



DEPARTMENT OF THE ARMY
U. S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

CESAM-RD-M
PUBLIC NOTICE NO. SAM-1993-00034-RCV

October 13, 2022

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL (MDEQ)

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

PROPOSED AFTER-THE-FACT WETLAND FILL FOR CONSTRUCTION WITHIN THE
BAYOU BERNARD INDUSTRIAL DISTRICT (BBID) MN-4 PARCEL,
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 (33 USC 1344). Please communicate this information to interested parties.

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

WATERWAY AND LOCATION: 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.

BACKGROUND: Portions of at least eight light industrial/commercial businesses have been built upon wetland areas that had been part of mitigation area MN-4 (Figure 6). All the lots occupied by these business operations were platted to extend to a western boundary at the drainage ditch constructed prior to 1992 (figure 3). Due to development error, MN-4 areas that had already been altered and possibly did not consist of wetlands, were included and accounted for in the mitigation plan even though they were separated from the larger mitigation area by a large drainage ditch (figure 5). The applicant states that the original intention of the HCDC was that lots east of that ditch were to be available for development and those areas should not have been represented as part of the 93-acres mitigation area in the Mitigation Plan (figure 4) . These impacts were discovered when 71.1 acres of MN-4 was removed from the mitigation area and developed as part of

a FedEx facility in 2019 under SAM- SAM-2018-01009-RCV.

PROPOSED WORK: Exclude the eastern portion of the MN-4 parcel as a mitigation area. After-the fact development of the eastern portion of the mitigation area has resulted in loss of approximately 7.65 acres of low-quality pine-forested wetlands.

MITIGATION: The applicant proposes to purchase the value of the mitigation acreage originally assessed under the original BBID mitigation plan as 0.3 credits per acres, and then purchase mitigation credits for the same acreage as 7.65- acres of low-quality wetlands.

The applicant has applied for state water quality (WQ) certification in accordance with Section 401(a)(1) of the Clean Water Act, and for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. Upon completion of the required advertising and public comment review, a determination relative to WQ certification and CZ consistency will be made by the Mississippi Department of Environmental Quality and the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (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 benefit 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, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The 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 to consider 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 affect historic properties. In accordance with Appendix C of 33 CFR 325, the USACE has determined the permit area consists of the entire project site. The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. The U.S. Army Corps of Engineers (USACE) has made a preliminary determination that the proposed project would have no potential to effect on historic properties due to previous development impacts. In a separate development at MN-4 under SAM-2018-01009-RCV, and prior to the discovery of this after-the-fact development, and by correspondence to the USACE dated 21 March 2019, the Mississippi Department of Archives and History (MDAH) stated concurrence with the USACE effects determination and that no cultural resources eligible for listing in the National Register of Historic Places are likely to be affected by the project (**MDAH Log #03-079-19 (01-057-19)**, Report#19-0061). However, we are seeking comment from the State Historic Preservation Officer, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work. This action constitutes the full extent of cultural resources investigations 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 project area.

A preliminary review of this application, the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants and the National Marine Fisheries Service list of Mississippi's Threatened and Endangered Species indicate the proposed activity will have no effect on endangered or threatened species, or their critical habitat. 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-1993-00034-RCV** and should be directed to the District Engineer, U.S. Army Engineer

District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: South Mississippi Branch, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, 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.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

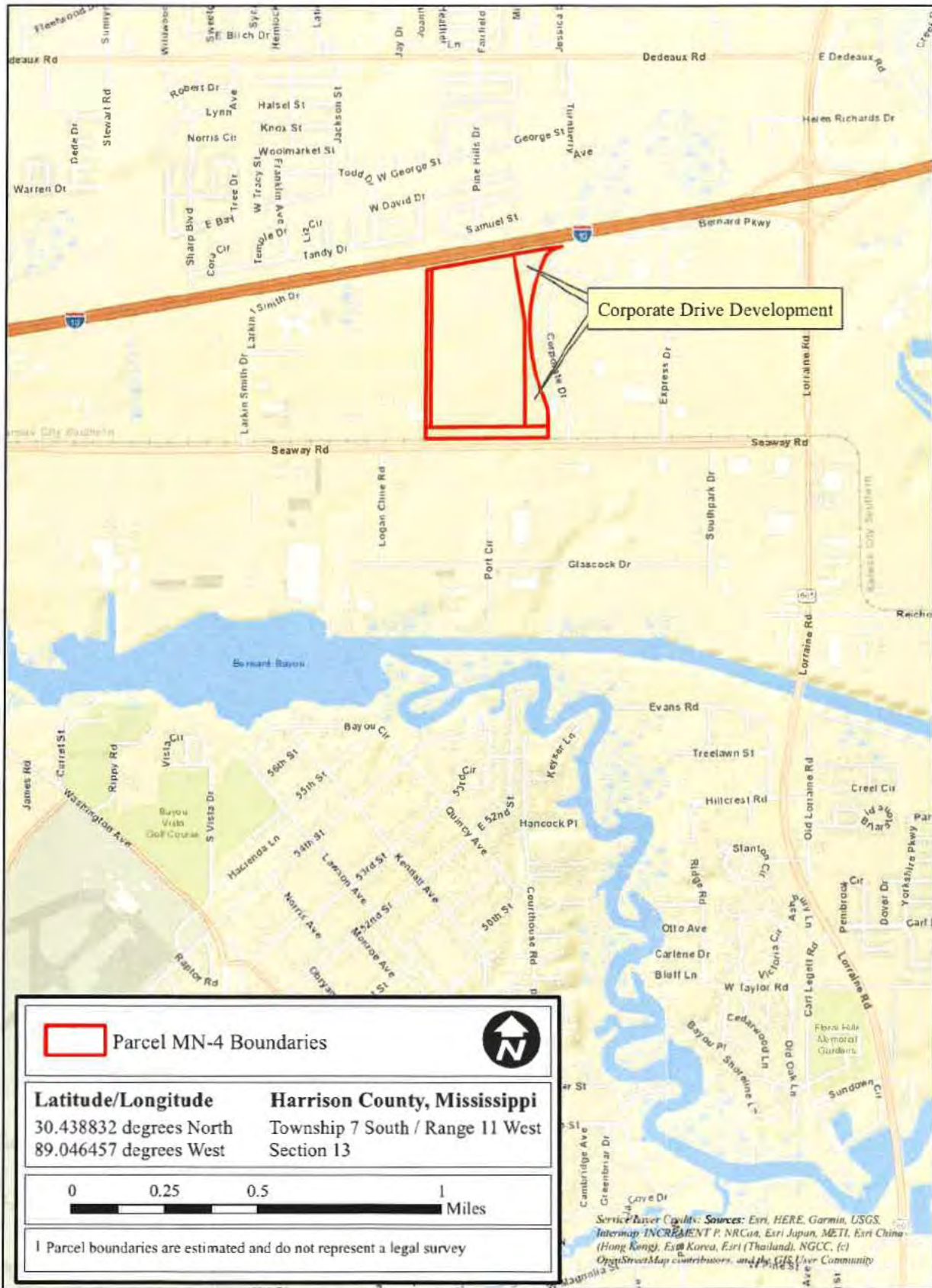


Figure 1. Project Location and Vicinity Map (Street View Locator)

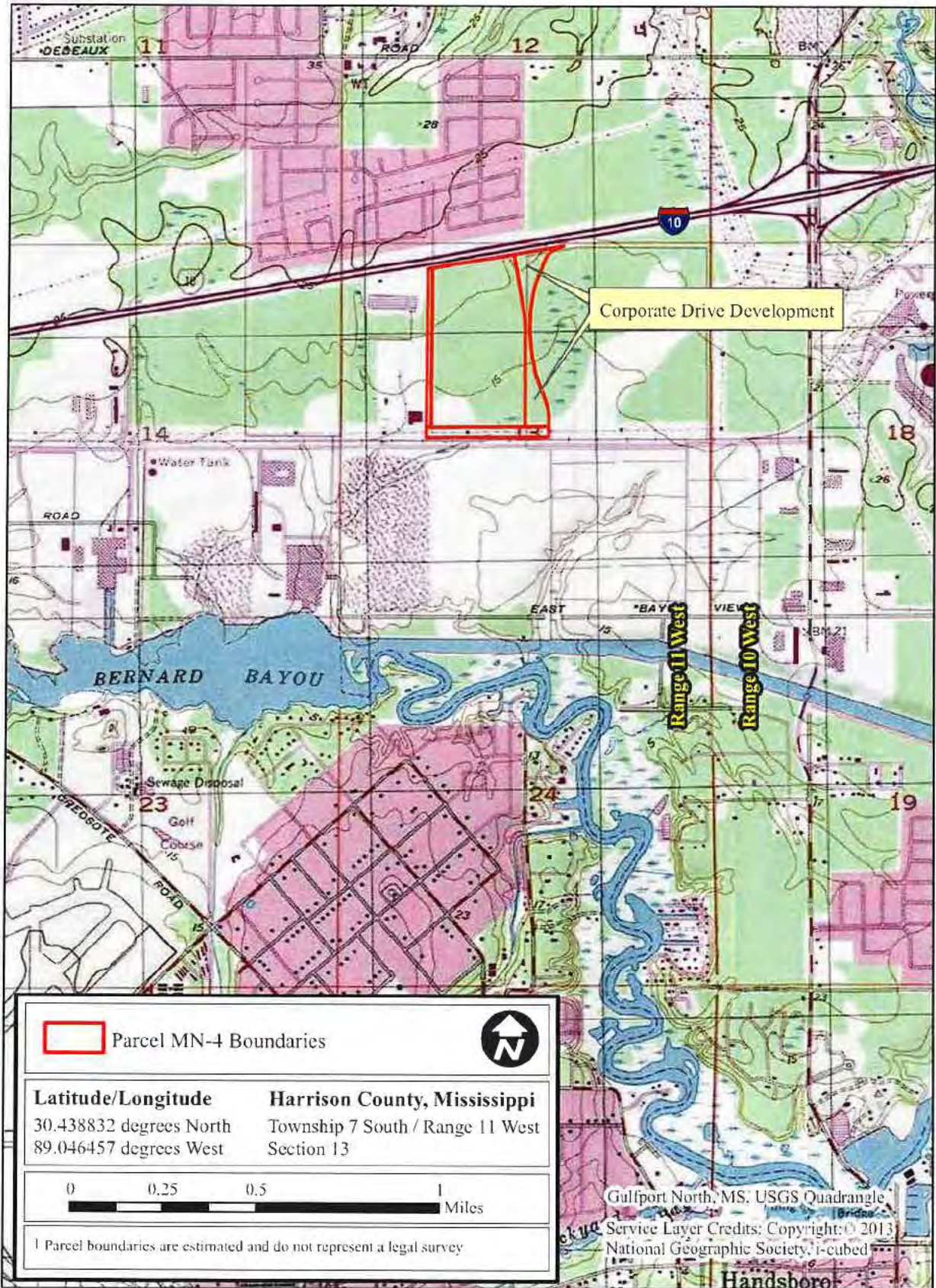


Figure 2. Project Location and Vicinity Map (Quad View)



Figure 3. Preliminary site preparation in commercial lots west of Corporate Drive, 1992

BERNARD BAYOU INDUSTRIAL PARK

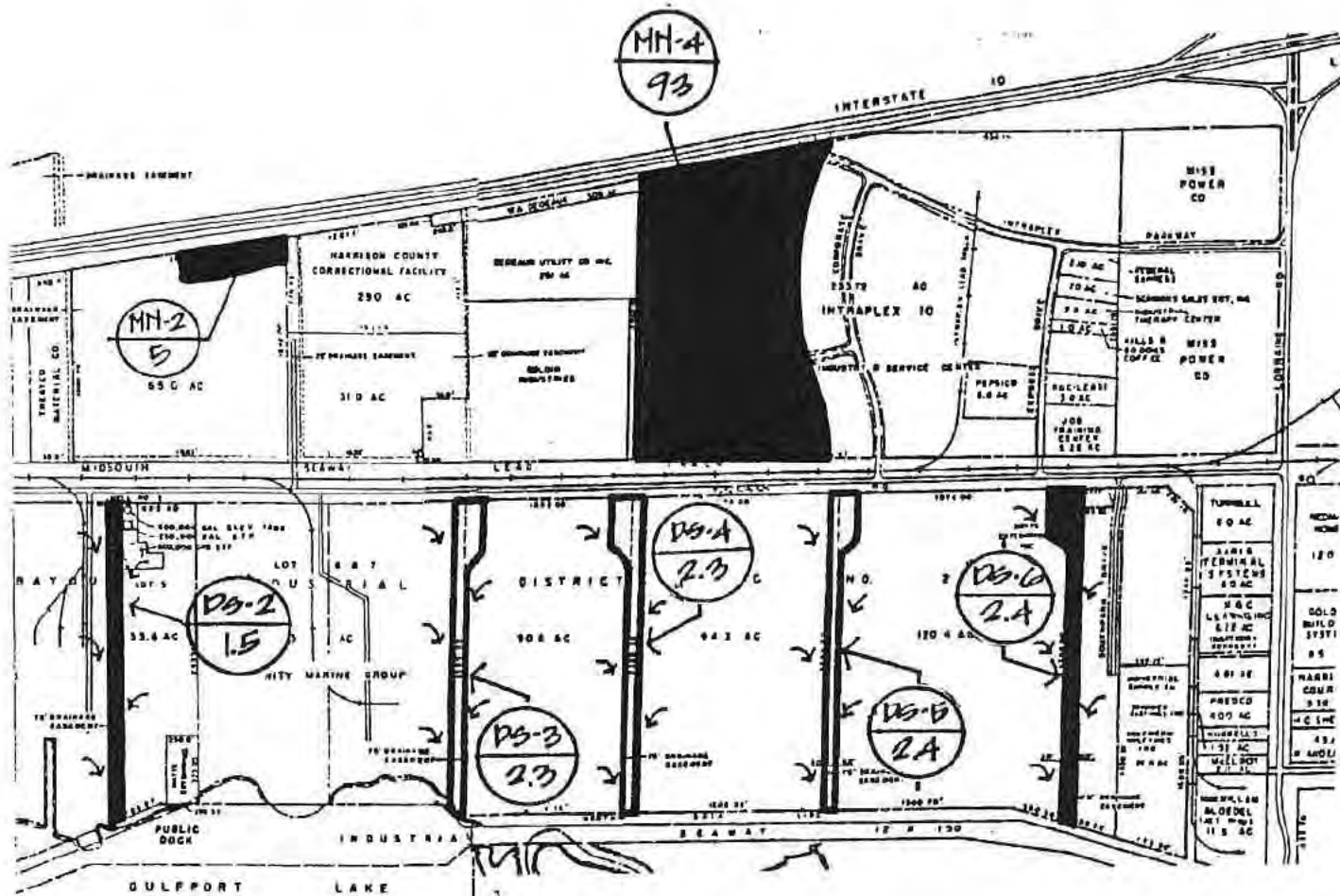


Figure 4. Approved wetland mitigation site MN-4 in the Bayou Bernard Industrial District, 1993



Figure 5. Commercial development west of Corporate Drive, 2004



Figure 6. Corporate Drive development encroachment (7.65 acres) on mitigation site MN-4, 2020