



**US Army Corps
of Engineers.**

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

Public Notice

APPLICATION NO.:	MVK-2022-00820
EVALUATOR:	Mr. Anthony Lobred
PHONE NO.:	(601) 631-5478
E-MAIL:	Anthony.R.Lobred@usace.army.mil
DATE:	October 9, 2024
EXPIRATION DATE:	October 31, 2024

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

The Clean Water Act (CWA) Section 401 Water Quality Certification Improvement Rule (Certification Improvement Rule, 40 CFR 121), effective November 27, 2023, requires certification for any license or permit that authorizes an activity that has the potential to result in a discharge. The scope of a CWA Section 401 certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. 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 completed the pre-filing meeting requirements with the Mississippi Department of Environmental Quality (certifying authority) on May 22, 2024. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality. In accordance with Certification Improvement Rule, once the applicant submits a certification request, the U.S. Army Corps of Engineers and the certifying authority will jointly establish the reasonable period of time for the certifying authority to act upon the certification request.

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

Name of Applicant:

**Mr. Blaine Fontaine
Hancock County Port and Harbor
Commission
14054 Fred and Al Key Road
Kiln, Mississippi 39556**

Name of Agent:

**Ms. Lindsay Spurrier
Cypress Environment &
Infrastructure
772 Howard Avenue
Biloxi, Mississippi 35930**

Location of Work: Section 25, T9S-R15W, Sections 19 and 30, T9S-R15W, Latitude 30.233602N, Longitude -89.546249W within the Pearl River Drainage Basin (12-digit USGS HUC: 031800041006), Hancock County, Mississippi.

Description of Work: (See enclosed maps and drawings.)

The applicant is applying for a Department of the Army permit in conjunction with the Mississippi Department of Marine Resources to conduct regulated activities in jurisdictional wetlands for the proposed construction of an industrial manufacturing facility codenamed Mockingbird. The proposed activity will include a manufacturing facility, several support office buildings, two driveways, and a detention pond located in Hancock County, Mississippi. The proposed construction will encompass 99.81 acres inside the existing Site 1 of the Port Bienville Industrial Park in which 72.80 acres will be filled to an elevation of 19 feet NVGD and the construction of an approximately 2.25-acre detention pond. To facilitate construction of the proposed project, the proposed activities would include clearing, filling, grubbing, and dredging in jurisdictional areas. The applicant has provided this office with an alternative analysis that is attached.

Approximately 43.45 acres of a mixed pine savannah/bayhead magnolia wetlands would be permanently impacted and 12.93 acres of mixed pine savannah/bayhead magnolia wetlands would be temporarily impacted by the proposed activities. A total of approximately 56.38 acres of wetlands would be impacted by the planned project over the course of the proposed project.

The applicant proposes to purchase available compensatory mitigation credits from an approved mitigation bank that services the watershed for the proposed impacts. If sufficient credits are not available, applicant proposes to purchase the remaining credits from other approved mitigation banks at the discretion of the Vicksburg District. Proof of mitigation purchase must be satisfied prior to commencing work.

The dominant vegetation within the project boundaries consists of *Magnolia virginiana*, *Nyssa sylvatica*, *Pinus elliottii*, *Pinus taeda*, and *Triadica sebifera*, *Andropogon mohrii*, *Axonopus compressus*, *Carex turgescens*, *Paspalum urvillei*, *Cyrilla racemiflora*, *Magnolia virginiana*, *Nyssa sylvatica*, *Quercus laurifolia*, *Quercus nigra*, and *Triadica sebifera*. Soil within the project area consists predominantly of Atmore silt loam, Harleston fine sandy loam, Beauregard silt

loam, Ocilla loamy sand, Plummer loamy sand, Poarch fine sandy loam, Smithton Association, and Smithton fine sandy loam.

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

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

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties: An historic properties investigation has been conducted within the permit area. No sites determined eligible for or listed on the National Register of Historic Places are within the permit area or affected area.

Copies of this public notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to historic properties that could result from the proposed activity.

Endangered Species: Threatened and Endangered Species for this area include the Gopher Tortoise, Dusky Gopher Frog, Eastern Black Rail, Gulf Sturgeon, Ringed Map Turtle, West Manatee, and the Wood Stork. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 28, 2017, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service and the Service's IPAC system, the Corps has determined that the proposed activity would have no effect on the listed species. In addition, the Corps has determined the proposed activity would not jeopardize the continued existence of the proposed threatened Alligator Snapping Turtle.

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

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

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

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

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

Bryan Williamson
Chief, Mississippi Branch/Deputy
Regulatory Division

August 15, 2024

MS Department of Marine Resources
1141 Bayview Avenue
Biloxi, MS 39530

Regulatory Division, Vicksburg District
US Army Corps of Engineers
4155 Clay Street
Vicksburg, MS 39183

Re: Individual Joint Permit Application Project Mockingbird, Hancock County, Mississippi

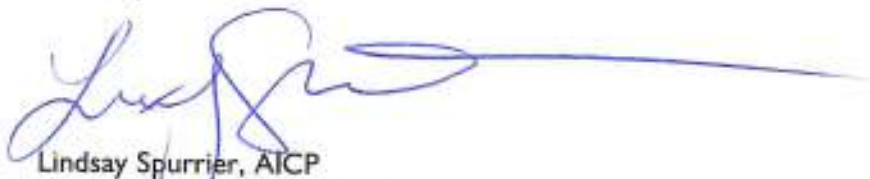
To whom it may concern:

On behalf of Hancock County Port and Harbor Commission, Cypress Environment & Infrastructure respectfully submits this Joint Permit Application request for an individual permit for a 99.81-acre site at Port Bienville in Bay St. Louis, Mississippi. The following supporting documents have been included for review:

- Joint Application and Notification Form
- Attachment A. Drawings
- Attachment B. Agent Authorization
- Attachment C. Environmental Assessment & Supplemental Information
 - Appendix A. Figures
 - Appendix B. Jurisdictional Determination MVK-2022-820
 - Appendix C. Threatened & Endangered Species Survey
 - Appendix D. Cultural Resource Survey
 - Appendix E. Wetland Function Assessment
- Attachment D. Variance or Revisions to the Mississippi Coastal Program

Please review the attached information for completeness. If you have any questions, please contact me at lspurrier@cypressei.com or 847-363-1275.

Sincerely,



Lindsay Spurrier, AICP
Cypress Environment & Infrastructure

JOINT APPLICATION AND NOTIFICATION

U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL

This form is to be used for proposed activities in waters of the United States in Mississippi and for the erection of structures on suitable sites for water dependent industry. Note that some items, as indicated, apply only to projects located in the coastal area of Hancock, Harrison and Jackson Counties.

1. Date

08/14/2024

month day year

2. Applicant name, mailing address, phone number and email address:

Hancock County Port and Harbor Commission

Blaine LaFontaine, blafontaine@hcphc.ms

14054 Fred and Al Key Rd, Kiln, 39556

228-467-9231

Agent name, mailing address, phone number and email address:

Cypress Environment & Infrastructure

Lindsay Spurrier, lspurrier@cypressei.com

772 Howard Ave, Biloxi, MS 35930

847-363-1275

3. Official use only

COE _____

DMR _____

DEQ _____

A95 _____

DATE RECEIVED _____

4. Project location

Street Address South Rd/Webre Rd City/Community Bay St. Louis

Name of Waterway n/a Latitude 30.229385°N Longitude (if known) 89.547977°W

Geographic location: Section 25/30 Township 9S Range 16W/15W County Hancock

5. Project description

New work ☒ Maintenance work _____

Dredging

___ Channel length _____ width _____ existing depth _____ proposed depth _____

___ Canal length _____ width _____ existing depth _____ proposed depth _____

___ Boat Slip length _____ width _____ existing depth _____ proposed depth _____

___ Marina length _____ width _____ existing depth _____ proposed depth _____

___ Other-Mooring Basin length _____ width _____ existing depth _____ proposed depth _____

Cubic yards of material to be removed _____ Type of material _____

Location of spoil disposal area _____

Dimensions of spoil area _____ Method of excavation _____

How will excavated material be contained? _____

Construction of structures

___ Bulkhead Total length _____ Height above water _____

___ Pier length _____ width _____ height _____

___ Boat Ramp length _____ width _____ slope _____

___ Boat House length _____ width _____ height _____

___ Structures on designed sites for water dependent industry (Coastal area only). Explain in item 11 or include as attachment.

___ Other (explain) _____

Filling

Dimensions of fill area Irregular geometry see supplemental information

Cubic yards of fill 366,000 cy Type of fill Structural

Other regulated activities (i.e. Seismic exploration, burning or clearing of marsh) Explain.

See supplemental information.

6. **Additional information relating to the proposed activity**

Does project area contain any marsh vegetation? Yes _____ No X

(If yes, explain) _____

Is any portion of the activity for which authorization is sought now complete? Yes _____ No X

(If yes, explain) _____

Month and year activity took place _____

If project is for maintenance work on existing structures or existing channels, describe legal authorization for the existing work. Provide permit number, dates or other form(s) of authorization. _____

Has any agency denied approval for the activity described herein or for any activity that is directly related to the activity described herein?

Yes _____ No X (If yes, explain) _____

7. **Project schedule**

Proposed start date April 2025 Proposed completion date December 2027

Expected completion date (or development timetable) for any projects dependent on the activity described herein. _____
n/a

8. **Estimated cost of the project** \$150,000,000

9. **Describe the purpose of this project. Describe the relationship between this project and any secondary or future development the project is designed to support.**

The purpose of the project is to fulfill the mission of HCPHC to bring industrial development, economic development, and employment opportunities to Hancock County. Future potential development is unknown and dependent on future Department of Defense demand for additional capacity from industrial and production sites such as Project Mockingbird.

Intended use: Private X Commercial _____ Public _____ Other (Explain) _____

10. **Describe the public benefits of the proposed activity and of the projects dependent on the proposed activity.**

Also describe the extent of public use of the proposed project.

This project will generate jobs and revenue for Hancock County and the State of Mississippi.

11. **Narrative Project Description:**

See supplemental information.

12. Provide the names and addresses of the adjacent property owners. Also identify the property owners on the plan view of the drawing described in Attachment "A". (Attach additional sheets if necessary.)

1. See attached drawings.

2.

13. List all approvals or certifications received or applied for from Federal, State and Local agencies for any structures, construction, discharges, deposits or other activities described in this application. Note that the signature in Item 14 certifies that application has been made to or that permits are not required from the following agencies. If permits are not required, place N/A in the space for Type Approval.

Agency

Type Approval

Application Date

Approval Date

Dept. of Environmental Quality

Dept. of Marine Resources

Army Corps of Engineers

City/County_____

Other_____

14. Certification and signatures

Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete and accurate. I further certify that I am the owner of the property where the proposed project is located or that I have a legal interest in the property and that I have full legal authority to seek this permit.

U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

Mississippi Coastal Program (Coastal area only)

I certify that the proposed project for which authorization is sought complies with the approved Mississippi Coastal Program and will be conducted in a manner consistent with the program.

A black rectangular box redacting the signature of the applicant.

8/15/24

Date

15. Fees

Payable to MS Dept. of Marine Resources
\$50.00 Single-family residential application fee
\$500.00 Commercial application fee
Public notice fee may be required

Please include appropriate fees for all projects proposed in coastal areas of Hancock, Harrison and Jackson Counties.

16. If project is in Hancock, Harrison or Jackson Counties, send one completed copy of this application form and appropriate fees listed in Item 15 to:

Department of Marine Resources
Bureau of Wetlands Permitting
1141 Bayview Avenue
Biloxi, MS 39530
(228) 374-5000

If project IS NOT in Hancock, Harrison or Jackson Counties, send one completed copy of this application form to each agency listed below:

District Engineer
Mobile District
Attn: CESAM-RD
P.O. Box 2288
Mobile, AL 36628-0001

District Engineer
Vicksburg District
Regulatory Branch
Attn: CEMVK-OD-F
4155 Clay Street
Vicksburg, MS 39183-3435

Director
Mississippi Dept. of Environmental Quality
Office of Pollution Control
P.O. Box 10385
Jackson, MS 39289

17. In addition to the completed application form, the following attachments are required:***Attachment "A" Drawings***

Provide a vicinity map showing the location of the proposed site along with a written description of how to reach the site from major highways or landmarks. Provide accurate drawings of the project site with proposed activities shown in detail. All drawings must be to scale or with dimensions noted on drawings and must show a plan view and cross section or elevation. Use 8 1/2 x 11" white paper or drawing sheet attached.

Attachment "B" Authorized Agent

If applicant desires to have an agent or consultant act in his behalf for permit coordination, a signed authorization designating said agent must be provided with the application forms. The authorized agent named may sign the application forms and the consistency statement.

Attachment "C" Environmental Assessment (Coastal Area Only)

Provide an appropriate report or statement assessing environmental impacts of the proposed activity and the final project dependent on it. The project's effects on the wetlands and the effects on the life dependent on them should be addressed. Also provide a complete description of any measures to be taken to reduce detrimental offsite effects to the coastal wetlands during and after the proposed activity. Alternative analysis, minimization and mitigation information may be required to complete project evaluation.

Attachment "D" Variance or Revisions to Mississippi Coastal Program (Coastal area only)

If the applicant is requesting a variance to the guidelines in Section 2, Part III or a revision to the Coastal Wetlands Use Plan in Section 2, Part IV of the Rules, Regulations, Guidelines and Procedures of the Mississippi Coastal Program, a request and justification must be provided.

Attachment "A" Drawings

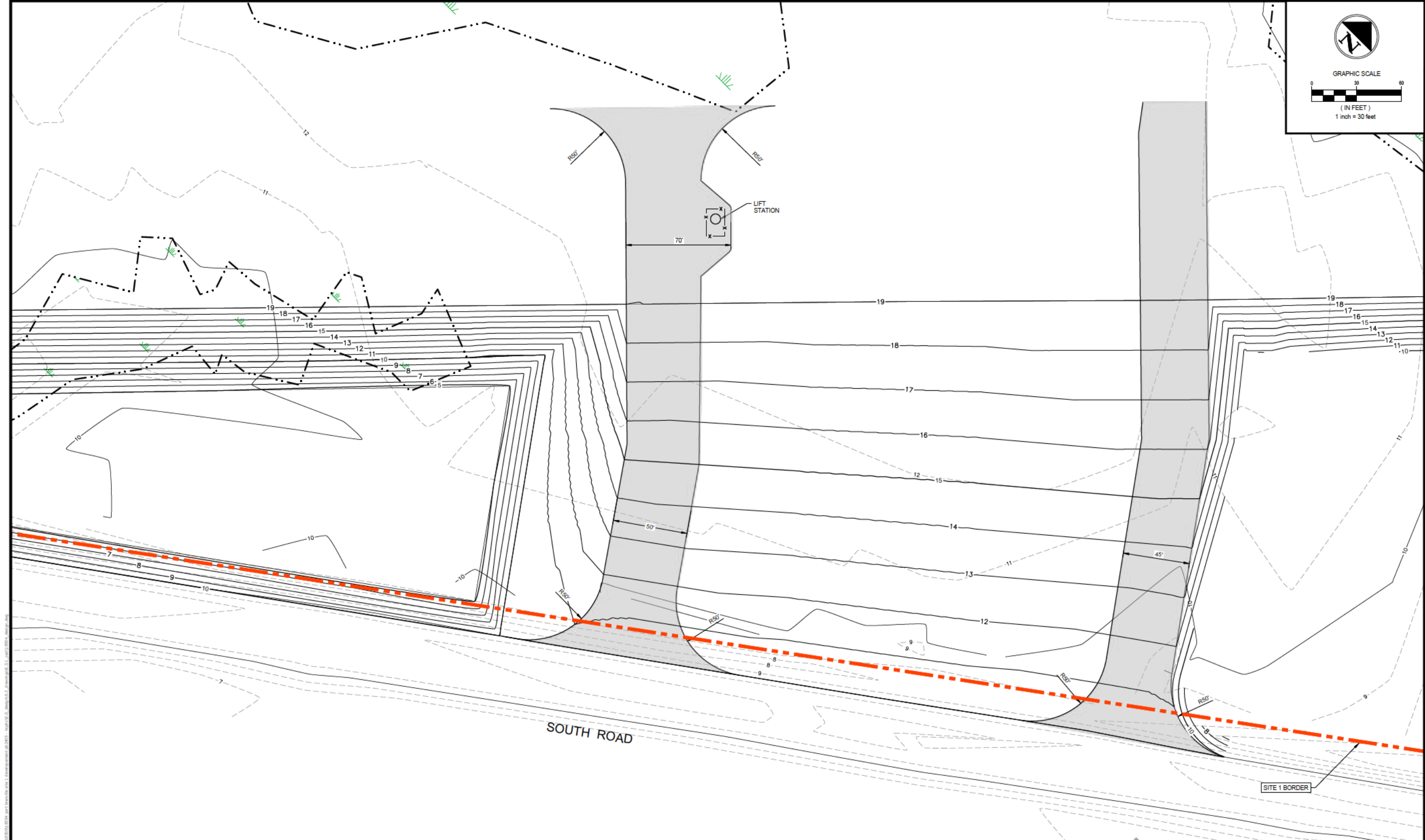


HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

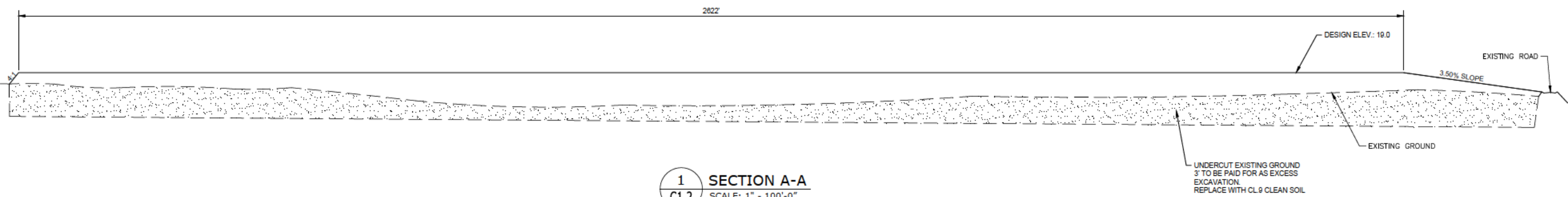
SITE VICINITY MAP

CYPRESS
Environment & Infrastructure

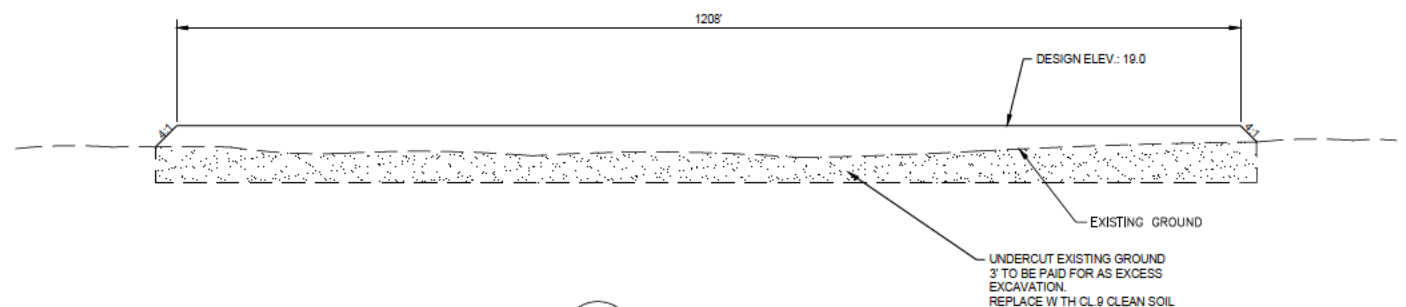
FIGURE I



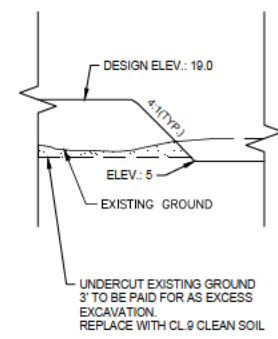
NOTICE TO DRAWING HOLDER NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.		REVISIONS		DRAWING INFORMATION		VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1'	PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK	 NEEL-SCHAFFER <i>Solutions you can build upon</i>	ENLARGED ENTRANCE VIEW	
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1 SECTION A-A
C1.2 SCALE: 1" = 100'-0"



2 SECTION B-B
C1.2 SCALE: 1" = 100'-0"



3 SECTION C-C
C1.2 SCALE: 1" = 80'-0"

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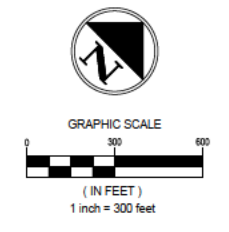
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PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



SITE 1 SECTIONS

WORKING NUMBER: C1.2	DRAWING NUMBER: 4 of 10
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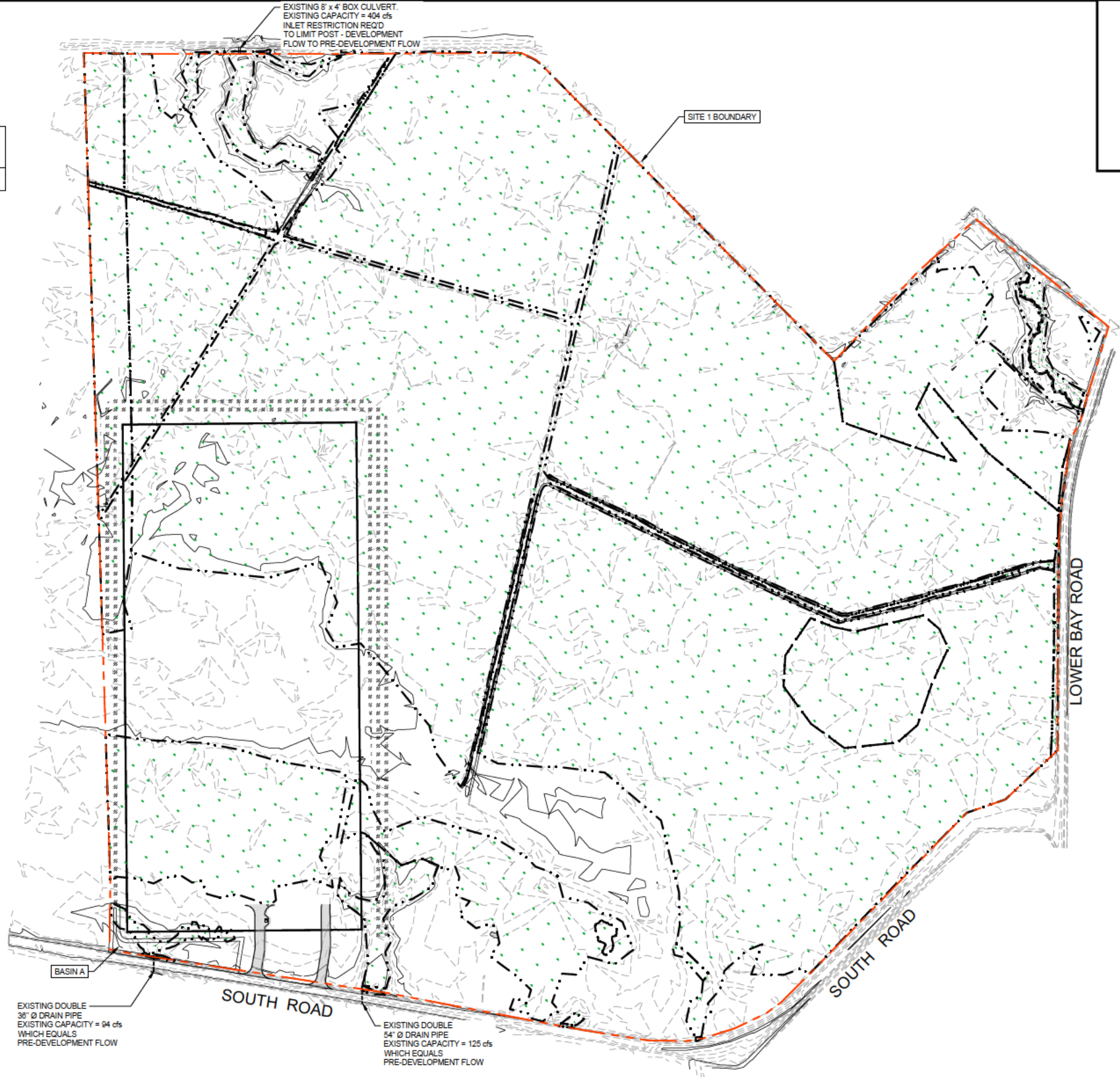
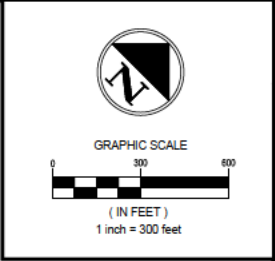
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PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING
PORT BIENVILLE INDUSTRIAL PARK



SITE 1 EROSION CONTROL PLAN	
WORKING NUMBER: C1.3	DRAWING NUMBER: 5 of 10

BASIN	Q PRE (cfs)	Q POST (cfs)	DETENTION REQ'D (ac - ft)	DETENTION PROVIDED (ac -ft)
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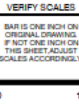


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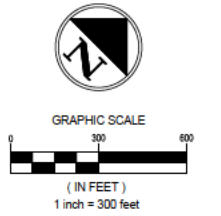
PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



SITE 1 DRAINAGE DATA

WORKING NUMBER:	DRAWING NUMBER:
C1.4	6 of 10

AREA	WETLAND TYPE	TYPE OF IMPACT	AREA OF IMPACT (ac.)	VOLUME FILL (CU. YD.)	VOLUME CUT (CU. YD.)
1	PINE SAVANNAH	FILL	24	194,000	
2	PINE SAVANNAH	FILL	20	162,000	
3	BAYHEAD	FILL	.5	4,500	
4	BAYHEAD	CUT & FILL	1.07	5,500	3,500
TOTAL			45.57	366,000	3,500

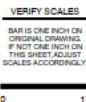


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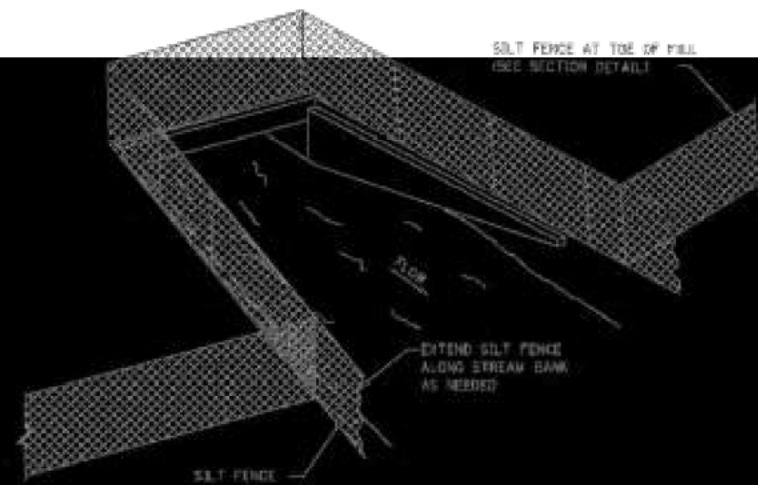
PROPOSED SITE 1 DEVELOPMENT FOR
ENVIRONMENTAL PERMITTING
PORT BIENVILLE INDUSTRIAL PARK



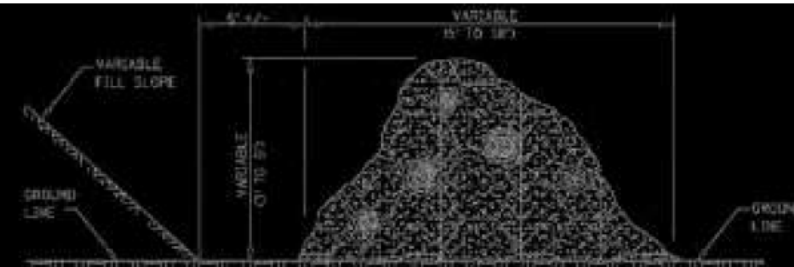
SITE 1
WETLAND IMPACTS

WORKING NUMBER:
C1.5

DRAWING NUMBER:
7 of 10



SEDIMENT BARRIER AT CROSS STREAM

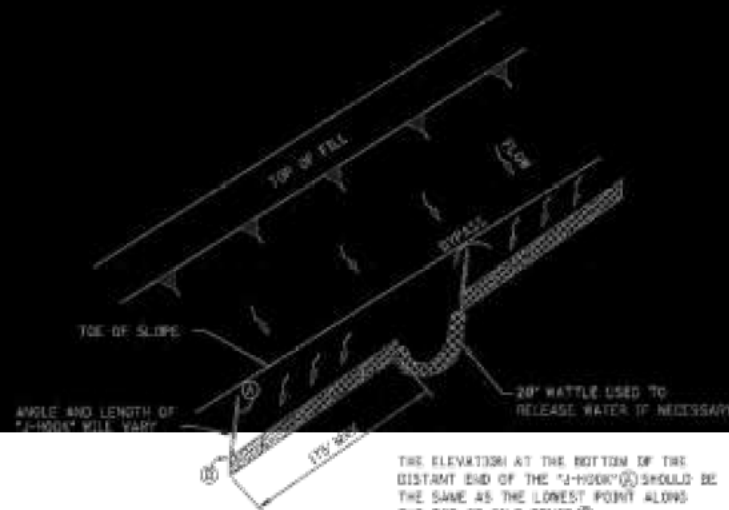


SIDE ELEVATION

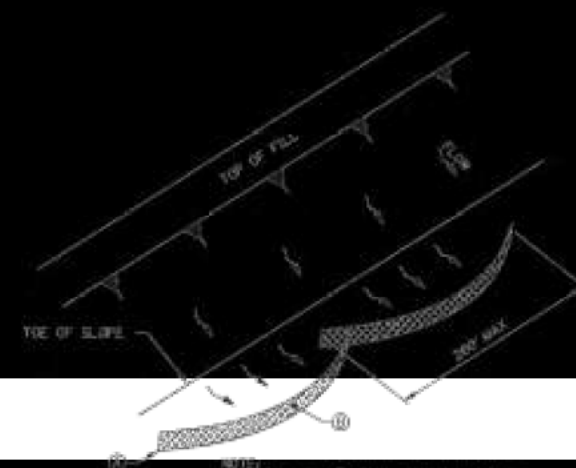
TEMPORARY BRUSH BARRIER

NOTES:

1. BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT.
2. PLACE BRUSH LOG AND TREE LAPS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SOME OF THE HEAVIER MATERIALS BEING PLACED ON TO PROPERLY SECURE THE BARRIER AS DETAILED BY LOCATIONS SHOWN ON PLANS OR AS DETERMINED OR PERMITTED BY THE ENGINEER.
3. TO ALLOW WATER TO SEEP THROUGH BRUSH BARRIER, INTERMINGLE THE BRUSH LOG AND TREE LAPS SO AS NOT TO FORM A SOLID DAM.
4. THE BRUSH BARRIER MAY BE COVERED WITH FILTER FABRIC, THE COST OF FABRIC TO BE INCLUDED IN OTHER ITEMS BIDD.
5. TEMPORARY BRUSH BARRIER WILL NOT BE MEASURED FOR SEPARATE PAYMENT.



"J-HOOK" SILT FENCE APPLICATION



"SMILE CONFIGURATION" SILT FENCE APPLICATION

NOTE: ANCHOR AND INSTALL SILT FENCE PER DETAILS SHOWN ON WK. NO. ECD-3

* SILT FENCES SHOULD BE LOCATED AWAY FROM THE TOE OF THE SLOPE TO PROVIDE SUFFICIENT SPACE TO ALLOW A BROAD, FLAT AREA FOR SEDIMENT ACCUMULATION AND MAINTENANCE ACTIVITIES. THE ENDS OF THE SILT FENCE SHOULD BE TURNED UP GRADIENT TO MAXIMIZE STORAGE.



SILT FENCE SECTION AT TOE OF FILL

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PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



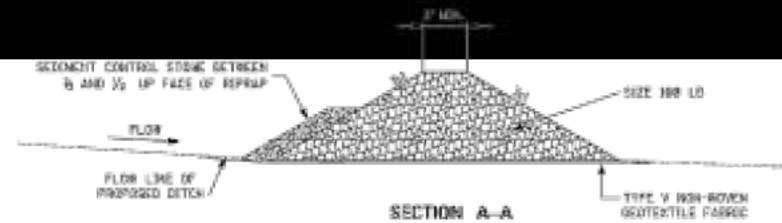
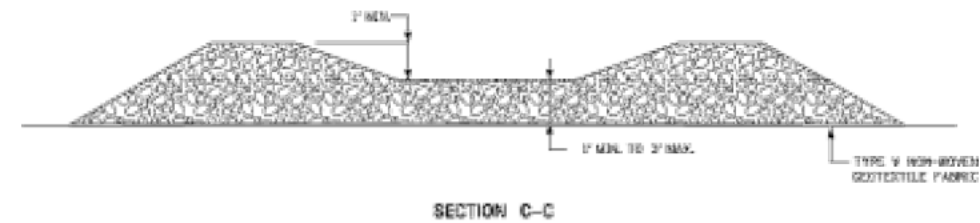
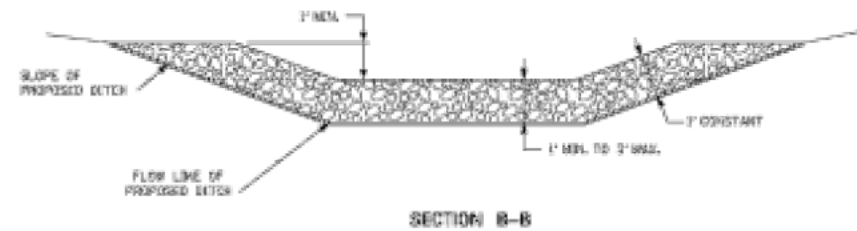
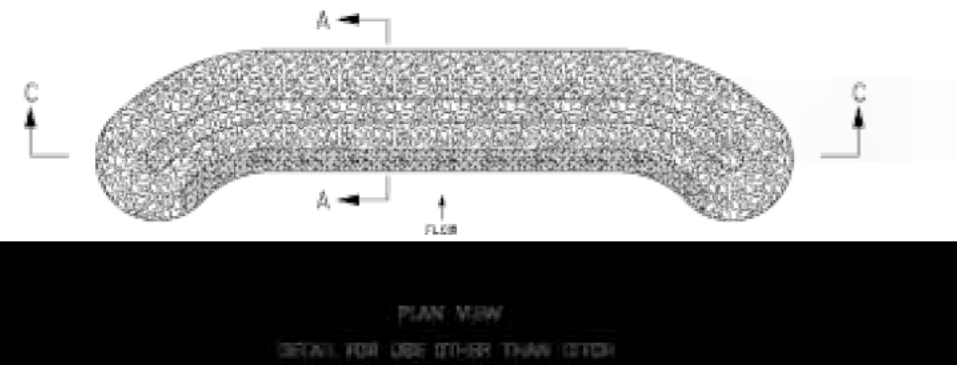
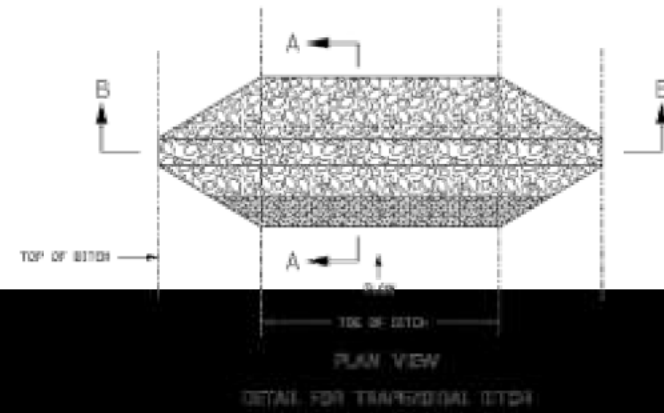
DETAILS OF SEDIMENT BARRIER APPLICATIONS

WORKING NUMBER:

ECD-2

DRAWING NUMBER:

8 of 10



- GENERAL NOTES:
1. ROCK FILTER DAMS SHOULD BE USED AS A TEMPORARY EROSION CONTROL MEASURE WITHIN 180 DAYS OF CONSTRUCTION. ROCKS MAY BE USED AS PART OF A TEMPORARY DAM THAT MAY BE USED IN SUCCESSION AT A MINIMUM SPACING OF 100 FT. OR FOR THE EROSION CONTROL PLAN APPROVED BY THE ENGINEER.
 2. THE COST OF THE FABRIC SHALL BE INCLUDED IN OTHER ITEMS BID.

TEMPORARY ROCK DITCH CHECKS IN ROADSIDE DITCHES

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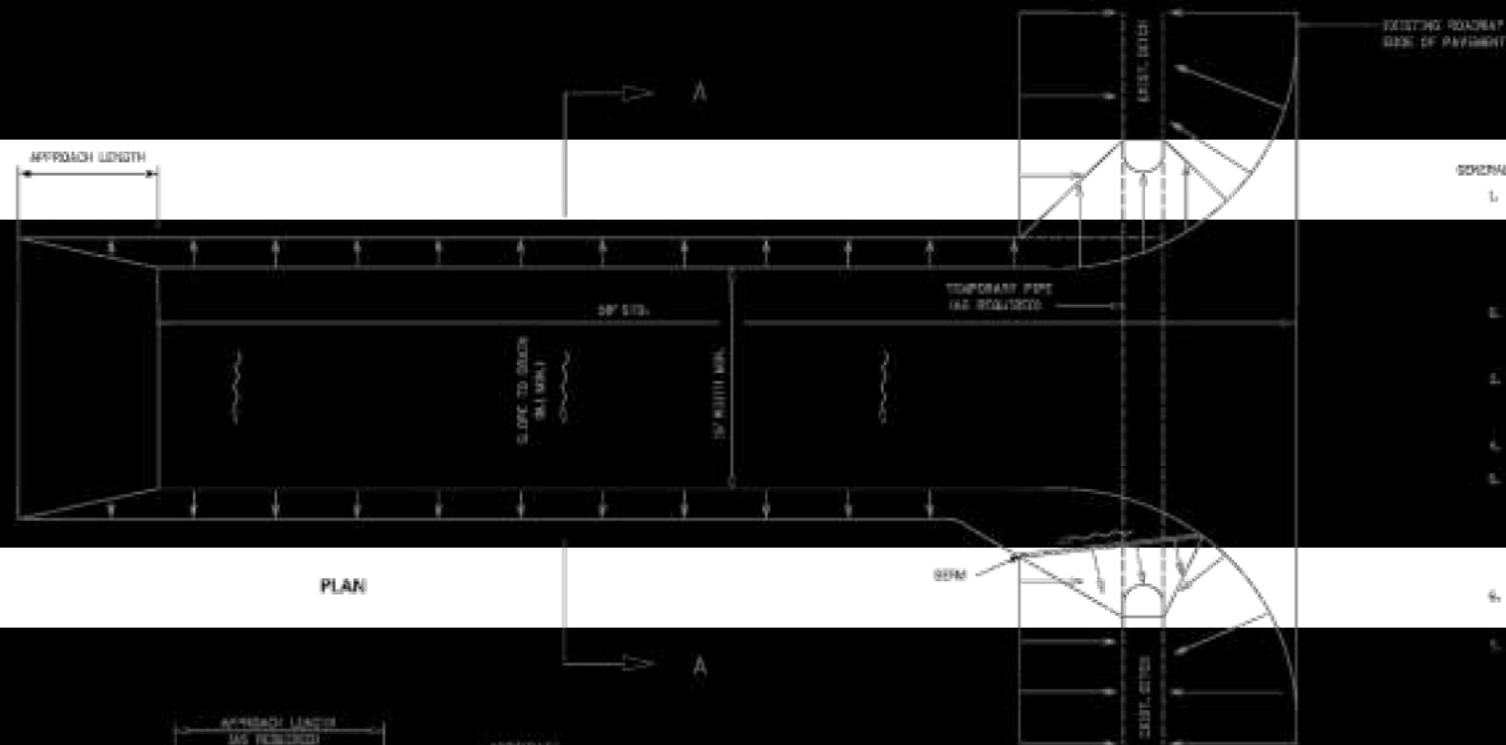
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PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



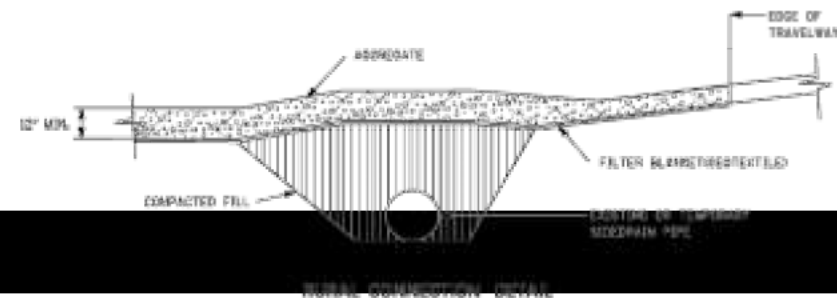
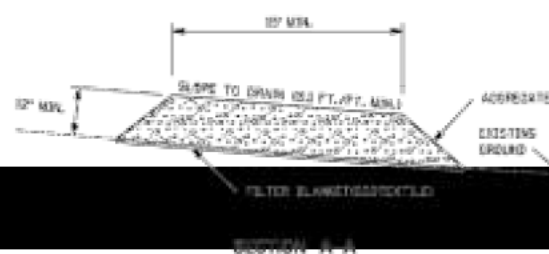
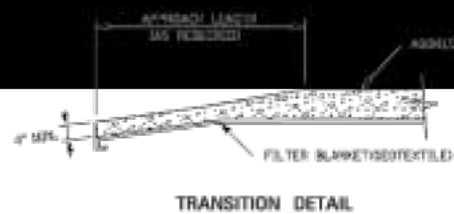
DETAILS OF ROCK FILTER DAM

WORKING NUMBER:	DRAWING NUMBER:
ECD-9	9 of 10



GENERAL NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE PROJECT SHALL BE DIRECTED THRU THE STABILIZED ENTRANCE. BARRIERS, PLUGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND CORRECT VEHICULAR EGRESS ACROSS THE STABILIZED ENTRANCE.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DISPOD, OR TRACKED ONTO PUBLIC ROADS INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE AGGREGATE AND CONSTRUCTION MUD SHOULD BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. SIZE III STABILIZER AGGREGATE OR LARGER SHALL BE USED.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION TO PREVENT OFFSITE TRACKING. THE STABILIZED CONSTRUCTION ENTRANCE SHOULD BE RESED WHEN NECESSARY TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE ENTRANCE WOULD BE REQUIRED TO THE STABILIZED ENTRANCE IF SO REQUIRED TO LIMIT THE MUD TRACKING.
6. THE NOMINAL SIZE OF A STANDARD STABILIZED CONSTRUCTION ENTRANCE IS 20' X 20' UNLESS OTHERWISE SHOWN IN THE DESIGN CONTROL PLAN.
7. COSTS OF ALL ITEMS ON THIS SHEET SHALL BE INCLUDED IN OTHER ITEMS SET.



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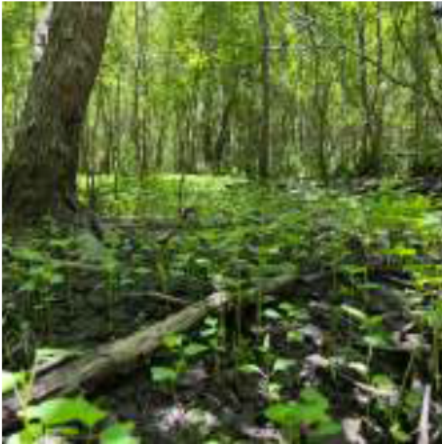
PROPOSED SITE 1 DEVELOPMENT FOR
ENVIRONMENTAL PERMITTING
PORT BIENVILLE INDUSTRIAL PARK



DETAILS OF STABILIZED
CONSTRUCTION ENTRANCE

WORKING NUMBER:
ECD-16

DRAWING NUMBER:
10 of 10



Environmental Assessment Project Mockingbird

Submitted to: Hancock County Port and Harbor
Commission

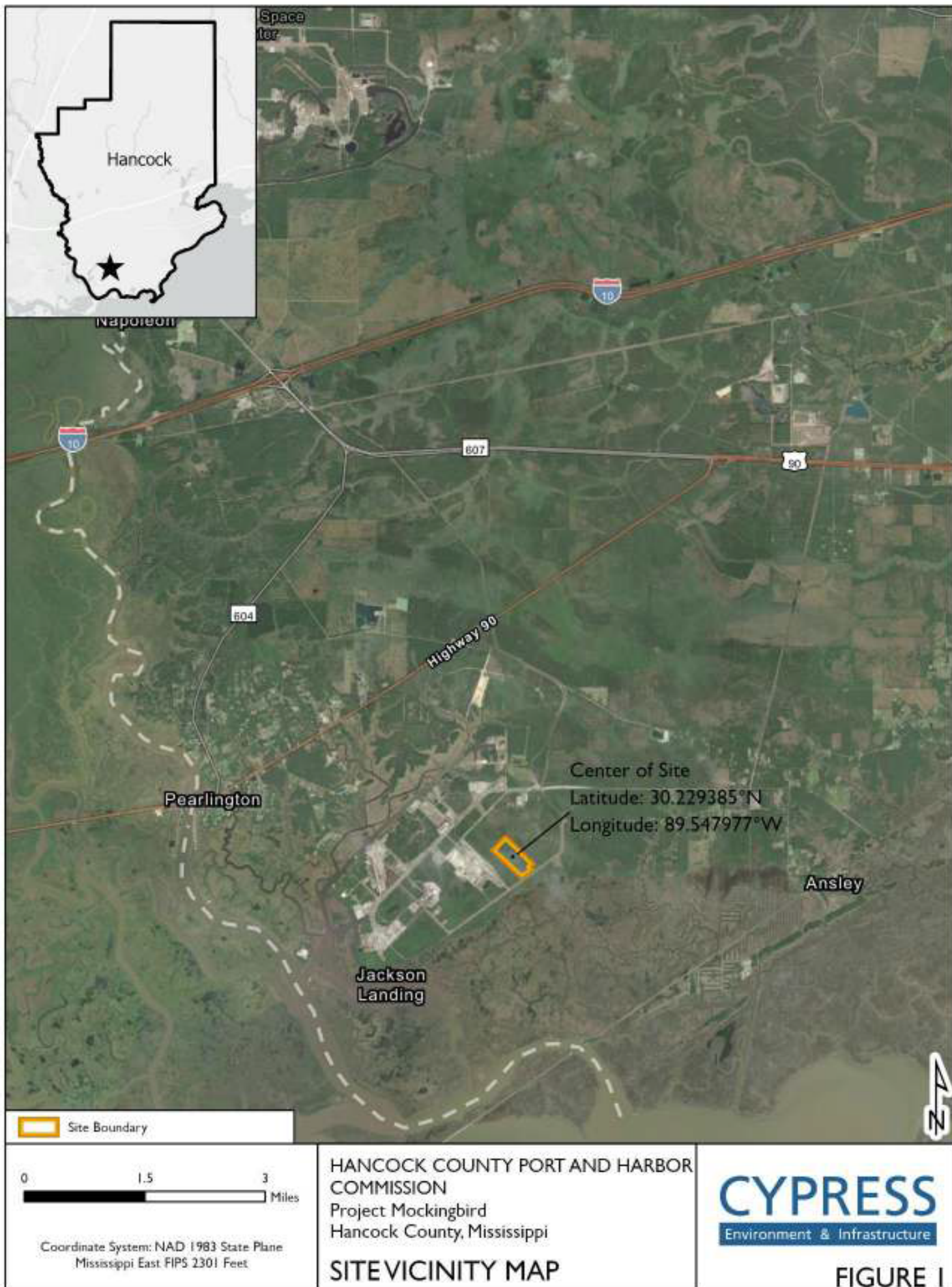
1 Introduction

1.1 Applicant

The applicant is Hancock County Port and Harbor Commission (HCPHC).

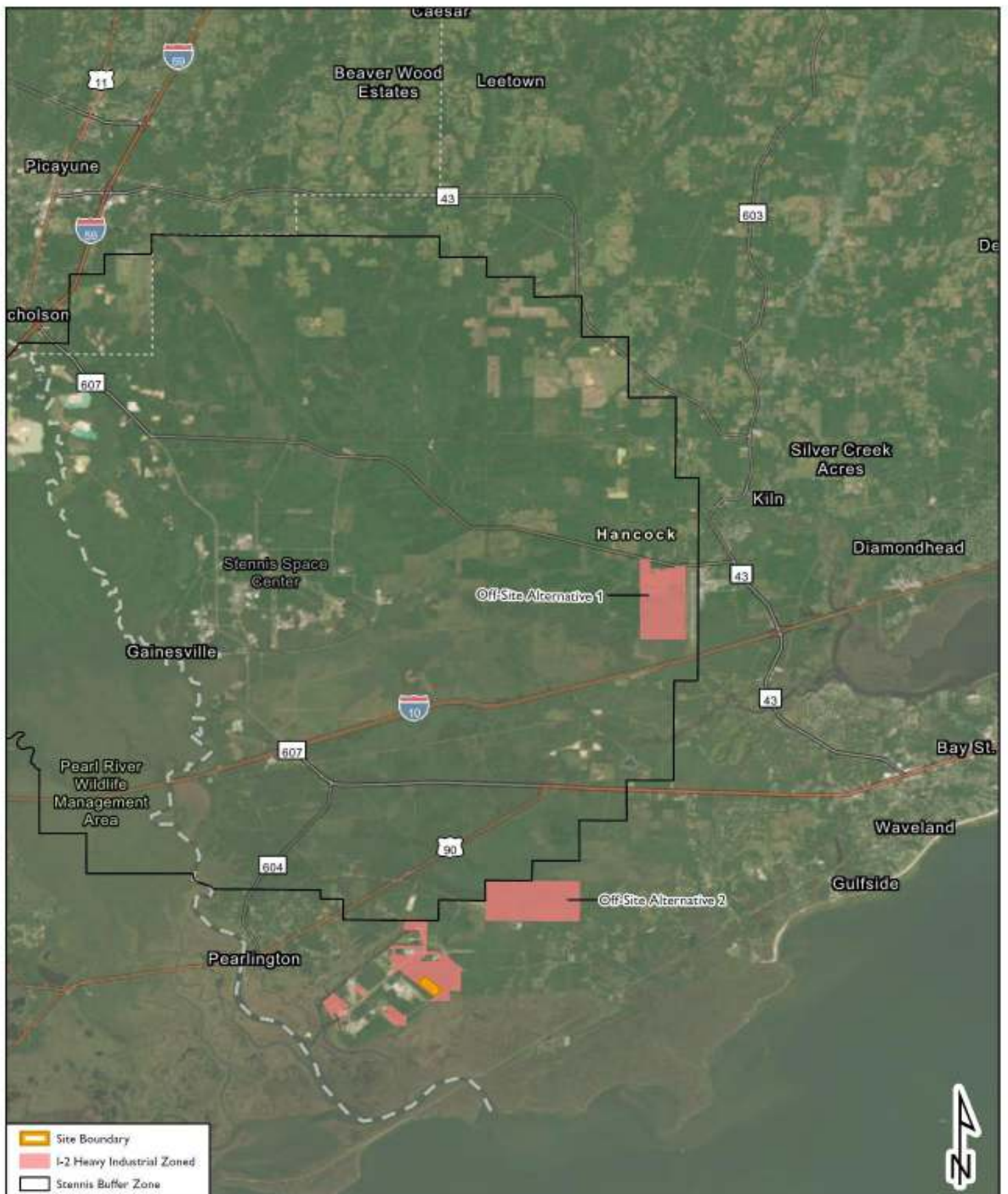
1.2 Site Location

The proposed development project, referred to as Project Mockingbird, is located in Hancock County, Mississippi, approximately three miles north of Lake Borgne, six miles south of Interstate 10 (I-10), and three miles east of Pearlinton, Mississippi. The development site is located within the Port Bienville Industrial Park (Port Bienville) at Site 1 and consists of 99.81 acres (ac.) of undeveloped land. The development site is south of Port and Harbor Drive, bounded by undeveloped portions of Site 1 along the northwestern and northeastern boundaries, South Road along the eastern and southern boundaries, and Dak Americas – Pearl River Site along the southwestern boundary. The coordinates for the center of the development site are 30.233602°N and 89.546249° W. Figure 1 shows the vicinity and location of the development site.



3.3 Off-Site Alternative

An Off-Site Alternative considers industrial development on another greater than 90-ac. site within Hancock County. There are two candidate sites in addition to the development site that are zoned as I-2 Heavy Industrial and are greater than 90 ac. These sites are discussed below as Off-Site Alternatives 1 & 2 (Figure 5).



0 3 6 Miles

Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

I-2 ZONED SITES

CYPRESS
Environment & Infrastructure

FIGURE 5

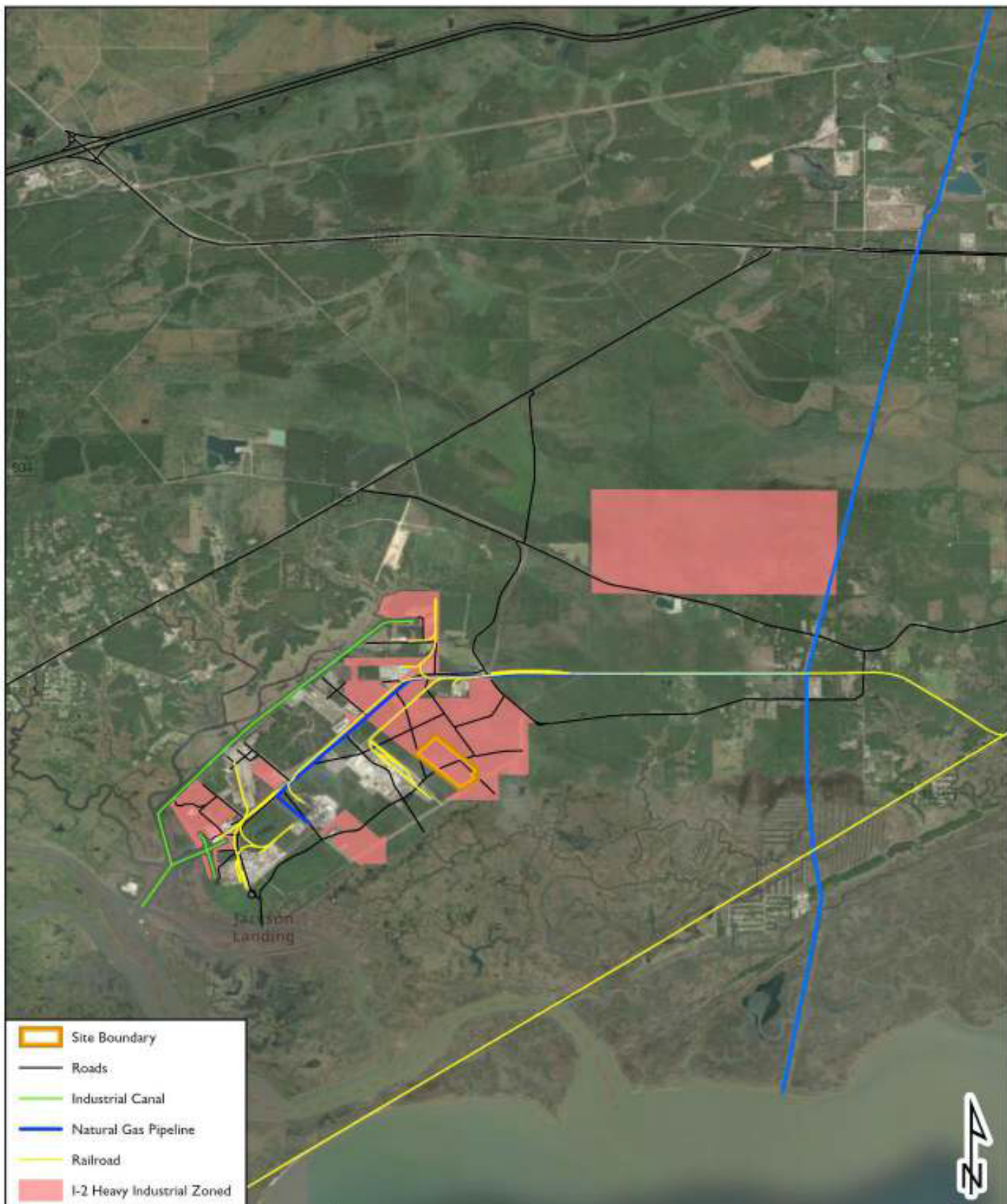
3.3.1 Off-Site Alternative 1

Off-Site Alternative 1 is within the Stennis Acoustical Buffer Zone (Figure 5). Within the Buffer Zone, the National Aeronautics and Space Administration (NASA) holds a restrictive easement prohibiting habitation or occupancy of dwellings and other buildings. NASA has the right to prohibit the construction of buildings within the Buffer Zone allowing for, or susceptible to, habitation and can remove structures in violation of the Buffer Zone easement. The development of an industrial facility susceptible to habitation within the Buffer Zone is not likely to be approved by NASA. Off-Site Alternative 1 was not considered for additional screening.

3.3.2 Off-Site Alternative 2

Off-Site Alternative 2 is located northeast of the development site adjacent to the Buffer Zone (Figure 5). Although this site is properly zoned and contains adequate acreage, it is not located near established infrastructure within Port Bienville (Figure 6). Development of this site would require the expansion of infrastructure necessary to support Project Mockingbird. Additional environmental impacts would be associated with an expansion of infrastructure including the construction of high load-bearing capacity roads and necessary utilities. Traffic and safety considerations would need to be made for transporting industrial products out of Port Bienville and along Lower Bay Road.

Based on analysis of soil types, aerial imagery, National Hydrologic Dataset features, National Wetland Inventory data, and site topography, the site is estimated to contain 83% wetlands comprising wet pine flat and bayhead drain.



HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi
**PROXIMITY TO CRITICAL PORT
BIENVILLE INFRASTRUCTURE**

CYPRESS
Environment & Infrastructure

FIGURE 6

3.3.3 Off-Site Alternative 3

Off-Site Alternative 3 considers a zoning change for a non-I-2 zoned site. Opening new industrial areas within the county through the rezoning process is not likely to be approved by the Hancock County Planning and Zoning Commission. The Hancock County Zoning Ordinance states that casual amendment of the ordinance would be detrimental to its purpose. The ordinance can only be changed or amended if one or more of the following conditions prevail:

1. There is a manifest error in the ordinance.
2. Changed or changing conditions in a particular area or in the county generally, make an amendment to the ordinance necessary and desirable.
3. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to reclassify an area or to extend the boundaries of an existing district.
4. Amendment of the ordinance not involving a change in classification of land is necessary.
5. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Hancock County.

Land across Hancock County currently zoned as I-2 Heavy Industrial has substantial capacity for development. Currently, the need for additional industrial-zoned sites does not exist. None of the above statements apply to current conditions as they relate to the development of Project Mockingbird. Since none of the required conditions for amending the ordinance exist, rezoning would not be successful. The Off-Site Alternative is considered not feasible for this future development. Off-Site Alternative 3 was not considered for additional screening.

3.4 On-Site Alternative

The On-Site Alternatives consider development options within Site 1 at Port Bienville. This site is well suited for Project Mockingbird as it is within Port Bienville which provides multi-market access and cost-effective modes of transportation. Site 1 has access to multi-modal transportation options including the Gulf Coast Intercoastal Waterway, CSX Transportation Railway, and heavy-haul trucking roads including I-10, I-12, I-59, and U.S. Highways 49 and 90 (Figure 7). Project Mockingbird is reliant on access to docking facilities and access to the intracoastal waterway and the Pearl River. Project Mockingbird will receive and send shipments via barge. Industrial products will be placed on barges and shipped up the Pearl River to John C. Stennis Space Center. Development of Project Mockingbird at Site 1 will provide additional economic stability, employment opportunities, and an increase in the County tax base and revenue.

HCPHC and Mississippi Development Authority invested in making Site 1 a premier shovel-ready site for industrial development. Site studies and investigations supported by MDA included a wetland delineation, threatened and endangered species survey, cultural resource survey, wetland function assessment, preliminary geotechnical investigation, environmental assessment, Phase 1 Environmental Site Assessment, and a mitigation plan.

Multiple areas within Site 1 were considered for site development. Non-wetland areas were prioritized for evaluation, particularly the large non-wetland ridge located in the southwest corner of Site 1. Two alternative site development options were evaluated within Site 1. Both on-site alternatives comprise the

same site geometry and area of 99.81 ac. Site geometry is based on logistical requirements associated with the industrial production process for Project Mockingbird. Adjustments to site geometry are not feasible.



FIGURE 7

3.4.1 On-Site Alternative 1

On-Site Alternative 1 is the previously discussed proposed development (Attachment A & Figures 1, 2, 3, 4). The orientation of On-Site Alternative 1 maximizes the latitudinal overlap between the development site footprint and the large non-wetland feature within Site 1. No additional construction of infrastructure would be required for On-Site Alternative 1.

3.4.2 On-Site Alternative 2

On-Site Alternative 2 is shown in Figure 8. The orientation of On-Site Alternative 2 maximizes the longitudinal overlap between the development site footprint and the large non-wetland feature within Site 1. On-Site Alternative 2 would require the construction of an additional access road and turning lane off of South Road.

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(713) 588-1581

HANCOCK COUNTY PORT & HARBOR COMMISSION
PROJECT MOCKINGBIRD
ON-SITE ALTERNATIVE 2

[illegible]

PRELIMINARY - NOT
FOR CONSTRUCTION

Drawn by: PHL	Date: 02/03/2014
Designed by: P.H.	Project No: 200
Reviewed by: L.T.	
Task Title:	

SITE A WETLAND IMPACTS

FIGURE 8

3.5 Alternatives Evaluated

Off-Site Alternatives 1 and 3 were removed from consideration for evaluation due to the impracticality of developing within the NASA Buffer Zone and rezoning to I-2 Heavy Industrial. Off-Site Alternative 2, On-Site Alternative 1, and On-Site Alternative 2 were evaluated based on the following factors:

- Major Infrastructure: Site 1 at Port Bienville has been identified as a priority site for development because of its access to infrastructure including roads, railroads, natural gas pipeline, power, and portage. Alternatives will be evaluated for their ability to use current infrastructure which increases cost efficiency for HCPHC/the State and avoids additional environmental impacts associated with construction of additional infrastructure.
- Wetland Impacts: Evaluate potential impacts on wetlands associated with site development.
- Other Waters of the US Impacts: Evaluate potential impacts on other waters of the US associated with site development.
- Water Quality Impacts: Assess potential effects on water quality, including impacts on nutrient loading, sedimentation, and pollutant discharge associated with site development.
- Threatened & Endangered Species Impacts: Consider impacts to threatened & endangered species and critical habitat associated with site development.
- Cultural Resources Impacts: Consider impacts on archaeological and cultural sites and resources associated with site development.

Table 2: Alternatives Elimination Factors

Evaluation Factors	Off-Site Alt. 2	On-Site Alt. 1	On-Site Alt. 2
Major Infrastructure	Partial, located along Lower Bay Road, outside of access to Port Bienville infrastructure, additional environmental impacts and cost associated with infrastructure expansion	Yes	Partial, located within Port Bienville, additional cost and environmental impacts associated with constructing required access road
Wetland Impacts	Likely, estimated 83% of the site supports wetlands	Permanent impacts = 43.49 ac. Temporary impacts = 12.93 ac. Total impacts = 56.42 ac.	Permanent impacts = 45.39 ac. Temporary impacts = 13.38 ac. Total impacts = 58.77 ac.
OWUS Impacts	Likely, drainage features visible on aerial images	No	Other Waters impacts = 2,498.6 LF
Water Quality Impacts	Unknown	No	No
Threatened & Endangered Species Impacts ⁴	Unknown	No	No
Cultural Resources Impacts ⁵	Unknown	No	No

⁴See Appendix C for Threatened and Endangered Species Survey Report

⁵See Appendix D for Cultural Resources Survey

3.6 Least Environmentally Damaging Practicable Alternative

On-Site Alternative 1 was identified as the least environmentally damaging practicable alternative for Project Mockingbird. On-Site Alternative 1 would meet the purpose of site development and the need for expanded industrial development at Port Bienville, benefiting the State, County, and local area. Significant investment by MDA and HCPCH has been made in making Site 1 a shovel ready site for development.

- **Major Infrastructure:** On-Site Alternative 2 maximizes use of current infrastructure and incurs no additional cost or environmental damages associated with construction of additional infrastructure.
- **Wetlands Impacts:** This alternative avoids and minimizes impacts to wetlands within Site 1 to the extent practicable and results in 1.90 ac. less of permanent wetland impacts than On-Site Alternative 2. Considering the required site geometry, placement of the footprint within Site 1 maximizes utilization of non-wetland areas.

- **Other Waters of the US Impacts:** This alternative completely avoids impacts to Other Waters of the US.
- **Water Quality Impacts:** No decrease in water quality is anticipated in association with site development. Project Mockingbird will not produce any effluent or byproducts that require a NPDES permit. All best management practices will be followed per the Stormwater Pollution Prevention Plan to ensure water quality during construction.
- **Threatened & Endangered Species Impacts:** No suitable habitat was identified for the eight federally listed or candidate species within the site boundary. No individuals or nests were observed for these federally listed or candidate species during the survey.
- **Cultural Resources:** No archaeological sites or cultural resources were identified on site.

4 Affected Environment

4.1 Wetlands & Other Waters of the US

Cypress conducted a wetland and Other Waters of the U.S. delineation from June 2 through August 31, 2022. The wetland delineation was completed in accordance with the requirements of the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual and the USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coast Plain Region, Version 2.0 (USACE, 2010). A Preliminary Jurisdictional Determination (PJD) (MVK-2022-820) was rendered by the USACE Vicksburg District on November 4, 2022 (Appendix B). Site 1 was determined to have 374.01 ac. of wetlands and 11,013.9 linear feet of Other Waters of the U.S. The footprint of Project Mockingbird contains 56.42 ac. of wetlands.

4.2 Physical and Chemical Environment

Site development will have a major effect on substrate within wetlands. Suspended particulates/turbidity will have a minor effect in the short-term during active construction. Water will see minor long-term effects from impervious surfaces and changes to water chemistry associated with stormwater runoff. Normal water fluctuations will see negligible effects due to the construction of on-site detention to buffer extreme high-water events. No impacts are anticipated to current circulation patterns or salinity gradients as a result of site development.

Table 3: Potential Impacts on Physical and Chemical Characteristics

Physical and Chemical Characteristics	N/A	No Effect	Negligible Effect	Minor Effect (Short-term)	Minor Effect (Long-term)	Major Effect
Substrate						X
Suspended particulates/turbidity				X		
Water					X	

Current and Circulation Patterns	X					
Normal Water Fluctuations			X			
Salinity Gradients	X					

4.3 Biological Environment

A Threatened and Endangered Species survey was conducted on-site by Cypress biologists between June 2022 to August 2022. No individuals or federally listed or candidate species were observed on-site. No nests or critical habitat for federally listed or candidate species was observed on-site. Site development is not expected to impact threatened and endangered species. Site development is not expected to impact fish, crustaceans, mollusks, and other aquatic organisms on-site. Site development will completely avoid impacts to Other Waters. Site development will result in an amount of habitat loss resulting in minor long-term effects on other wildlife.

Table 4: Potential Impacts on Biological Environment

Biological Characteristics	N/A	No Effect	Negligible Effect	Minor Effect (Short-term)	Minor Effect (Long-term)	Major Effect
Threatened and Endangered Species		X				
Fish, Crustaceans, Mollusk, and Other Aquatic Organisms		X				
Other Wildlife					X	

4.4 Special Aquatic Sites

Wetlands were the only special aquatic site observed on-site during field surveys. No impacts are proposed or anticipated to special aquatic sites except for the impacts to wetlands. Since a large portion of the development site is wetlands, site development at the anticipated scale will have a major effect on wetlands. During project planning and design impacts to wetlands will be avoided to the greatest extent practicable. All unavoidable impacts to wetlands will be mitigated.

Table 5: Potential Impacts on Special Aquatic Sites

Special Aquatic Sites	N/A	No Effect	Negligible Effect	Minor Effect (Short term)	Minor Effect (Long-term)	Major Effect
Sanctuaries and Refuges	X					
Wetlands						X
Mud Flats	X					
Vegetated Shallows	X					
Coral Reefs	X					
Riffle Pool Complexes	X					

4.5 Human Use Characteristics

Anticipated impacts on human uses include minor long-term effects on municipal and private water supplies and aesthetics. Site development will impact the aesthetics of the development site by converting undeveloped land into an industrial facility. While this difference in aesthetics is major, the overall effect is minor since Port Bienville is zoned for industrial use. On-site facilities would likely connect to municipal and private water supplies. This would increase the use of existing infrastructure and result in a minor long-term effect. Additionally, the anticipated development would provide supply chain improvements that increase industrial capacity within Hancock County. Site development would provide additional economic stability, jobs, and an increase in the County tax base and revenue.

Table 6: Potential Impacts on Human Use Characteristics

Human Use Characteristics	N/A	No Effect	Negligible Effect	Minor Effect (Short term)	Minor Effect (Long-term)	Major Effect
Municipal and Private Water Supplies					X	
Recreational and Commercial Fisheries	X					
Water-Related Recreation	X					
Aesthetics					X	
Parks, National and Historical Monuments, National	X					

Seashores, Wilderness Areas, Research Sites, and Similar Preserves						
---	--	--	--	--	--	--

4.6 Public Interest Review

Project Mockingbird is anticipated to beneficially impact economics and the needs and welfare of the people within the State of Mississippi, Hancock County, and the surrounding areas. Project Mockingbird would lead to job creation and increased economic activity at Port Bienville. An increase in development and economic activity within Port Bienville could catalyze demand and development of additional commercial services in the surrounding area. The overall increase in economic activity within Port Bienville and Hancock County would result in improved quality of life through additional employment opportunities, an increase in tax base, and potential additional commercial development.

Site development is anticipated to have negligible impacts on fish and wildlife values, flood hazards, floodplain values, and water quality. Land adjacent to the development site supports similar habitats and can provide refuge for fish and wildlife displaced by site development. While the development site is located within the flood zone, increased impervious surface within the watershed resulting from development is not anticipated to be on a scale that will significantly impact drainage or increase flooding hazards. Water quality impacts will be minimized through the management and implementation of best management practices throughout construction.

Site development is anticipated to have neutral impacts on aesthetics, general environmental concerns, wetlands, water supply and conservation, and energy needs. The aesthetics of the development site will be consistent with adjacent site development and I-2 Heavy Industrial zoning. General environmental concerns will be addressed through the use of best management practices and avoidance, minimization, and mitigation of wetland and Other Waters impacts. Water supply and conservation and energy need considerations will be incorporated into the planning phase of the development.

The site development is not anticipated to have any detrimental impacts on public interests.

Table 7: Public Interest Factors

Factor	None	Detrimental	Neutral (Mitigated)	Negligible	Beneficial
Conservation: The development site is within an area zoned as heavy industrial.	X				
Economics: Anticipated benefit from increased infrastructure and port capacity.					X
Aesthetics: Any industrial facilities will be adjacent to existing similar features and not expected to change the overall aesthetics of the area.			X		

General Environmental Concerns: BMPs during construction will be used to reduce potential construction-related impacts. Site development will result in wetland impacts that will be mitigated.			X		
Wetlands: Mitigation is proposed for wetland impacts.			X		
Historic Properties: No historical properties exist on the development site. See Cultural Resource Survey Report for details (Appendix D).	X				
Fish and Wildlife Values: Existing site conditions provide some habitat for wildlife. Adjacent land is undeveloped and provides similar habitat types for wildlife currently on site.				X	
Flood Hazards: Increased impermeable surface will lead to negligible amounts of additional run-off. The development site is in FEMA Flood Zones AE and X.				X	
Floodplains Values: Decreased water storage will result from development and loss of wetlands on site. The development site is near where the water drains into Lake Borgne and is not anticipated to have any effect on upstream drainage.				X	
Land Use: Expanding infrastructure will increase economic capacity and opportunity at Port Bienville.					X
Navigation: Development of the site will have no effect on existing navigation.	X				
Shoreline Erosion and Accretion: No shorelines exist within the development site.	X				
Recreation: The property is zoned as heavy industrial and provides no recreational opportunities.	X				
Water Supply and Conservation: Water supply infrastructure must be considered during the planning phase of any proposed development.			X		
Water Quality: Anticipated site development is consistent with adjacent land use. Construction-related impacts will be minimized using BMPs.				X	
Energy Needs: Any proposed development must consider energy needs during the planning phase.			X		
Safety: Safety protocols will be facility-specific and vary depending on industry needs.	X				

Food and Fiber Production: The development site is predominantly forested; no agricultural impacts are proposed.	X				
Mineral Needs: No impacts to mineral needs are anticipated.	X				
Consideration of Private Property: The development site is in the Port Bienville Industrial Park. The surrounding area includes navigational channels, rail lines, chemical manufacturers, and other industries. Much of the surrounding land is publicly owned zoned industrial land.	X				
Needs and Welfare of the People: Anticipated site development will lead to additional capacity for the port and more jobs depending on the lessee.					X

5 Cumulative Impacts

5.1 Direct Impacts

Direct impacts are those impacts caused by the action and occur at the same time and place. Site development will impact land use by converting an undeveloped site into an industrial facility. Due to the location and extent of wetlands on-site, there will be direct impacts to wetlands.

5.2 Indirect Impacts

Site development will likely result in indirect impacts. There is anticipated development and commercial growth in the surrounding area. Development of Project Mockingbird could add to the demand for commercial growth in the area. Potential future demand from the Department of Defense for additional industrial/production capabilities like Project Mockingbird could result in addition future development within the larger Site 1 at Port Bienville. Future market conditions and demand are unknown and cannot be discussed in detail.

5.3 Geographic and Temporal Scope

The geographic scope is limited to the development site which measures 99.81 acres and is located within the following Hancock County parcel boundaries: 179-0-30-002.002 and 187-0-25-001.000. The temporal scope of site development is defined as when construction begins and ends, which is on schedule for April 2025 to December 2027.

5.4 Describe the Affected Environment

Site development will occur entirely within the site boundary. Structural fill will be required to support buildings and paved parking and loading areas to accommodate heavy equipment and vehicles associated with Project Mockingbird.

5.5 Determine Environmental Consequences

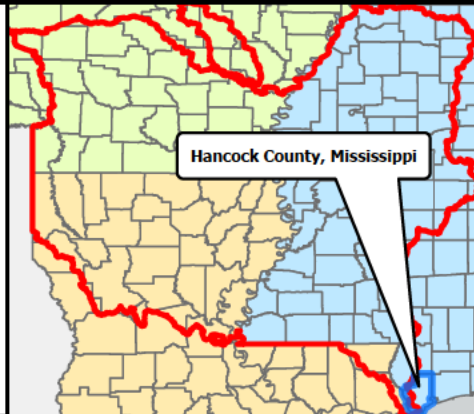
No major environmental consequences are expected to occur because of site development.

Appendix B: Preliminary Jurisdictional Determination MVK-2022-820



Legend

- Project Boundary
- Other Waters 11,013.9LF
- Wetlands 374.01ac.



November 4, 2022

MVK-2022-820

Lindsay Spurrier
Port Bienville Industrial Park Tract

**Preliminary
Jurisdictional Determination**

Jennifer Brown

US Army Corps of Engineers

Regulatory Division
Enforcement and Compliance Branch

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Feet

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