feel connected to the outside. In addition to providing efficient and convenient care to residents, support spaces will also be included within each neighborhood to serve the emotional and physical needs of each resident.

Construction activities would temporarily adversely affect the visual quality of the area due to the presence of heavy equipment and unfinished stages of the site preparation and building construction. Impacts on visual quality would change over the course of construction, progressing toward negligible in the later stages as landscaping is completed and work focuses on the interiors of completed structures. To the extent possible, construction activities would be limited to daylight hours to minimize impacts from nighttime lighting from the use of construction equipment lights. Security lighting would be installed at construction staging areas, which would have short-term adverse impacts on existing nighttime light levels. All areas disturbed during construction, including temporary staging and disturbance areas, would be restored to their pre-existing condition or better.

3.1.2.2 No Action

Because there would be no immediate change to the existing character of the site under the No Action Alternative, there would be no changes to aesthetics. Some residents or observers may view the existing open space and condition of the project site as aesthetically displeasing. Even though MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial use; future development would likely have similar impacts as the Proposed Action.

3.2 Air Quality

Air quality is characterized by the concentrations of various pollutants, the climate conditions that influence atmospheric stability, and pollutant dispersion. The Clean Air Act, as amended, requires the U.S. Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment. NAAQS have been established for six principal, or "criteria" pollutants: ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide (SO₂), lead, and particulate matter (PM) including coarse particulate matter less than or equal to 10 microns (PM₁₀), and fine particulate matter less than or equal to 2.5 microns (PM_{2.5}). The Mississippi Department of Environmental Quality (MDEQ) monitors all of these pollutants with the exception of lead (Pb) as MDEQ ceased lead monitoring, June 30th, 2016 (MDEQ 2019). Ground-level ozone results from a chemical reaction of sunlight, volatile organic compounds (VOCs), and nitrogen oxides (NO_x), which are the two

primary ozone precursors (and to a lesser extent CO). Airsheds that cannot attain compliance with the NAAQS are designated as non-attainment areas, while those areas that meet the NAAQS are designated as attainment areas.

The MDEQ Air Division is responsible for implementing clean air standards for the state of Mississippi. The objective of this program is to protect and enhance public health and quality of life through control and mitigation of air pollution. The MDEQ Air Division regulates emissions of air pollutants from industries and facilities and implements programs designed to ensure that Mississippi meets national air quality standards.

3.2.1 Affected Environment

The proposed MSVA Facility will be located in the unincorporated area of Harrison County and within the Tradition master planned community. The is characterized by long, hot and humid summers, with frequent cool sea breezes from the Mississippi Sound and the Gulf of Mexico. Winters are warm and are only occasionally interrupted by incursions of cool air from the north. Rains occur throughout the year, and precipitation is adequate for most commonly grown crops. The total annual precipitation is 56 inches, and 31 inches, or fifty-five percent usually falls from April through September. Snowfalls are rare. Air pollution sources in the area primarily include emissions from vehicles traveling on local road in the vicinity of the project area, commuters (students, faculty, and staff) at St. Patrick High School, William Carey College, and the Mississippi Gulf Coast Community College Nursing School, residents of Tradition, and traffic along State Highway 67 and State Highway 605 which are within two-miles of the proposed VA facility. Currently, all areas of Harrison County are in attainment with the NAAQS.

3.2.2 Environmental Consequences

3.2.2.1 Proposed Action

Construction activities would generate particulate emissions (fugitive dust) from grading the ground surface for site preparation, excavating (e.g., for installing utilities and building foundations), operation of heavy equipment and driving construction vehicles on unpaved and paved roads at the project site. During construction, the construction contractor would be required to minimize fugitive dust by implementing dust control measures such as application of water to suppress dust and washing down construction vehicles and paved roadways immediately adjacent to the construction site. Fuel combustion in construction vehicles would temporarily result in increased emissions of VOCs, NO_x, SO₂, PM_{2.5} and CO.

To the extent practical, the construction contractor would be encouraged to minimize idling of construction and delivery vehicles to minimize impacts. Construction activities at the project site would have temporary effects to air quality typical of a minor construction project and would not significantly adversely affect air quality.

Operation of the Veterans Home would result in emissions from vehicles associated with workers and transportation of patients to/from the facility. Emissions from these vehicles are not expected to substantially adversely impact local air quality at the project site and surrounding area.

3.2.2.2 No Action

The project site would not be used for the Veterans Home and there would be no construction or operational impacts on air quality. Although MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial use and future development would have similar impacts on air quality as the Proposed Action.

3.3 Cultural Resources

Cultural resources include both archaeological resources and historic structures in the built environment. The NHPA of 1966 (Public Law 89-665; 16 USC §470 *et seq.*) as amended, outlines federal policy to protect historic properties and promote historic preservation in cooperation with states, tribal governments, local governments, the public and other consulting parties. The NHPA established the National Register of Historic Places (NRHP) and designated the Mississippi Department of Archives and History (MDAH) as the entity responsible for administering State-level programs and as the State Historic Preservation Office (SHPO). Section 106 of the NHPA outlines the procedures that federal agencies follow to take into account the effect of their actions on historic properties. The Section 106 process applies to a federal undertaking that has the potential to affect historic properties, defined in the NHPA as those properties (i.e., archaeological sites, buildings, structures, historic districts, and objects) that are listed in or eligible for listing in the NRHP. Under Section 106, federal agencies are responsible for identifying historic properties within the Area of Potential Effects (APE) for an undertaking, assessing the effects of the undertaking on those historic properties, if present, and considering ways to avoid, minimize, and mitigate any adverse effects of its undertaking on historic properties. The APE is the geographic area within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if such properties exist.

3.3.1 Affected Environment

The project area consists of planted pines of mixed ages with a very dense understory of yaupon holly, beautyberry, and titi. Abandoned logging roads which once traversed the property are still evident and there are a few hunting stands and modern trash which is also evident on the site. The direct APE for architectural and archaeological resources is defined as the project site boundary. TerraXplorations, Inc. of Mobile, Alabama was contracted to perform a cultural resource survey and the survey was submitted to VA for Section 106 and Tribal

consultation. No cultural resources eligible for listing on the NRHP were identified (TerraXplorations, Inc. 2019). Consultation with SHPO resulted in a determination of no historic properties affected; VA did not receive any responses from federally recognized tribes for this project. A copy of the report and consultation correspondence with MDAH State Historic Preservation Officers and Tribal Historic Preservation Officers is provided in **Appendix A**.

The indirect APE, which includes architectural resources that are evaluated for potential effects on their viewsheds, is defined as a 0.5-mile buffer around the project site. No sites reported as listed or eligible for listing on the NRHP were identified within the APE.

3.3.2 Environmental Consequences

3.3.2.1 Proposed Action

Based on the results of the archaeological survey which did not identify any archaeological resources or historic buildings within the project site boundary, MSVA does not anticipate that the proposed project would result in direct adverse effects to cultural resources from ground disturbance or construction activities.

MSVA evaluated potential effects on architectural resources in the indirect APE from changes to viewsheds after the Veterans Home has been built. The proposed Veterans Home would be designed to maintain the aesthetics and character of the surrounding area (see architectural rendering in **Figure 3**. Because there are no archeological or architectural resources adjacent to or within 0.5 miles of the project site, the Proposed Action would not result in adverse effects on the viewshed.

The MSVA submitted for review the June 2019 cultural resource survey report requesting MDAH concurrence that the Proposed Action would have no direct or indirect adverse effects on archaeological or architectural resources. In a letter dated July 19, 2019, MDAH responded to the request and stated that *“After review, we concur that no historic properties or resources eligible for listing in the National Register of Historic Places are likely to be affected by the proposed project. As such, we have no objections to the project.”* Based on the information provided, the effect will not be adverse” (**Appendix A**).

3.3.2.2 No Action

The project site would not be used for the Veterans Home and there would be no construction or operational impacts on cultural resources. Although MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial use and the potential for impacts to cultural resources in the future would be similar to the findings for the Proposed Action.

3.4 Geology and Soils

3.4.1 Affected Environment

The proposed site is located within the ecological region described as the East Gulf Coastal Plain (EGCP) ecoregion. The EGCP includes portions of Georgia, Florida, Alabama, Mississippi, and Louisiana, and stretches from southwest Georgia across the Florida Panhandle and west to southeastern Louisiana (The Nature Conservancy, 2001). This ecoregion is physically characterized by subtle topography, a warm to hot, humid maritime climate, and soils derived primarily from unconsolidated sands, silts and clays transported to the ecoregion by the weathering of the Appalachian Mountains. The 25-acre project site is a gently sloping tract of land with elevations ranging from 150 feet in the northern portion of the site to 140 feet above mean seal level in the southern part of the site.

The coastal area of Mississippi is underlain by a series of unconsolidated estuarine and deltaic sediments ranging in age from Miocene (Tertiary System) to recent. The significant geologic units present in coastal Mississippi include the Pleistocene and Holocene coastal and terrace deposits and alluvium, which are underlain in turn by the Citronelle Formation, the Graham Ferry Formation, the Pascagoula Formation, the Hattiesburg Formation, and the Catahoula Sandstone.

Soils at the site typically formed in alluvium on floodplains, in depressions and on terraces. The Natural Resources Conservation Service (NRCS) Web Soil Survey accessed on June 26, 2019 at (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>) , indicates that the major soil types found in the project area consist of Plummer loamy sand, Poarch fine sandy loam (5-8 percent slopes), Ponzer muck, Ruston fine sandy loam (2-5 percent slopes), and Smithdale fine sandy loam. Plummer loamy sand is a very poorly drained soil that formed in marine or fluviomarine deposits in coastal flats and depressions. Poarch soils are well drained soils that formed in unconsolidated sandy and loamy marine deposits. Ponzer soils are very poorly drained organic soils that formed on decomposed organic material underlain by loamy textured fluvial sediments. Ruston soils are well drained soils that formed in loamy marine deposits or stream deposits. Smithdale soils are well drained soils that formed in thick beds of loamy marine sediments.

The soils range from poorly drained to moderately well drained soils that formed on broad flats and flood plains. With the exception of Harleston fine sandy loam, Latonia loamy sand, porch fine sandy loam, and Saucier fine sandy loam, the soils are classified as “not prime farmland” by the NRCS. Soils at the project site are classified as Prime Farmland, Farmland of Statewide Importance, and Prime Farmland if Drained (NRCS 2015). The Tradition master planned community was recognized as an urban development site in Harrison County’s Comprehensive Plan in 1998. Tradition also requested and was granted a zoning map amendment on February 1, 2001. The project site meets the definition of farmland already in urban development and/or

committed for urban develop because the land has been designated as a “Master Planned Community” by the Harrison County, Mississippi Zoning Department and shown on the Zoning District Map as amended through June 31, 2016.

3.4.2 Environmental Consequences

3.4.2.1 Proposed Action

Construction activities at the site will cause short-term impacts on soils due to removal of topsoil for site leveling and grading. Grading and leveling would also result in minor changes to site topography. Disturbed and exposed soils would be prone to erosion by wind and stormwater. MSVA would minimize potentially adverse impacts from erosion by implementing a site-specific SWPPP. MSVA would implement the SWPPP, including erosion control BMPs, during and after construction to stabilize soils. Excavated soil would be managed in accordance with applicable local, state, and federal regulations. Although soils at the project site are classified as Prime Farmland, Farmland of Statewide Importance, and Prime Farmland if Drained (USDA 2016), the permanent conversion of these soils from potential farmland to development is not a significant adverse impact because the project site is in an urbanized area (USCB 2010). Operation of the new veteran care facility would have no impacts to geology, soils, and topography.

3.4.2.2 No Action

The project site would not be used for the Veterans Home and there would be no impacts on geology, soils or topography. Although MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial use, and future development would likely have similar impacts as the Proposed Action.

3.5 Hydrology and Water Resources

3.5.1 Affected Environment

The project site is located in the Hog Branch-Tuxachanie Creek watershed (Hydrologic Unit Code 031700090406) and Hog Branch is approximately 1,875 feet from the south margin of the site. The National Hydrography Dataset (NHD) map for the project site depicts three unnamed tributaries to Hog Branch. Two of the unnamed tributaries are located on the east and west sides of the project site and one of the smaller tributaries begins south of the project site. These NHD-mapped tributaries coincide with the NWI-mapped palustrine forested scrub-shrub wetlands. The lower part of the Hog Branch-Tuxachanie Creek from the point where Hog Branch empties into Tuxachanie Creek is listed as an impaired body of water. The listed impairment is related to elevated levels of fecal coliform bacteria from an unknown source and

the use limitation is Primary Contact-Recreation (USEPA 2020).

The major aquifers for groundwater withdrawal in the general vicinity of proposed VA Facility are the Citronelle and Graham Ferry Formations, and the well depths range from 100-325 feet below ground surface. Within the state of Mississippi, there is only one aquifer system designated by the U.S. Environmental Protection Agency (USEPA) as a Sole Source Aquifer. The only Sole Source Aquifer in Mississippi is the Southern Hills Regional Aquifer which encompasses parts of Adams, Amite, Claiborne, Copiah, Franklin, Jefferson, Lincoln, Pike, Walthall, Wilkinson, Hinds, and Warren Counties. The proposed site is not located over nor does it affect a Sole Source Aquifer designated by USEPA.

Black Creek is Mississippi's only National Wild and Scenic River (National Wild and Scenic River System 2019). The lower portion of Black Creek, where it crosses Highway 26 east of Wiggins, Stone County, Mississippi, is approximately 20 miles northeast and cannot be seen from the project site, nor can the site be seen from any point along Black Creek.

3.5.2 Environmental Consequences

3.5.2.1 Proposed Action

Construction activities would expose soils at the ground surface to erosion from stormwater runoff, which could result in temporary adverse impacts on water quality. Potential impacts would be minimized with implementation of a SWPPP and associated erosion and sediment control BMPs for soil stabilization. Overland flow of stormwater is currently a north to south flow and stormwater management features will be designed to continue that flow pattern during construction and post construction.

An increase in impervious surfaces at the project site due to new buildings, roads, and parking lots would result in an increase in the quantity and rate of stormwater discharge from the site. Post construction stormwater discharge would be managed through a new underground storm sewer system constructed as part of the Proposed Action. The system will be designed to manage the volume and velocity of stormwater runoff and incorporate features such as earthen berms and grassed swales to reduce possible impacts related to erosion and sedimentation.

3.5.2.2 No Action

Under the No Action Alternative, the project site would not be used for the construction and operation of a Veterans Home, and no construction or operational impacts to hydrology or water quality would occur. However, the site would likely be developed by others and future development of the project site by others would have similar impacts as the Proposed Action.

3.6 Wildlife, Habitat, and Threatened and Endangered Species

3.6.1 Affected Environment

As previously stated, the project site is typical of managed pine plantation that has been managed for timber for over 50 years. Landcover consists of a largely monotypic stand of tall, closed canopy pines with minimal understory. Loblolly pine is the dominant tree species. However, there are a number of isolated occurrences of southern magnolia (*Magnolia grandiflora*), sweet bay magnolia, and water oak. The understory is dominated by shrub species such as yaupon and ink berry. Ground cover is sparse because of the closed canopy and dense scrub-shrub layer.

Mammals typically found on and near the project area include, gray squirrel, Southern flying squirrel, eastern cottontail rabbit, raccoon, red fox, white-tailed deer, and opossum.

Common Bird species in the vicinity of the project area include osprey, great horned owl, northern mockingbird, brown thrasher, pilated woodpecker, eastern bluebird, Carolina wren, cardinal, purple martin, blue-gray gnatcatcher, red-winged black bird, American crow, turkey vulture, red-shouldered hawk, and mourning dove.

Reptiles and amphibians likely to occur on the project site include five-lined skink, speckled king snake, green anole, southern black racer, Florida cottonmouth, rough green snake, water snakes, box turtle, green tree frog, southern toad, and bullfrog .

According to the USFWS Information for Planning and Conservation (IPaC), there are seven federally listed species with potential to occur in the project area (USFWS 2019b). The IPaC list includes one plant (Louisiana Quillwort, listed as Endangered); three birds (Eastern Black Rail, listed as Proposed threatened, the Red-Cockaded Woodpecker, listed as Endangered, and Wood Stork, listed as Endangered); one amphibian (Dusky Gopher Frog listed as Endangered); and two reptiles (Black Pine Snake, listed as Threatened, and the Gopher Tortoise, listed as Threatened). BMI Environmental Services, LLC conducted a biological survey for the above referenced species on June 27, 2019 and again on January 24, 2020. (BMIES 2020). The biological survey revealed that no suitable habitat for the listed species was found and none of the listed species were observed on the project site. (**Appendix B**).

3.6.2 Environmental Consequences

3.6.2.1 Proposed Action

There would be short-term direct and indirect adverse impacts on wildlife and habitat during construction. Direct impacts would occur due to the removal of habitat during clearing and site

grading. Temporary indirect impacts on wildlife would include disturbance from construction noise and increased human presence during construction activities. There will be a loss of a wildlife habitat and displacement of wildlife due to the proposed development. This loss should not negatively impact wildlife resources in the project area that will be able to utilize adjoining open space areas adjacent to the project area.

The permanent removal of habitat for construction of the buildings, parking areas and roads would have direct, minor, long-term adverse impacts on vegetation and wildlife. Long-term indirect adverse impacts on wildlife would occur from additional traffic, noise, lighting, and human presence in the project area. However, these impacts would be minor because there is already a human presence in the area surrounding the project site.

3.6.2.2 No Action

Under the No Action Alternative, MSVA would not construct a new veterans' care facility on the site. The MSVA goal of providing integrated healthcare services to veterans in South Mississippi would not occur. Under the No Action Alternative, there would be no changes to wildlife and habitat at the site and no impacts to wildlife habitat or invasive species would occur. However, future development of the project site by others would have similar impacts as the Proposed Action.

3.7 Noise

3.7.1 Affected Environment

The project site is located in a sparsely developed area of the Tradition master planned community. Noise sensitive receptors in the vicinity of the project area include a small residential area west of the proposed site, and institutional sites (William Carey College and Mississippi Gulf Coast Community College Nursing School) located southwest of the project site, and St. Patrick High School located southeast of the site. The most commonly occurring noise at the project site is from vehicular traffic. Other sources of noise include sounds from heating, ventilation, and air conditioning systems; landscape maintenance (mowing); and other general maintenance activities. None of these sources produce excessive noise levels.

3.7.2 Environmental Consequences

3.7.2.1 Proposed Action

Construction of the Veterans Home would cause an increase in ambient noise in the areas surrounding the site. Increases in noise levels would occur from the operation of heavy equipment (such as bulldozers, backhoes, etc.), haul/dump/concrete trucks, and sawing for tree

removal. Noise associated with different construction phases can vary greatly depending on the equipment being used; most construction heavy equipment (bulldozers, dump trucks, excavators) operate at a noise level of 80- 90 dBA. However, noise levels depend on type and model of equipment, the operation being performed, condition of the equipment, and length of time the equipment is operated. To the maximum extent practical, construction activities would be limited to normal business hours. The intermittent increase in noise would likely be an annoyance but would not exceed typical noise thresholds; thus, impacts would not be significant.

Operation of the Veterans Home would result in increases in noise compared to existing conditions. Noises would include vehicular sounds from an increase in traffic on nearby roadways and at the project site including worker, visitor, and delivery vehicles. Stationary sources of noise would primarily be the equipment associated with the HVAC units. Long-term increases in noise levels from operation of the Veterans Home are not expected to result in significant adverse impacts.

3.7.2.2 No Action

The project site would not be used by MSVA for a Veterans' Care Facility and no construction or operational noise impacts would occur. However, future development of the project site could have similar impacts on the ambient noise environment of the area as the Proposed Action.

3.8 Land Use

3.8.1 Affected Environment

The project site is currently owned by Columbus Communities, LLC who is developing the 4,800 acre tract as a master planned community which envisions a traditional neighborhood development, mixed-use town center, and a Learning Medical City which will house facilities including William Carey University and its proposed School of Pharmacy, and Mississippi Gulf Coast Community College's new Nursing School and Simulator Center. The Tradition master planned community was recognized as an urban development site in Harrison County's Comprehensive Plan in 1998. Tradition also requested and was granted a zoning map amendment on February 1, 2001 and is currently designated as a "Master Planned Community" by the Harrison County, Mississippi Zoning Department and shown on the Zoning District Map as amended through June 31, 2016.

The project site is a vacant area of undeveloped pineland. Previous land uses were open forest land and managed timber land for approximately 50 years. With the exception of Tradition Parkway East, adjoining properties are undeveloped pinelands.

3.8.2 Environmental Consequences

3.8.2.1 Proposed Action

Construction activities would have no impacts on land use or zoning. The project site would temporarily be a construction site. The change in land use from vacant undeveloped land to a commercial facility is consistent with approved planning and zoning. There would be no adverse impacts to land use.

3.8.2.2 No Action

Under the No Action Alternative, land use at the project site would not change from existing conditions. Although MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial use; future development would have similar impacts as the Proposed Action.

3.9 Floodplains, Wetlands, and Coastal Zone Management

3.9.1 Affected Environment

The project site is located on FIRM 28047C0160G, which indicates the entire project site in Zone X. Zone X designates areas outside of the 100-year and 500-year floodplains (FEMA 2009). Therefore, the project site is not in a floodplain.

The National Wetlands Inventory (NWI) identifies three mapped wetlands areas adjacent to and/or within the boundary of the project site. The wetland area on the west side of the project site is defined as a Palustrine Scrub-Shrub Needle-Leaved Evergreen wetland, which is seasonally flooded in the lower reach of the wetland and temporarily flooded in the upper reach of the wetland. The wetland area on the east side of the project site is defined as a Palustrine Forested Needle-Leaved Evergreen and Broad-Leaved Deciduous wetland, which is seasonally saturated. The wetland area located along the southern margin of the project site is described as Palustrine Scrub-Shrub Needle-Leaved Evergreen wetland, which is seasonally saturated.

BMI Environmental Services, LLC conducted a wetland survey on December 9, 2019 and January 28, 2020. Upland/wetland boundaries were identified and mapped, and field data sheets which document the site conditions were completed. Based on the survey, approximately 1.3 acres of palustrine wetlands were identified in the southwest corner of the project site (See maps in **Appendix C**).

The project is located within the Mississippi coastal zone as defined in the Mississippi Coastal

Program (MCP) of 1980 as the three coastal counties (Harrison, Hancock, and Jackson Counties). The MCP, which is administered by the Mississippi Department of Marine Resources (MDMR), was developed by the MDMR in accordance with the Coastal Zone Management Act (CZMA) of 1972, and the MCP guides and regulates the use of coastal resources in the Mississippi coastal zone. The MDMR provided comments on the project by email dated January 12, 2021 (See email in **Appendix C**) and advised that Federal Assistance to State and Local Governments programs are potentially reviewable actions under the CZMA. They also advised that under current guidelines the proposed project is not in a category of project listed in the MCP as a reviewable action, and no further review is required (See Title Miss. Admin. Code Title 22, Part 23, Chapter 17 and Chapter 08, Section 17 of the MS Coastal Program).

3.9.2 Environmental Consequences

3.9.2.1 Proposed Action

The Proposed Action would have no impact to floodplains. The proposed VA facility is not located within a known floodplain or floodway (FEMA 2009) and is not adjacent or in close proximity to any surface waterbody.

The Proposed Action will not impact wetlands. The wetlands identified on the site are located in the southwest corner of the property and care will be taken to avoid the wetland. While the Proposed Action is within the Mississippi Coastal Zone, the activities associated with the construction and operation of the VA facility will not impact coastal wetlands or tidally influenced coastal waters. The proposed VA facility is considered a reviewable action under the MCP; however, given the fact that this project is located within the Tradition master planned community and given that the project will not negatively impact coastal resources, the MDMR determined that the project is not subject to policy coordination procedures.

3.9.2.2 No-Action Alternative

Under the No Action Alternative, MSVA would not construct a new veterans' care facility on the site. The MSVA goal of providing integrated healthcare services to veterans in South Mississippi would not occur. Under the No Action Alternative, changes to floodplain conditions, wetlands, or coastal zone resources would not occur. However, future development of the project site by others would have similar impacts as the Proposed Action.

3.10 Socioeconomics and Environmental Justice

3.10.1 Affected Environment

The project site is located in Harrison County Census Tract 34.04. **Table 2** shows the demographic and economic data for this census tract along with Harrison County and the state.

Table 1. Economic and Demographic Data

| Socioeconomic Statistic | Census Tract 34.04 | Harrison County | Mississippi |
|---|--------------------|-----------------|-------------|
| Population | 5,448 | 208,080 | 2,976,149 |
| Median household income | \$56,188 | \$45,042 | \$44,717 |
| Per capita income | \$26,385 | \$26,203 | \$24,160 |
| Percent of persons below poverty level | 15.4% | 20.6% | 19.7% |
| Percent of minority (non-White) persons | 3.1% | 36.0% | 32.2% |

Source: USCB 2018a, 2018b, and 2018c

As shown in **Table 2**, the median household income for Census Tract 34.04 is higher than Harrison County and for the state of Mississippi. The per capita income for Census Tract 34.04 is also higher than for Harrison County and the state of Mississippi. The percent of the population below poverty level in Census Tract 34.04 is lower than for Harrison County and the state of Mississippi. The percentage of the minority population is significantly lower than for Harrison County and the state of Mississippi.

3.10.2 Environmental Consequences

3.10.2.1 Proposed Action

During construction, the Proposed Action would make a slight contribution to the local economy by using local construction labor and through the possible use of local construction materials and supplies. Once constructed, operation of the facility would likely provide a few long-term employment opportunities for residents in the surrounding community. Indirect benefits to local businesses would occur from spending by employees, patients, and visitors to the new facility. New businesses could open in the vicinity to support the users of the new care facility, providing additional indirect economic and employment benefits. There would be long-term benefits to veterans in the region by reducing the distance they would need to travel to obtain medical care from a facility dedicated to veterans.

Executive Order 12898 requires evaluation of potential impacts related to environmental justice from federal projects. The proportion of low-income or minority populations in the vicinity of the project site are both lower than for the county and statewide. The type and intensity of effects on any minority or low-income persons from the Proposed Action would be the same as those affecting persons of all other ethnicities or income, and would not be significant as described throughout this EA. Thus, any impacts on minority or low-income persons would not be disproportionately high and no adverse environmental justice impacts would occur.

3.10.2.2 No Action

The project site would not be used for the Veterans Home and there would be no construction or operational impacts on minority or low-income populations. Although MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial; socioeconomic and environmental justice conditions from future development would likely be similar to the Proposed Action.

3.11 Community Services

3.11.1 Existing Environment

The project site is in an area where police and fire services are provided by Harrison County. The nearest fire station is Harrison County Fire Service-Station 9 located at 12342 School Rd, Saucier, MS which is approximately 3.0 miles north of the project site. Police protection is provided by the Harrison County Sheriff's Office. Police personnel operate out of their vehicles which stay mobile during their respective watches. Calls for assistance are placed by 911 dispatches to the Sheriff's Office for response actions. Ambulance service is provided by AMR which is an independent medical response and transport company under contract with Harrison County. Emergency calls are dispatched directly from county 911 dispatch personnel or from other public safety answering points. Other community services and features include a spring-fed lake with fountain, a 1.5 mile walking/biking trail within the Tradition community, and hiking, biking, and equestrian trails within the DeSoto National Forest which are accessible from several points within 10 miles of the project area.

3.11.2 Environmental Consequences

3.11.2.1 Proposed Action

Construction activities would result in additional construction-related traffic on local roads; however, this addition would not result affect the ability of emergency vehicles to access nearby areas. There would be no impacts on community services during construction.

No significant additional load is expected to be placed on the fire or sheriff's departments, and changes are not expected in use of or access to other public or community services as a result of the Proposed Action. The addition of vehicles from employee, visitor and delivery vehicles associated with the Veterans Home would increase traffic on local roads. However, this is not expected to affect the ability of emergency vehicles to access nearby areas.

3.11.2.2 No Action

The project site would not be used for the Veterans Home and there would be no construction or operational impacts on community services. Local veterans would not have the opportunity to benefit from a Veterans Home in South Mississippi, which would require increased travel times to other MSVA care facilities in the state. Although MSVA would not own or develop the site under the No Action Alternative, the project site would likely be developed for residential and/or commercial; community impacts from future development would likely be similar to the Proposed Action.

3.12 Solid Waste and Hazardous Materials

3.12.1 Existing Environment

A Phase I Environmental Site Assessment of the project site was prepared by BMI Environmental Services, LLC and completed on January 24, 2020. The results of the Phase I Environmental Site Assessment did not identify any existing “recognized environmental conditions” as defined by 40 CFR Part 312 and ASTM E1527-13.

3.12.2 Environmental Consequences

3.12.2.1 Proposed Action

The Proposed Action would potentially result in short-term adverse impacts due to the increased presence and use of petroleum and hazardous substances during construction (such as oil, gasoline, antifreeze, solvents, paints, etc.). Proper handling and storage of hazardous materials would minimize the risk of impacts from a spill. Solid wastes generated during construction would be managed and disposed of in accordance with local, state, and federal regulations; no construction-related solid wastes would remain at the project site once construction activities are complete.

Operation of the proposed Veterans Home would generate solid waste, medical waste, and small amounts of hazardous wastes. Solid wastes would be stored on site per local, state, and federal regulations and transported to regulated waste facilities. Waste generation and management, including handling, storage, transportation, and disposal would be done in compliance with federal, state and local regulations. Adherence to these regulations and proper management of solid and hazardous wastes should minimize the risk of accidental releases or environmental degradation. Therefore, MSVA anticipates that there would be no long-term impacts from solid and hazardous materials/wastes from the Proposed Action.

3.12.2.2 No Action

The project site would not be used by MSVA for a Veterans' Care Facility and no construction or operational impacts would occur. However, future development of the project site by others could have similar impacts as the Proposed Action.

3.13 Transportation and Parking

3.13.1 Affected Environment

Access to the project site is provided from Tradition Parkway East which forms the northern site boundary of the project site. Access will also be provided in the future by the proposed north-south connector which will be named Veterans Boulevard. This connector road which is part of Tradition's internal roadway system will connect Tradition Parkway East and surrounding developments to the Tradition Medical City areas south of the Veterans Home. Parking for the proposed Veterans home will be designed to meet Harrison County parking requirements for this type of care facility.

3.13.2. Environmental Consequences

3.13.2.1. Proposed Action

The daily commute of construction workers and deliveries of construction materials to the project site would result in additional vehicles traveling to the project site and in the local area. During construction, there could be temporary disruptions to local traffic when large vehicles and equipment are brought to/from the project site. However, disruptions would be negligible (on the order of minutes) and only on roads immediately surrounding the project site.

Access to the Veterans Home would be provided via a new entrance to the facility from Tradition Parkway East and the new Veterans Boulevard which is proposed for construction. Sufficient parking would be provided onsite so that no on-street parking would be required. Although the Proposed Action would result in increased traffic levels to the area, there would be no changes in local traffic patterns. The addition of approximately 200 vehicles a day to the nearby roads (50 visitor vehicles, 120 worker vehicles, delivery trucks and one ambulance per day) is not anticipated to result in significant adverse impacts to the roads in the surrounding community based on 2015 traffic volumes.

3.13.2.2. No Action

Under the no action alternative, the project site would not be used for a Veterans Home, and no construction or operational impacts to transportation would occur; however, traffic

conditions around the project site would not remain the same as existing conditions, as the surrounding area is planned for future development. Future development on the project site by MSVA or others could have similar impacts as the Proposed Action.

3.14 Utilities

3.14.1 Affected Environment

Public utilities are available from several public utilities. Water service, and sewer collection and treatment are provided by East Central Harrison County Public Utility District (ECHCPUD). Natural gas is provided by CenterPoint Energy Resources Corporation and electric power is provided by Coast Electric Power Association. Telecommunications is provided by AT&T. Stormwater management will be provided onsite and maintenance is the responsibility of the owner.

At the present time water is the only public utility available to this site. Water is available via an existing 16" water main located along the site frontage along Tradition Parkway. This water main is owned by the Harrison County Utility Authority (HCUA). A custody transfer station would need to be installed to transfer ownership from HCUA to the ECHCPUD for the Veterans Home to receive water service. With the exception of water service, all other utilities would be extended to this area of the Tradition development to serve the VA project and adjacent developments. Current plans propose a utility corridor *within* the proposed Veterans Boulevard project right-of-way to service this area. While the utility corridor will be available, installation and funding for the utility services for this portion of Tradition would have to be coordinated with all parties.

3.14.2 Environmental Consequences

3.14.2.1 Proposed Action

Existing service areas would be extended to the new site. Service lines, mains, etc. would be extended – for potentially as far as one mile – to the site for use. Construction of the extension of these utilities could occur at the same time as the construction of the project site; however, temporary utilities (power and water) will be required for construction. Because water is the only existing utility, it is the only one that could be impacted during construction. However, it is adjacent to the site and would be located prior to any excavation onsite. There would be no impacts on existing utilities during construction. Extension of utilities to the location would be accomplished within a roadway right-of-way (Veterans Boulevard), thus minimizing environmental impacts on other resources from utility construction to a level that would be less than significant.

Utilities needed to support operation of the Veterans Home would be designed in accordance

with applicable industry standards and regulations and would also be designed to achieve sustainable design standards and minimize energy consumption. All existing utilities/systems have sufficient capacity to meet the demands from operation of the Veterans Home. As described in Section 3.6 of this EA, stormwater discharges from the Veterans Home property would be directed into a newly constructed storm sewer system that would discharge to newly constructed stormwater management ponds across the site. No adverse impacts on utilities are expected as a result of the Proposed Action.

3.14.2.2 No Action

Under the no action alternative, there would be no changes to utilities, and there would be no impacts. Under the no action alternative, the project site would not be used for a Veterans Home, and no construction or operational impacts to utilities would occur; however, future development of the project site by others could have similar impacts as the Proposed Action.

3.15 Cumulative Impacts and Past, Present, and Reasonably Foreseeable Future Actions

3.15.1 Past, Present, and Reasonably Foreseeable Future Actions

Reasonably foreseeable actions that could contribute to cumulative impacts would primarily include development within the Tradition Master Planned Community. Although the specific timeline for development within Tradition is beyond the scope of this EA, it is reasonable to assume that development activities will occur. New construction in the areas surrounding the project site would likely result in cumulative effects on several resources, which are described below. However, as described below, none of these cumulative effects would be considered significant. Resources for which there would be no impacts from the Proposed Action are not discussed below and include geology, topography, floodplains, threatened and endangered species, and solid waste and hazardous materials

3.15.2 Cumulative Impacts

Aesthetics: The proposed Veterans Home is being designed to maintain the aesthetics and character of the surrounding area. The addition of new buildings and the associated landscaping and lighting, when combined with existing and future development in the surrounding areas would contribute to long-term impacts on nighttime visual resources; however, because the project site is in an urban setting (the Tradition Master Planned Community), cumulative impacts from the Proposed Action would be negligible.

Air Quality (and Climate Change): The increase in air pollutant emissions associated with construction and operations of the Proposed Action would result in negligible additions of air pollutants, including greenhouse gases, at a local and regional scale. Therefore, MSVA does not anticipate any significant impacts on air quality or climate change under the Proposed Action when combined with other reasonably foreseeable actions.

Land Use: Although the project site would be developed, change in land use from vacant undeveloped land to an MSVA residential care facility is consistent with approved planning and zoning. No offsite land uses would be affected, and no adverse cumulative impacts would occur.

Cultural Resources: The Proposed Action would result in ground disturbing activities and minor changes in the viewshed for above-ground historic properties. As stated by MDAH, the project would have no effect on cultural resources. Therefore, there would be no adverse cumulative impacts on cultural resources.

Water Resources: With implementation of construction and permanent stormwater management BMPs, there would be no adverse impacts on offsite water quality and quantity from stormwater runoff, and therefore no cumulative impacts to surface waters would be anticipated. The Proposed Action will not impact wetlands or waters of the US. Wetlands and WOUS within the boundaries of Tradition have been identified and Tradition has worked closely with the USACE and MDEQ to obtain permits for various components (i.e. road crossings, bridges, etc.) of development projects and impacts to wetlands and WOUS have been minimal. Future impacts to wetlands are anticipated. While there will be certain losses, regulatory requirements to avoid and minimize impacts to wetlands as well as permit conditions for compensatory mitigation of unavoidable losses of wetlands would ensure that individual and cumulative effects are not significant.

Vegetation and Wildlife: Loss of vegetation and wildlife habitat, and noise and light disturbances to wildlife during construction and operation are likely to result in short- and long-term minor adverse impacts on vegetation and wildlife. The Proposed Action, coupled with other reasonably foreseeable actions, would continue to result in development of the surrounding property within the Tradition community. Due to the urban nature of the area, any cumulative impacts are not be expected to be significant.

Noise: Construction projects in the surrounding areas are likely to occur at different times than the construction of the Proposed Action and be spaced out geographically so that multiple projects and noise related to those projects, would not occur simultaneously. Short-term impacts to noise receptors would be obvious but are not considered adverse. Over the long term, the development activities and operations when combined with reasonably foreseeable noise sources could cumulatively negatively affect the local noise environment.

Socioeconomics: During construction, the Proposed Action would make a slight contribution to the local economy by using local construction labor and through the possible use of local construction materials and supplies, but the impact when combined with other reasonably foreseeable projects would be negligible to minor. Operation of the facility would provide employment opportunities and result in indirect benefits to local businesses, which may result in minor beneficial cumulative impacts in the surrounding communities.

Transportation and Parking: Although access and traffic would likely be affected during construction, MSVA would implement mitigation measures, such as appropriate signage and safety measures for construction areas and lane closures, to manage these effects to reasonable levels. Construction projects in the surrounding areas are likely to occur at different times and be spaced out geographically so that multiple projects would not affect the roads immediately surrounding the project site simultaneously, thus reducing the potential for short-term adverse impacts from changes in access and an increase of construction-related vehicles on local roads. Over the long term, no activities or operations are proposed or reasonably foreseeable that would cumulatively adversely affect the local traffic conditions.

Utilities: At the present time water is the only public utility available to this site. Water is available via an existing 16" water main located along the site frontage along Tradition Parkway. With the exception of water service, all other utilities would be extended to this area of the Tradition development to serve the VA project and adjacent developments. Current plans propose a utility corridor within the proposed Veterans Boulevard project right-of-way to service this area. While the utility corridor will be available, installation and funding for the utility services for this portion of Tradition would have to be coordinated with all parties. While short term impacts associated with the installation of utilities, over the long term, no activities or operations are proposed or reasonably foreseeable that would cumulatively adversely affect the future surrounding communities.

3.15.1.1. No Action

The Veterans Home would not be constructed under the No Action Alternative. However, future development of the project site by MSVA or others would likely result in cumulative impacts similar to those described above for the Proposed Action.

4.0 PUBLIC INVOLVEMENT

The Draft EA was made available for a 30-day public comment period beginning January 27, 2021. A Notice of Availability for the Draft EA was published in the Clarion-Ledger of Jackson, Mississippi, a daily newspaper of statewide circulation and the Sun-Herald of Biloxi, Mississippi, a daily newspaper which serves readers along the Mississippi Gulf Coast, on January 27, 2021.

A copy of the Draft EA was also made available on the MSVA website (<http://www.msva.ms.gov/general-inquiries>) from January 27 through February 26, 2021. No Public comments were received.

5.0 AGENCY COORDINATION

MSVA coordinated with the following agencies to request review and provide comments on the Proposed Action (agency correspondence is provided in **Appendices A, B, and C**).

Federal Agencies

- USACE
- USFWS
- USDA-NRCS

MS State Agencies

- MDEQ
- MDMR
- MDOT
- MDWFP
- MSVA

County Agencies

- East Central Harrison County Public Utility District
- Harrison County Board of Supervisors
- Harrison County Fire Department
- Harrison County Sheriff's Department
- Harrison County Utility Authority
- Harrison County Zoning

6.0 CONCLUSIONS

Table 2 summarizes the impacts associated with the Proposed Action and the No Action Alternative for each resource analyzed in this EA. **Table 3** summarizes the BMPs proposed to minimize project impacts. Based on the analysis presented in this EA and summarized in **Tables 2 and 3**, the VA concludes that a FONSI for the Proposed Action is appropriate, and that preparation of an EIS is not required.

Table 2. Summary of Impacts

| Resource Area | Proposed Action | No Action |
|---|--|---|
| Aesthetics | Temporary adverse impacts to viewshed during construction. Long-term changes to viewshed from new Veterans Home and from the Veterans Boulevard; however, land use and anticipated viewshed changes are consistent with the Tradition master planned community. | No impacts. However, some observers may view the existing condition of the project site as aesthetically displeasing. |
| Land Use | No impacts on land use; change in land use from vacant undeveloped land to a government/commercial facility is consistent with development activities at Tradition. | No impacts. |
| Air Quality | Negligible adverse impacts from emissions during construction and operation. Impacts during construction would be temporary. No long-term impacts to air quality from operations or transportation to and from the facility are anticipated. | No impacts. |
| Cultural Resources | No impacts during construction anticipated. According to MDAH, the project will have no negative impacts on historic resources. | No impacts. |
| Geology, Soils and Topography | Temporary, minor adverse impacts on soils and topography during construction, no impacts from operation. No impacts on geology. | No impacts. |
| Water Resources | Temporary, minor adverse impacts to water quality during construction that would be minimized by implementing BMPs in construction stormwater permits and SWPPP. No impacts on groundwater. | No impacts. |
| Wildlife, Habitat, and Threatened and Endangered Species | Temporary adverse impacts on wildlife and habitat during construction due to removal of vegetation during clearing and grading, and from construction noise and increased human presence. Permanent removal of habitat and additional human presence would have minor, long-term adverse impacts. No impacts to threatened and endangered species. | No impacts. |

| Resource Area | Proposed Action | No Action |
|---|---|------------------|
| Noise | Temporary adverse impacts from construction-related noise; long-term increases in noise from traffic, ambulances and human presence would be minor. | No impacts. |
| Socioeconomics and Environmental Justice | Minor beneficial impacts to local economy from construction and operation. No impacts on low-income or minority populations. | No impacts. |
| Community Services | No impacts during construction; long-term beneficial impacts on veteran population in the region. | No impacts |
| Solid Waste and Hazardous Materials | No adverse impacts anticipated with implementation of appropriate spill prevention, hazardous materials storage and handling, and waste management BMPs and adherence to regulations. | No impacts. |
| Transportation and Parking | Potential for temporary disruptions to local traffic during construction; impacts would be on the order of minutes and therefore negligible. Long-term increases in traffic on nearby roads would have negligible adverse impacts on local traffic. | No impacts. |
| Utilities | No impacts. Utilities would be designed in accordance with applicable industry standards and regulations and would achieve sustainable design standards and minimize energy consumption. All existing utilities/systems have sufficient capacity to meet the demands from operation of the Veterans Home. | No impacts. |
| Cumulative Impacts | No significant cumulative impacts on any resources that would be affected by the Proposed Action when combined with other reasonably foreseeable actions. | No impacts. |

Table 3. Best Management Practices

| Resource Area | Best Management Practices | Section |
|---|--|----------------|
| Aesthetics | Where possible, construction activities will be limited to daylight hours to minimize impacts from nighttime lighting at the construction site and from construction equipment lights. All areas disturbed during construction, including temporary staging and disturbance areas, would be restored to their pre-existing condition or better. | 3.1.2 |
| Air Quality | Construction contractor will be required to implement dust control measures such as application of water to suppress dust and washing down construction vehicles and paved roadways immediately adjacent to the construction site. To the extent practical, the construction contractor would be encouraged to minimize idling of construction and delivery vehicles to the extent practicable to minimize impacts. | 3.2.2 |
| Cultural Resources | The proposed Veterans Home would be designed to maintain the aesthetics and character of the surrounding area. | 3.3.2 |
| Geology, Soils and Topography | Construction contractor will be required to minimize potentially adverse impacts from erosion by implementing a site-specific SWPPP. Contractor will be required to follow the SWPPP, including erosion control BMPs, during and after construction to stabilize soils. Excavated soil would be managed in accordance with applicable local, state, and federal regulations | 3.4.2 |
| Hydrology and Water Resources | Potential impacts to water resources would be minimized by implementation of a SWPPP and associated and sediment control BMPs. Overland flow of stormwater is currently a north to south flow and stormwater management features will be designed to continue that flow pattern. Post construction stormwater discharge would be managed through a new underground storm sewer system. The system will be designed to manage the volume and velocity of stormwater runoff and incorporate features such as earthen berms and grassed swales to reduce possible impacts related to erosion and sedimentation. | 3.5.2. |
| Wildlife, Habitat, and Threatened and Endangered Species | No BMPs proposed for the Wildlife, Habitat, and Threatened and Endangered Species Resource Area. | 3.6.2 |

| Resource Area | Best Management Practices | Section |
|---|--|----------------|
| Noise | To the maximum extent practical, construction activities would be limited to normal business hours. | 3.7.2 |
| Land Use | No specific BMPs proposed for the Land Use Resource Area. | 3.8.2 |
| Floodplains, Wetlands, and Coastal Zone Management | The wetlands on the site will be impacted and care will be taken to avoid any indirect impacts to wetlands adjacent to the project site. | 3.9.2 |
| Socioeconomics and Environmental Justice | No specific BMPs proposed for the Socioeconomics and Environmental Justice Resource Area. | 3.10.2 |
| Community Services | No specific BMPs proposed for the Community Services Resource Area. | 3.11.2 |
| Solid Waste and Hazardous Materials | Contractor will be required to utilize proper handling and storage of hazardous materials in order to minimize the risk of impacts from a spill. Solid waste generated during construction would be managed and disposed of in accordance with local, state, and federal regulations | 3.12.2 |
| Transportation and Parking | Potential for temporary disruptions to local traffic during construction; impacts would be on the order of minutes and therefore negligible. Long-term increases in traffic on nearby roads would have negligible adverse impacts on local traffic. | 3.13.2 |
| Utilities | Utility service from the utility source to the facility and the utility systems will be designed to achieve sustainable design and energy efficient standards to minimize maintenance and energy consumption costs. | 3.14.2. |

7.0 LIST OF PREPARERS

The following individuals from BMI Environmental Services, LLC, Brown, Mitchell and Alexander, Inc., and Allred Stolarski Architects contributed to the preparation of this document. The VA, and MSVA, reviewed this document.

Table 4. List of Preparers

| Name | Organization | Role | Highest Degree | Years of Experience |
|----------------|--------------------------------|---|-------------------------|----------------------------|
| Larry Lewis | BMI Environmental | Biological Resources, Resources Water Resources Noise, Cultural Hazardous Air Quality Materials | M.S. Biological Science | 46 |
| Ben Smith | Brown, Mitchell, and Alexander | Principal Engineering | M.S. Civil Engineering | 16 |
| Nick Gant | Brown, Mitchell, and Alexander | Transportation, Parking, and Utilities | B.S. Civil Engineering | 10 |
| John Stolarski | Allred Stolarski | Project Design, Land Use | B.S. Architecture | 18 |

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**APPENDIX A:
Cultural Resources Information and Consultation
Mississippi Department of Archives and History and
Native American Tribes
Consultation**



HISTORIC PRESERVATION DIVISION
P. O. BOX 571
Jackson, MS 39205-0571
Phone 601-576-6940 Fax 601-576-6955
Website: mdah.ms.gov

July 19, 2019

Ms. Mary Catherine Ford
Mississippi Veterans Affairs
660 North Street
Jackson, Mississippi 39206

RE: A Phase I Cultural Resources Survey for the Proposed VA Nursing Center, (VA)
MDAH Project Log #07-049-19 (05-098-19), Harrison County

Dear Ms. Ford:

We have reviewed the June, 2019, cultural resources survey report by Paul D. Jackson, Principal Investigator, with TerraXplorations, Inc., received on June 11, 2018, for the above referenced undertaking, pursuant to our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800. After review, we concur that no historic properties or resources eligible for listing in the National Register of Historic Places are likely to be affected by the proposed project. As such, we have no objections to the project.

There remains the possibility that unrecorded cultural resources may be encountered during the project. Should this occur, we would appreciate your contacting this office immediately in order that we may offer appropriate comments under 36 CFR 800.13.

Please provide a copy of this letter to Mr. Jackson. If you need further information, please let us know.

Sincerely,

A handwritten signature in black ink that reads "Hal Bell". The signature is written in a cursive, flowing style.

Hal Bell
Review and Compliance Officer

FOR: Katie Blount
State Historic Preservation Officer



U.S. Department
of Veterans Affairs

April 30, 2020

Dear Tribal Leader,

We are writing to facilitate tribal consultation by conducting early coordination for a series of undertakings by the State Veterans Home Construction Grant Program (SVHCGP), an office within the U.S. Department of Veterans Affairs (VA).

Annually, the SVHCGP provides grant funding to states for the renovation and construction of State Veterans Homes. The program ensures a safe living environment, assistance, and medical care for aging and chronically ill Veterans. The VA grant will support 65% of the total construction cost for each project. The requirements of the VA State Home Construction Grant Program are defined under 38 CFR Part 59. In Fiscal Year 2020 (FY20), the SVHCGP is projected to issue \$90 Million in grants. This figure does not include supplemental CARES Act appropriations to the SVHCGP.

Projects supported by the SVHCGP are federal undertakings that must be reviewed under Section 106 of the National Historic Preservation Act (36 CFR Part 800). Please see page 1 of the attachment for a list of projects that may be funded by this program in FY20. This list includes a brief description of the undertaking and its location. Projects in the table on page 2 are anticipated to receive FY19 conditional awards, and page 3 includes information for grants that will fund projects at multiple locations.

Please be advised that inclusion on this list does not guarantee that a grant will receive funding in FY20. The grantmaking process is fluid and dependent on external parties, including funding by state governments. As a result, the SVHCGP cannot pinpoint which exact grants will receive FY20 funding at this time.

Recognizing the special relationship between the U.S. and tribal governments, VA is ready to consult directly with you to identify and resolve any cultural concerns you may have with a proposed undertaking. If you would like to consult on a specific undertaking, please send a response to tribalgovernmentconsultation@va.gov, and indicate your undertaking of interest. VA will then send you a follow-up communication with additional details for any undertaking with the potential to affect historic properties, per 36 CFR § 800.4(d)(2).

The SVHCGP has already initiated tribal consultation for certain projects on this list. If your nation has already been consulted on a specific project, the SVHCGP has kept a record of that consultation. In addition, three projects which may receive funding in FY20 are not on this list. In these cases, the SVHCGP will initiate consultation on a project-specific basis.


Sincerely,

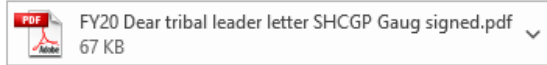
Anna Gaug
Program Manager
VA State Home Construction Grant Program

Larry Lewis



Bennett, Alec (CFM) <Alec.Bennett@va.gov>
To: Larry Lewis
Cc: Modovsky, Christine M. (CFM)

 You replied to this message on 8/20/2020 2:07 PM.



Larry,

I've attached the letter signed by the State Veterans Home Program Manager that was distributed to all 573 federally recognized tribes through the VA's Office of Tribal Government Relations.

In an attachment, the Biloxi project (28-010) was included as a potential project to be funded. The VA did not receive any responses from federally recognized tribes with interests in 28-010.

Best Regards,
Alec

Larry Lewis

From: Larry Lewis <larry@bmienvironmental.com>
Sent: Monday, August 17, 2020 4:41 PM
To: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Cc: Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>
Subject: [EXTERNAL] RE: Biological Survey, Proposed Veterans Facility, Tradition, Biloxi, Mississippi

Alec...all is well here and hope same is true for you and your colleagues. Good to hear that NHPA coordination has been met for this project and a call to discuss compliance may not be necessary. Having said that, I'm wondering how I can get copies of the NHPA coordination correspondence so that I might incorporate the documents into the EA. Thanks.

Larry Lewis

Senior Environmental Scientist
BMI Environmental Services, LLC
401 Cowan Road, Suite A
Gulfport, Mississippi 39507
228-864-7612 Office
228-864-7676 Fax
228-380-1260 Cell
www.bmienvironmental.com
[Adding Value Blog](#)



Please consider the environment before printing this e-mail

Larry Lewis

From: Bennett, Alec (CFM) <Alec.Bennett@va.gov>
Sent: Monday, August 17, 2020 3:06 PM
To: Larry Lewis <larry@bmienvironmental.com>
Cc: Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>
Subject: RE: Biological Survey, Proposed Veterans Facility, Tradition, Biloxi, Mississippi

Larry,

I hope you are well. I'm happy to have a call this week, but FYI, compliance with the National Historic Preservation Act (SHPO and Tribal) has been met for this project.

Earlier this year VA initiated consultation with tribes for all state veterans home projects nationwide that may receive federal funding, including this one. We did not receive a response from any tribes for this project.

Please let me know if you have any questions.

Best Regards,
Alec Bennett

Alec Bennett
Senior Historic Preservation Specialist
Department of Veterans Affairs
Cell: 202.855.0727

**APPENDIX B:
Threatened and Endangered Species Consultation
USFWS and MDWFP**

From: [Modovsky, Christine M. \(CFM\)](#)
To: [Larry Lewis](#)
Subject: RE: Endangered Species Survey
Date: Monday, September 21, 2020 11:02:12 AM
Attachments: [Species List Mississippi Ecological Services Field Office 092120.pdf](#)

Hi Larry,

Thanks – I have reviewed this study. It looks good and provides the information needed to support a “no effect” determination under Section 7 of the Endangered Species Act for this project for our files, requiring no consultation with USFWS. For your records, I attached an updated official species list that identifies no changes from the previous one.

Chris

Christine Modovsky, M.S., P/PM-II
Environmental Engineer
U.S. Department of Veterans Affairs
Construction & Facilities Management
(202) 632-5352
(202) 894-0988 (mobile)

From: Larry Lewis <larry@bmienvironmental.com>
Sent: Thursday, September 17, 2020 8:29 AM
To: Modovsky, Christine M. (CFM) <Christine.Modovsky@va.gov>
Subject: [EXTERNAL] Endangered Species Survey

Chris...attached is the Biological Survey for the VA Home at the Tradition site. As we indicated in previous discussions, the site reconnaissance revealed a lack of suitable habitat for target species and no listed species were observed. If you have any questions regarding the report, or if we can provide any additional information, please let me know. Thanks.

Larry Lewis
Senior Environmental Scientist
BMI Environmental Services, LLC
401 Cowan Road, Suite A
Gulfport, Mississippi 39507
228-864-7612 Office
228-864-7676 Fax
228-380-1260 Cell
www.bmienvironmental.com
[Adding Value Blog](#)



Please consider the environment before printing this e-mail



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Mississippi Ecological Services Field Office
6578 Dogwood View Parkway, Suite A
Jackson, MS 39213-7856
Phone: (601) 965-4900 Fax: (601) 965-4340
<http://www.fws.gov/mississippiES/endsp.html>

In Reply Refer To:
Consultation Code: 04EM1000-2020-SLI-0085
Event Code: 04EM1000-2020-E-00190
Project Name: State Veterans Home (Tradition)

November 01, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Mississippi Ecological Services Field Office

6578 Dogwood View Parkway, Suite A

Jackson, MS 39213-7856

(601) 965-4900

Project Summary

Consultation Code: 04EM1000-2020-SLI-0085

Event Code: 04EM1000-2020-E-00190

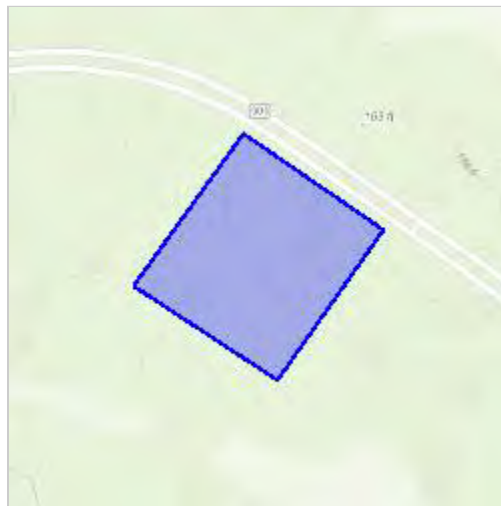
Project Name: State Veterans Home (Tradition)

Project Type: DEVELOPMENT

Project Description: VA proposes to award a grant providing funding toward a new State Veterans Home in Biloxi, MS.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/30.570593568291216N89.03026389208748W>



Counties: Harrison, MS

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

| NAME | STATUS |
|---|------------------------|
| Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477 | Proposed Threatened |
| Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614 | Endangered |
| Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 | Threatened |

Reptiles

| NAME | STATUS |
|--|------------|
| Black Pine Snake <i>Pituophis melanoleucus lodingi</i> There is proposed critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/452 | Threatened |
| Gopher Tortoise <i>Gopherus polyphemus</i> Population: West of Mobile and Tombigbee Rivers No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994 | Threatened |

Amphibians

| NAME | STATUS |
|---|------------|
| Dusky Gopher Frog <i>Rana sevosa</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5600 | Endangered |

Ferns and Allies

| NAME | STATUS |
|---|------------|
| Louisiana Quillwort <i>Isoetes louisianensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7756 | Endangered |

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

| NAME | BREEDING SEASON |
|--|-------------------------|
| American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds Apr 1 to Aug 31 |
| Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds May 10 to Sep 10 |

| NAME | BREEDING SEASON |
|--|-------------------------|
| Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938 | Breeds Mar 10 to Jun 30 |
| Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds May 10 to Aug 31 |

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

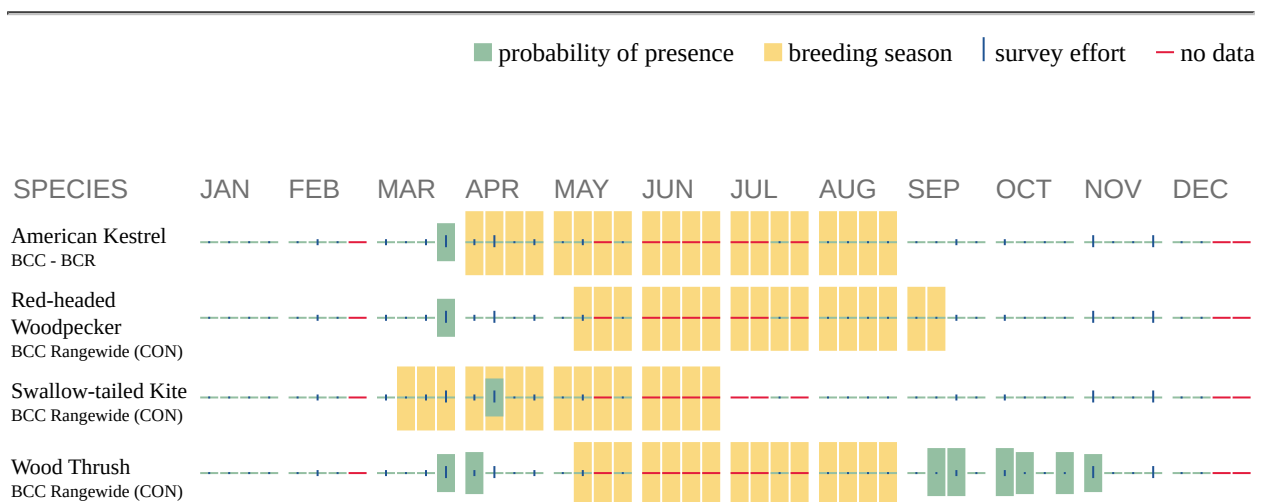
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
 - Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
 - Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>
-

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of

interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC

use to generate the migratory birds potentially occurring in my specified location”. Please be aware this report provides the “probability of presence” of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- [PSS4B](#)

RIVERINE

- [R4SBC](#)
-

**APPENDIX C:
Federal and State Agency Correspondence**



March 17, 2020

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Pond
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMeTte



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMEPANEL LAYOUT

| | | |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, AD, D |
| | | With BFE or Depth Zone AE, AG, AN, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation 20.2 |
| | | Coastal Transect 17.5 |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2019 at 8:42:13 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMEPANEL number, and FIRMEPANEL effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

How's My Waterway?

Informing the conversation about your waters.

Waterbody Report

TUXACHANIE CREEK
Assessment Unit ID: MS201911

Waterbody Condition: Impaired

Existing Plans for Restoration: Yes

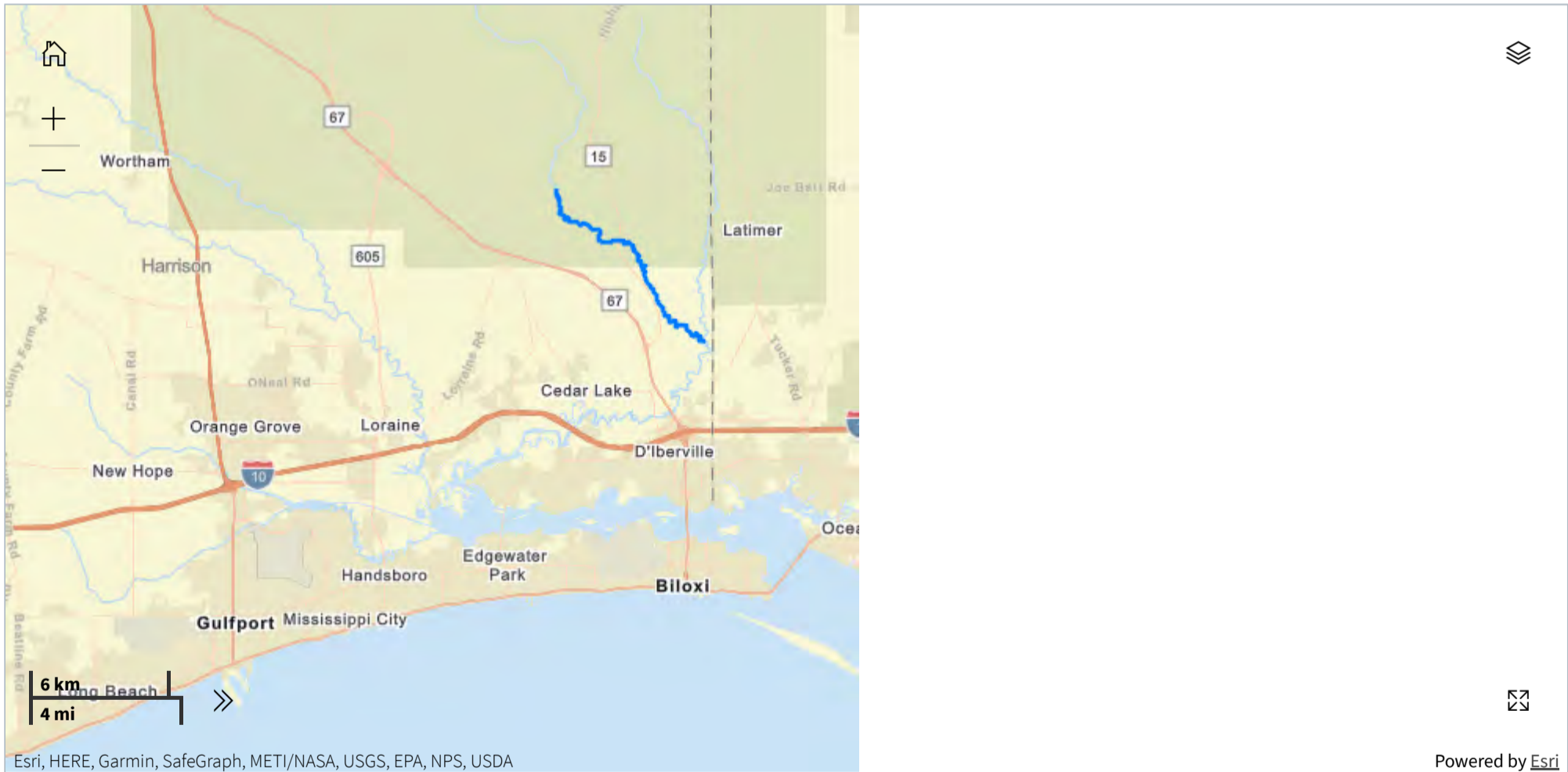
303(d) Listed: No

Year Reported: 2018

Organization Name (ID): Mississippi (21MSWQ)

What type of water is this?
Stream/creek/river (7.49 Miles)

Where is this water located?
FROM MWS BOUNDARY TO 2018 TO MOUTH AT TCHOUTACABOUFFA RIVER



Assessment Information from 2018

What is this water used for?


Collapse All

Aquatic Life Support Good

Impairments Evaluated
No impairments evaluated for this use.

Other Parameters Evaluated
No other parameters evaluated for this use.

Primary Contact (Recr)

Impaired 

Impairments Evaluated

| Impairment | Plan in Place |
|----------------|---------------|
| Fecal Coliform | Yes |

Other Parameters Evaluated

No other parameters evaluated for this use.

Probable sources contributing to impairment from 2018:

| Source | Confirmed |
|----------------|-----------|
| Source Unknown | No |

Plans to Restore Water Quality

What plans are in place to protect or restore water quality?

Links below open in a new browser tab.

| Plan | Impairments | Type | Date |
|----------------------------------|-------------|------|------------|
| Tuxachanie Creek | Pathogens | TMDL | 2000-03-08 |

Larry Lewis

From: Odu| #Dhz lv
Sent: Z hgqhvgd| /#Dxjxw#59/#5353#45-55#5P
To: W|uh#K duibjwrq#D#Q UFV#w|uhhkduibjwrqC xvgdijry,
Subject: Sup h#dup olgg
Attachments: Idp olgg#irp #YD#r i#P lvvlvss l#Erduj0YD#idf lw|#lw#wudg lwrq lsg i#sup h#dup olgg#dlwj #iru# sursvhg#y d#idf lw|#lw#wudg lwrq#p dw hu# olqhg#irp p xq lw|Okdu lwrq#frxqw|p vs gi

Mr. Harrington... per our telephone conversation of this date, I am transmitting the NRCS Farmland Conversion Impact Rating form for the proposed Veterans home at Tradition. Also attached is a soil map for the proposed 25-acre site generated by the NRCS WebSoilSurvey on August 24, 2020 and showing Farmland Classification for the site. As we discussed, the site is located within the Tradition Master Planned Community and the entire 4,800 acre planned community is classified by Harrison County as a Master Planned Community. We would appreciate your comments regarding prime farmlands and farmland conversion for this project. Thank You.

Larry Lewis
Senior Environmental Scientist
BMI Environmental Services, LLC
401 Cowan Road, Suite A
Gulfport, Mississippi 39507
228-864-7612 Office
228-864-7676 Fax
228-380-1260 Cell
www.bmienvironmental.com
[Adding Value Blog](#)

 Please consider the environment before printing this e-mail

FARMLAND CONVERSION IMPACT RATING

| | | | | | |
|---|--|---------------------------------|--|---|-------------------|
| PART I (To be completed by Federal Agency) | | Date Of Land Evaluation Request | | | |
| Name of Project | | Federal Agency Involved | | | |
| Proposed Land Use | | County and State | | | |
| PART II (To be completed by NRCS) | | Date Request Received By NRCS | | Person Completing Form: | |
| Does the site contain Prime, Unique, Statewide or Local Important Farmland? <i>(If no, the FPPA does not apply - do not complete additional parts of this form)</i> | | YES <input type="checkbox"/> | NO <input type="checkbox"/> | Acres Irrigated | Average Farm Size |
| Major Crop(s) | Farmable Land In Govt. Jurisdiction Acres: % | | Amount of Farmland As Defined in FPPA Acres: % | | |
| Name of Land Evaluation System Used | Name of State or Local Site Assessment System | | Date Land Evaluation Returned by NRCS | | |
| PART III (To be completed by Federal Agency) | | Alternative Site Rating | | | |
| | | Site A | Site B | Site C | Site D |
| A. Total Acres To Be Converted Directly | | | | | |
| B. Total Acres To Be Converted Indirectly | | | | | |
| C. Total Acres In Site | | | | | |
| PART IV (To be completed by NRCS) Land Evaluation Information | | | | | |
| A. Total Acres Prime And Unique Farmland | | | | | |
| B. Total Acres Statewide Important or Local Important Farmland | | | | | |
| C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted | | | | | |
| D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value | | | | | |
| PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points) | | | | | |
| PART VI (To be completed by Federal Agency) Site Assessment Criteria <i>(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i> | | Maximum Points | Site A | Site B | Site C |
| 1. Area In Non-urban Use | | (15) | | | |
| 2. Perimeter In Non-urban Use | | (10) | | | |
| 3. Percent Of Site Being Farmed | | (20) | | | |
| 4. Protection Provided By State and Local Government | | (20) | | | |
| 5. Distance From Urban Built-up Area | | (15) | | | |
| 6. Distance To Urban Support Services | | (15) | | | |
| 7. Size Of Present Farm Unit Compared To Average | | (10) | | | |
| 8. Creation Of Non-farmable Farmland | | (10) | | | |
| 9. Availability Of Farm Support Services | | (5) | | | |
| 10. On-Farm Investments | | (20) | | | |
| 11. Effects Of Conversion On Farm Support Services | | (10) | | | |
| 12. Compatibility With Existing Agricultural Use | | (10) | | | |
| TOTAL SITE ASSESSMENT POINTS | | 160 | | | |
| PART VII (To be completed by Federal Agency) | | | | | |
| Relative Value Of Farmland (From Part V) | | 100 | | | |
| Total Site Assessment (From Part VI above or local site assessment) | | 160 | | | |
| TOTAL POINTS (Total of above 2 lines) | | 260 | | | |
| Site Selected: | | Date Of Selection | | Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/> | |
| Reason For Selection: | | | | | |
| Name of Federal agency representative completing this form: | | | | | Date: |

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fppa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

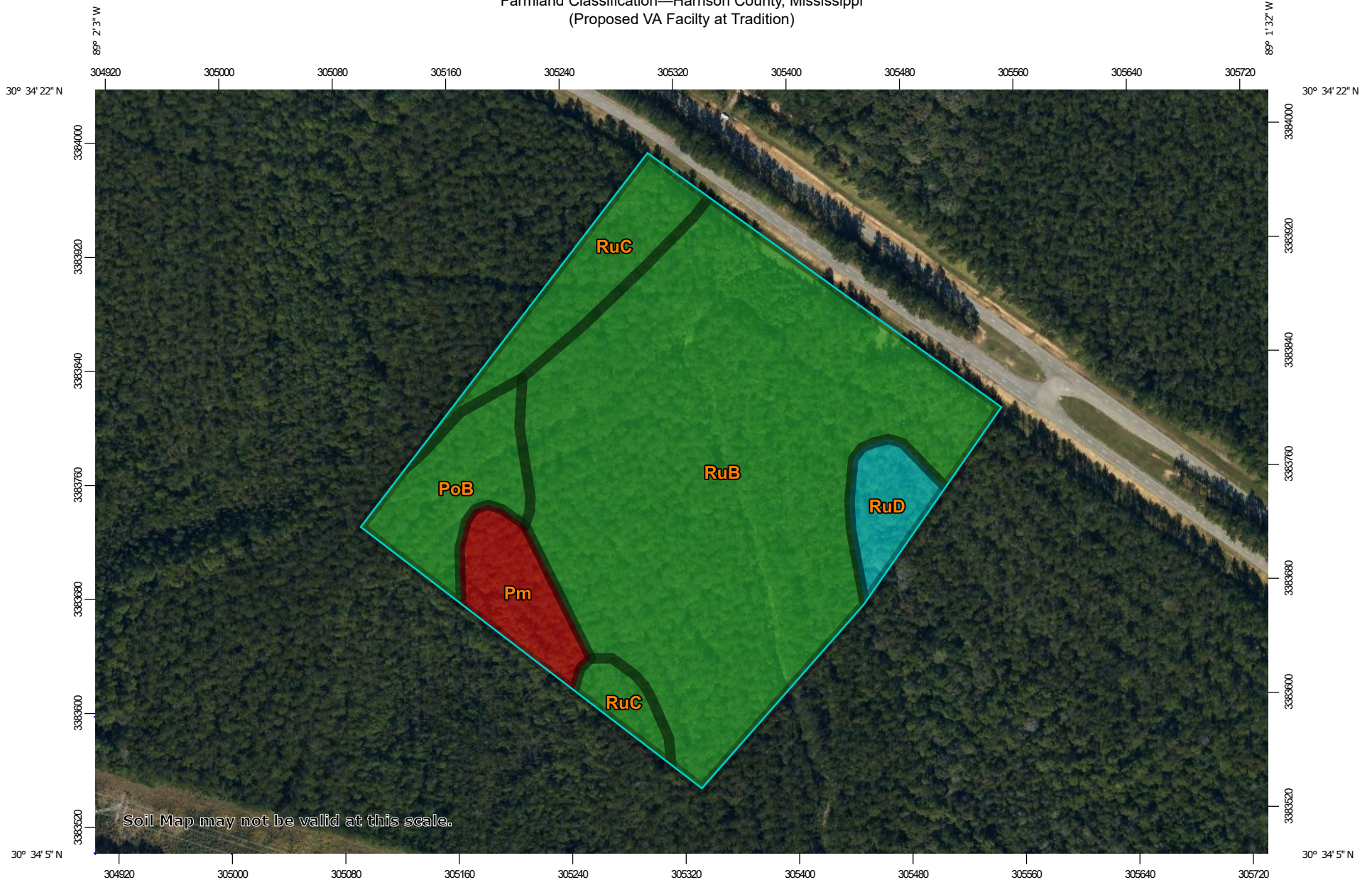
Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$$

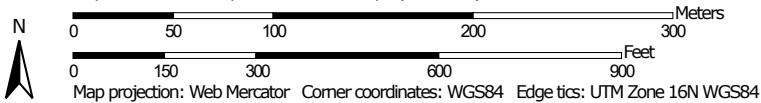
For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

Farmland Classification—Harrison County, Mississippi
(Proposed VA Facility at Tradition)




Map Scale: 1:3,780 if printed on A landscape (11" x 8.5") sheet.



Farmland Classification—Harrison County, Mississippi
(Proposed VA Facility at Tradition)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60






































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available






















Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Harrison County, Mississippi
(Proposed VA Facility at Tradition)

| | | | | | | | | | |
|---|--|---|---|---|--|---|--|---|--|
|  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer |  | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium |  | Farmland of unique importance |  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer |
|  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |  | Farmland of statewide importance, if irrigated and drained |  | Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season |  | Not rated or not available |  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |
|  | Prime farmland if irrigated and reclaimed of excess salts and sodium |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |  | Soil Rating Points |  | Prime farmland if irrigated and reclaimed of excess salts and sodium |
|  | Farmland of statewide importance |  | Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer |  | Farmland of statewide importance, if warm enough |  | Prime farmland if protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance |
|  | Farmland of statewide importance, if drained |  | Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |  | Farmland of local importance |  | Prime farmland if irrigated |  | Farmland of statewide importance, if drained |
|  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |  | |  | Farmland of statewide importance, if thawed |  | Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |
|  | Farmland of statewide importance, if irrigated |  | |  | Farmland of local importance, if irrigated |  | Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated |
| | | | | | |  | Prime farmland if irrigated and drained | | |
| | | | | | |  | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season | | |

Farmland Classification—Harrison County, Mississippi
(Proposed VA Facility at Tradition)

| | | | |
|--|--|--|---|
| <ul style="list-style-type: none">  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if irrigated and drained  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 | <ul style="list-style-type: none">  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough  Farmland of statewide importance, if thawed  Farmland of local importance  Farmland of local importance, if irrigated | <ul style="list-style-type: none">  Farmland of unique importance  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography | <p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Harrison County, Mississippi Survey Area Data: Version 17, Jun 3, 2020</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Nov 3, 2018—Nov 16, 2018</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p> |
|--|--|--|---|

Farmland Classification

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--|-------------------------------------|--------------|----------------|
| Pm | Plummer loamy sand | Not prime farmland | 1.5 | 6.0% |
| PoB | Poarch fine sandy loam, 2 to 5 percent slopes | All areas are prime farmland | 2.1 | 8.3% |
| RuB | Ruston fine sandy loam, 2 to 5 percent slopes | All areas are prime farmland | 18.3 | 71.0% |
| RuC | Ruston fine sandy loam, 5 to 8 percent slopes | All areas are prime farmland | 2.7 | 10.5% |
| RuD | Ruston fine sandy loam, 8 to 12 percent slopes (smithdale) | Farmland of statewide importance | 1.1 | 4.2% |
| Totals for Area of Interest | | | 25.8 | 100.0% |

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Date: 3/18/2020
From: Christine Modovsky, Office of Construction & Facilities Management
To: Office of Capital Asset Management Support, State Home Grant Program
Subject: FAI 28-010
Construction: 100-bed facility
Biloxi, MS

B2A Phase I Environmental Site Assessment

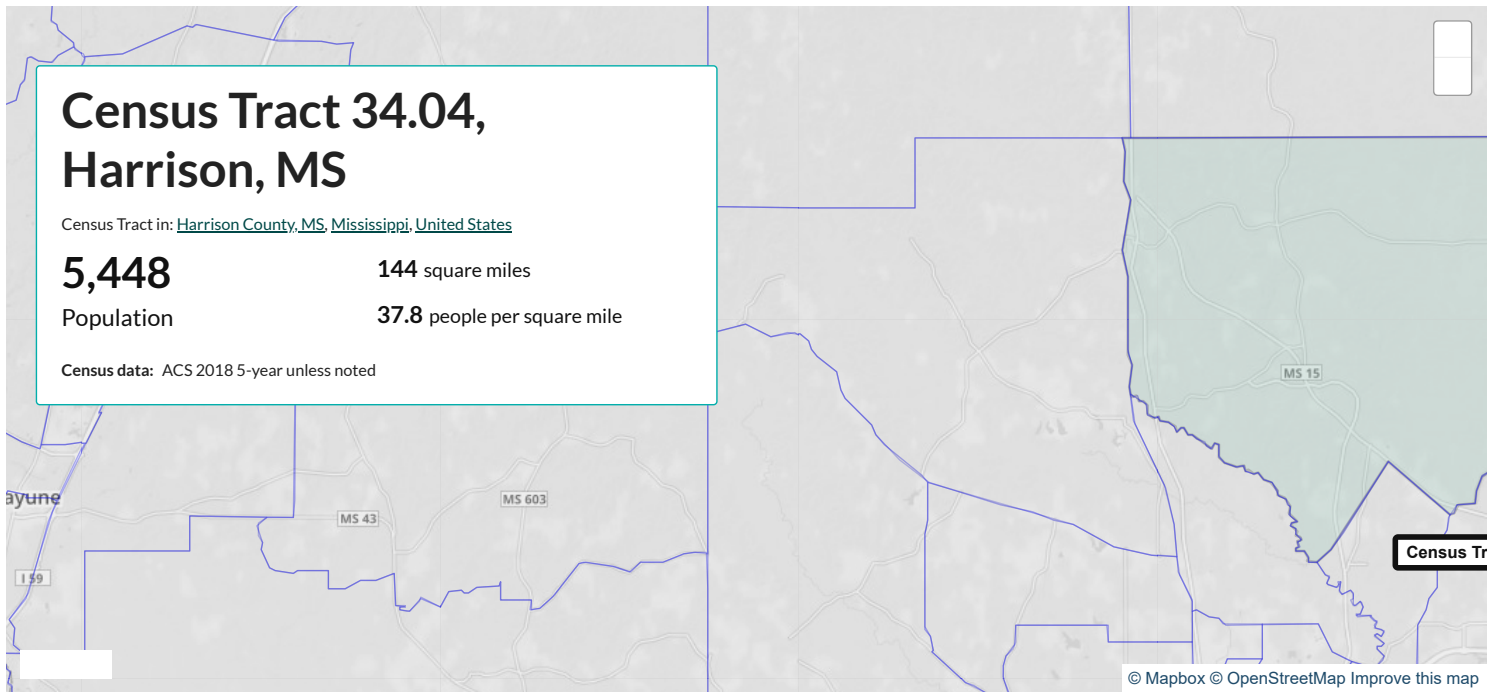
1. We have reviewed the **state's** submission identified above.

The project scope consists of constructing a 100-bed private room nursing home in Biloxi, MS (Harrison County), on 25 acres of donated land. The home will be approximately 132,000 square feet utilizing the greenhouse or small house construction concept, with a secure ward with 30-35 beds, physical therapy room, dining area, activity room, and administration offices.

The Phase I environmental site assessment is acceptable. No recognized environmental conditions were identified.

2. The Phase I environmental site assessment is approved.

Christine Modovsky
U.S. Department of Veterans Affairs
Office of Construction & Facilities Management
425 I Street NW, Washington DC 20001
202.632.5352
christine.modovsky@va.gov



Find data for this place

Interact with charts and statistics for [margins of error](#) and additional information.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

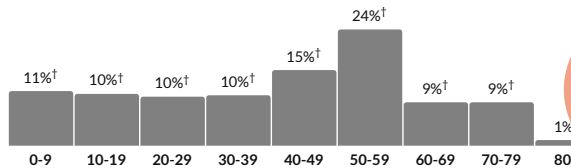
45.7

Median age

about 25 percent higher than the figure in Harrison County: 36

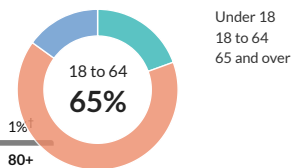
about 25 percent higher than the figure in Mississippi: 37.2

Population by age range



Show data / Embed

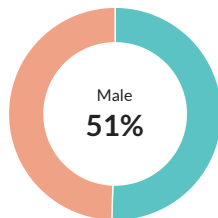
Population by age category



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



Show data / Embed

Race & Ethnicity

Male
Female



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$26,385

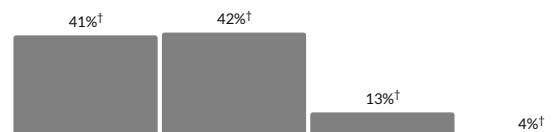
Per capita income

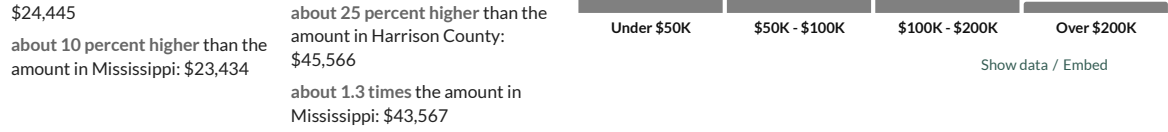
about 10 percent higher than the amount in Harrison County:

\$56,188

Median household income

Household income





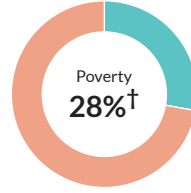
Poverty

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

15.4%
Persons below poverty line

about three-quarters of the rate in Harrison County: 20.2%
about three-quarters of the rate in Mississippi: 20.8%

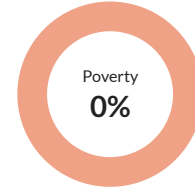
Children (Under 18)



Poverty Non-poverty

Show data / Embed

Seniors (65 and over)



Poverty Non-poverty

Show data / Embed

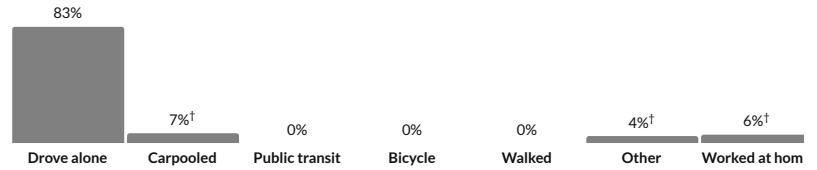
Transportation to work

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

31.1 minutes
Mean travel time to work

about 1.3 times the figure in Harrison County: 23.2
about 25 percent higher than the figure in Mississippi: 24.6

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

Families

Households

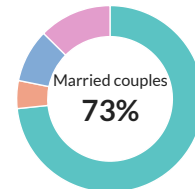
2,123
Number of households

Harrison County: 78,863
Mississippi: 1,105,576

2.6
Persons per household

about the same as the figure in Harrison County: 2.5
about the same as the figure in Mississippi: 2.6

Population by household type

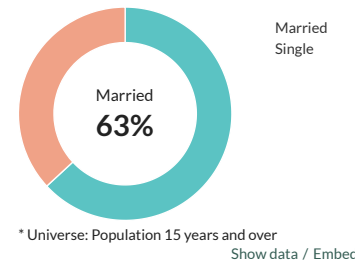


Married couples
Male householder
Female householder
Non-family

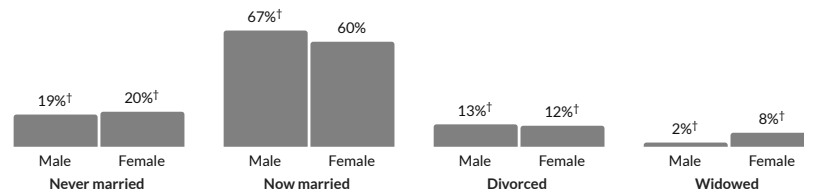
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Marital status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.



Marital status, by sex



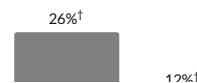
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Fertility

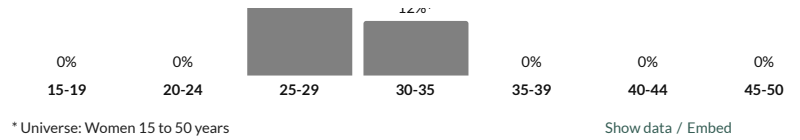
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

4.5%
Women 15-50 who gave birth during past year

Women who gave birth during past year, by age group



about 80 percent of the rate in Harrison County: 5.3% †
 about 90 percent of the rate in Mississippi: 5.2%



Show data / Embed

Housing

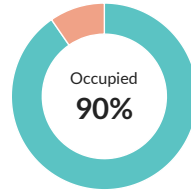
Units & Occupancy

2,349

Number of housing units

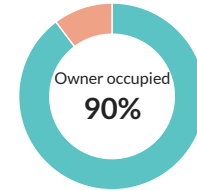
Harrison County: 92,032
 Mississippi: 1,316,108

Occupied vs. Vacant



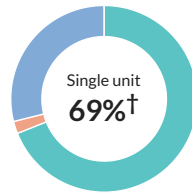
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Ownership of occupied units



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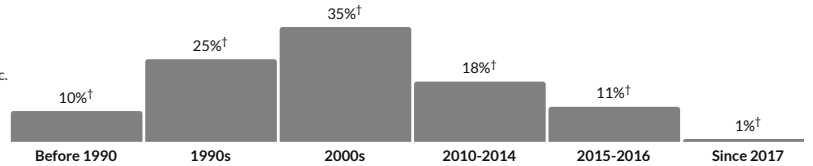
Types of structure



Show data / Embed

Year moved in, by percentage of population

Single unit
 Multi-unit
 Mobile home
 Boat, RV, van, etc.



Show data / Embed

Value

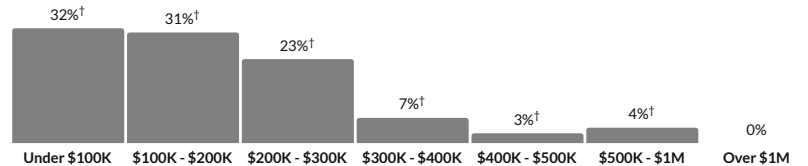
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

\$160,700

Median value of owner-occupied housing units

about 10 percent higher than the amount in Harrison County: \$144,500
 about 1.4 times the amount in Mississippi: \$114,500

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

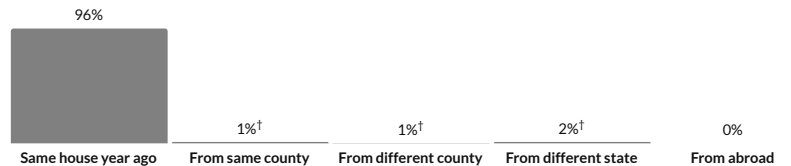
3.8%

Moved since previous year

about one-fifth of the rate in Harrison County: 20.3%

about one-quarter of the rate in Mississippi: 13.4%

Population migration since previous year



Show data / Embed

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

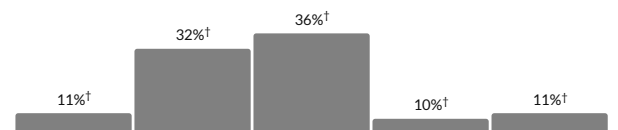
88.7%

High school grad or higher

20.6%

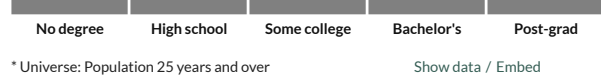
Bachelor's degree or higher

Population by minimum level of education



about the same as the rate in Harrison County: 87.1%
a little higher than the rate in Mississippi: 83.9%

about 90 percent of the rate in Harrison County: 22.3%
a little less than the rate in Mississippi: 21.8%



Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17



Show data / Embed

Language at home, adults 18+



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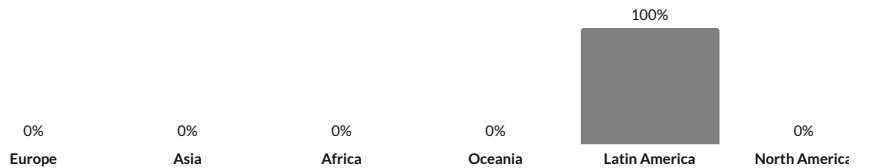
Place of birth

0.9%

Foreign-born population

about one-fifth of the rate in Harrison County: 4.8%
about two-fifths of the rate in Mississippi: 2.3%

Place of birth for foreign-born population



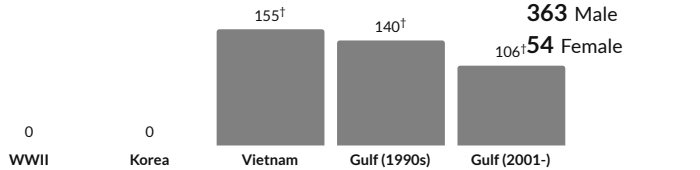
Veteran status

9.7%

Population with veteran status

about two-thirds of the rate in Harrison County: 14.2%
about 1.3 times the rate in Mississippi: 7.5%

Veterans by wartime service



* Civilian veterans who served during wartime only

Show data / Embed

[†] Margin of error is at least 10 percent of the total value. Take care with this statistic.

Interact with charts and statistics for margins of error and additional information.

Citation: U.S. Census Bureau (2018). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Census Tract 34.04, Harrison, MS <http://censusreporter.org/profiles/14000US28047003404-census-tract-3404-harrison-ms/>

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@CensusReporter

Help & feedback

Census Reporter on GitHub

Larry Lewis

From: Willa Brantley <willa.brantley@dmr.ms.gov>
Sent: Tuesday, January 12, 2021 10:20 AM
To: Larry Lewis
Subject: RE: VA Facility at Tradition

Larry,

It appears this project could be reviewable under the Coastal Zone Management Act based on the fact that it is in the Federal Assistance to State and Local Governments category. However, review is not required in this case because this project is not in a category listed in the MS Coastal Program as a reviewable action.

Thank you for the opportunity to review and comment on the proposed project. If you have any further questions or need any further information, please let me know.



Willa J. Brantley
Director, Bureau of Wetlands Permitting
Mississippi Department of Marine Resources | dmr.ms.gov
1141 Bayview Avenue | Biloxi, MS 39530
Office: 228-523-4108



From: Larry Lewis <larry@bmienvironmental.com>
Sent: Friday, January 8, 2021 10:09 AM
To: Willa Brantley <willa.brantley@dmr.ms.gov>
Subject: VA Facility at Tradition

Willa...good talking to you about federal consistency. Attached is the draft EA which describes the project and its location at Tradition. Thanks for your help and have a great day.

Larry Lewis
Senior Environmental Scientist
BMI Environmental Services, LLC
401 Cowan Road, Suite A
Gulfport, Mississippi 39507
228-864-7612 Office
228-864-7676 Fax
228-380-1260 Cell
www.bmienvironmental.com
[Adding Value Blog](#)



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**APPENDIX D:
Public Involvement**

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL ASSESSMENT

U. S. DEPARTMENT OF VETERANS AFFAIRS

Mississippi Veterans Affairs Board

PROPOSED CONSTRUCTION OF A NEW VETERANS HOME WITHIN THE TRADITION MASTER PLANNED COMMUNITY, BILOXI, HARRISON COUNTY, MISSISSIPPI

The U.S. Department of Veterans Affairs (VA) and the Mississippi Veterans Affairs Board (MSVA) announce the availability of a Draft Environmental Assessment (EA) for the proposed construction and operation of a 100-private bed State Veteran Home on approximately 25 acres of undeveloped land located on the south side of Tradition Parkway East within the Tradition master planned community, Biloxi, Harrison County, Mississippi. The Draft EA has been prepared in accordance with the National Environmental Policy Act (NEPA), the President's Council on Environmental Quality (CEQ) regulations implementing the procedural provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508, and VA's NEPA implementing regulations (38 CFR Part 26). VA and MSVA intend to issue a Finding of No Significant Impact following a 30-day public comment period in accordance with the CEQ regulations, provided there are no substantive comments that warrant further evaluation.

WHAT: Comments on Draft EA for the Proposed Construction and Operation of 100-Bed State Veterans Home, Tradition, Biloxi, Mississippi

WHERE: The Draft EA is available for public review at the following locations:

- 1) The MSVA's Web site (<http://www.msva.ms.gov/general-inquiries>),
- 2) The MSVA office, 660 North Street, Suite 200, Jackson, Mississippi 39202 by contacting Mr. Dorris Ricks, Director of Special Projects (email request at ddricks@msva.ms.gov, or by telephone at 601 576-4850 or 800 203-5632).
- 3) The office of BMI Environmental Services, LLC 401 Cowan Road, Suite A, Gulfport, Mississippi 39507 by contacting Mr. Larry Lewis, Senior Environmental Scientist (email request at larry@bmienvironmental.com, or by telephone at 228-864-7612).

WHEN: By February 26, 2021, at 5:00 p.m.

HOW: Please submit comments by email to Mr. Ricks or Mr. Lewis by mail or email using the addresses listed above.

**AFFIDAVIT OF PUBLICATION
THE CLARION-LEDGER**

TO: BMI ENVIRONMENTAL SERVICES LLC
401 COWAN ROAD SUITE A
GULFPORT, MS 39507
Acct# 2288647612BMIE

This is not an invoice

of Affidavits: 1

Ad Number: 0004568011

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is a Legal Advertising Representative of The Clarion-Ledger, a newspaper as defined and prescribed in Sections 13-3-31 and 13-3-32, of the Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is hereto attached, appeared in the issues of said newspaper as follows:

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01/27/2021

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Published: 1 time(s)

Now due on said account is \$66.36

Signed *[Signature]*
Authorized Clerk of The Clarion-Ledger

SWORN to and subscribed before me on February 25, 2021.

[Signature]
Notary Public, State of Wisconsin, County of Brown

8-25-23
My commission expires

(SEAL)



NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL ASSESSMENT
U. S. DEPARTMENT OF VETERANS AFFAIRS
Mississippi Veterans Affairs Board

PROPOSED CONSTRUCTION OF A NEW VETERANS HOME WITHIN THE TRADITION MASTER PLANNED COMMUNITY, BILOXI, HARRISON COUNTY, MISSISSIPPI

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- 3) The office of BML Environmental Services, LLC 401 Cowan Road, Suite A, Gulfport, Mississippi 39507 by contacting Mr. Larry Lewis, Senior Environmental Scientist (email request at larry@bmlenvironmental.com, or by telephone at 228-864-7612).

WHEN: By February 26, 2021, at 5:00 p.m.

HOW: Please submit comments by email to Mr. Ricks or Mr. Lewis by mail or email using the addresses listed above.

(\$59.86)

0004568011-01

SunHerald

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Attention:

BMI ENVIRONMENTAL SERVICES, LLC
401 COWAN ROAD, SUITE A
GULFPORT, MS 39507

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL ASSESSMENT

U. S. DEPARTMENT OF
VETERANS AFFAIRS

Mississippi Veterans Affairs Board
**PROPOSED CONSTRUCTION OF A
NEW VETERANS HOME WITHIN THE
TRADITION MASTER PLANNED
COMMUNITY, BILOXI, HARRISON
COUNTY, MISSISSIPPI**

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The office of BMI Environmental Services, LLC 401 Cowan Road, Suite A, Gulfport, Mississippi 39507 by contacting Mr. Larry Lewis, Senior Environmental Scientist (email request at larry@bmienvironmental.com, or by telephone at 228-864-7612).

WHEN: By February 26, 2021, at 5:00 p.m.

HOW: Please submit comments by email to Mr. Ricks or Mr. Lewis by mail or email using the addresses listed above.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared VICTORIA RODELA, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 Insertion(s)

Published On:
January 27, 2021

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.



Clerk

Sworn to and subscribed before me this
27th day of January in the year of 2021


Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

