



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

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

July 21, 2021

JOINT PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS

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

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**MODIFICATION OF THE CURRENT PERMIT FOR A FEDEX FACILITY AND  
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 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.

**PROPOSED WORK:** The proposed modified site plan is shown in Figure 2. This facility would include a 317,519-sq. ft. building that provides approximately 305,400 sq. ft. of floor space for distribution and about 12,100 sq. ft. for offices. It will have at least 150 spaces for truck/trailer parking, 22 spaces for dollies/tractors, 96 space for vans, and at least 736 employee parking spaces. Paved aprons and truck driveways will provide access to loading/unloading at the north, east, and west sides of the building. Truck traffic will be connected to Corporate Drive. Employee parking will be located on the south side of the facility. Storm water management will be provided in two storm water detention basins that will occupy approximately 2.6 acres of the site, combined. Approximately 22.7 acres of the

project will occur within a security fence. Developed areas outside the fence will comprise approximately 11.1 acres while undisturbed buffer areas (outside the fence) will comprise about 18.1 acres.

The distribution/warehouse/office 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 +16 ft. Profile views of the building are shown in Figure 3. The new access road will have 3 wide lanes and a paved surface 36 ft. wide; Figure 4 provides a typical cross section of this road.

The proposed project will require filling, excavation, or alteration of approximately 33.8 acres of low-quality pinewoods wetland within the 35.6-acre development area (Figure 6). This is an increase of 19.1 acres of wetland impact compared to the 14.7-acre impact provided for in the existing authorized project. Included within these new impacts are two stormwater detention ponds that would increase from 1.4 acres to 2.6 acres.

The Applicant has provided replacement mitigation for those earlier impacts to 14.7 acres of wetland habitat, as required in the existing permit. The Applicant intends to purchase mitigation credits from an approved mitigation bank for the proposed impacts to an additional 19.1 acres of low-quality pine flatwoods wetlands under this modification.

The applicant has applied for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. A determination relative to CZ consistency will be made by the Mississippi Department of Marine Resources.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority).

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 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 Corps of Engineers 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 Corps of Engineers 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 Corps has determined the permit area consists of the 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 Corps has made a preliminary determination that the proposed project would have no effect on historic properties]. In a letter 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

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 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, in time to be received within **30 days** of the date of this public notice.

If you have any questions concerning this publication, you may contact the project manager for this application, **Rudolph C. Villarreal** ([rudolph.c.villarreal@usace.army.mil](mailto:rudolph.c.villarreal@usace.army.mil)), at (251) 690-3246. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our website at: [www.sam.usace.army.mil](http://www.sam.usace.army.mil) and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures



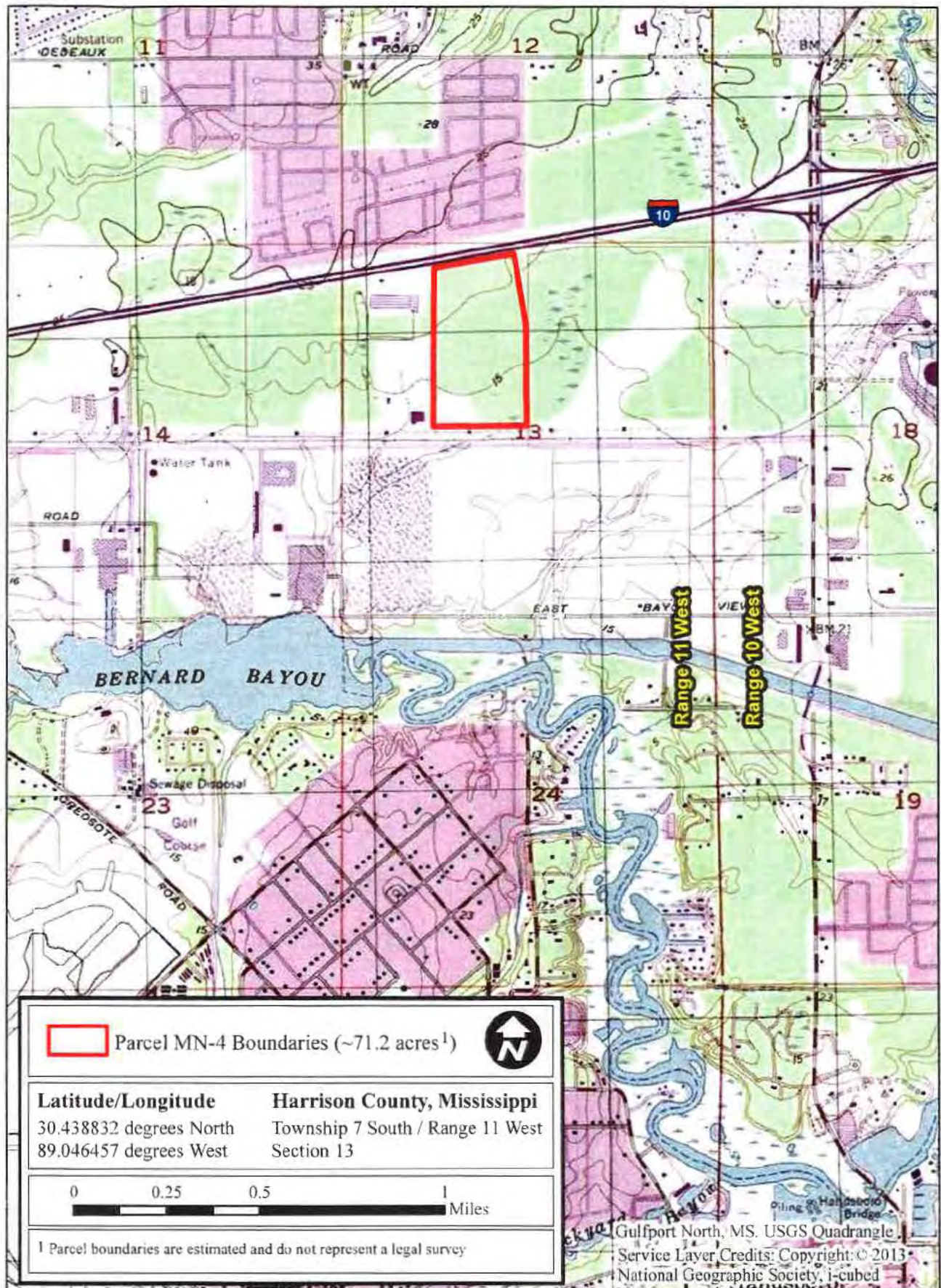
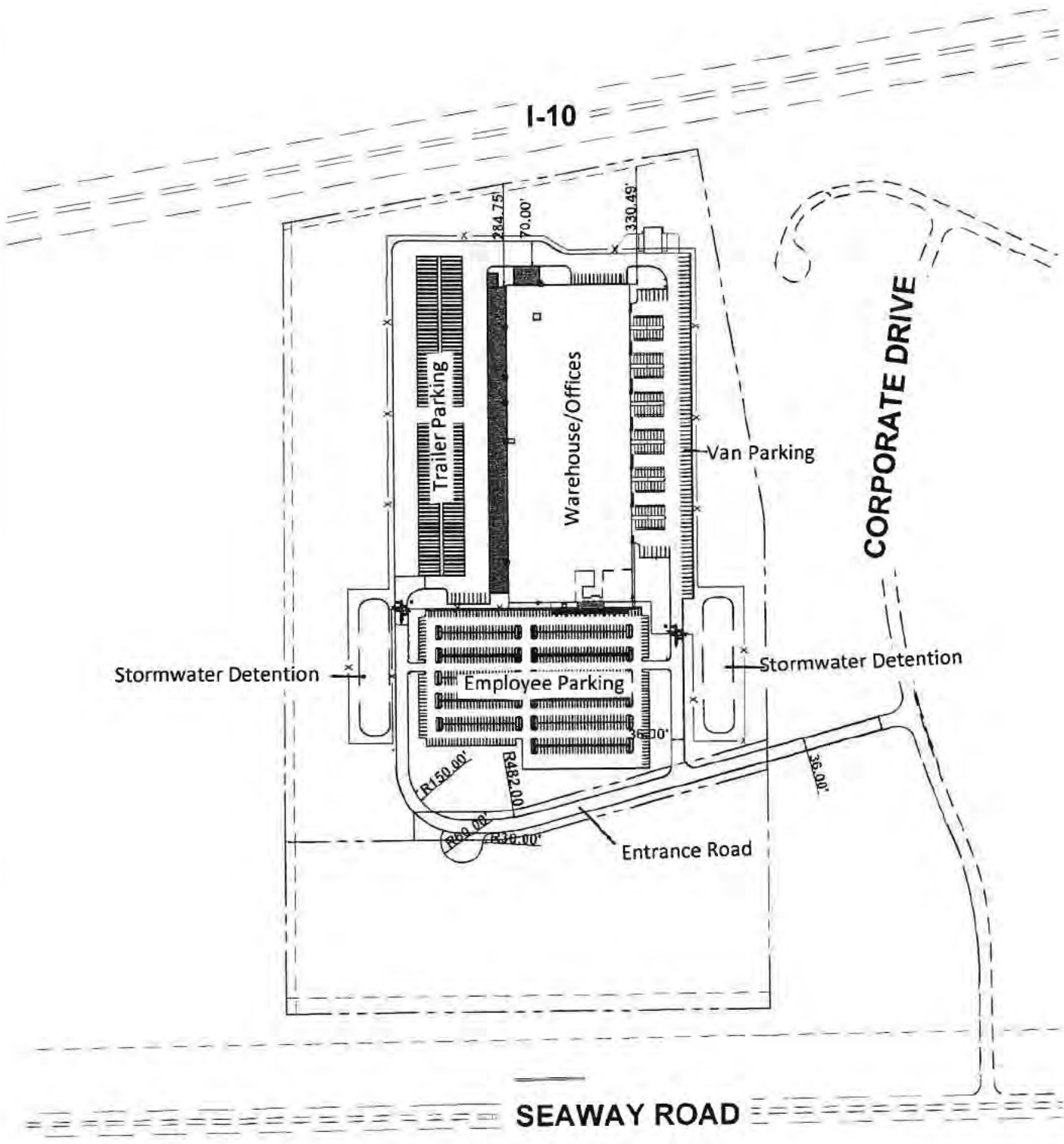


Figure 1. Project location and vicinity map

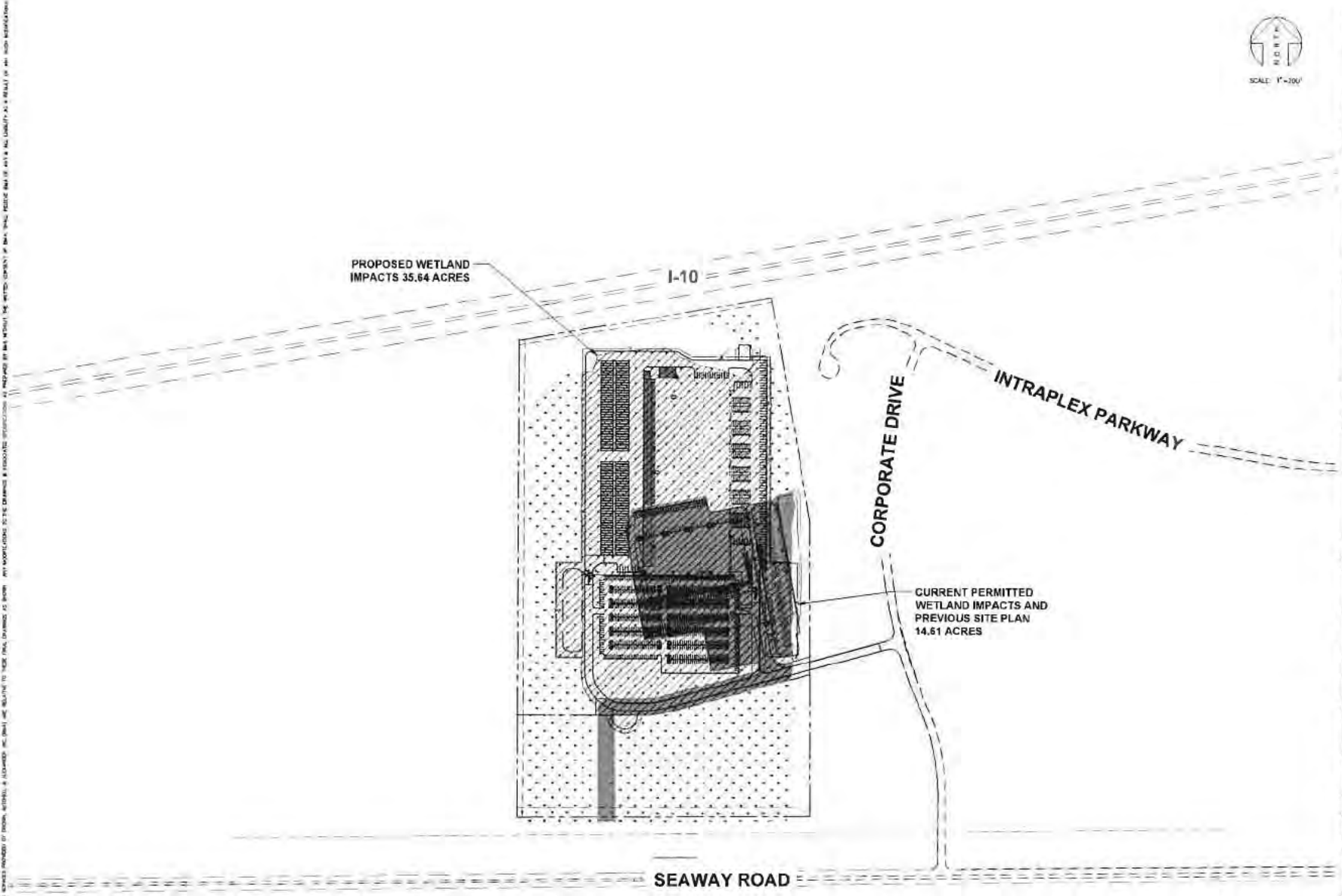
SAM-2018-01009-RCV





**Figure 2. Proposed Modified FedEx Ground Expansion Plan**

NO WARRANTIES, REPRESENTATIONS, OR OTHERS ARE MADE BY THE ENGINEER OR ARCHITECT FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED HEREON. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.



**Figure 3. Overlay of the Currently Permitted Facility Expansion, with the Proposed Modified Expansion Plan**

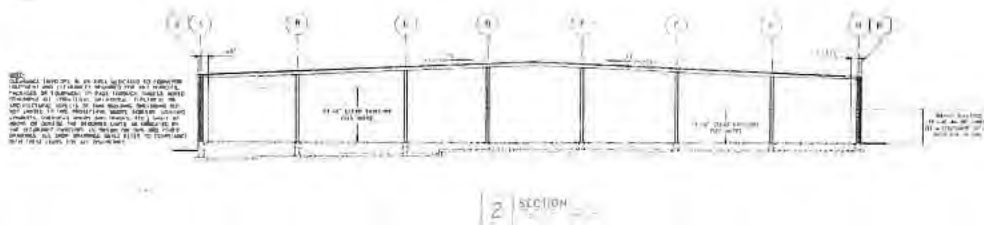
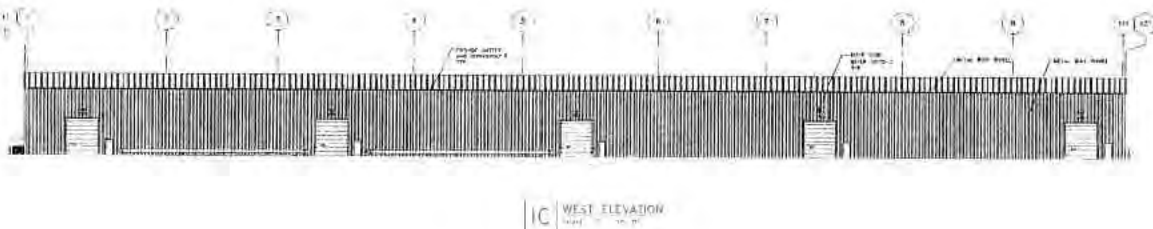
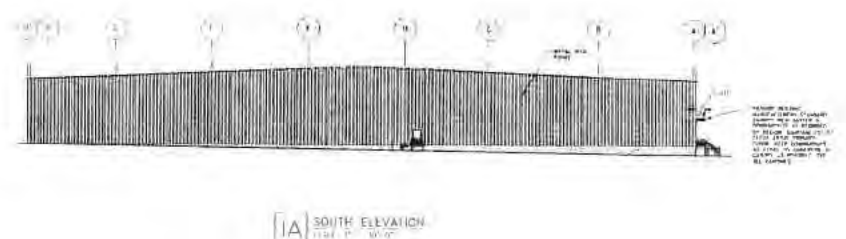
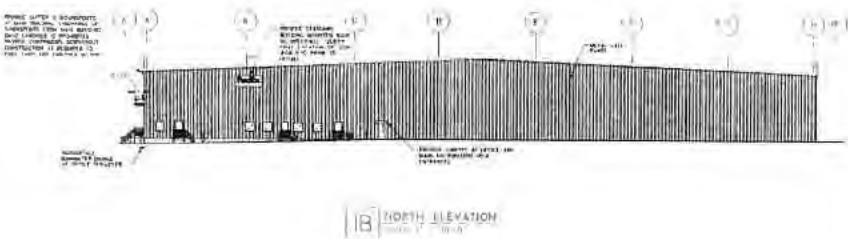
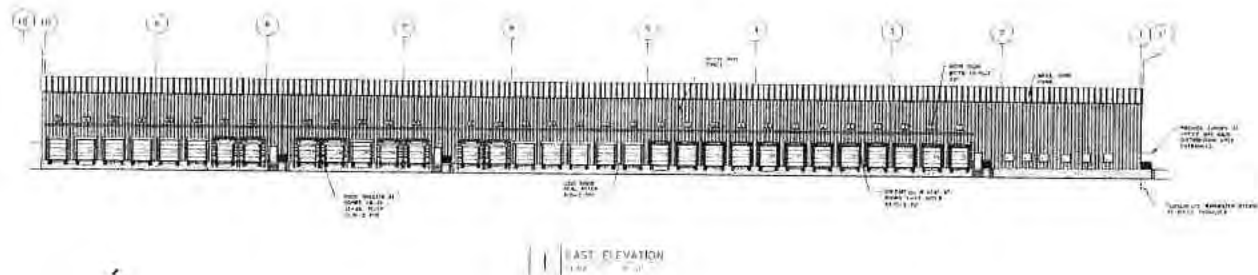


**bma**  
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WWW.BMAENGINEERS.COM

PRELIMINARY

FXG - GULFPORT  
42 REAL ESTATE  
GULFPORT (ARTIST'S CONCEPT) SUBMITTAL  
SITE PLAN

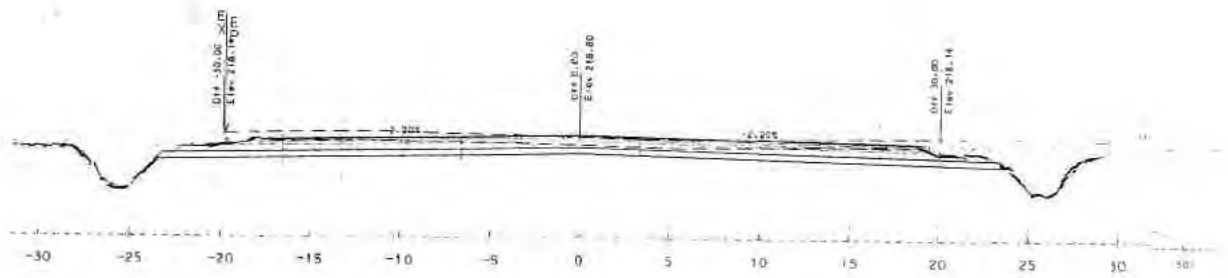
EXHIBIT



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Figure 4. Profile views of the Distribution/warehouse building





**Figure 5. Typical section of the new trucking access road**

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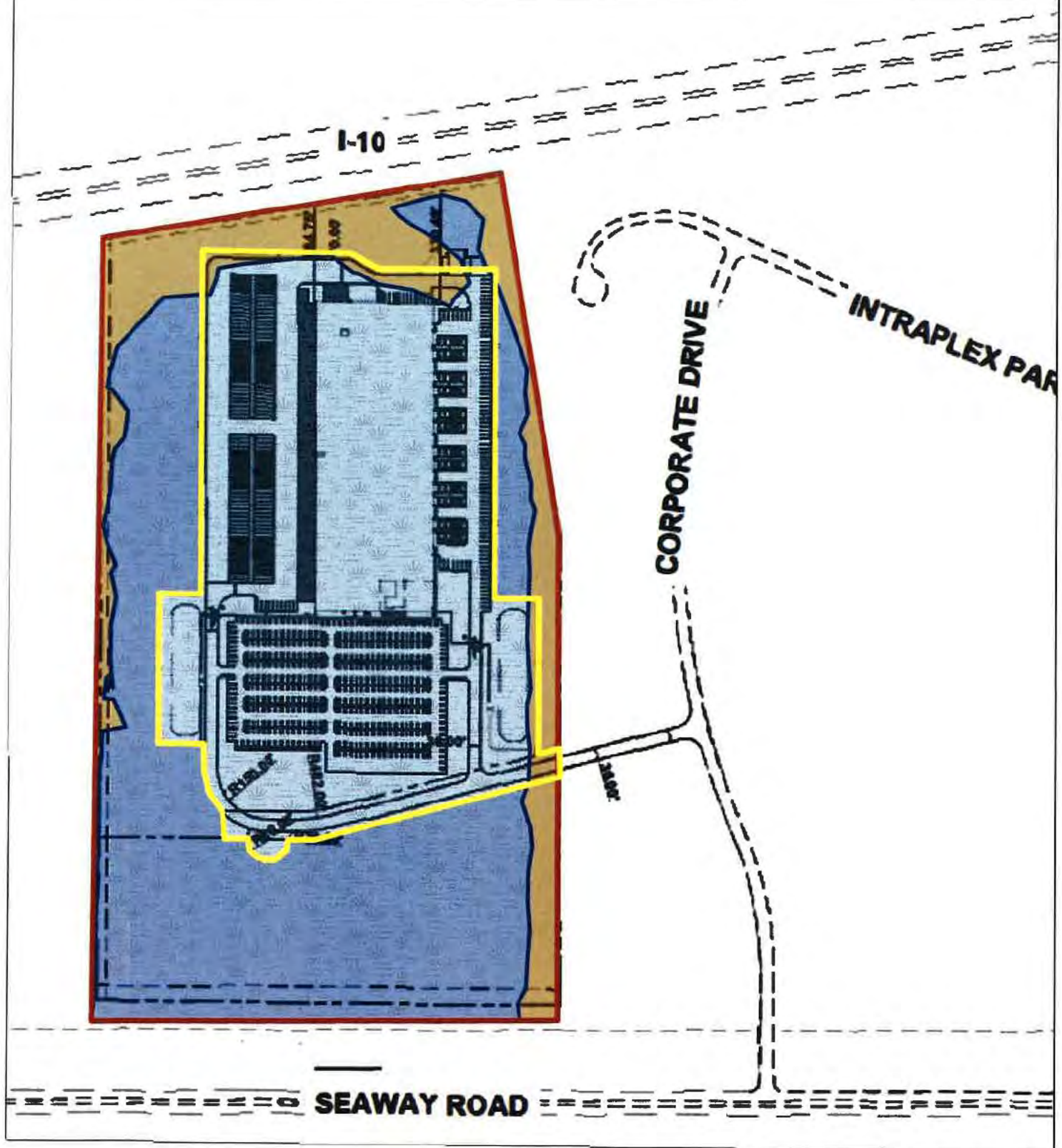
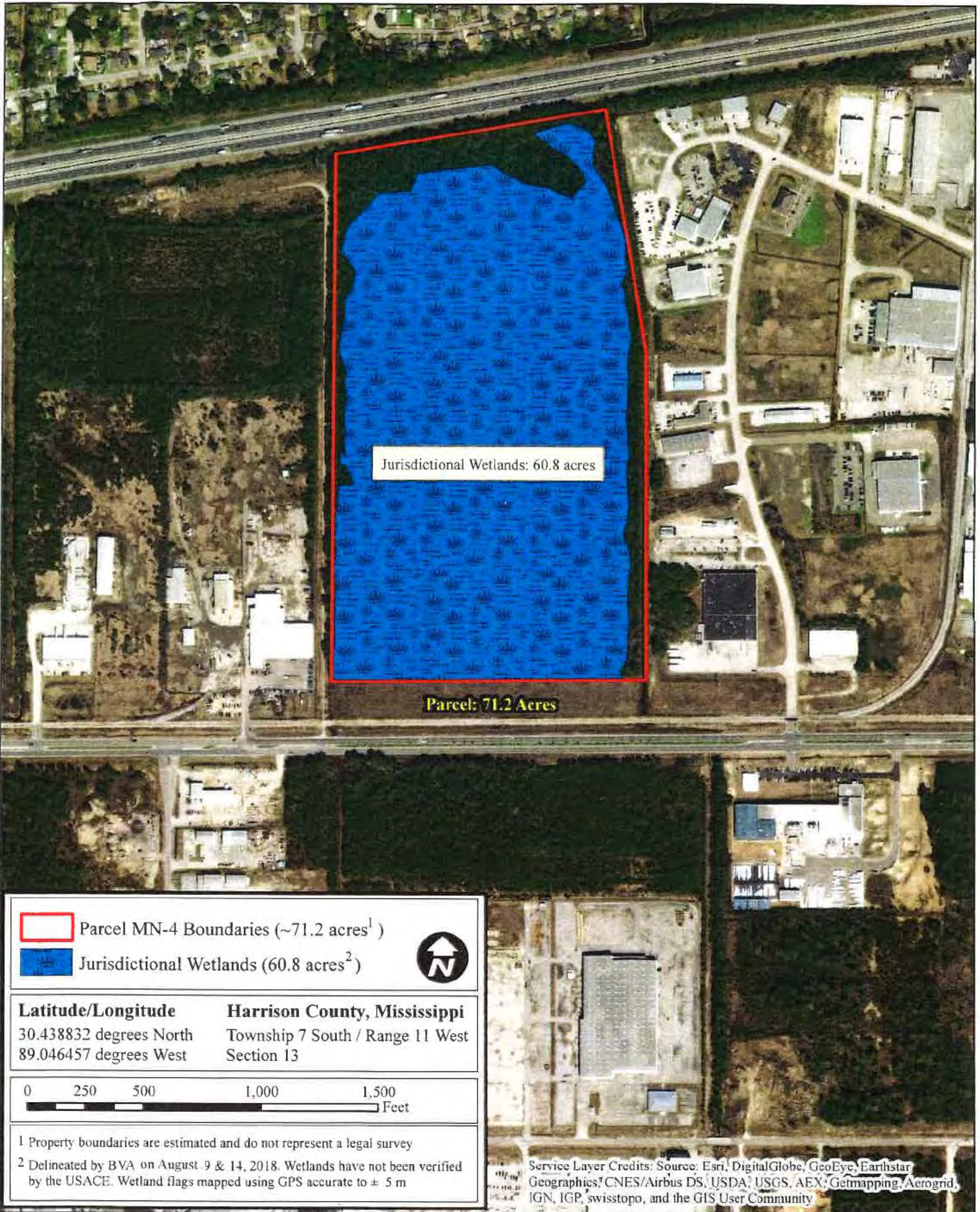


Figure 6. Wetland Impacts Associated with the Modified Expansion Plan

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**Figure 8. Wetland delineation map for Parcel MN-4 in the Bayou Bernard Industrial District**