



REPLY TO  
ATTENTION OF:

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

Regulatory Division  
Coastal Branch  
SAM-2007-1687-CRO

NOV 19 2007

JOINT PUBLIC NOTICE  
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES (MDMR)

Wetland Fill for Construction of a Hotel, Ocean Springs, Jackson  
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:** Value Place LLC  
8621 East 21<sup>st</sup> Street North, Suite 250  
Wichita, KS 67206

**WATERWAY:** Ocean Springs, Cypress Creek Drainage, Jackson County, Mississippi. (Section 12, T7S, R9W; Lat. 30° 27'18"N, Long. 88° 50'21"W)

**WORK:** The applicant proposes to fill 1.65 acres of non-tidal forested wetlands associated with the construction of an apartment complex in Gulfport, Mississippi. This proposal is located on a 5.1 acre site owned by the applicant. This development is located between I-10 and Wilfred Seymour Road on the northeast quadrant of the intersection of I-10 and Highway 609. The applicant proposes to compensate for wetland impacts by purchasing the appropriate number of mitigation credits from a Corps-approved mitigation bank and placing the remaining wetlands onsite in a conservation easement. The applicant's agent states that the wetlands at this site are non-tidal herbaceous wetlands. A detailed alternatives analysis and demonstration of avoidance and minimization of wetland impacts will be provided by the applicant to this office.

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.

The applicant has certified 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 MDMR.

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.

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.

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. This review 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 permit area. Copies of this notice are being sent to the State Historic Preservation Officer (SHPO) and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

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, or their critical habitat. The National Marine Fisheries Service requires the evaluation of impacts to Essential Fish Habitat of estuarine species.

Correspondence concerning this Public Notice should refer to Public Notice Number SAM-2007-1687-CRO and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Coastal Branch, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 10385, Jackson, Mississippi 39289, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, in time to be received within 21 days of the date of this public notice.

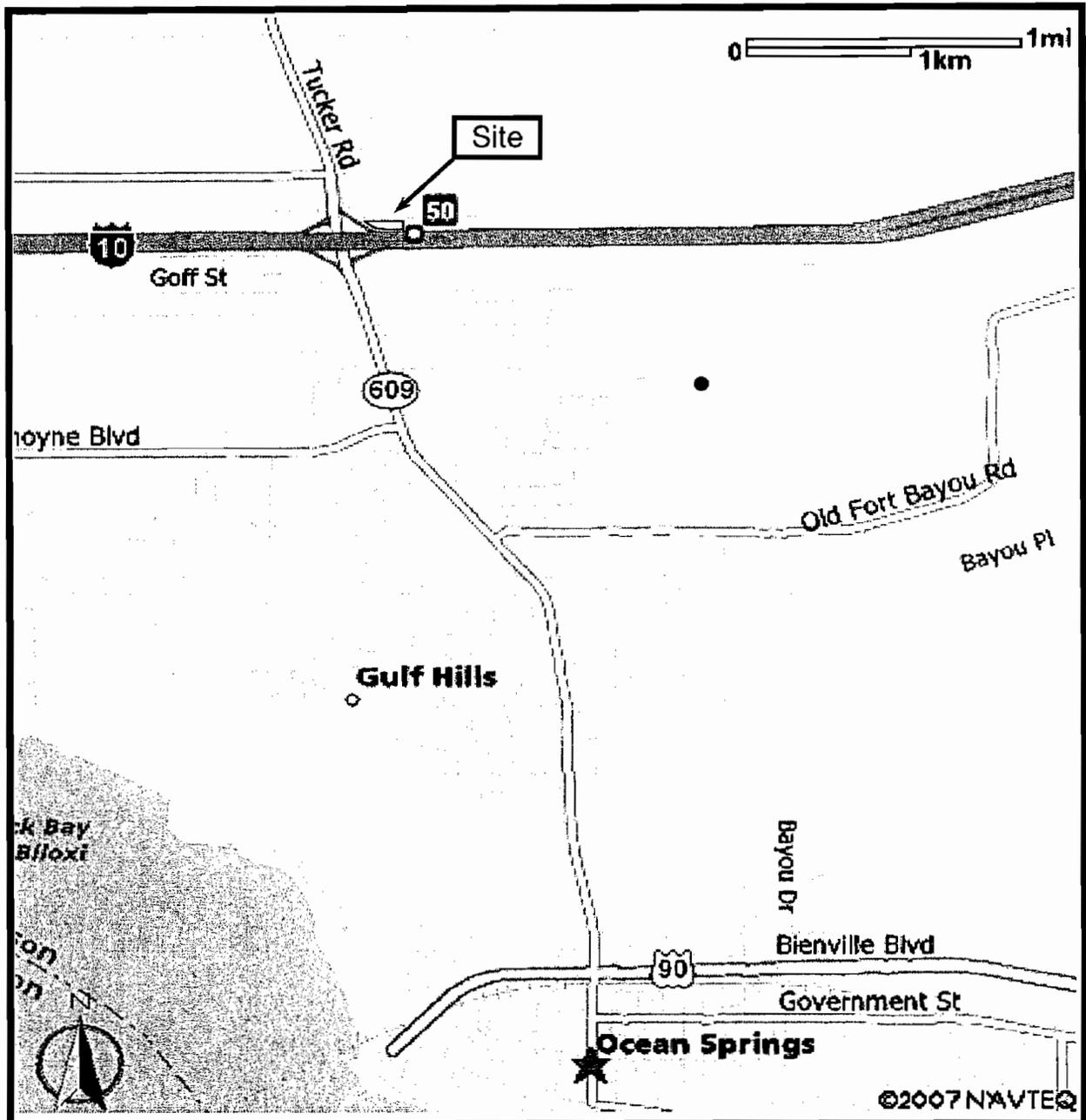
If you have any questions concerning this publication, you may contact this office, Carl R. Olsen ([carl.r.olsen@usace.army.mil](mailto:carl.r.olsen@usace.army.mil)), telephone number (228) 523-4116. Please refer to the above Public Notice number.

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

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures



<p>95 Chastain Road Phone: (770) 424-6200 Kennesaw, GA 30144 Fax: (770) 424-9982</p>	DRAWN BY: ASP	DATE: 5/25/07	<b>FIGURE 2. PROJECT LOCATION - VICINITY MAP</b>  <i>Source: Mapquest.com</i> VALUE PLACE LLC ARMY CORPS OF ENGINEERS INDIVIDUAL PERMIT ST. MARTIN, JACKSON COUNTY, MISSISSIPPI
	APPROVED: JEM	PROJECT NO. 892-7G016	

Environmental Assessment  
 Proposed Value Place Hotel  
 Ocean Springs, Jackson County, Mississippi  
 PSI Project No.: 892-7G016  
 September 25, 2007  
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