



**US Army Corps  
of Engineers**

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



# Public Notice

APPLICATION NO.:	<u>MVK-2022-124</u>
EVALUATOR:	<u>Ms. Jennifer Brown</u>
PHONE NO.:	<u>(601) 631-5147</u>
E-MAIL:	<u>Jennifer.G.Brown@usace.army.mil</u>
DATE:	<u>March 28, 2022</u>
EXPIRATION DATE:	<u>April 18, 2022</u>

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.

**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 and Section 10 of the Rivers and Harbors Act (33 U.S.C. 403) which applies to work and/or structures in navigable waters of the United States.

**Name of Applicant:**  
Mr. Keith O'Keefe  
Warren County Port Commission  
1622 Washington Street, Suite 201  
Vicksburg, Mississippi 39180

**Name of Agent:**  
Mr. Walt Dinkelacker  
Headwaters, Incorporated  
Post Office Box 2836  
Ridgeland, Mississippi 39158

**Location of Work:** Sections 7, 17, 18, 19, 20, 29, and 31 of T15N-R3E, and Sections 15, 16, 17, and 18 of T15N-R15E; Mississippi River Miles 431-433; Approximate Center Coordinates: Latitude 32.267017, Longitude -90.938043; within the Lower Mississippi Drainage Basin (8-digit USGS HUC 08060100), Warren County, Mississippi.

**Description of Work:** (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The Warren County Port Commission proposes to construct and develop a port for public utilization for the purpose of increasing regional access to domestic and international commerce. The port facility would include a leveed area suitable for future commercial/industrial development opportunities, water and sewer infrastructure, and integrated railway lines and access roads to facilitate future multimodal transportation and commercial growth for the region.

The project would fulfill a need for regional port access to the Mississippi River for domestic and international commerce. The project would also provide additional public benefits through opportunities for job creation and economic development opportunities normally associated with port infrastructure projects.

The proposed work includes:

- Rerouting Hennesseys Bayou;
- Construction of a maritime/land transportation interface (barge loading/unloading facility): including 7 internal barge mooring docks, and 1 external mooring dock (which would extend approximately 100 feet waterward towards the channel of the Mississippi River);
- Dredging of the Mississippi River (to obtain fill material, approximately 1.25 million cubic yards of sediment are proposed to be dredged);
- Filling and grading for the construction of an approximately 34,500 linear feet long flood protection ring levee and building pads for the future construction of multiple commercial/industrial buildings;
- Construction of approximately 38,500 linear feet of associated access roads;
- Construction of two railroad line extensions (totaling approximately 33,500 linear feet);
- Construction of water and sewer infrastructure;
- Relocating existing utility (electricity) lines towards the eastern perimeter of the proposed site.
- Construction of a new electricity substation; and
- Construction of two stormwater detention basins with integrated box culverts with sluice gate pumping systems.

To accomplish the construction of the features listed above, the applicant proposes:

- Filling 7,600 linear feet of the current alignment of Hennesseys Bayou and constructing a new 3000 linear foot long channel to the north;
- Filling of approximately 455 acres of forested wetlands, 26 acres of scrub-shrub wetlands, and 81 acres of emergent wetlands;
- Filling of approximately 9.8 acres of open water sloughs;
- Filling of approximately 20,300 linear feet of ephemeral streams;
- Filling of approximately 6,100 linear feet of intermittent streams; and
- Filling of approximately 10.7 acres of open water.

As proposed, the project would avoid impacts to 132 acres of forested wetlands, 5 acres of scrub-shrub wetlands and 6.5 acres of emergent wetlands. To compensate for the loss of wetland and stream functions, the applicant proposes to provide a combination of wetland and stream credits from an approved mitigation bank and permittee responsible mitigation.

The current site condition is a mix of uplands and wetlands which is predominately forested lands (which have been utilized for silviculture) and open fields (which have been used for agriculture). Utility easements and electricity transmission lines are currently present across the site. The wetlands on site are typical of lands abutting the Mississippi River. Typical wetland plant species on site include: American sycamore (*Platanus occidentalis*), water hickory (*Carya aquatica*), American elm (*Ulmus americana*), sugarberry (*Celtis laevigata*), overcup oak (*Quercus lyrata*), water oak (*Quercus nigra*), black willow (*Salix nigra*), green ash (*Fraxinus pennsylvanica*), sweet-gum (*Liquidambar styraciflua*), cocklebur (*Xanthium strumarium*), lizard's tail (*Saururus cernuus*), trumpet-creeper (*Campsis radicans*), peppervine (*Ampelopsis arborea*), *Pluchea* spp., false nettle (*Boehmeria cylindrica*), lamp rush (*Juncus effusus*), beaked sedge (*Rhynchospora* spp.), beaked panicum (*Panicum anceps*), marsh flat sedge (*Cyperus pseudovegetus*), and plume grass (*Saccharum giganteum*), among others.

The dominant soil types present within the subject property were determined to be Commerce silty clay loam, 0 to 2 percent slopes, Commerce silt loam, 0 to 2 percent slopes, Commerce, Robinsonville, and Crevasse soils, and Sharkey, Tunica, and Dowling clays. Secondary soil types present within the site are comprised of Adler silt loam, Bowdre silty clay, Calloway silt loam, Commerce very fine sandy loam, 0 to 2 percent slopes, Sharkey clay, and Wakeland silt loam. Comparatively, minor occurrences of Adler and Morganfield silt loams, Dowling clay, Grenada silt loam, 0 to 2 percent slopes, Memphis silt loam, 0 to 2 percent slopes, Memphis silt loam, 5 to 8 percent slopes, Memphis and Natchez silt loams, 8 to 12 percent slopes, and Robinsonville loam were also noted to be present within the subject property.

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. The permit area is likely to yield resources eligible for inclusion in the National Register of Historic Places. An investigation for the presence of potentially eligible historic properties is justified.

**Endangered Species:** Threatened and endangered species for this area include the wood stork, northern long-eared bat and pondberry. Utilizing the Standard Local Operating Procedures 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, the Corps has determined that the proposed activity: may affect, but is not likely to adversely affect the wood stork; may affect the northern long-eared bat, however any incidental take would not be prohibited as per the U.S. Fish and Wildlife Service's programmatic biological opinion for the Final 4(d) Rule; and would have no effect on pondberry.

**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 is 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*

**Bryan Williamson  
Chief, Permit and Evaluation Branch  
Regulatory Division**

Project Snowball (2,180.35 ac)



Project Location

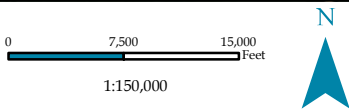
**HEADWATERS** INC.  
NATURAL RESOURCES CONSULTING  
WWW.HEADWATERS-INC.COM

Date Created: 12/1/2021

Created by: JDL

### Project Snowball

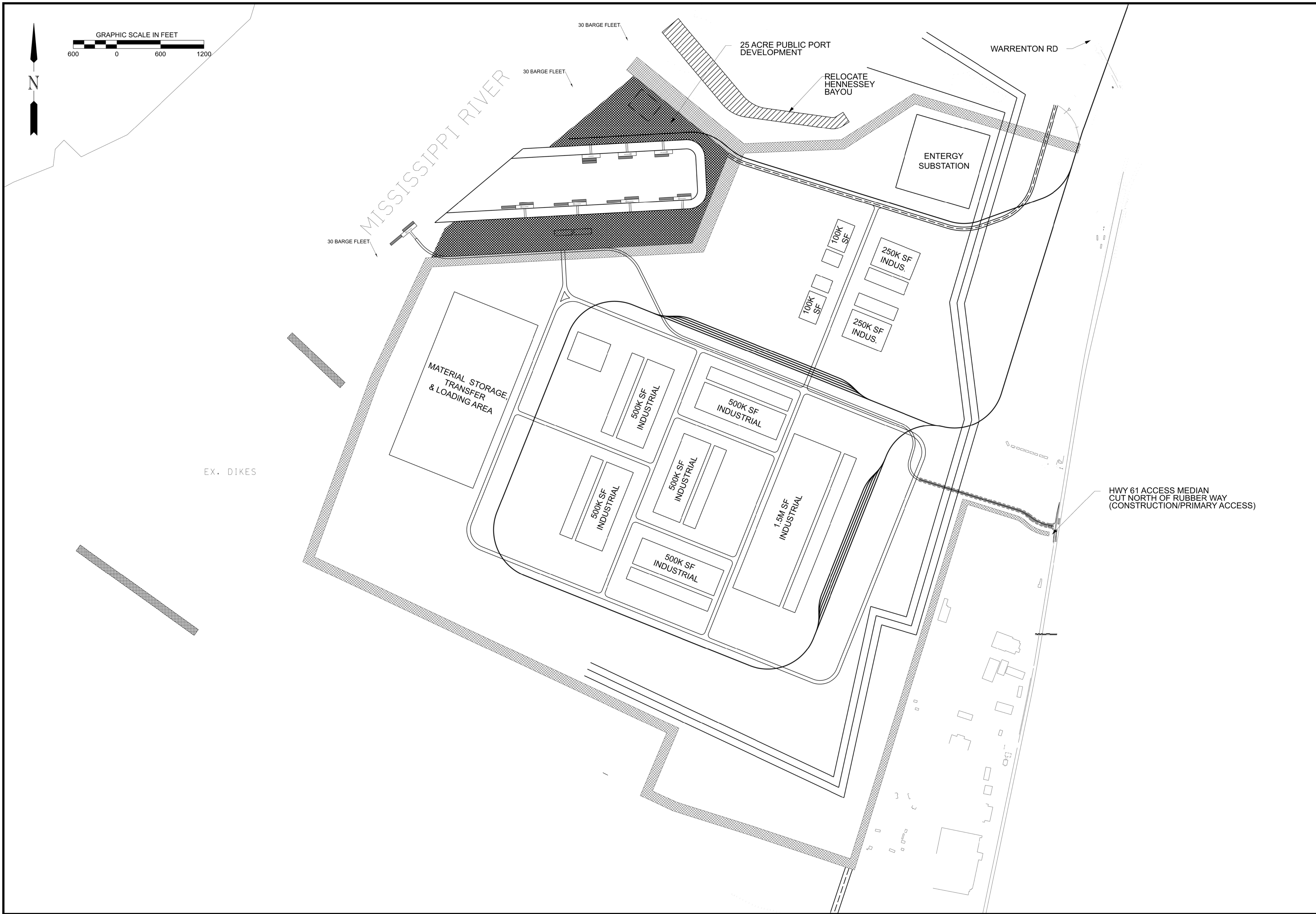
Warren County, Mississippi  
[General Location Map](#)



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

ESRI World Imagery Basemap





DRAWING INFORMATION

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SCALE:	AS SHOWN
DRWN:	CMT
CHKD:	CMT
QA/QC:	
DATE:	06/16/2021
DATE:	06/16/2021
DATE:	

REVISIONS

NO.	DATE	BY	DESCRIPTION

**PROJECT SNOWBALL  
DEVELOPMENT  
WARREN COUNTY, MISSISSIPPI**

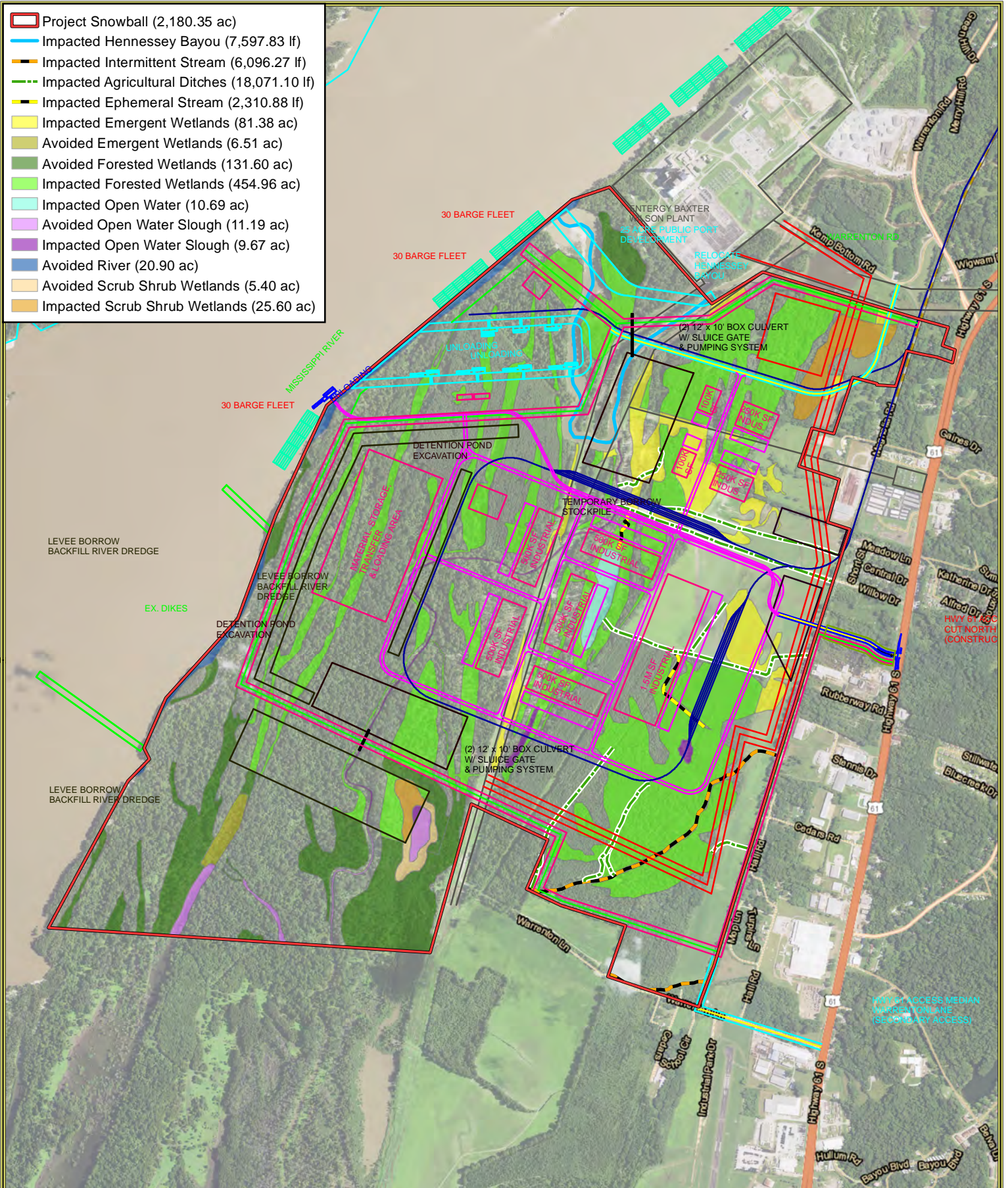
OVERALL SITE PLAN

**NEEL-SCHAFFER**  
Solutions you can build upon  
215 Waterford Square - Madison, MS 39110  
Telephone No: (601) 898-8118

DRAWING NUMBER:  
**C1.0**

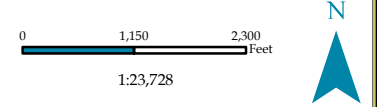


- Project Snowball (2,180.35 ac)
- Impacted Hennessey Bayou (7,597.83 lf)
- Impacted Intermittent Stream (6,096.27 lf)
- Impacted Agricultural Ditches (18,071.10 lf)
- Impacted Ephemeral Stream (2,310.88 lf)
- Impacted Emergent Wetlands (81.38 ac)
- Avoided Emergent Wetlands (6.51 ac)
- Avoided Forested Wetlands (131.60 ac)
- Impacted Forested Wetlands (454.96 ac)
- Impacted Open Water (10.69 ac)
- Avoided Open Water Slough (11.19 ac)
- Impacted Open Water Slough (9.67 ac)
- Avoided River (20.90 ac)
- Avoided Scrub Shrub Wetlands (5.40 ac)
- Impacted Scrub Shrub Wetlands (25.60 ac)



## Project Snowball

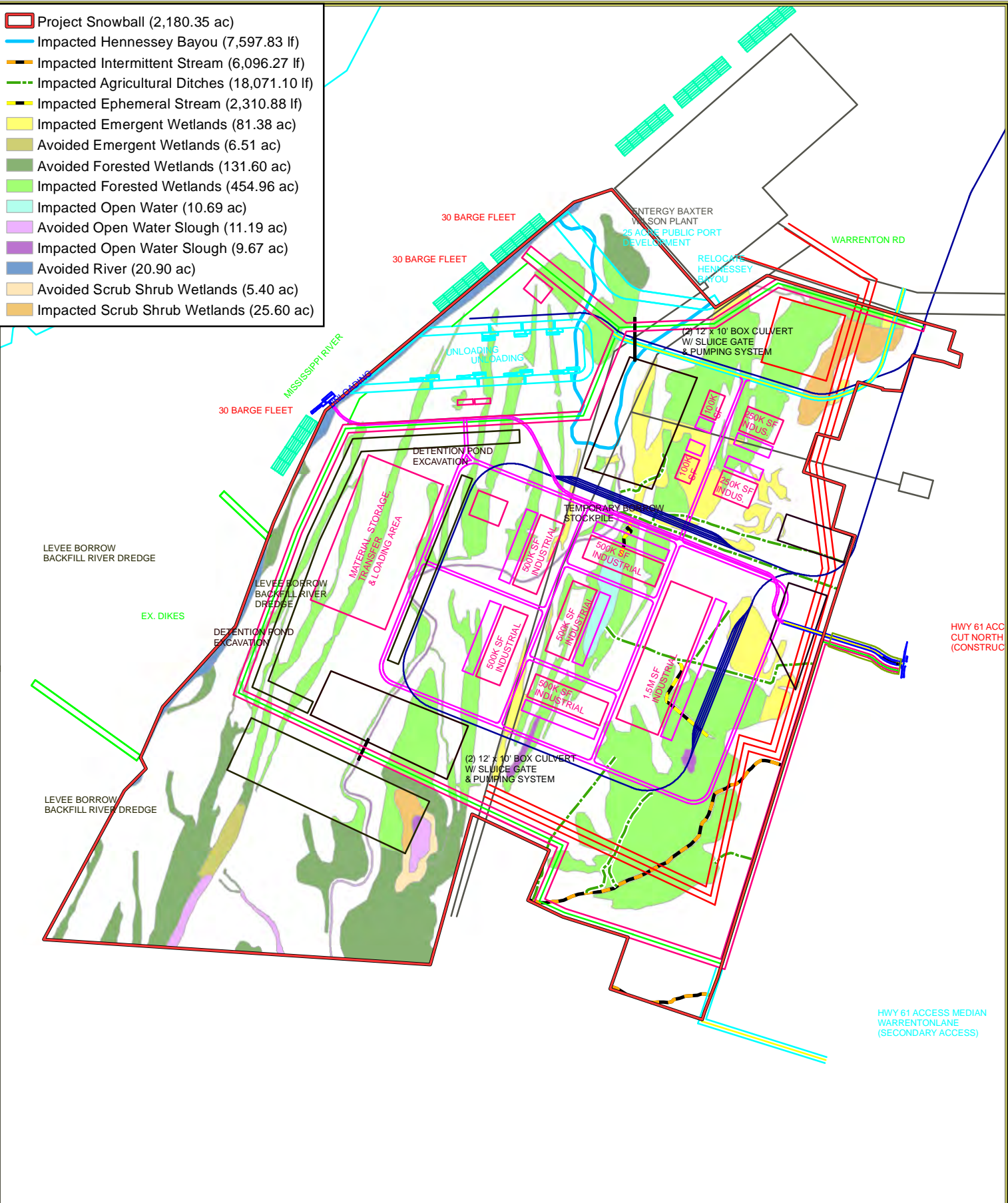
Warren County, Mississippi  
**Wetland Impact Map**



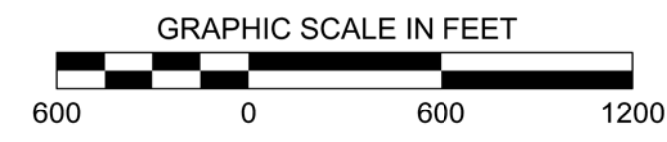
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USDA NAIP 2020 Imagery Basemap

Date Created: 3/3/2022      Created by: JDL



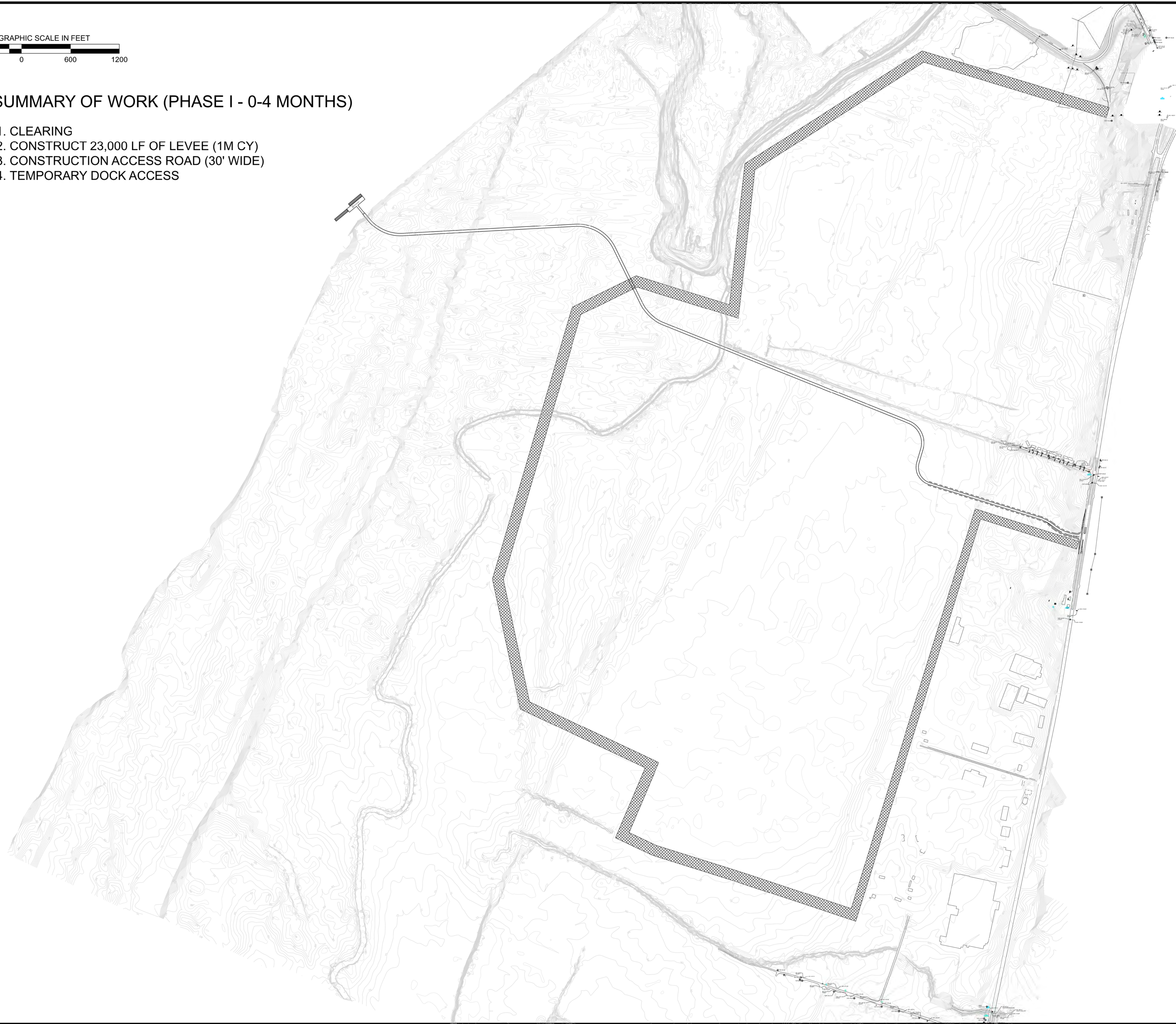




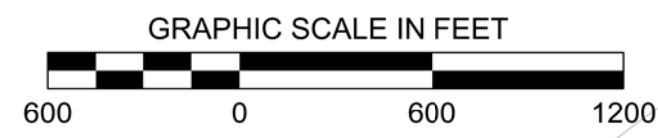


### SUMMARY OF WORK (PHASE I - 0-4 MONTHS)

- 1. CLEARING
- 2. CONSTRUCT 23,000 LF OF LEVEE (1M CY)
- 3. CONSTRUCTION ACCESS ROAD (30' WIDE)
- 4. TEMPORARY DOCK ACCESS







### SUMMARY OF WORK (PHASE II - 4-7 MONTHS)

1. CLEARING
2. CONSTRUCT 14,000 LF OF LEVEE (1.25M CY)
3. HENNESSEY BAYOU RELOCATION
4. INSTALL DRAINAGE STRUCTURES (GATES & PUMPS)
5. BACKFILL BORROW AREAS WITH DREDGE MATERIAL FROM RIVER

MISSISSIPPI RIVER

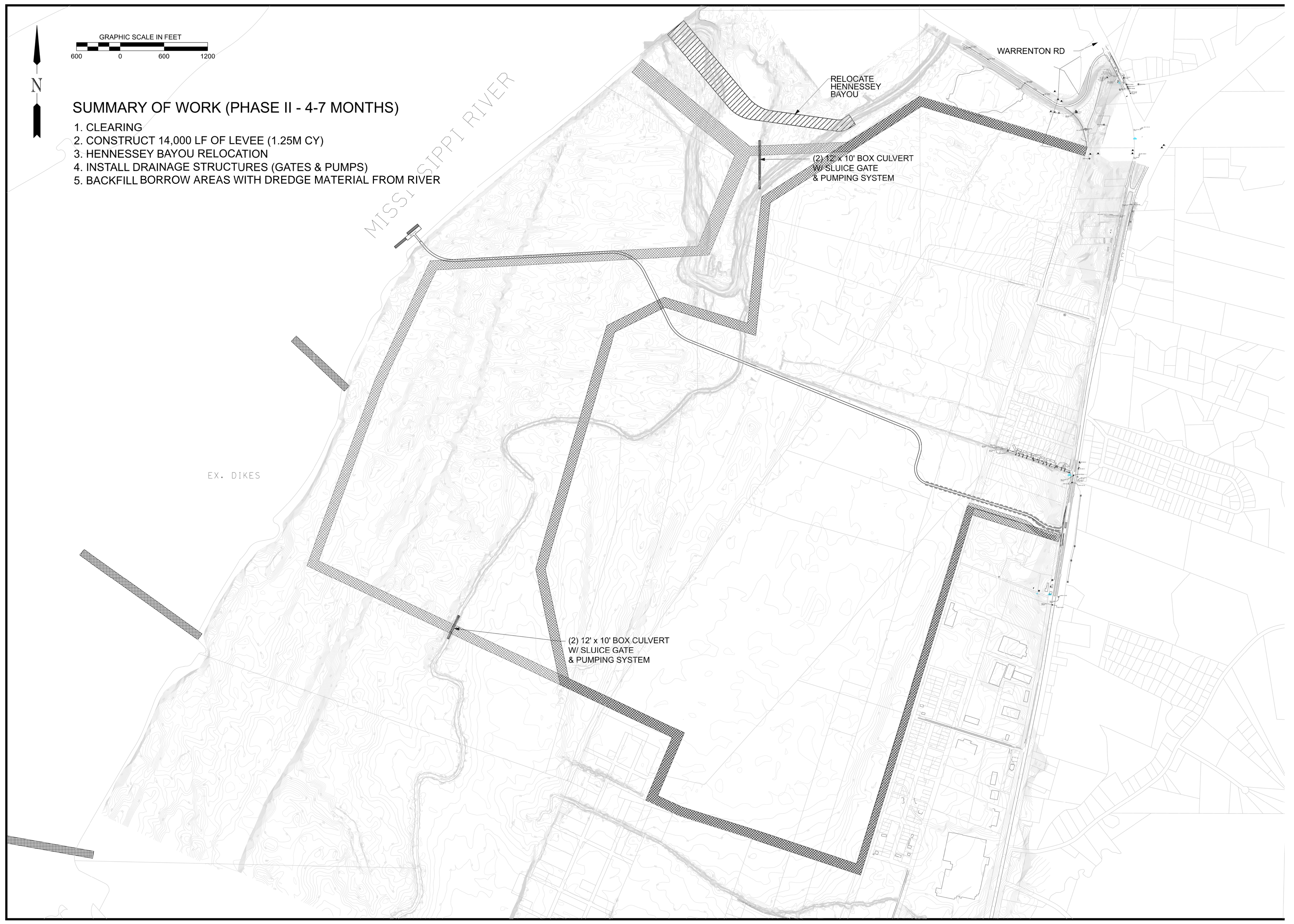
WARRENTON RD

RELOCATE HENNESSEY BAYOU

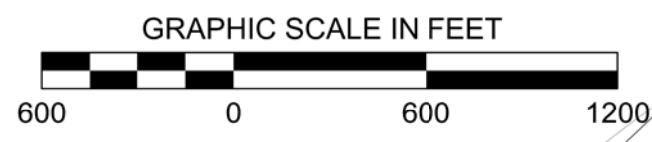
(2) 12' x 10' BOX CULVERT W/ SLUICE GATE & PUMPING SYSTEM

(2) 12' x 10' BOX CULVERT W/ SLUICE GATE & PUMPING SYSTEM

EX. DIKES







### SUMMARY OF WORK (PHASE III - 7-18 MONTHS)

- 1. CLEARING
- 2. CONSTRUCT SLACKWATER CONTAINMENT
- 3. DREDGE BASIN
- 4. CONSTRUCT PRIMARY AND SECONDARY ACCESS
- 5. EXTEND RAIL TO SITE
- 6. INSTALL & RELOCATE UTILITIES

MISSISSIPPI RIVER

25 ACRE PUBLIC PORT DEVELOPMENT

RELOCATE HENNESSEY BAYOU

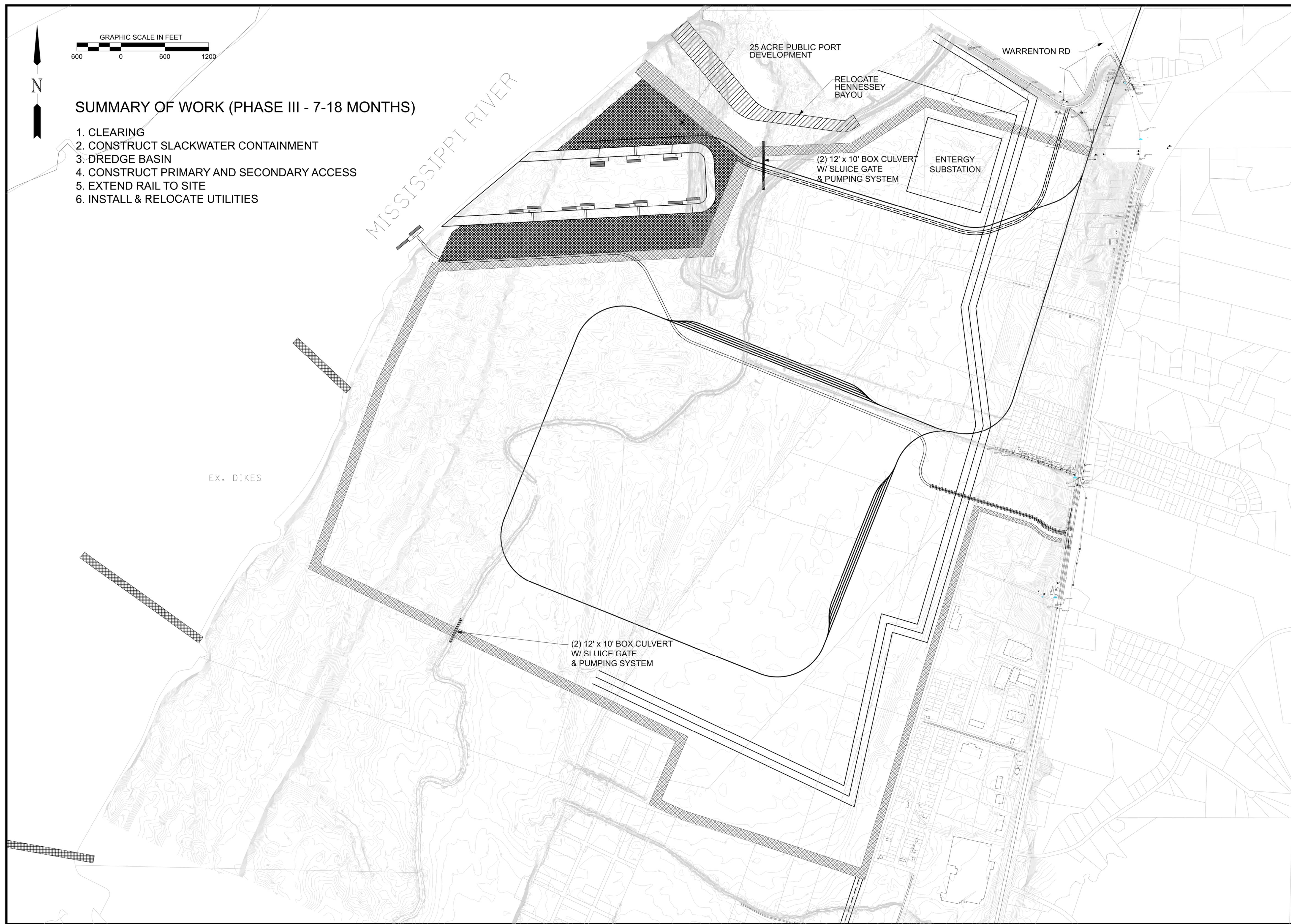
WARRENTON RD

(2) 12' x 10' BOX CULVERT  
W/ SLUICE GATE  
& PUMPING SYSTEM

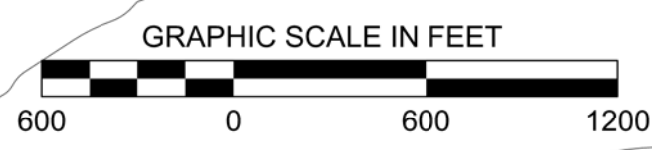
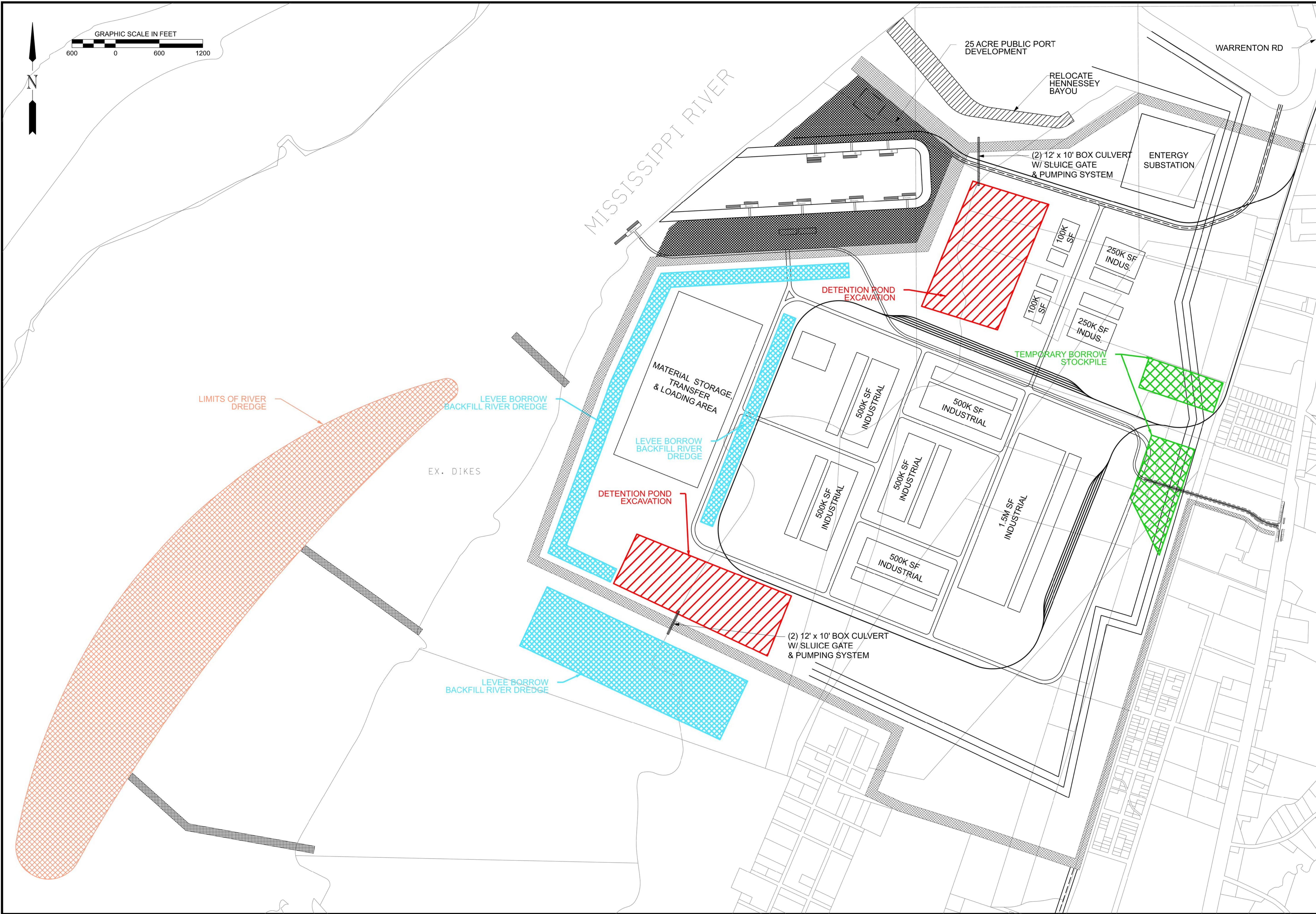
ENTERGY SUBSTATION

EX. DIKES

(2) 12' x 10' BOX CULVERT  
W/ SLUICE GATE  
& PUMPING SYSTEM







DRAWING INFORMATION

N-S PROJECT NO.:	NS 16/14.000
FILENAME:	\$[pvar, "dwgname"]
SCALE:	AS SHOWN
DRWN:	CMT
CHKD:	CMT
DATE:	06/16/2021
DATE:	06/16/2021
DATE:	
QA/QC:	

REVISIONS

NO.	DATE	BY	DESCRIPTION

**PROJECT SNOWBALL DEVELOPMENT**  
WARREN COUNTY, MISSISSIPPI

PRELIMINARY EARTHWORK PLAN

**NEEL-SCHAFFER**  
*Solutions you can build upon*  
215 Waterford Square - Madison, MS 39110  
Telephone No.: (601) 998-8118