



US Army Corps
of Engineers®

PUBLIC NOTICE

Mobile District
Permit Application
No. SAM-2026-00527-
MJF

Published: June 3, 2026
Expires: July 3, 2026

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY OFFICE OF
POLLUTION CONTROL (MDEQ) AND
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES (MDMR)

Interested parties are hereby notified that the U.S. Army Corps of Engineers (USACE), Mobile District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344). The purpose of this public notice is to solicit comments from the public and information necessary to evaluate the probable impact on the public interest regarding the proposed activity as described below and as shown on the enclosed drawings.

APPLICANT: Mr. Jesse Alvarez
MMT Holdings, LLC
P.O. Box 7882
D'Iberville, MS 39540

AGENT: Mr. Mitch Tinsley
Ecological Asset Management, LLC
530 Main Street
Suite B
Bay St. Louis, MS 39520

LOCATION OF PROPOSED ACTIVITY: The proposed activity would affect waters of the United States associated with Costapia Bayou. The project/review area is located on the South side of Jim Ramsey Road and East of Old Biloxi Road in 24 Section, 6S Township, 9W Range; at Latitude 30.507021 and Longitude -88.83921; in Vancleave, Jackson County, Mississippi.

PROPOSED ACTIVITY: The applicant is requesting a DA permit to construct a 172-lot single family residential subdivision. Clean fill material would be placed within 39.6-acres of medium quality pine savanna wetlands and 0.5 acres of high quality bottomland hardwood wetlands. The proposed project includes house lots, roads, utilities and 3 stormwater detention basins. The applicant states the project purpose is to construct a single family residential subdivision in an area with increasing demand for housing.

The 118.38 acres parcel is undeveloped and forested with Costapia Bayou running through the midsouth portion of the property. The parcel contains approximately 101.75 acres of jurisdictional wetlands consisting of 69.63 acres of medium quality pine savannah wetlands and 32.12 acres of high quality bottomland hardwood wetlands. The portion of Costapia Bayou traversing the parcel is approximately 3,030 linear feet in length and runs through the center of the bottomland hardwood wetlands. This central portion of the parcel contains a large population of the endangered Louisiana quillwort (*Isoetes louisianensis*).

A Department of the Army permit (SAM-2007-01999-ALF) was previously issued for the subject property on October 20, 2008, and expired on October 7, 2013. This permit authorized the fill of 11.47 acres of wetlands to construct a 220-lot single-family residential subdivision. Under this permit, 22.94 credits were purchased from Wetland Solutions, but no work was completed on the property due to economic factors.

MITIGATION: The applicant has provided the following information to explain how impacts to waters of the United States associated with the proposed activity are to be avoided, minimized, and compensated for.

The project as designed would avoid the 3,030 linear feet of Costapia Bayou as well as 61.65 acres of higher quality wetlands. A large community of the endangered Louisiana quillwort was discovered along Costapia Bayou within the subject parcel. Design plans would include an approximate 350 foot buffer from all identified quillwort habitat as well as potential preservation methods. Impacts have been concentrated towards the northern portion of the subject parcel which is more closely situated to surrounding development. Temporary and permanent construction best management practices (BMPs) would be implemented to prevent silt-laden runoff and other pollutants from entering the watershed and other downstream ecosystems before, during, and after development. BMPs include, but are not limited to, the placement of silt fences around the project perimeter, the use of straw wattles within swales, the use of energy dissipation devices within sediment basins, the installation of riprap, and the use of vegetative stabilization with disturbed areas. The stormwater detention basins would be used as sedimentation basins during construction. All imported, non-native fill material would be monitored and managed by the applicant. Site development would proceed in a planned sequence, and every attempt would be made to preserve existing vegetation to reduce erosion. All disturbed sites would be managed and revegetated as soon as practicable after final grading. Biodegradable erosion control matting may be used to assist in establishing permanent stabilization on steep slopes. Structural erosion control measures would be implemented as necessary to divert flows from exposed soils and/or limit runoff from exposed areas.

The applicant proposes the following as compensation for proposed wetland impacts. Mitigation credits from an approved mitigation bank would be utilized as compensatory mitigation. The applicant would like to apply the previously purchased 22.94 unused mitigation credits previously purchased from Wetlands Solutions for the initial permit on the subject property. In addition, the applicant proposed to provide partial compensatory

mitigation for the proposed impacts through the preservation of the avoided southern wetlands. Preservation of these southern wetlands would maintain habitat and hydrologic connectivity with off-site undeveloped areas.

The USACE will determine the type and amount of compensatory mitigation necessary to offset losses of waters of the United States which may result from the proposed activity in accordance with 33 CFR § 332.

HISTORIC PROPERTIES/CULTURAL RESOURCES: Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 306108), requires Federal agencies to consult with the appropriate State and/or Tribal Historic Preservation Officers to take into account the effects of actions they undertake or permit on historic properties listed in or eligible for listing in the National Register of Historic Places.

The USACE is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government agencies with respect to historic resources.

The USACE's final eligibility and effect determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the USACE-identified permit area.

ENDANGERED SPECIES: Section 7 of the Endangered Species Act (ESA) (16 U.S.C. § 1536) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or that may adversely modify designated critical habitat (or critical habitat proposed such designation). Preliminary review of this application and the USFWS Information for Planning and Consultation (IPaC) indicate the following federally listed species or species proposed for listing have the potential to occur in the action area: INSERT SPECIES NAMES.

Table 1. IPaC Species List	
MS Range	
Species Name (common (scientific))	Federal Status
Alligator snapping turtle (<i>Macrochelys temminckii</i>)	Proposed Threatened
Black pinesnake (<i>Pituophis melanoleucus lodingi</i>)	Threatened
dusky gopher frog (<i>Rana sevosa</i>)	Endangered
Gopher tortoise (<i>Gopherus polyphemus</i>)	Threatened
Louisiana quillwort (<i>Isoetes louisianensis</i>)	Endangered
Mississippi sandhill crane (<i>Antigone canadensis pulla</i>)	Endangered
Monarch butterfly (<i>Danaus plexippus</i>)	Proposed Threatened
Red-cockaded woodpecker (<i>Dryobates borealis</i>)	Threatened
Tricolored bat (<i>Perimyotis subflavus</i>)	Proposed Endangered

This notice serves as request to the USFWS for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 408) because the activity, in whole or in part, would not alter, occupy, or use a USACE Civil Works project.

WATER QUALITY CERTIFICATION: An Individual Water Quality Certification may be required from MDEQ pursuant to Section 401 of the Clean Water Act (33 U.S.C. § 1341).

The Clean Water Act (CWA) Section 401 Certification Rule (40 CFR §121) requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency.

COASTAL ZONE MANAGEMENT: The applicant has applied for Coastal Zone Management (CZM) consistency from the Mississippi Department of Marine Resources in accordance with the State Coastal Zone Management Program under DMR26-000152.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the USACE jurisdiction has been verified by USACE personnel.

EVALUATION: 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of

Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The USACE is soliciting comments from the public; Federal, State, and local agencies and officials; Tribal Nations; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition, or deny a permit for this proposed activity. To make this determination, comments are used to assess impacts to 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 comments or objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested permit. Please note that all comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

The Mobile District will receive written comments on the proposed activity, as outlined above, until July 3, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs/public-notice>. Alternatively, you may submit comments to Ms. Maryellen Farmer at maryellen.j.farmer@usace.army.mil or U.S. Army Corps of Engineers, Mobile District, Attention: Ms. Maryellen Farmer, 100 Canal Street Regulatory Division, Mobile, Alabama 36602-1901. Please refer to “**SAM-2026-00527-MJF**” in your comments.

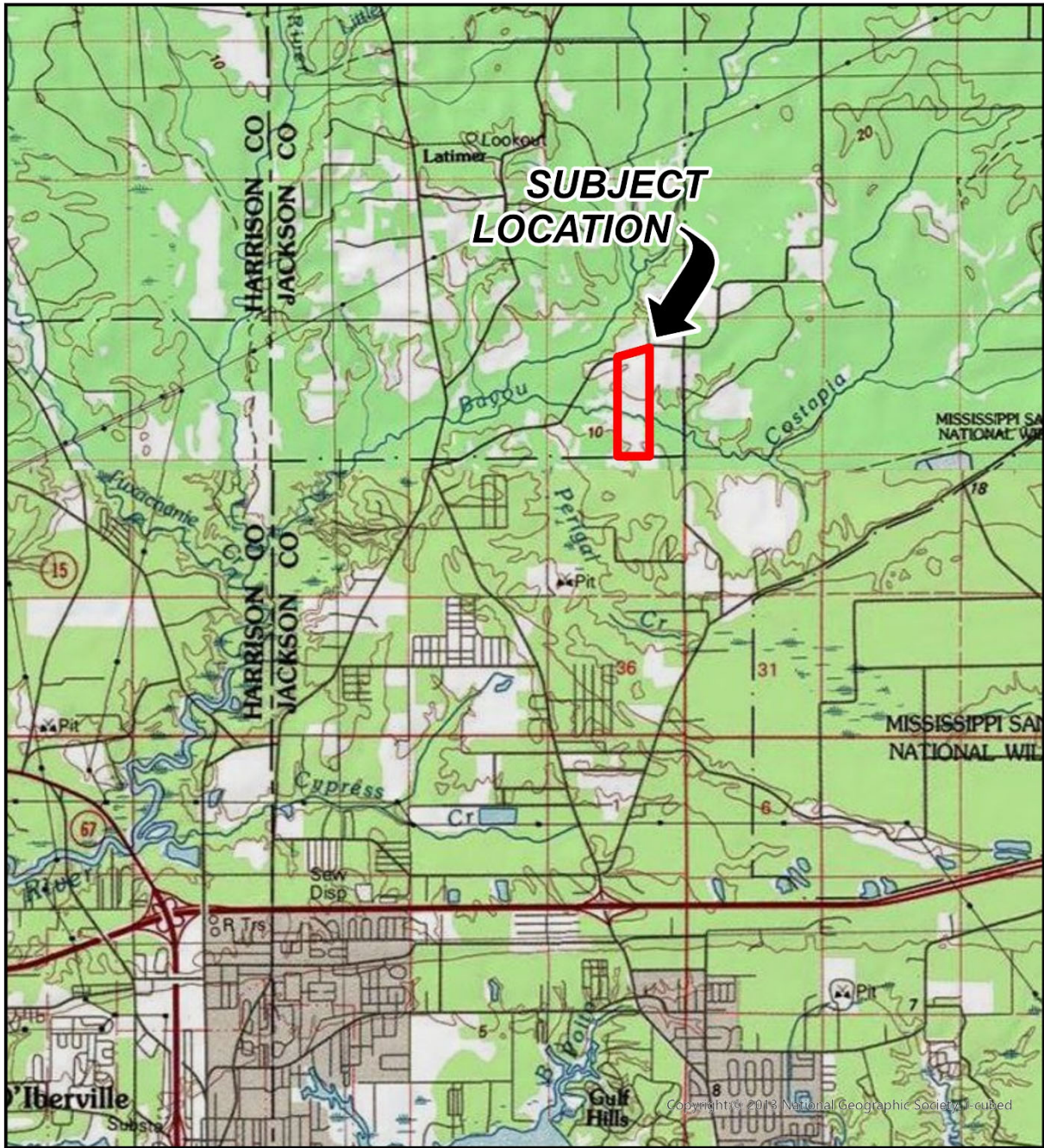


Figure 1. Project Location

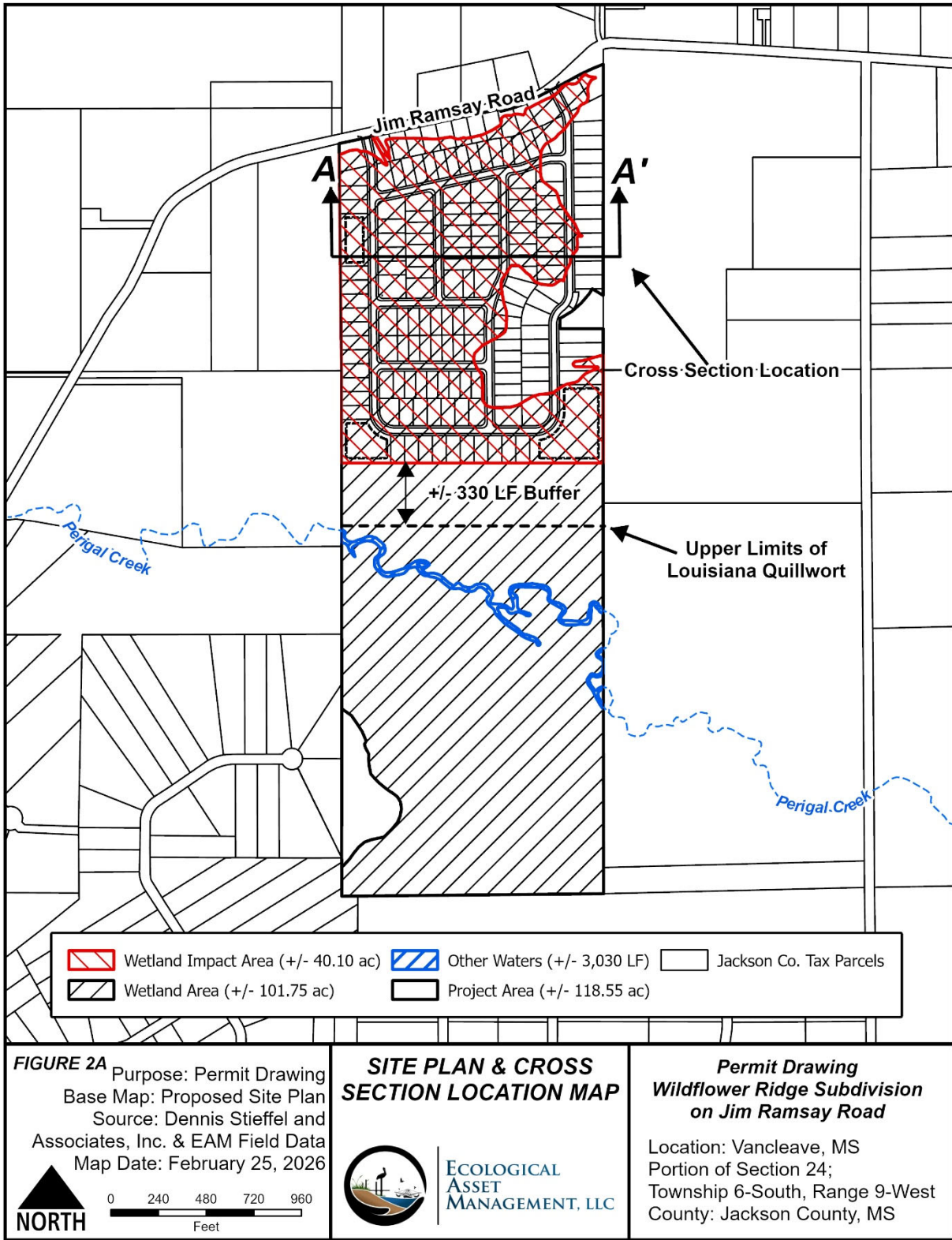
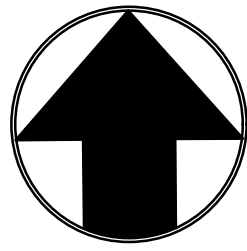
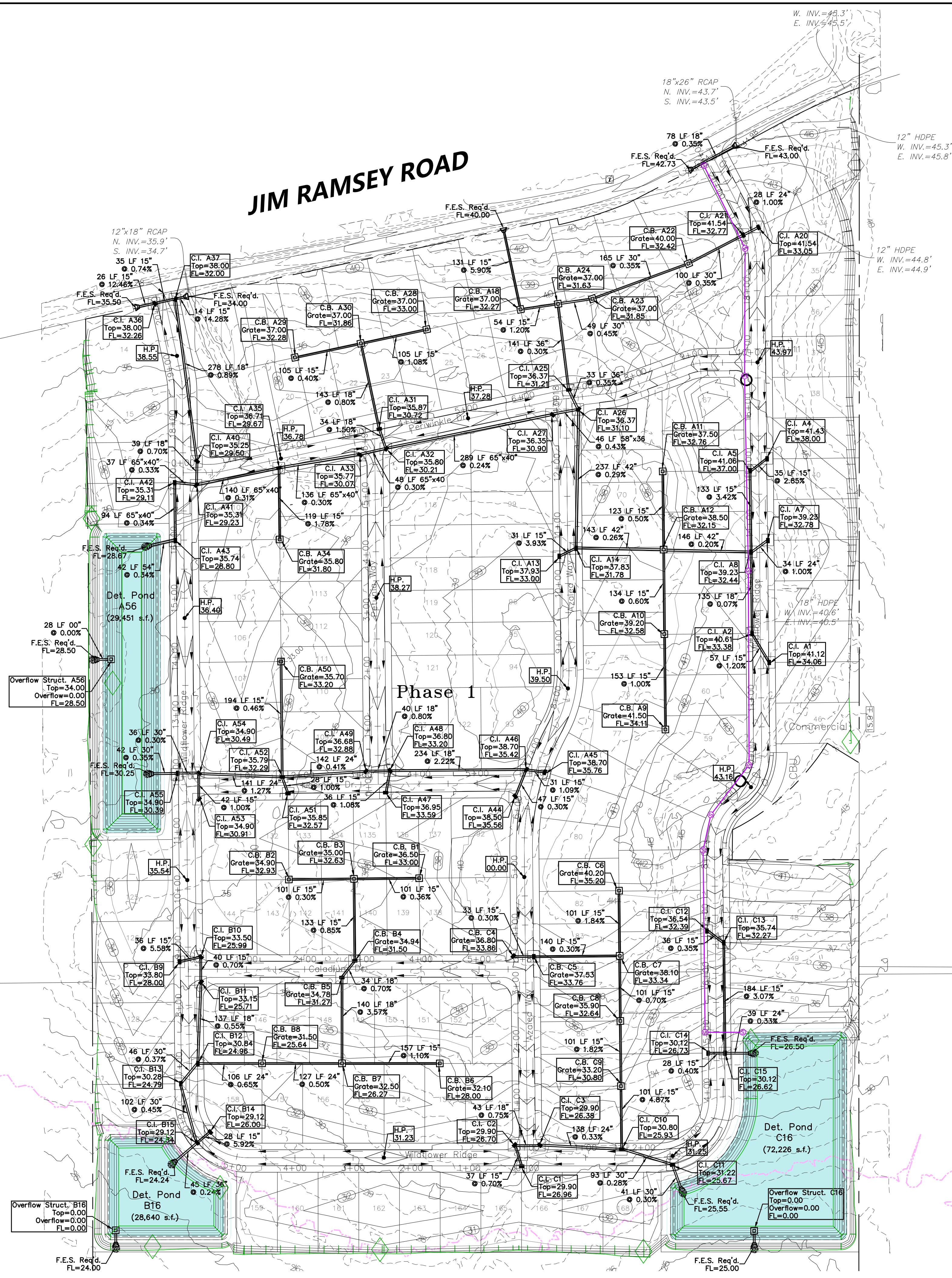


Figure 2A. Proposed Site Plan & Cross Section Location

JIM RAMSEY ROAD



1"=100'



Drainage Plan

Wildflower Ridge
Jackson County, Mississippi

13061 Shriners Blvd, Suite D
Biloxi, Mississippi 39532

Dennis Stieffel and Associates, Inc.
Consulting Engineers



SHEET
770

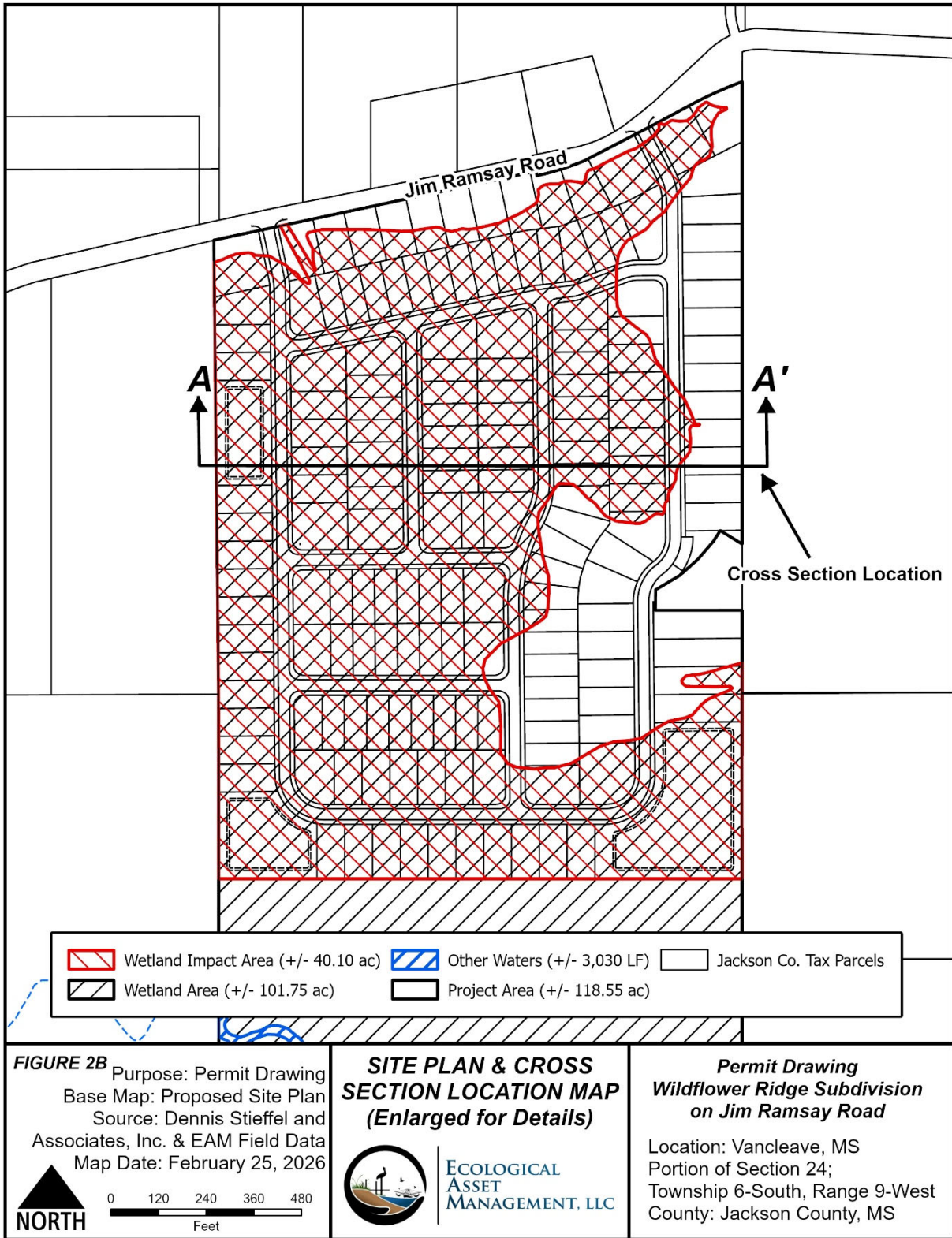
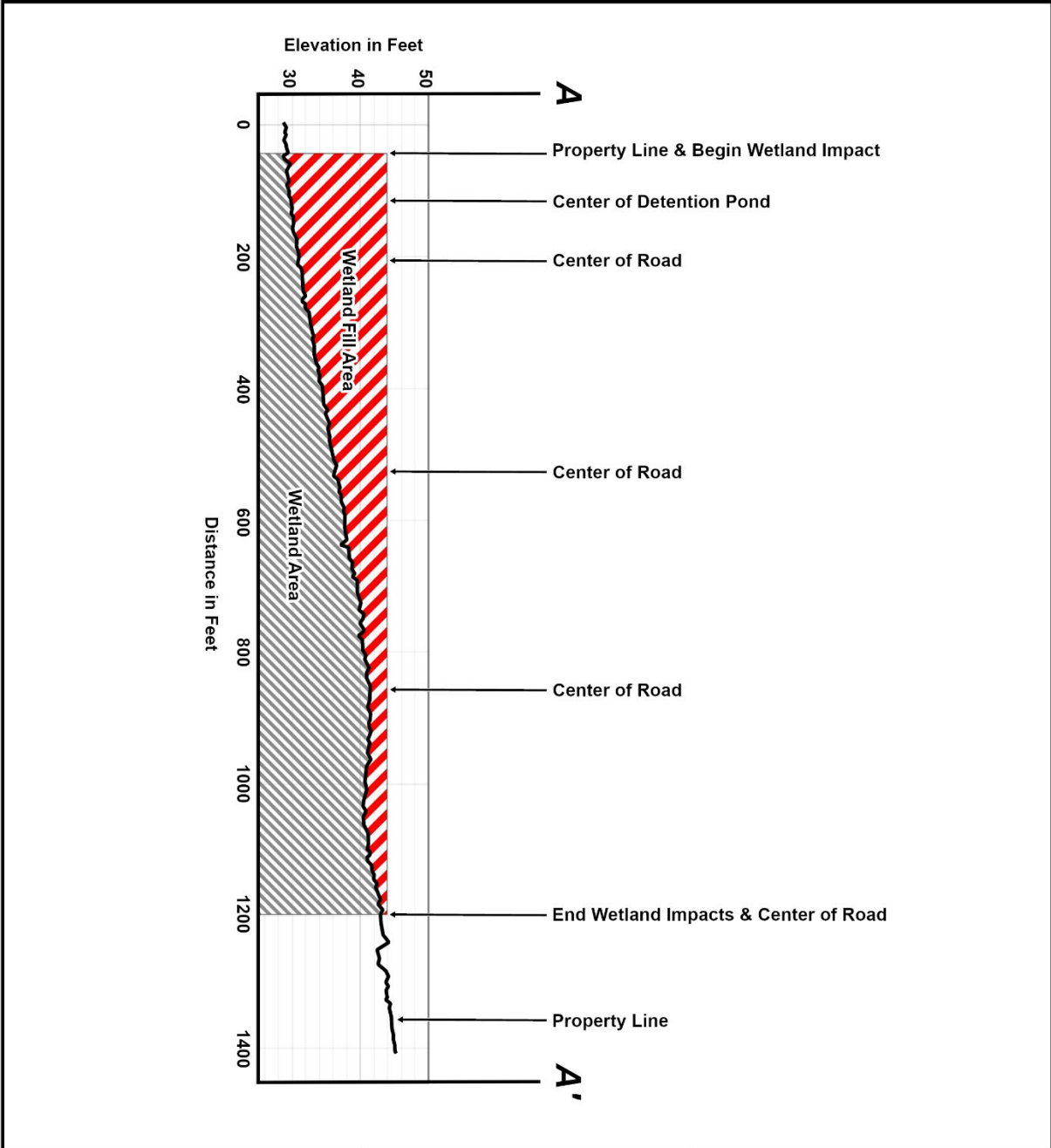


Figure 2B. Proposed Site Plan & Cross Section Location (Enlarged for Detail)




<p>FIGURE 3 Purpose: Permit Drawing Base Map: Project Design Profile Source: Dennis Stieffel and Associates, Inc. & EAM Field Data Map Date: February 25, 2026</p> <p>NORTH</p> <p>SCALE: As Shown</p>	<p align="center">CROSS SECTION DRAWING</p>  <p>ECOLOGICAL ASSET MANAGEMENT, LLC</p>	<p align="center"><i>Permit Drawing Wildflower Ridge Subdivision on Jim Ramsay Road</i></p> <p>Location: Vanleave, MS Portion of Section 24; Township 6-South, Range 9-West County: Jackson County, MS</p>
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Figure 3. Typical Cross Section Drawing

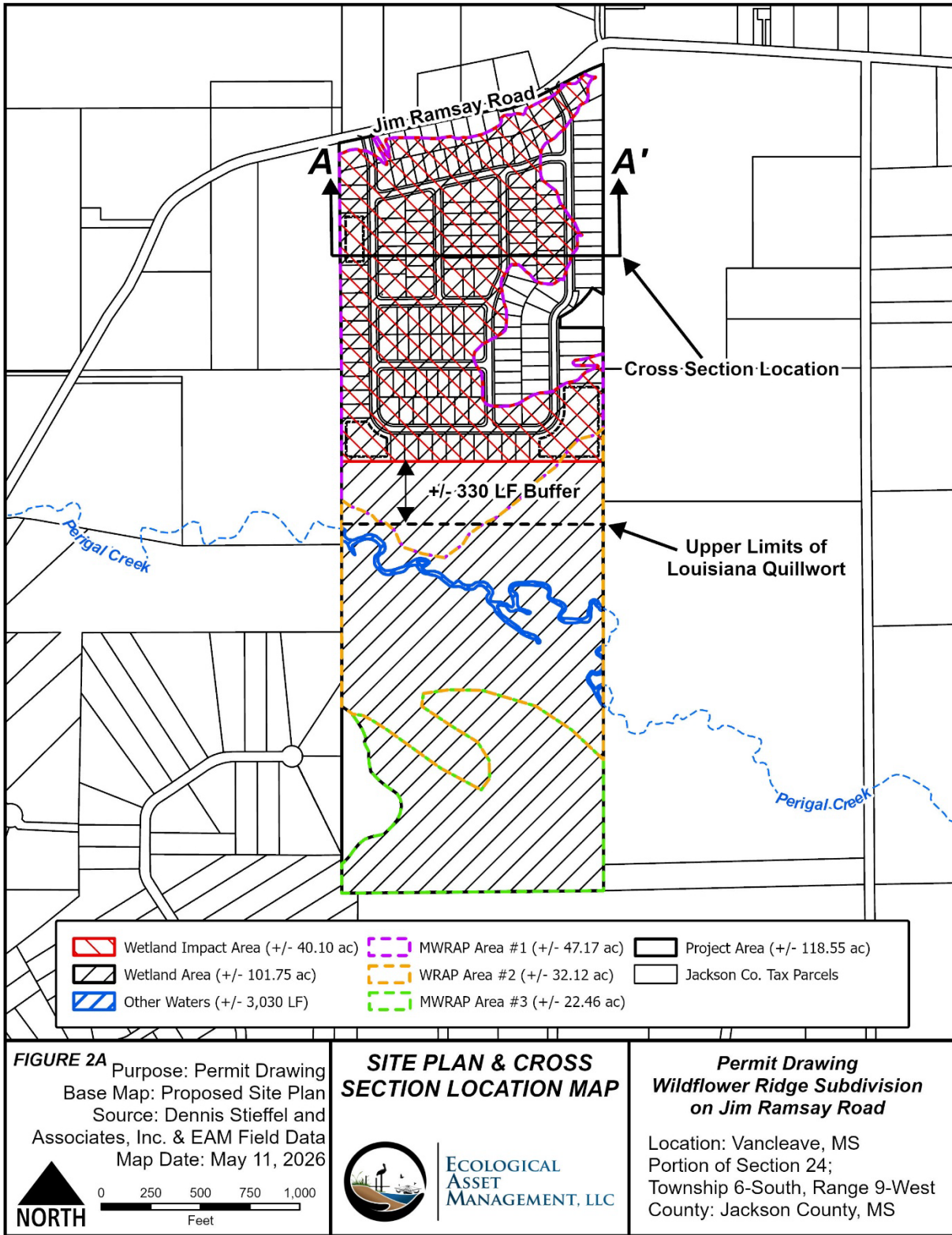


Figure B. Detailed Wetland Delineation Map Full Site