



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2018-01009-RCV

January 9, 2019

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**PROPOSAL FOR AN EXPANDED TRUCKING OPERATION AND NEW INDUSTRIAL
ACCESS ROAD WITHIN THE BAYOU BERNARD INDUSTRIAL DISTRICT (BBID),
GULFPORT, HARRISON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act. Please communicate this information to interested parties.

APPLICANT: **Harrison County Development Commission (HCDC)**
12281 Intraplex Parkway
Gulfport, MS 39503

AGENT: **Barry A. Vittor & Associates, Inc.**
8060 Cottage Hill Road
Mobile, AL 36695

WATERWAY: **Wetlands adjacent to Bayou Bernard, Section 13, Township 7 South, Range 11 West, Gulfport, Harrison County, Mississippi (Latitude 30.438832° North, Longitude -89.046457° West). The area is depicted on the MS-GULFPORT NORTH Quadrangle, United States Geological Survey Topographic Map, Hydrologic Unit Code 03170009.**

WORK: **Harrison County Development Commission proposes to develop approximately 18.5 acres of a 71.2-acre parcel in the Bayou Bernard Industrial District (BBID) to provide for expansion of an existing package shipping/delivery facility in Gulfport, located on Corporate Drive (Figures 1 and 2). That facility consists of a 40,000-sq. ft. distribution/warehouse operation. The new facility expansion will provide an additional 141,000 sq. ft. of distribution/warehouse, to meet increasing demand for package shipping and delivery.**

The expanded facility will occupy an 18.5-acre portion of Parcel MN-4 and will be connected to the existing facility by a new industrial access road. A total of 14.7 acres of low-quality wetlands would be impacted by this project. This includes approximately

11.6 acres of low-quality pinewoods wetlands within the 18.5-acre development site, consisting of 3.2 acres for the distribution/warehouse building; 5.2 acres for driveways, truck parking, and employee parking; 1.4 acres for storm water detention; 1.0 acre for utility installation; and 0.8 acre for general ground disturbance and re-contouring. An additional 2.9 acres of wetlands within Parcel MN-4 would be impacted by construction of the new access road, and 0.2 acre of low-quality herbaceous wetlands within the right-of-way for Seaway Road would be filled where the new access road connects to Seaway Road. Approximately 4.8 acres of wetlands within the 18.5-acre development site would be avoided.

The proposed site plan is shown in Figure 3. It will have at least 54 spaces for truck/trailer parking and at least 262 employee parking spaces. Paved aprons and truck driveways will provide access to loading/unloading at the north and south sides of the building. Truck traffic will be connected to Seaway Road, which was designed with 4 lanes to handle heavy two-way truck traffic. Twenty-five foot utility corridors will run along the western and southern sides of the property. Storm water management will be provided in two storm water detention basins that will occupy approximately 1.4 acres of the site, combined. Undisturbed open space will be comprise about 6 acres of the property; this will consist of 5 acres of wetlands and 1 acre of uplands to be avoided.

The distribution/warehouse building will have a finished floor elevation of +21.0 ft., which will require placement of approximately 5 ft. of fill above the average land elevation of +16ft. Profile views of the building are shown in Figure 4. The new access road will have 3 wide lanes and a paved surface 36 ft. wide; Figure 5 provides a typical cross section of this road.

EXISTING CONDITIONS: Harrison County proposes utilization a portion of 71.2 acre parcel MN-4 as the development project site. This parcel is currently a portion of the compensatory mitigation for the previous BBID permit (MS93-00034-I). Seaway Road North in the BBID is located about 400 feet west of the existing facility; a roadway easement connects this site to Corporate Drive, and continues to an intersection with Seaway Road, which is a high-volume industrial roadway.

PROJECT PURPOSE: Facility expansion of an existing package shipping/delivery facility in Gulfport, which is located on Corporate Drive.

AVOIDANCE & MINIMIZATION: 5 acres of low-quality pinewoods wetlands will be avoided. The U.S. Army Corps of Engineers (USACE) has not verified the adequacy of the applicant's avoidance and minimization at this time.

MITIGATION: Because these wetlands had been obligated as mitigation for some of the wetland impacts authorized by Permit No. MS93-00034-I, the Applicant proposes to provide comprehensive replacement mitigation for the remainder of all mitigation originally proposed within the BBID that has been not deemed successful since the implementation of the plan, and to provide additional mitigation for the proposed impacts to 14.5 acres of existing habitat for the new project proposal. Mitigation will be accomplished through purchase of wetland mitigation credits from an approved

mitigation bank that has a service area that includes Harrison County. U.S. Army Corps of Engineers (USACE) has not verified the adequacy of this mitigation proposal at this time.

U.S. Army Corps of Engineers (USACE) initially determined the basic project purpose a facility expansion. The project as proposed would not be considered a water dependent activity. Additional reviews will be performed by the USACE and cooperating agencies.

The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act and upon completion of the required advertising; a determination relative to certification will be made.

The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources in accordance with Section 57-15-6 of the Mississippi Code Annotated.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by USACE can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources.

The benefits, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal, will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, protected species, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and in general, the needs and welfare of the people.

U.S. Army Corps of Engineers (USACE) is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held for consideration of this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to effect cultural and historic properties within the permit area. We are seeking comment from the State Historic Preservation Officer regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, USACE has determined that the project as proposed would have "no effect". In a letter dated June 22, 1993, the Mississippi Department of Archives and History (Project Log #93-213) stated that no cultural resources are likely to be affected by the proposed project. **The U.S. Army Corps of Engineers (USACE) will consult with the State Historic Preservation Officer to make a final determination based upon this review unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work or that adequately documents that a potential exists for the location of significant sites or properties within the permit area.**

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity should have "no effect" on the endangered or threatened species listed for Hydrologic Unit Code 12-Bernard Bayou- Big Lake. This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for information on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the proposed activity.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2018-01009-RCV** and should be directed to USACE, Mobile District, Regulatory Division, Attention: **Mr. Rudolph C. Villarreal**, the Mississippi Department of Environmental Quality, Office of Pollution Control, Attention: **Ms. Florance Bass, P.E.**, Post Office Box 2261, Jackson, Mississippi 39225 and the Mississippi Department of Marine Resources, Attention: **Mr. Greg Christodoulou**, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530.

All Comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at (251) 690-3246 or email at Rudolph.c.villarreal@usace.army.mil. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Mission/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

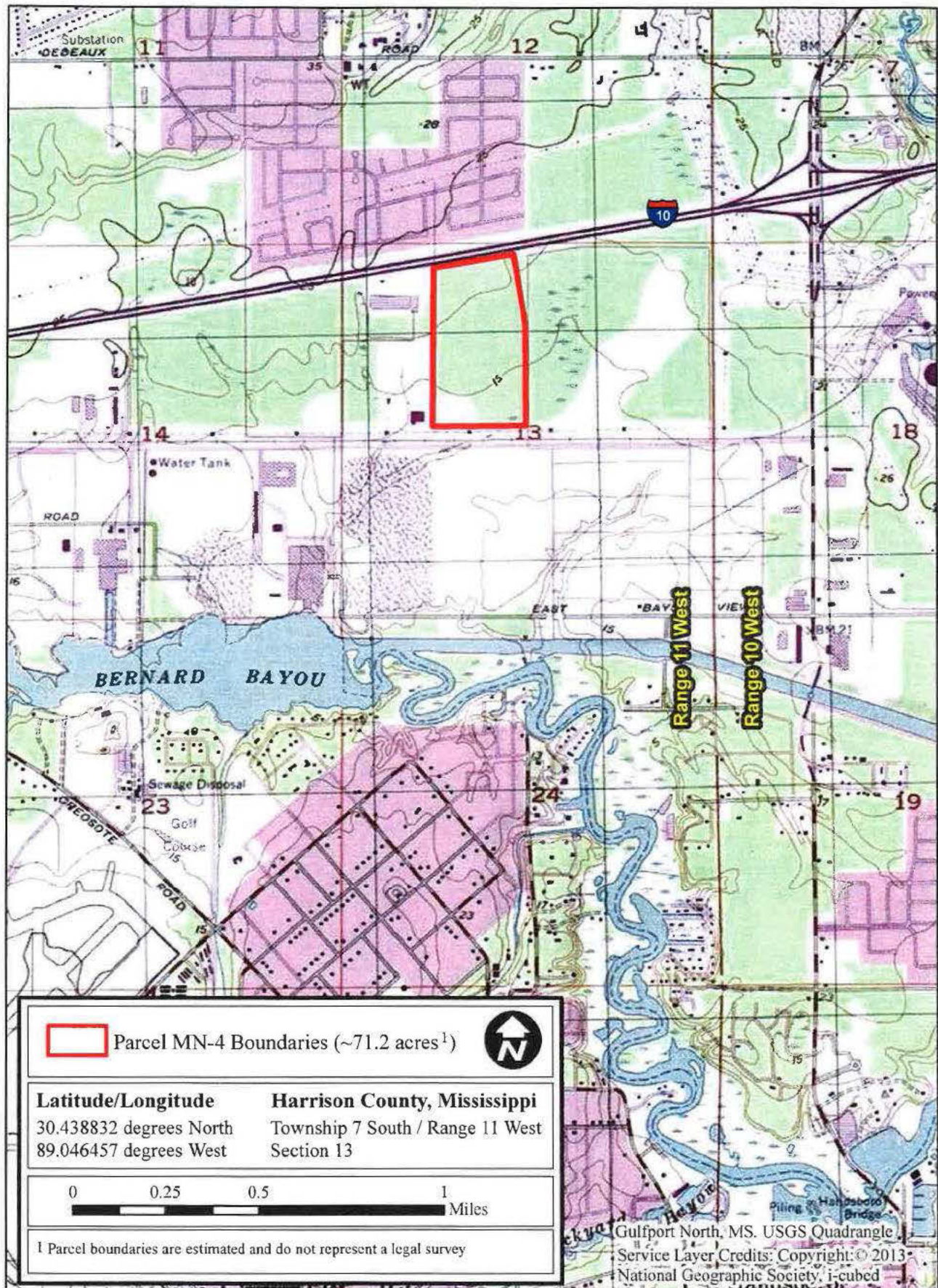


Figure 1. Project location and vicinity map

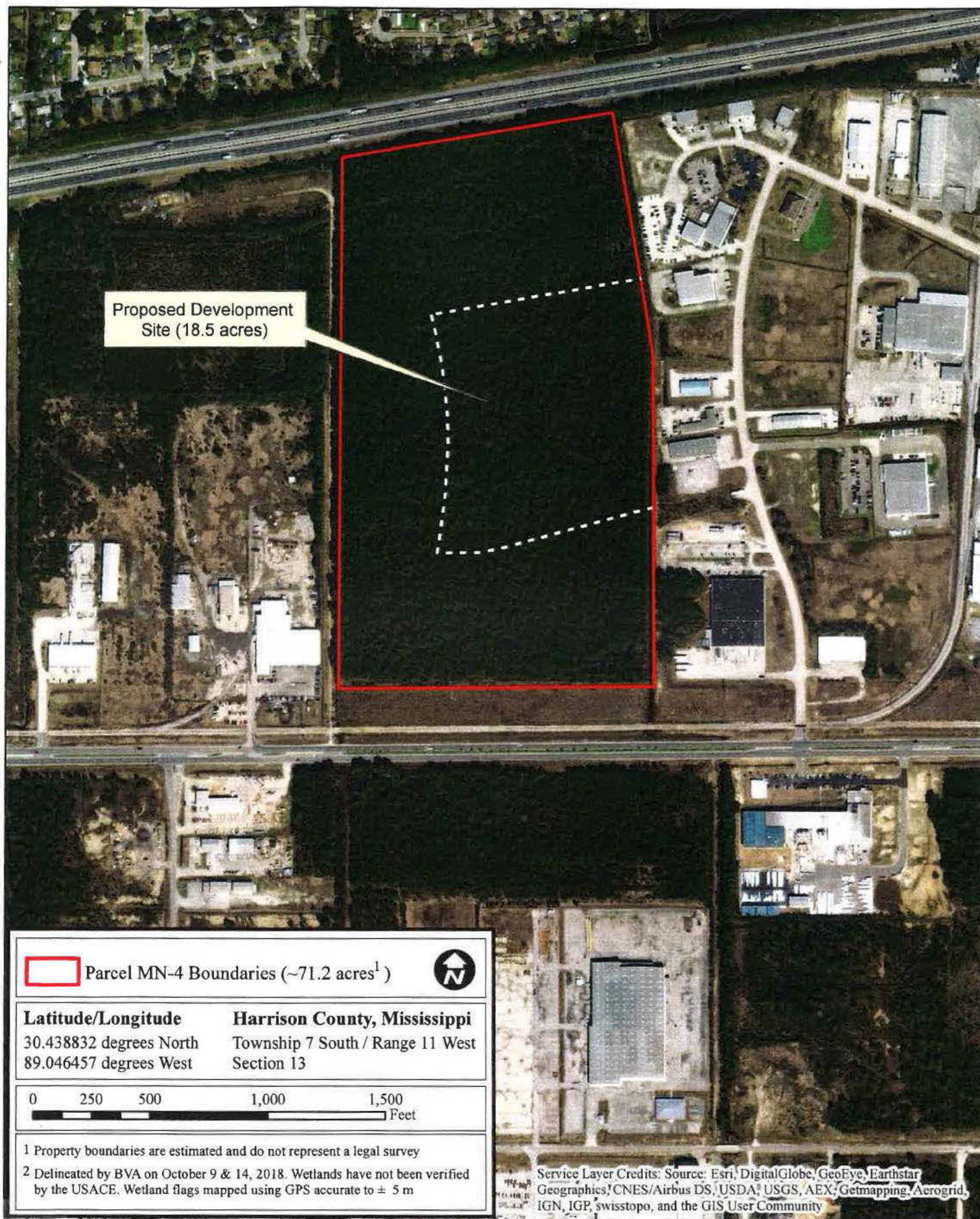


Figure 2. Location of the proposed expansion and access road

Figure 3. Site plan for the proposed distribution/warehouse facility

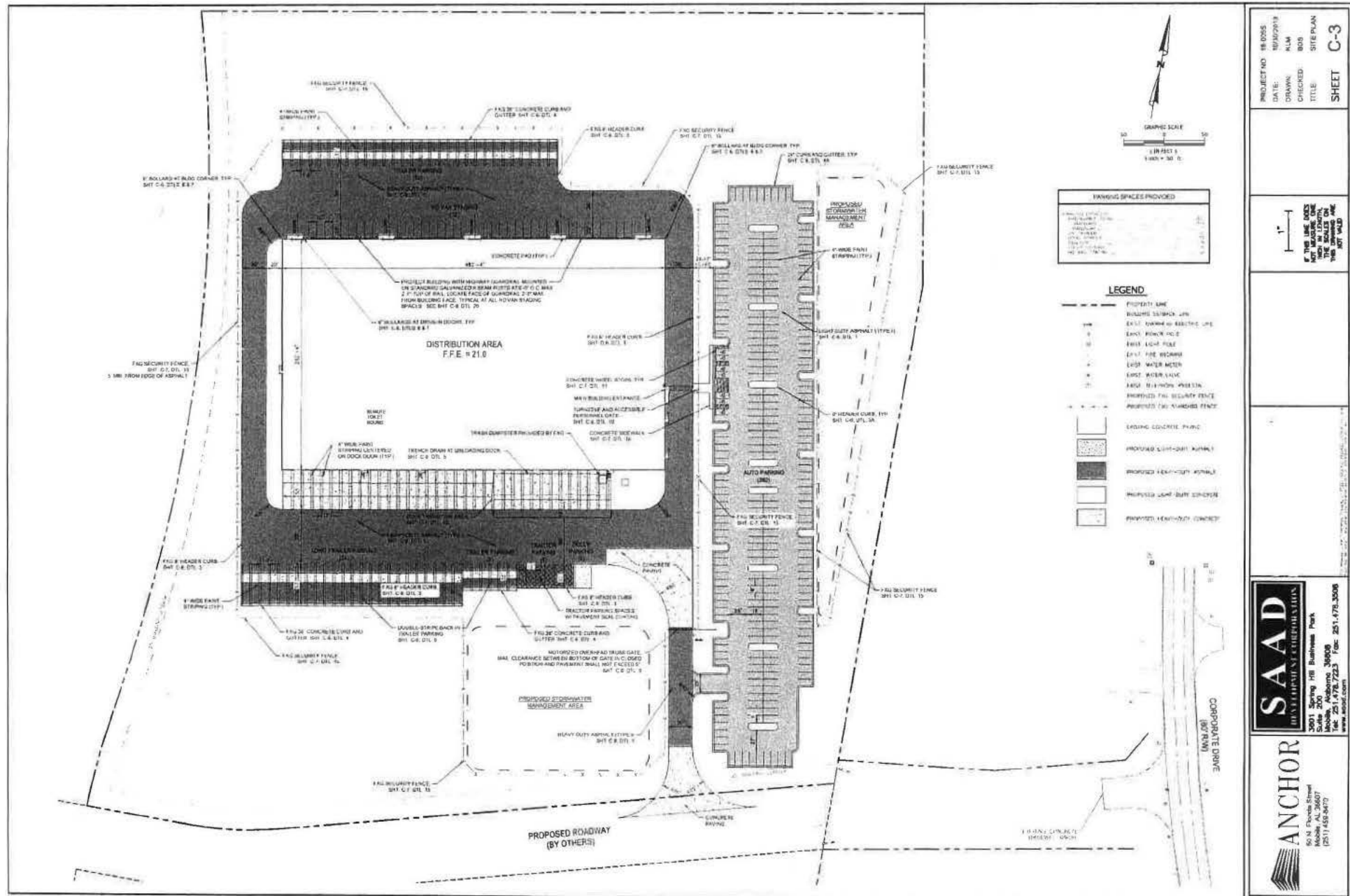
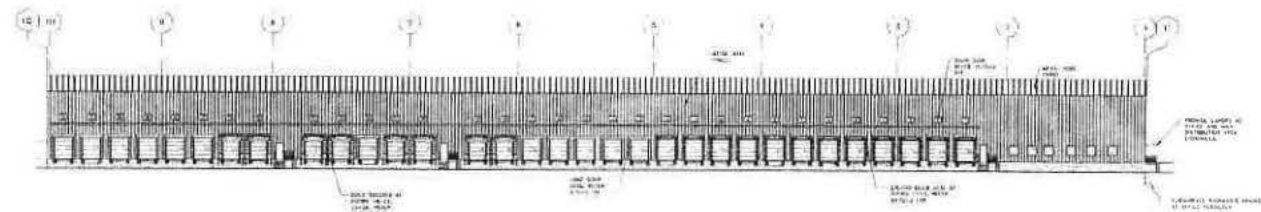


Figure 3. Site plan for the proposed distribution/warehouse facility



EAST ELEVATION

IB NORTH ELEVATION
MAY 1968 11-0

IA SOUTH ELEVATION

WEST ELEVATION
241 251

2 SECTION

1. <u>NAME OF PROJECT</u> 2. <u>LOCATION</u> 3. <u>DATE</u> 4. <u>BY</u> 5. <u>FOR</u> 6. <u>REASON</u> 7. <u>REMARKS</u> 8. <u>APPROVED</u> 9. <u>SIGNATURE</u> 10. <u>DATE</u> 11. <u>BY</u> 12. <u>FOR</u> 13. <u>REASON</u> 14. <u>REMARKS</u> 15. <u>APPROVED</u> 16. <u>SIGNATURE</u> 17. <u>DATE</u> 18. <u>BY</u> 19. <u>FOR</u> 20. <u>REASON</u> 21. <u>REMARKS</u> 22. <u>APPROVED</u> 23. <u>SIGNATURE</u> 24. <u>DATE</u> 25. <u>BY</u> 26. <u>FOR</u> 27. <u>REASON</u> 28. <u>REMARKS</u> 29. <u>APPROVED</u> 30. <u>SIGNATURE</u> 31. <u>DATE</u> 32. <u>BY</u> 33. <u>FOR</u> 34. <u>REASON</u> 35. <u>REMARKS</u> 36. <u>APPROVED</u> 37. <u>SIGNATURE</u> 38. <u>DATE</u> 39. <u>BY</u> 40. <u>FOR</u> 41. <u>REASON</u> 42. <u>REMARKS</u> 43. <u>APPROVED</u> 44. <u>SIGNATURE</u> 45. <u>DATE</u> 46. <u>BY</u> 47. <u>FOR</u> 48. <u>REASON</u> 49. <u>REMARKS</u> 50. <u>APPROVED</u> 51. <u>SIGNATURE</u> 52. <u>DATE</u> 53. <u>BY</u> 54. <u>FOR</u> 55. <u>REASON</u> 56. <u>REMARKS</u> 57. <u>APPROVED</u> 58. <u>SIGNATURE</u> 59. <u>DATE</u> 60. <u>BY</u> 61. <u>FOR</u> 62. <u>REASON</u> 63. <u>REMARKS</u> 64. <u>APPROVED</u> 65. <u>SIGNATURE</u> 66. <u>DATE</u> 67. <u>BY</u> 68. <u>FOR</u> 69. <u>REASON</u> 70. <u>REMARKS</u> 71. <u>APPROVED</u> 72. <u>SIGNATURE</u> 73. <u>DATE</u> 74. <u>BY</u> 75. <u>FOR</u> 76. <u>REASON</u> 77. <u>REMARKS</u> 78. <u>APPROVED</u> 79. <u>SIGNATURE</u> 80. <u>DATE</u> 81. <u>BY</u> 82. <u>FOR</u> 83. <u>REASON</u> 84. <u>REMARKS</u> 85. <u>APPROVED</u> 86. <u>SIGNATURE</u> 87. <u>DATE</u> 88. <u>BY</u> 89. <u>FOR</u> 90. <u>REASON</u> 91. <u>REMARKS</u> 92. <u>APPROVED</u> 93. <u>SIGNATURE</u> 94. <u>DATE</u> 95. <u>BY</u> 96. <u>FOR</u> 97. <u>REASON</u> 98. <u>REMARKS</u> 99. <u>APPROVED</u> 100. <u>SIGNATURE</u> 101. <u>DATE</u> 102. <u>BY</u> 103. <u>FOR</u> 104. <u>REASON</u> 105. <u>REMARKS</u> 106. <u>APPROVED</u> 107. <u>SIGNATURE</u> 108. <u>DATE</u> 109. <u>BY</u> 110. <u>FOR</u> 111. <u>REASON</u> 112. <u>REMARKS</u> 113. <u>APPROVED</u> 114. <u>SIGNATURE</u> 115. <u>DATE</u> 116. <u>BY</u> 117. <u>FOR</u> 118. <u>REASON</u> 119. <u>REMARKS</u> 120. <u>APPROVED</u> 121. <u>SIGNATURE</u> 122. <u>DATE</u> 123. <u>BY</u> 124. <u>FOR</u> 125. <u>REASON</u> 126. <u>REMARKS</u> 127. <u>APPROVED</u> 128. <u>SIGNATURE</u> 129. <u>DATE</u> 130. <u>BY</u> 131. <u>FOR</u> 132. <u>REASON</u> 133. <u>REMARKS</u> 134. <u>APPROVED</u> 135. <u>SIGNATURE</u> 136. <u>DATE</u> 137. <u>BY</u> 138. <u>FOR</u> 139. <u>REASON</u> 140. <u>REMARKS</u> 141. <u>APPROVED</u> 142. <u>SIGNATURE</u> 143. <u>DATE</u> 144. <u>BY</u> 145. <u>FOR</u> 146. <u>REASON</u> 147. <u>REMARKS</u> 148. <u>APPROVED</u> 149. <u>SIGNATURE</u> 150. <u>DATE</u> 151. <u>BY</u> 152. <u>FOR</u> 153. <u>REASON</u> 154. <u>REMARKS</u> 155. <u>APPROVED</u> 156. <u>SIGNATURE</u> 157. <u>DATE</u> 158. <u>BY</u> 159. <u>FOR</u> 160. <u>REASON</u> 161. <u>REMARKS</u> 162. <u>APPROVED</u> 163. <u>SIGNATURE</u> 164. <u>DATE</u> 165. <u>BY</u> 166. <u>FOR</u> 167. <u>REASON</u> 168. <u>REMARKS</u> 169. <u>APPROVED</u> 170. <u>SIGNATURE</u> 171. <u>DATE</u> 172. <u>BY</u> 173. <u>FOR</u> 174. <u>REASON</u> 175. <u>REMARKS</u> 176. <u>APPROVED</u> 177. <u>SIGNATURE</u> 178. <u>DATE</u> 179. <u>BY</u> 180. <u>FOR</u> 181. <u>REASON</u> 182. <u>REMARKS</u> 183. <u>APPROVED</u> 184. <u>SIGNATURE</u> 185. <u>DATE</u> 186. <u>BY</u> 187. <u>FOR</u> 188. <u>REASON</u> 189. <u>REMARKS</u> 190. <u>APPROVED</u> 191. <u>SIGNATURE</u> 192. <u>DATE</u> 193. <u>BY</u> 194. <u>FOR</u> 195. <u>REASON</u> 196. <u>REMARKS</u> 197. <u>APPROVED</u> 198. <u>SIGNATURE</u> 199. <u>DATE</u> 200. <u>BY</u> 201. <u>FOR</u> 202. <u>REASON</u> 203. <u>REMARKS</u> 204. <u>APPROVED</u> 205. <u>SIGNATURE</u> 206. <u>DATE</u> 207. <u>BY</u> 208. <u>FOR</u> 209. <u>REASON</u> 210. <u>REMARKS</u> 211. <u>APPROVED</u> 212. <u>SIGNATURE</u> 213. <u>DATE</u> 214. <u>BY</u> 215. <u>FOR</u> 216. <u>REASON</u> 217. <u>REMARKS</u> 218. <u>APPROVED</u> 219. <u>SIGNATURE</u> 220. <u>DATE</u> 221. <u>BY</u> 222. <u>FOR</u> 223. <u>REASON</u> 224. <u>REMARKS</u> 225. <u>APPROVED</u> 226. <u>SIGNATURE</u> 227. <u>DATE</u> 228. <u>BY</u> 229. <u>FOR</u> 230. <u>REASON</u> 231. <u>REMARKS</u> 232. <u>APPROVED</u> 233. <u>SIGNATURE</u> 234. <u>DATE</u> 235. <u>BY</u> 236. <u>FOR</u> 237. <u>REASON</u> 238. <u>REMARKS</u> 239. <u>APPROVED</u> 240. <u>SIGNATURE</u> 241. <u>DATE</u> 242. <u>BY</u> 243. <u>FOR</u> 244. <u>REASON</u> 245. <u>REMARKS</u> 246. <u>APPROVED</u> 247. <u>SIGNATURE</u> 248. <u>DATE</u> 249. <u></u>	
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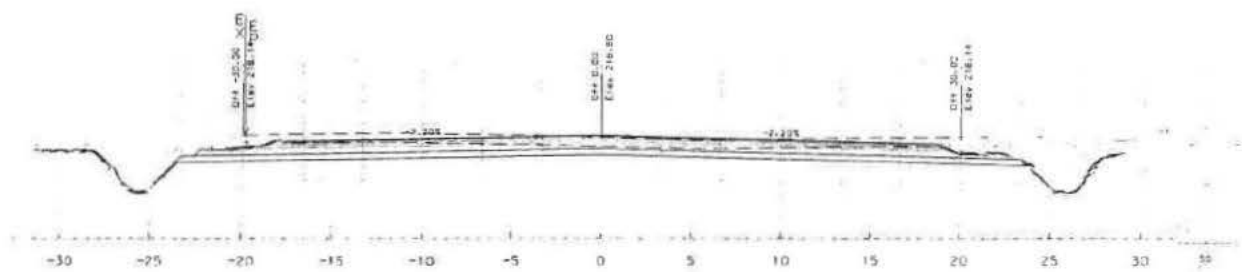


Figure 5. Typical section of the new trucking access road

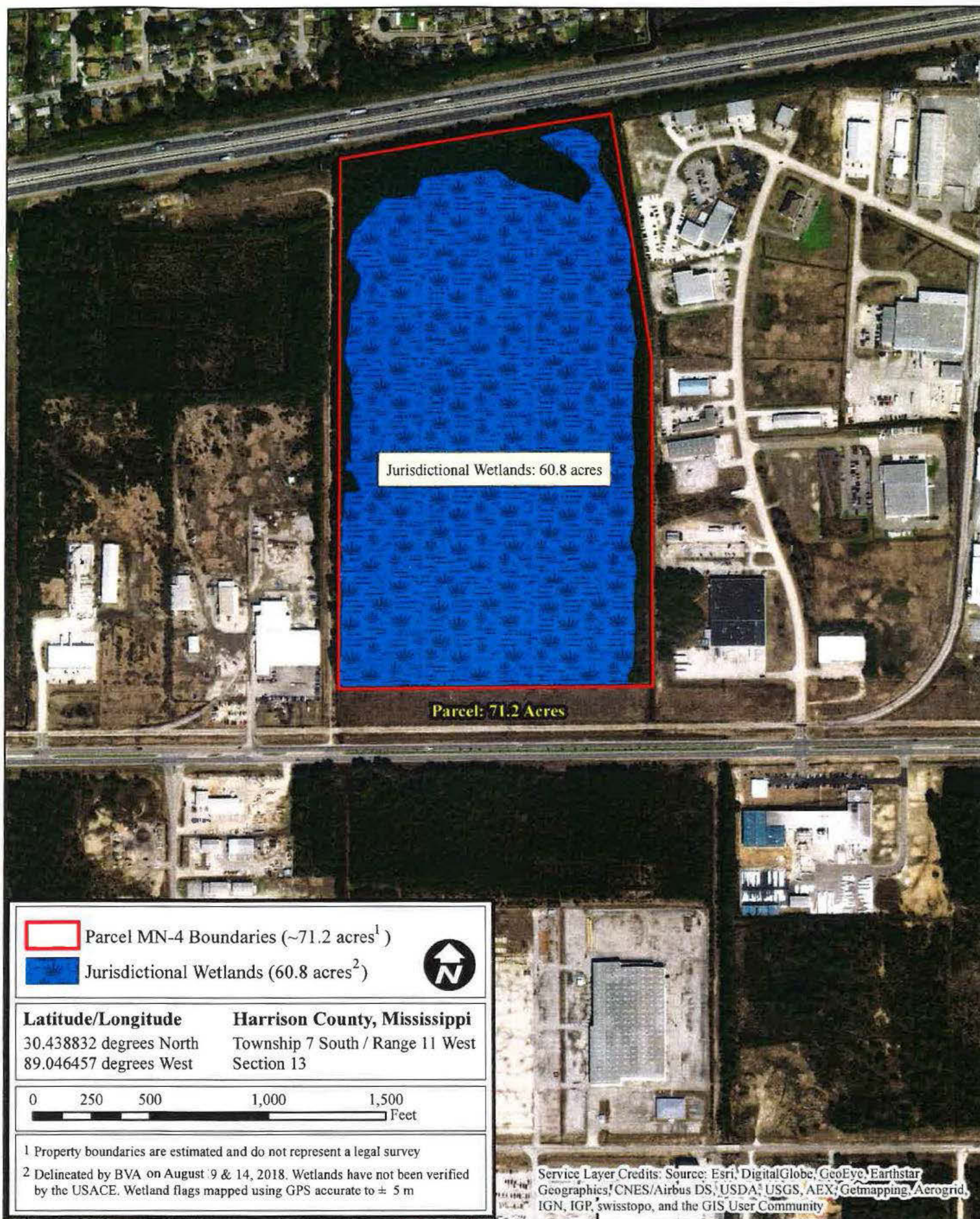


Figure 7. Wetland map for Alternative Site 1 (proposed site)

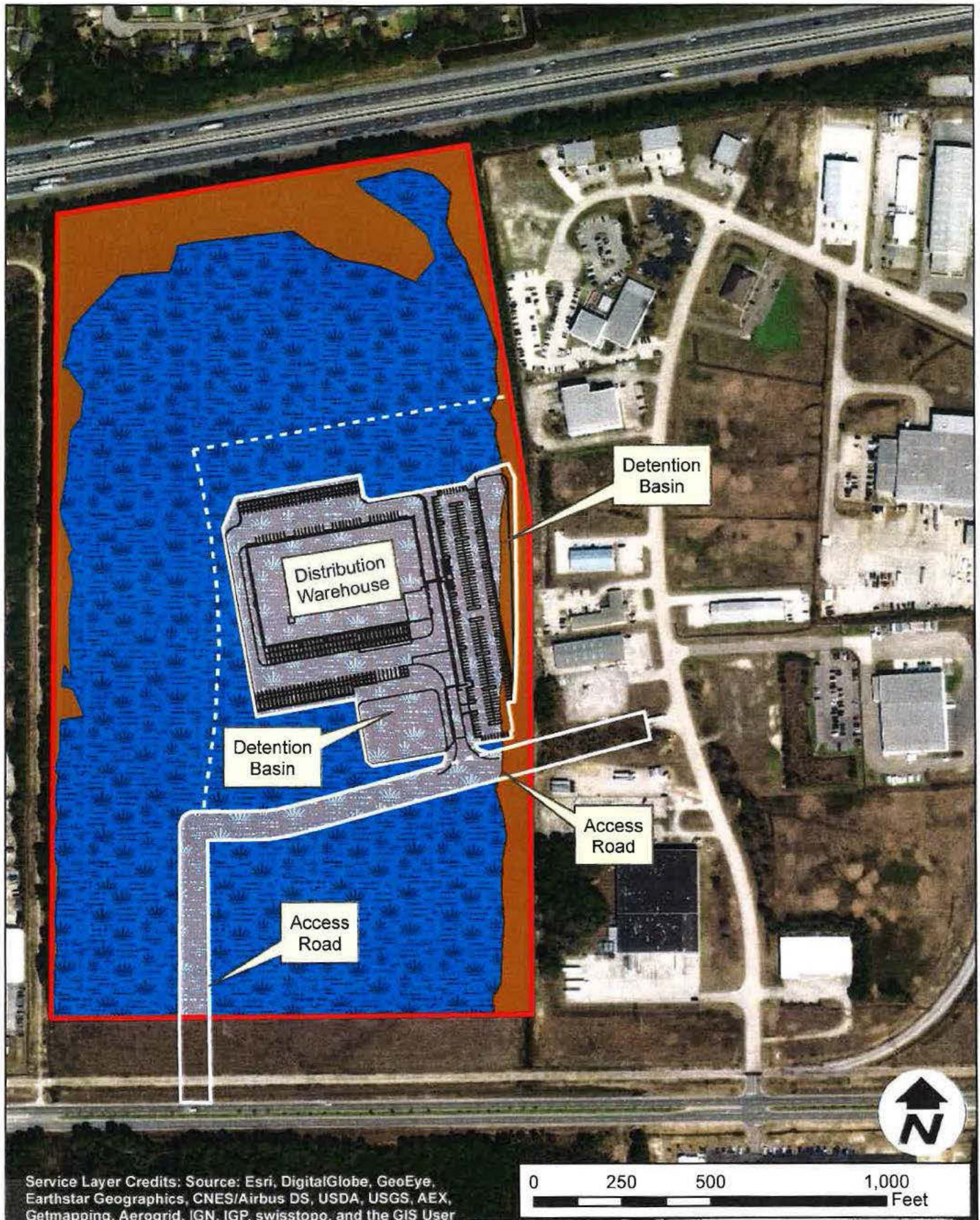


Figure 10. Wetland impacts anticipated for the proposed site plan

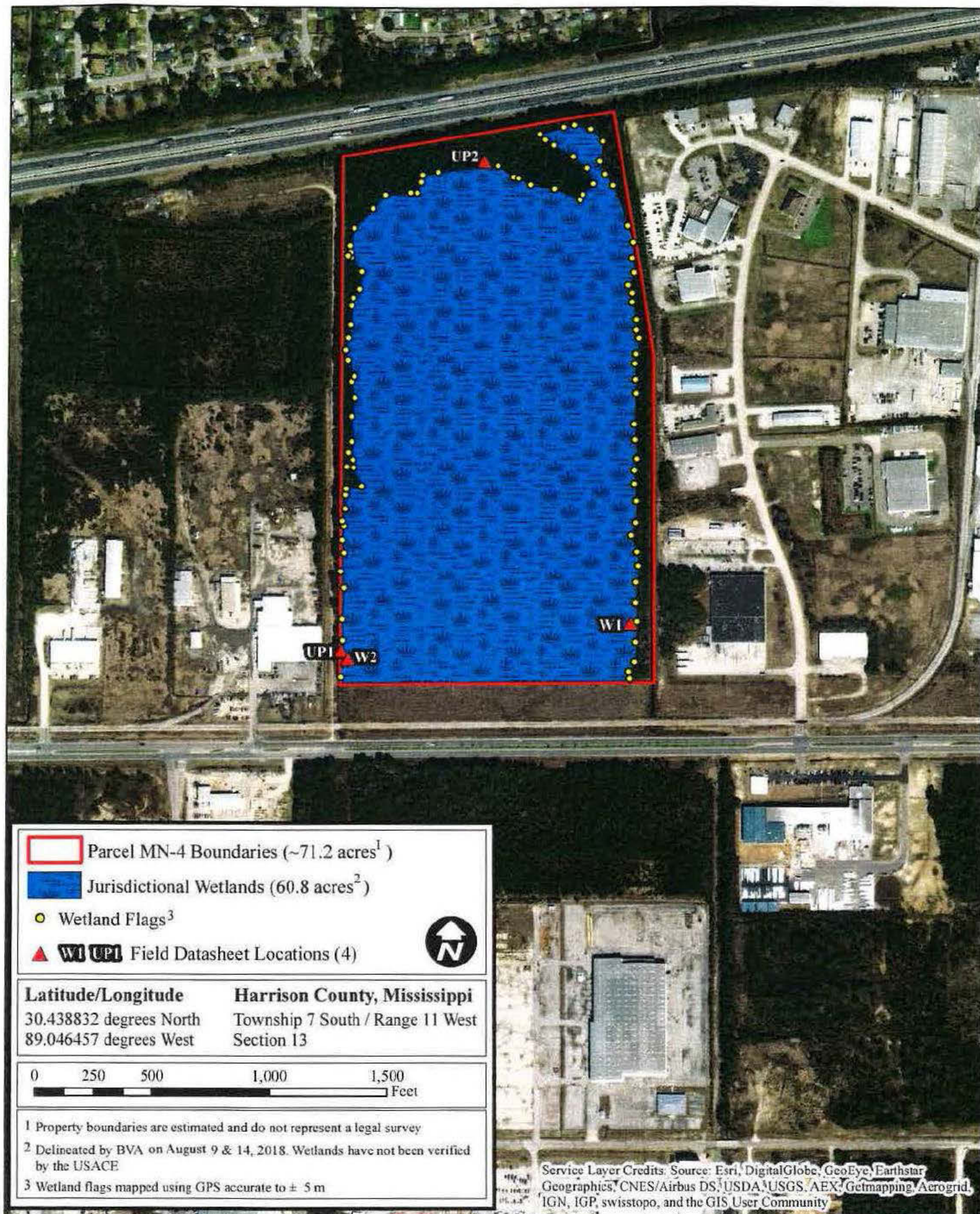


Figure 13. Wetland delineation map of Parcel MN-4, August 2018