



REPLY TO
ATTENTION OF:

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

CESAM-RD-C

NOV 21 2007

**JOINT PUBLIC NOTICE SAM-2007-1998-JBM
U.S. ARMY CORPS OF ENGINEERS**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL**

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

**Proposal to Fill Wetlands
For a Residential Development
Long Beach, Harrison County, Mississippi**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 10 of the River and Harbor Act of 1899 (33 USC 403), and Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Long Beach Estates, LLC
2008 E. University Ave. Ste. E
Oxford, Mississippi 38655

Agent: Butler Services of Mississippi, Inc.
P.O. Box 1164
Pascagoula, Mississippi 39568

LOCATION OF WORK: Near the intersection of Klondyke Road and Commission Road, Long Beach, Harrison County, Mississippi (Latitude 30.372° North and Longitude 89.152 ° West).

WORK DESCRIPTION: The applicant proposes to fill 5.44 acres of forested wetlands to construct sixty (60) high-rise apartments and fifteen (15) duplexes. Two and twenty four hundredths (2.24) acre of on-site forested wetlands will be avoided and preserved. The purchase of 10.88 wetland credits from an approved mitigation bank is proposed to offset unavoidable wetland impacts. The overall project purpose is to provide affordable housing for workers returning to coastal Mississippi.

CESAM-RD-C
Public Notice Number SAM-2007-1998-JBM

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

Also, the applicant has applied for certification from the State that the proposed activity complies with and will be conducted in a manner that is consistent with the State Coastal Zone Management Program. A determination relative to consistency will be made by 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 (Corps) 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, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The Corps 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 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.

CESAM-RD-C
Public Notice Number SAM-2007-1988-JBM

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

In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to effect cultural and historic properties within the permit area. Although the extent of federal control and responsibility for these considerations are confined to the limits of the permit area for this particular project, the potential indirect effects that may occur to historic properties as a result of this undertaking are also being considered. 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 concerned citizens regarding the existence or the potential for existence of significant cultural and historic properties within the permit area. Historic architectural or archaeological investigations may be necessary to ascertain the existence of such resources. Efforts will be made through the consultation process to avoid, minimize, or mitigate any adverse effects to significant cultural and historic properties that may occur as a result of this undertaking. The district engineer remains the final decision authority.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity will not affect listed endangered or threatened species.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2007-1998-JBM and should be directed to:

District Engineer
U.S. Army Engineer District, Mobile (RD-C)
Post Office Box 2288
Mobile, Alabama 36628-0001

With a Copy to:

Mississippi Department of Environmental Quality
Office of Pollution Control
Post Office Box 10385
Jackson, Mississippi 39289

And to:

Mississippi Department of Marine Resources
1141 Bayview Avenue, Suite 101
Biloxi, Mississippi 39530

CESAM-RD-C

Public Notice Number SAM-2007-1998-JBM

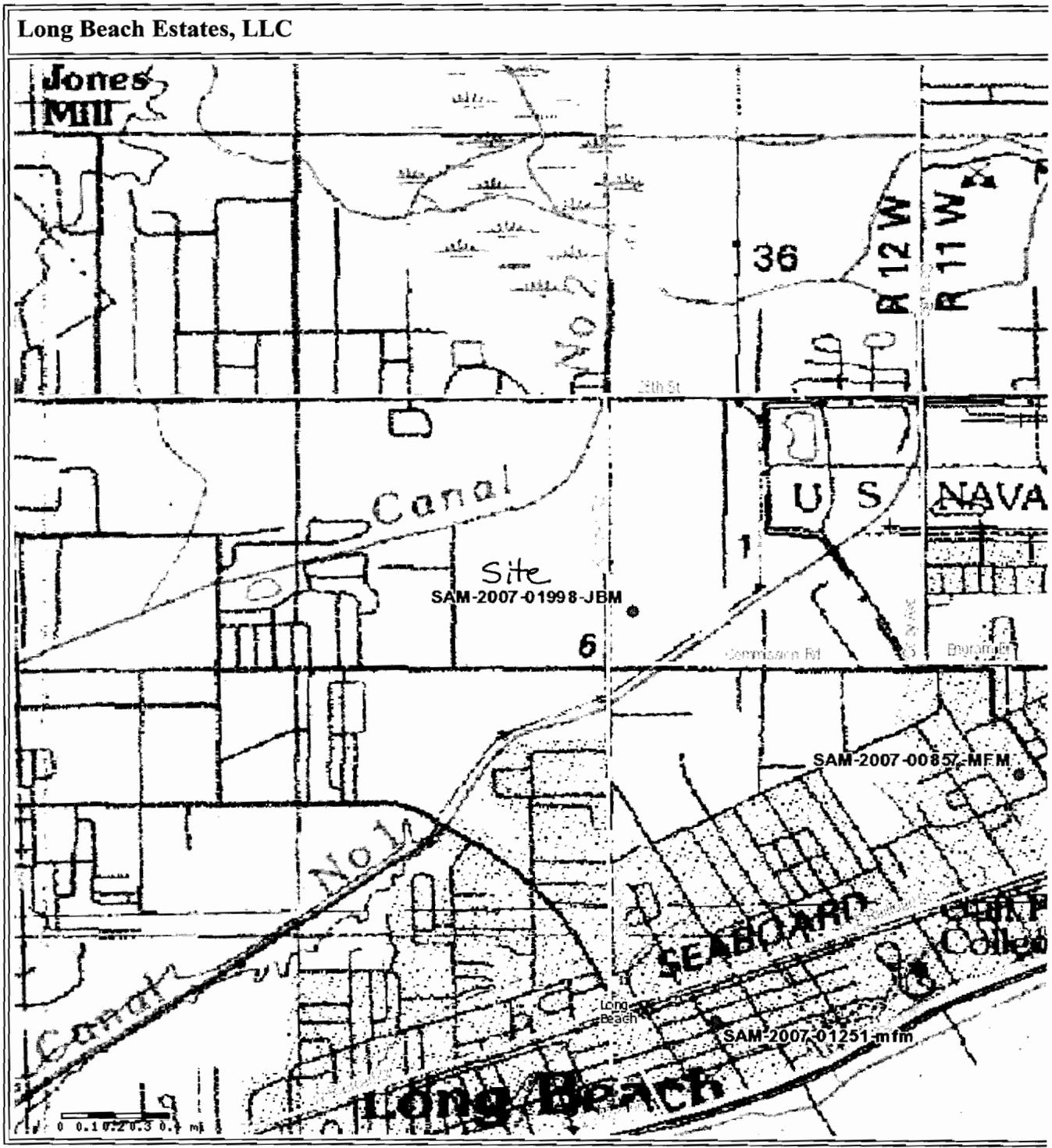
Comments should be received no later than **21 days** from the date of this Public notice.

If you have any questions concerning this publication, you may contact the project manager via e-mail at john.b.mcfadyen@usace.army.mil or telephone number **(251) 690-3222**. Please refer to the above Public Notice number.

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

Encls

MOBILE DISTRICT
U.S. Army Corps of Engineer



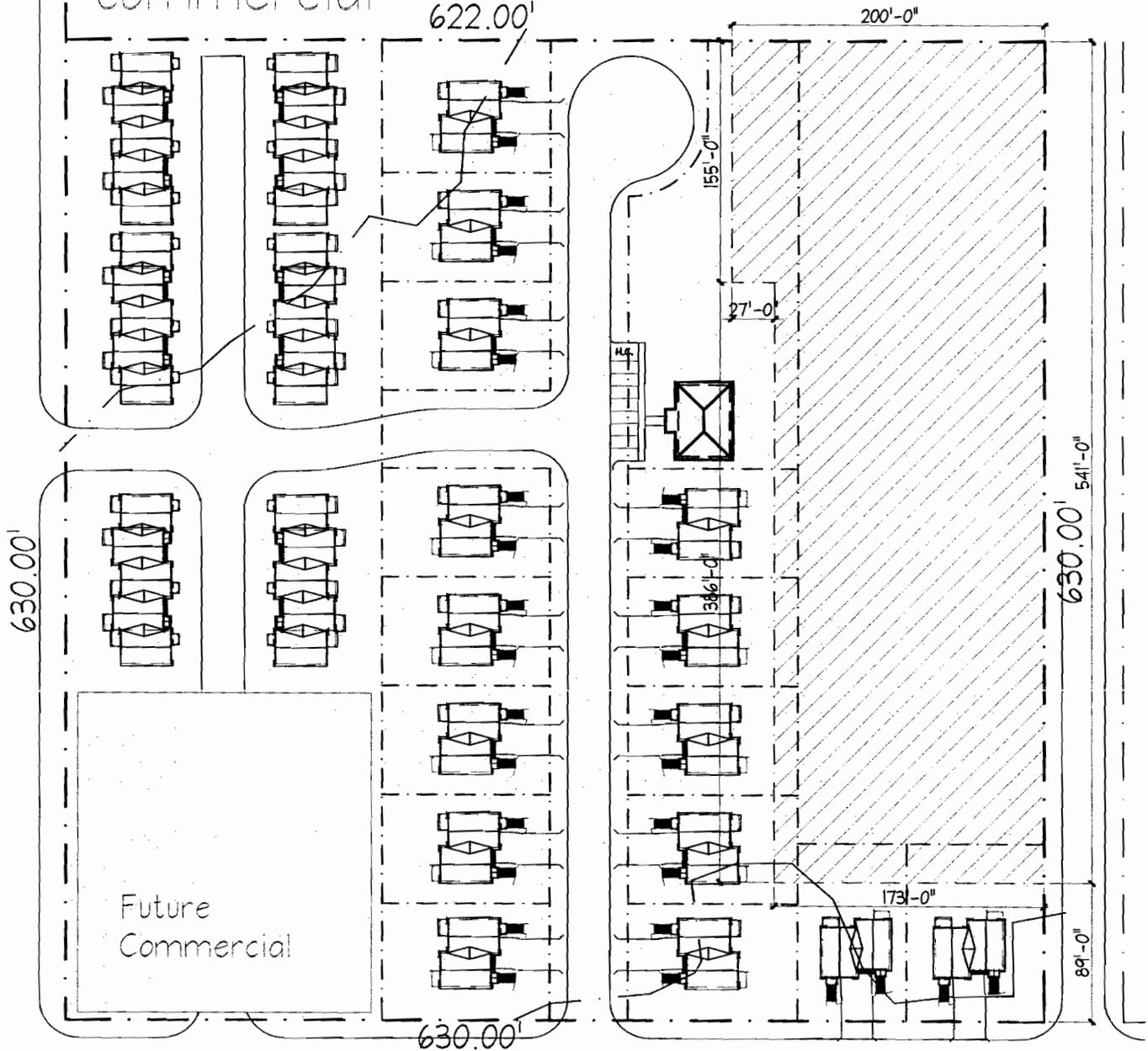
Vicinity Map
H CH



URBAN DESIGN STUDIO, LLC
PHONE: 601.936.7082; FAX 603.619.5833
E-MAIL: dlk_mbs@bellsouth.net

97,778 SQ. FT. OF UNDISTURBED WETLANDS

200'
commercial



60 High-Rise
Apartments

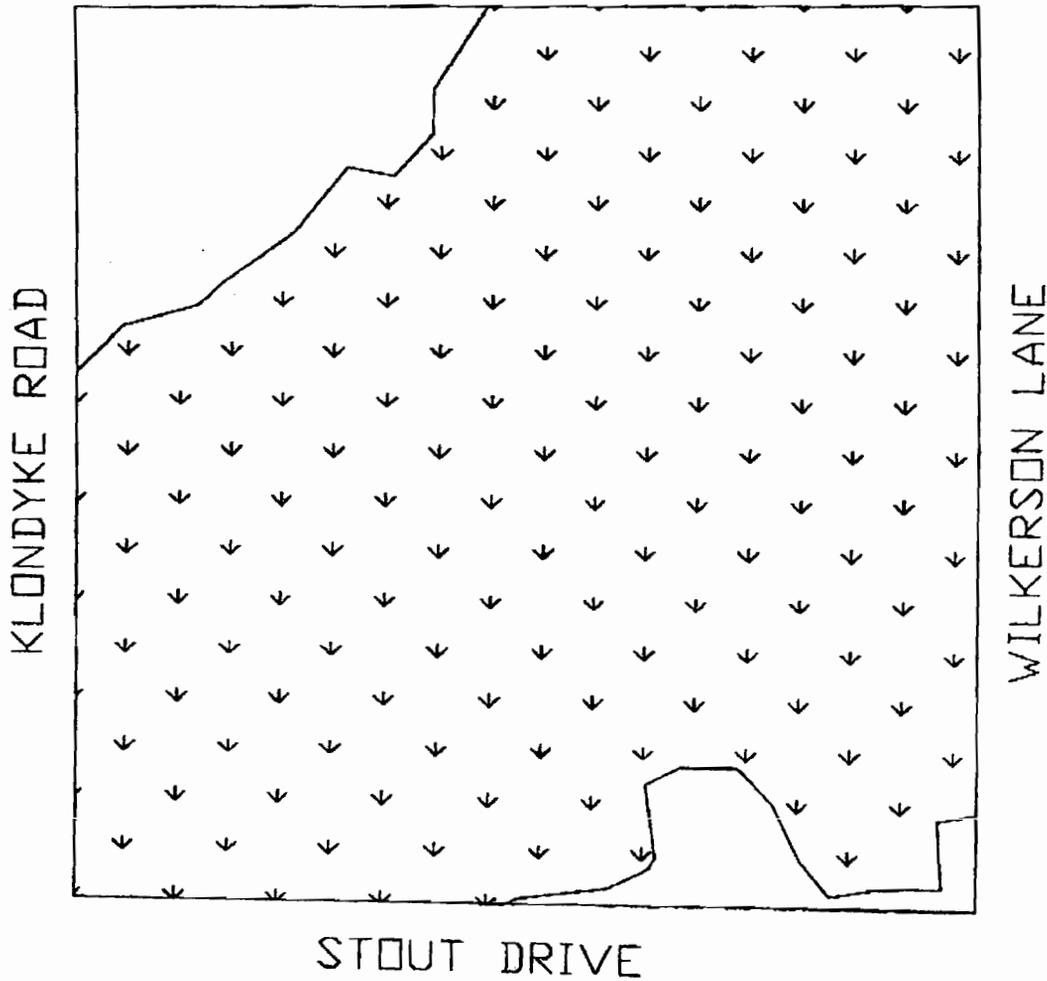
15 duplexs

Average lot size = 75'x100'

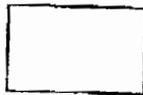
WETLAND DELINEATION FOR CHANEY PROPERTY LONG BEACH, HARRISON COUNTY, MISSISSIPPI



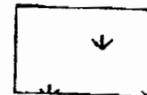
1 INCH = 120 FEET



NONWETLANDS - 1.31 ACRES



WETLANDS - 7.68 ACRES



DELINEATION BY D. R. SANDERS AND ASSOCIATES, INC. 7/12/06