



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT  
7400 LEAKE AVE  
NEW ORLEANS, LA 70118-3651

March 6, 2023

Regulatory Division  
Eastern Evaluation Branch

Project Manager:  
Scott Kennedy  
(504) 862-2259  
[Scott.N.Kennedy@usace.army.mil](mailto:Scott.N.Kennedy@usace.army.mil)

Application #: MVN 1999-00201 EMM

## **PUBLIC NOTICE**

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [ **X** ] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [ **X** ] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344), and/or [ ] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408).

### **INSTALL AND MAINTAIN A MIXED USE DEVELOPMENT CONSISTING OF RESIDENTIAL LOTS, COMMERCIAL LOTS, ROADS, UTILITIES, DRAINAGE IMPROVEMENTS, PONDS, AND APPURTENANT STRUCTURES IN SAINT JOHN THE BAPTIST PARISH**

**NAME OF APPLICANT:** Belle Terre LLC, c/o Coastal Environments, Inc., 1260 Main Street, Baton Rouge, Louisiana 70802.

**LOCATION OF WORK:** Sections 7, Township 11 South, Range 7 East, in Laplace, Louisiana, in Saint John the Baptist Parish, as shown on the attached drawings.

Hydrologic Unit Code: 08070204: Lower Mississippi – Lake Maurepas  
Latitude: 30.103711 Longitude: -90.498406

**CHARACTER OF WORK:** The proposed project is to develop the Belle Terre mixed use development. The proposed work will be accomplished by clearing, grading, excavating, and depositing fill to install and maintain 62 residential lots, 150 commercial/mixed use lots, roads, utility infrastructure, drainage improvements, ponds, and associated appurtenances. This permit, EB-19-990-0201, was previously issued in August 2002. The site is partially cleared and filled. It is not anticipated that there will be any additional permanent or temporary impacts to jurisdictional wetlands or Waters of the U.S.

**MITIGATION:** The applicant proposes to avoid direct impacts and minimize secondary impacts (to wetlands) to the maximum extent practicable. Approximately 44.8 acres of wetlands were previously mitigated for at an approved mitigation bank.

The comment period for the Department of the Army Permit will close **20 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit

request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number, and can preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Mr. Scott Kennedy**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by e-mailing the specified Project Manager listed above. Any request for an extension of time must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>.

### **Corps of Engineers Permit Criteria**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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, historic 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.

The U.S. Army Corps of Engineers 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 U.S. Army Corps of Engineers to determine whether to make, 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 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.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

The New Orleans District has determined that the project footprint is located in an area that is not known to be utilized by any endangered or threatened species. It has been determined that the proposed activities have No Effect based on the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020 between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office.

Our initial finding is that the proposed work is Not Likely to Adversely Affect any species listed as endangered by the U.S. Departments of Commerce, nor affect any habitat designated as critical to the survival and recovery of such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal is not expected to result in the destruction, alteration, and/or disturbance of **0.0 acres** of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. **Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, before a permit is issued.**

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.

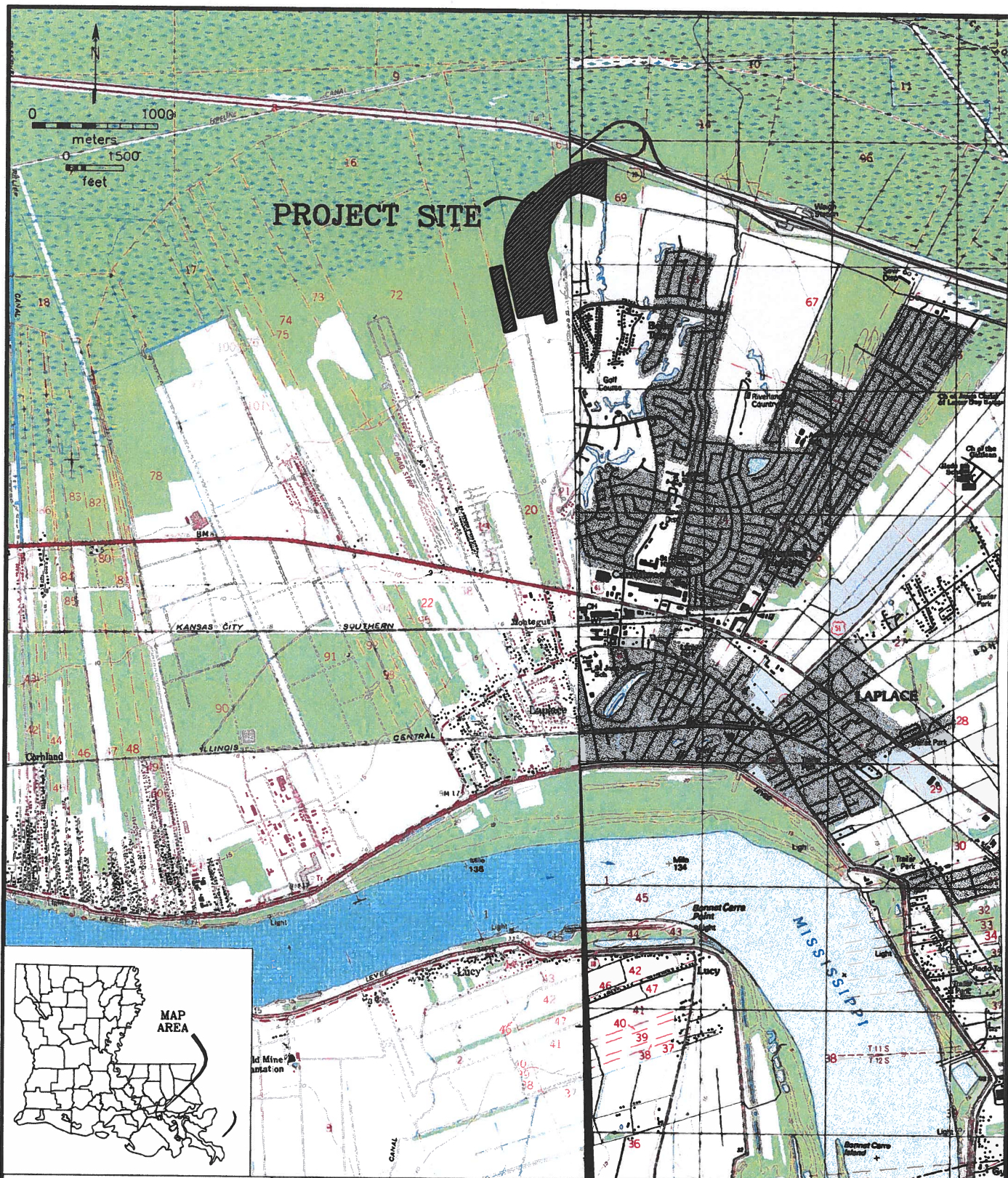
The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Brad P. LaBorde  
Chief, Eastern Evaluation Branch  
Regulatory Division

Enclosure





BELLE TERRE BOULEVARD  
ST. ANDREWS BLVD. TO I-10  
COMMERCIAL PROPERTY

BASE: U.S.G.S. 7.5 minute  
topographic quadrangles (DRGs);  
(Reserve 1982, LaPlace 1992)

DATUM: NGVD

### VICINITY MAP



COASTAL ENVIRONMENTS, INC.

BATON ROUGE, LA., 70802 ..... 225-383-7451

### PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT

LOCATION: In Sections 69 & 70, T-11-S, R-7-E

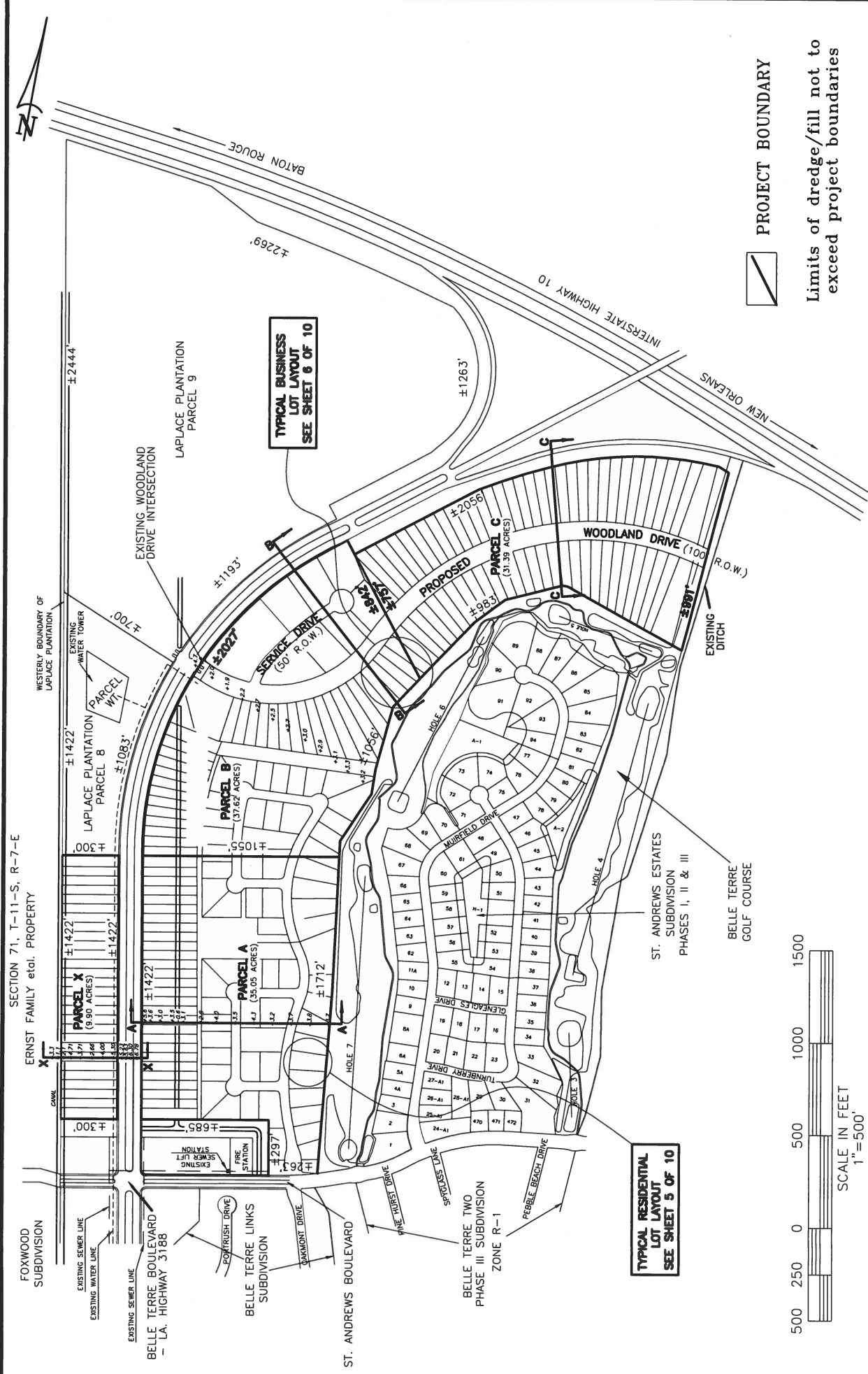
PARISH: St. John the Baptist, Louisiana

APPLICATION BY: Belle Terre Land, L.L.C.

Date: 3/17/2021

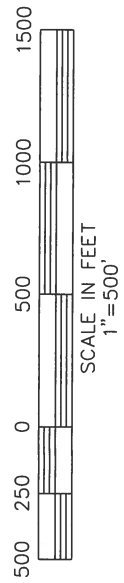
Sheet 1 of 10  
Dwg. No. L1446/P-1





**PROJECT BOUNDARY**

Limits of dredge/fill not to exceed project boundaries



**TYPICAL RESIDENTIAL LOT LAYOUT**  
SEE SHEET 5 OF 10

**TYPICAL BUSINESS LOT LAYOUT**  
SEE SHEET 6 OF 10

**BELLE TERRE BOULEVARD  
ST. ANDREWS BLVD. TO I-10  
COMMERCIAL PROPERTY**

Drawing provided by:  
RIVERLANDS DRAFTING SERVICE  
LAPLACE, LA.

**DATUM:** NGVD

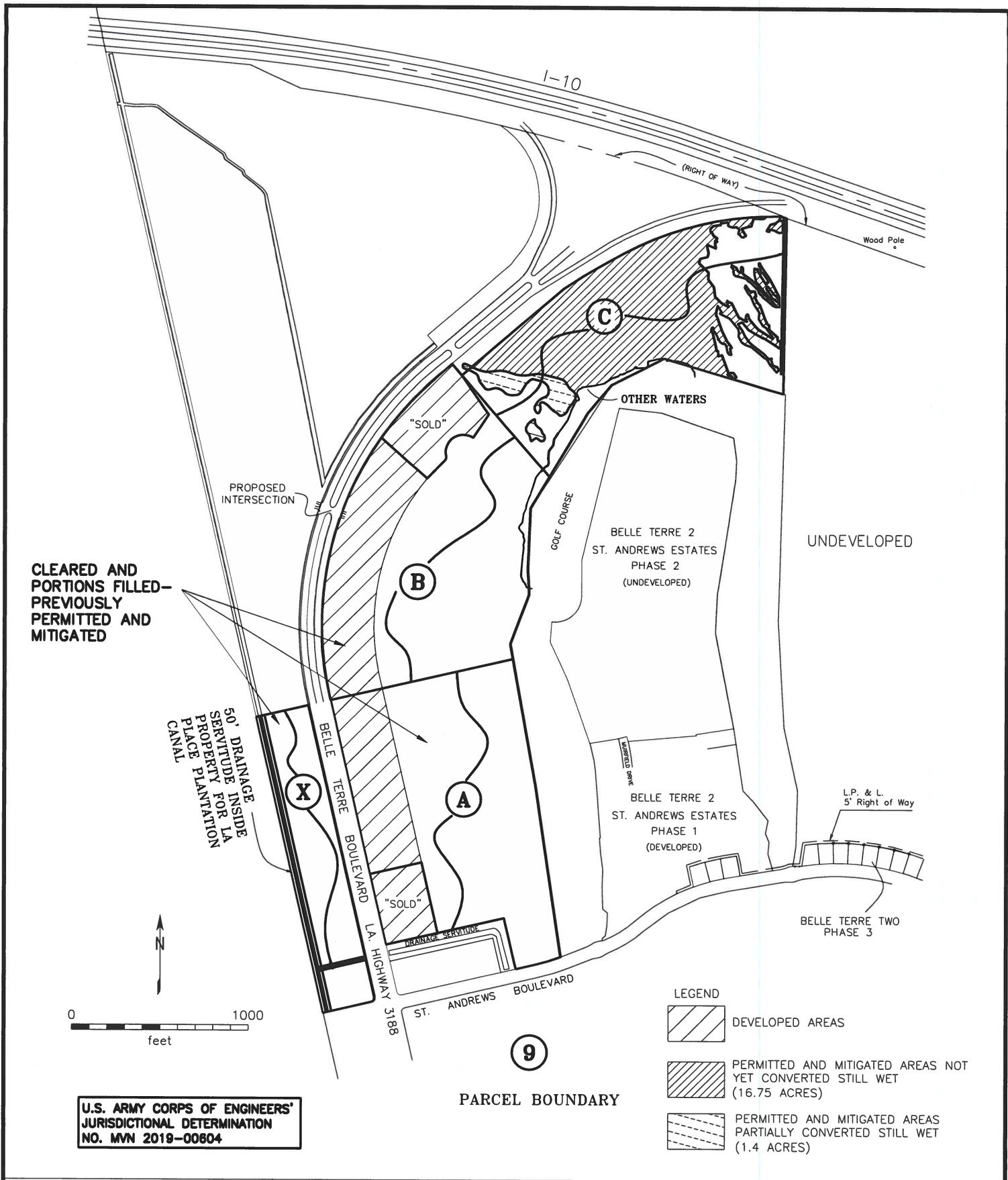
**PLAN MAP**

**PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT**

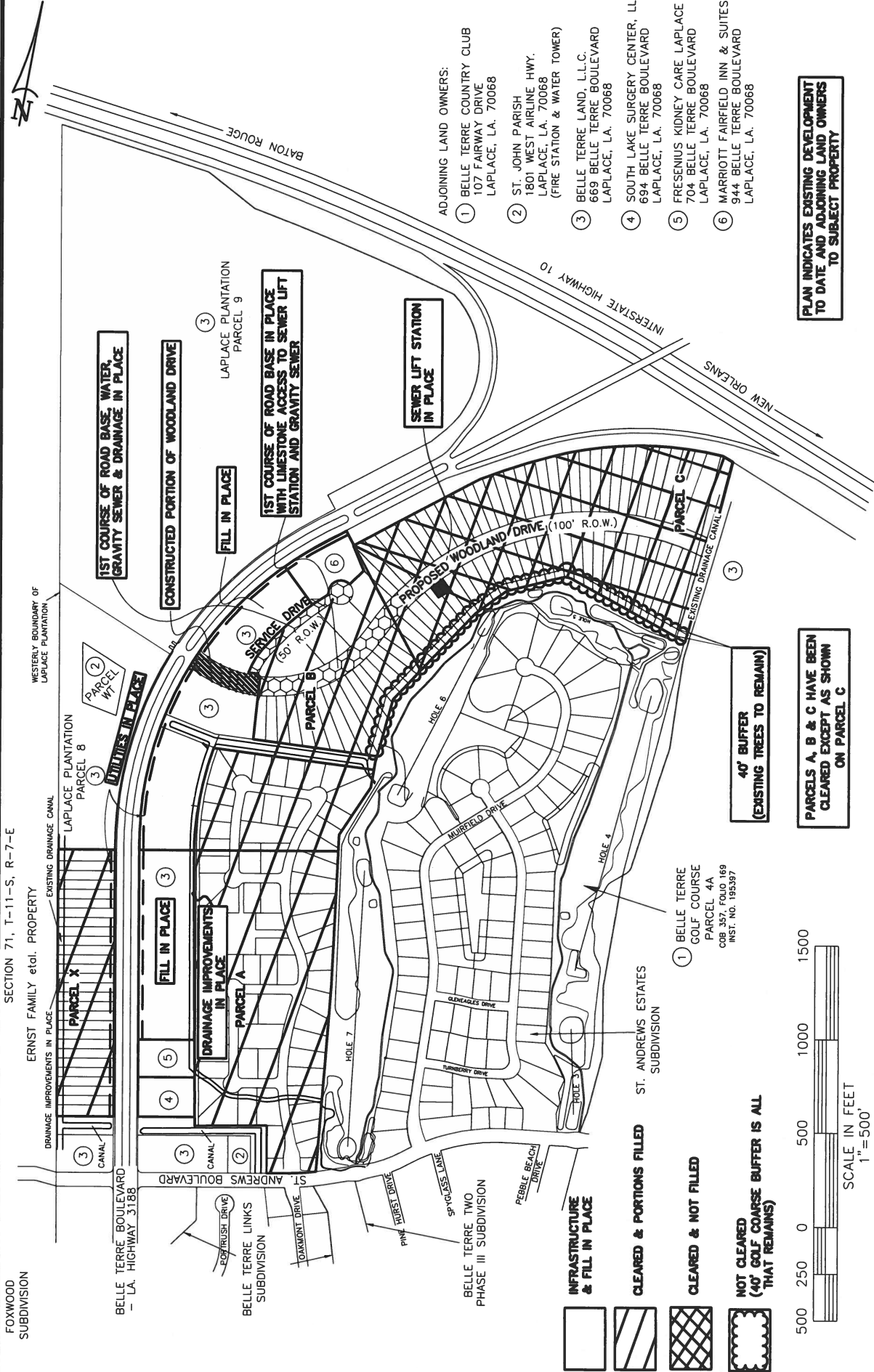
LOCATION: In Sections 69 & 70, T-11-S, R-7-E  
PARISH: St. John the Baptist, Louisiana  
APPLICATION BY: Belle Terre Land, L.L.C.

Rev. Date: 3/17/2021

**COASTAL ENVIRONMENTS, INC.**  
BATON ROUGE, LA., 70802 ..... 504-383-7451



<p>BELLE TERRE BOULEVARD ST. ANDREWS BLVD. TO I-10 COMMERCIAL PROPERTY</p> <p>BASE: U.S.G.S. 7.5 minute topographic quadrangles (DRGs); (Reserve 1982, LaPlace 1992)</p> <p>DATUM: NGVD</p>	<p><b>WETLANDS MAP</b></p> <p><b>COASTAL ENVIRONMENTS, INC.</b></p> <p>BATON ROUGE, LA., 70802 ..... 225-383-7451</p>	<p><b>PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT</b></p> <p>LOCATION: In Sections 69 &amp; 70, T-11-S, R-7-E</p> <p>PARISH: St. John the Baptist, Louisiana</p> <p>APPLICATION BY: Belle Terre Land, L.L.C.</p> <p>Date: 3/17/2021</p> <p>Sheet 3 of 10 Dwg. No. L1446/P-3</p>
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# **PROJECT FEATURES IMPLEMENTED TO DATE AND ADJACENT OWNERSHIP MAP**

**PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT**

LOCATION: In Sections 69 & 70, T-11-S, R-7-E  
PARISH: St. John the Baptist, Louisiana  
APPLICATION BY: Belle Terre Land, L.L.C.  
Date: 3/17/2021



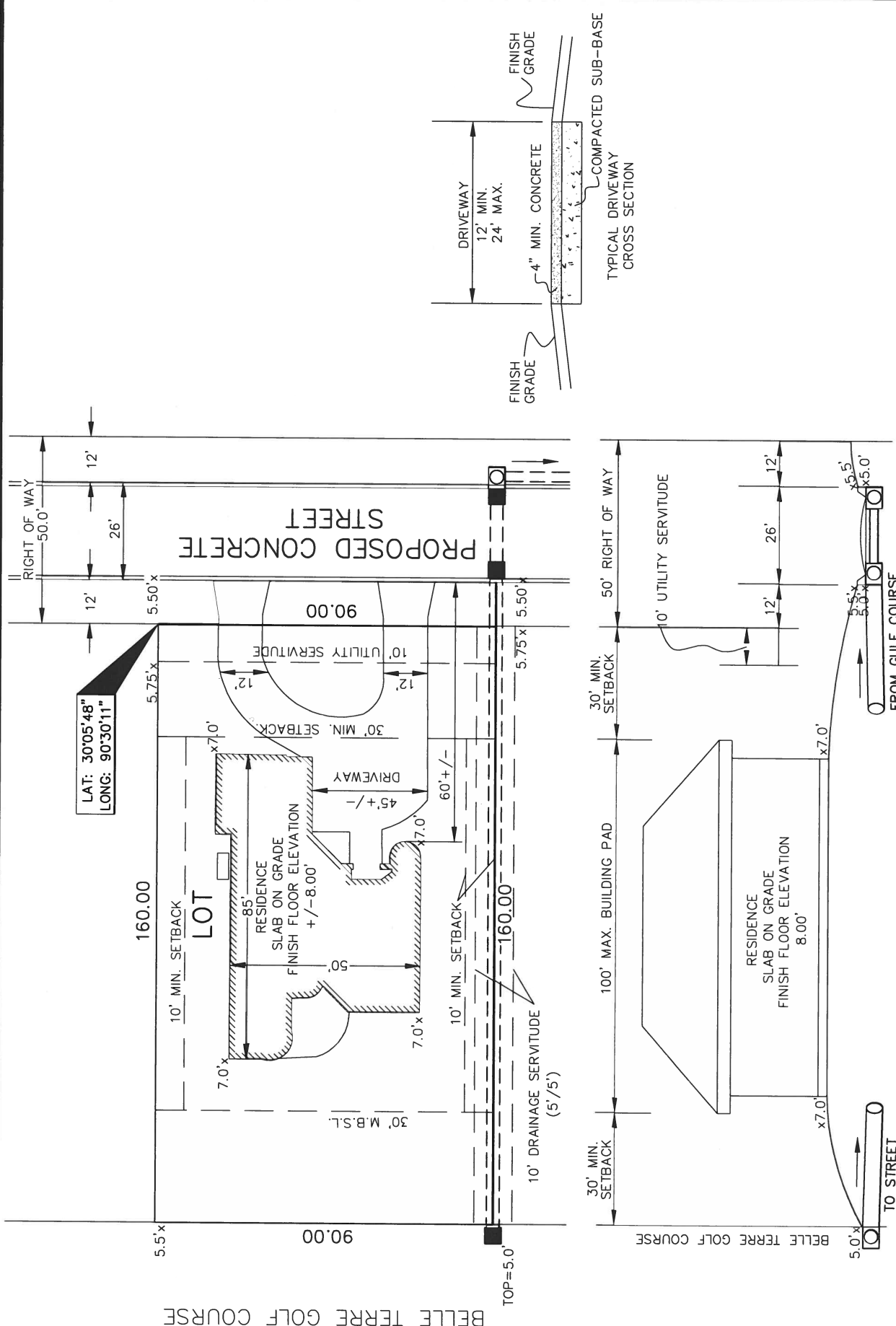
**COASTAL ENVIRONMENTS, INC.**  
BATON ROUGE, LA., 70802 ..... 504-383-7451

**BELLE TERRE BOULEVARD  
ST. ANDREWS BLVD. TO I-10  
COMMERCIAL PROPERTY**

Drawing provided by:  
RIVERLANDS DRAFTING SERVICE  
LAPLACE, LA.

DATUM: NGVD





**BELLE TERRE BOULEVARD**  
ST. ANDREWS BLVD. TO I-10  
COMMERCIAL PROPERTY

Drawings provided by:  
RIVERLANDS DRAFTING SERVICE  
LAPLACE, LA.

**DATUM:** NGVD

**TYPICAL RESIDENTIAL LOT LAYOUT**

NOT TO SCALE

**PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT**

LOCATION: In Sections 69 & 70, T-11-S, R-7-E  
PARISH: St. John the Baptist, Louisiana  
APPLICATION BY: Belle Terre Land, L.L.C.

Date: 3/17/2021

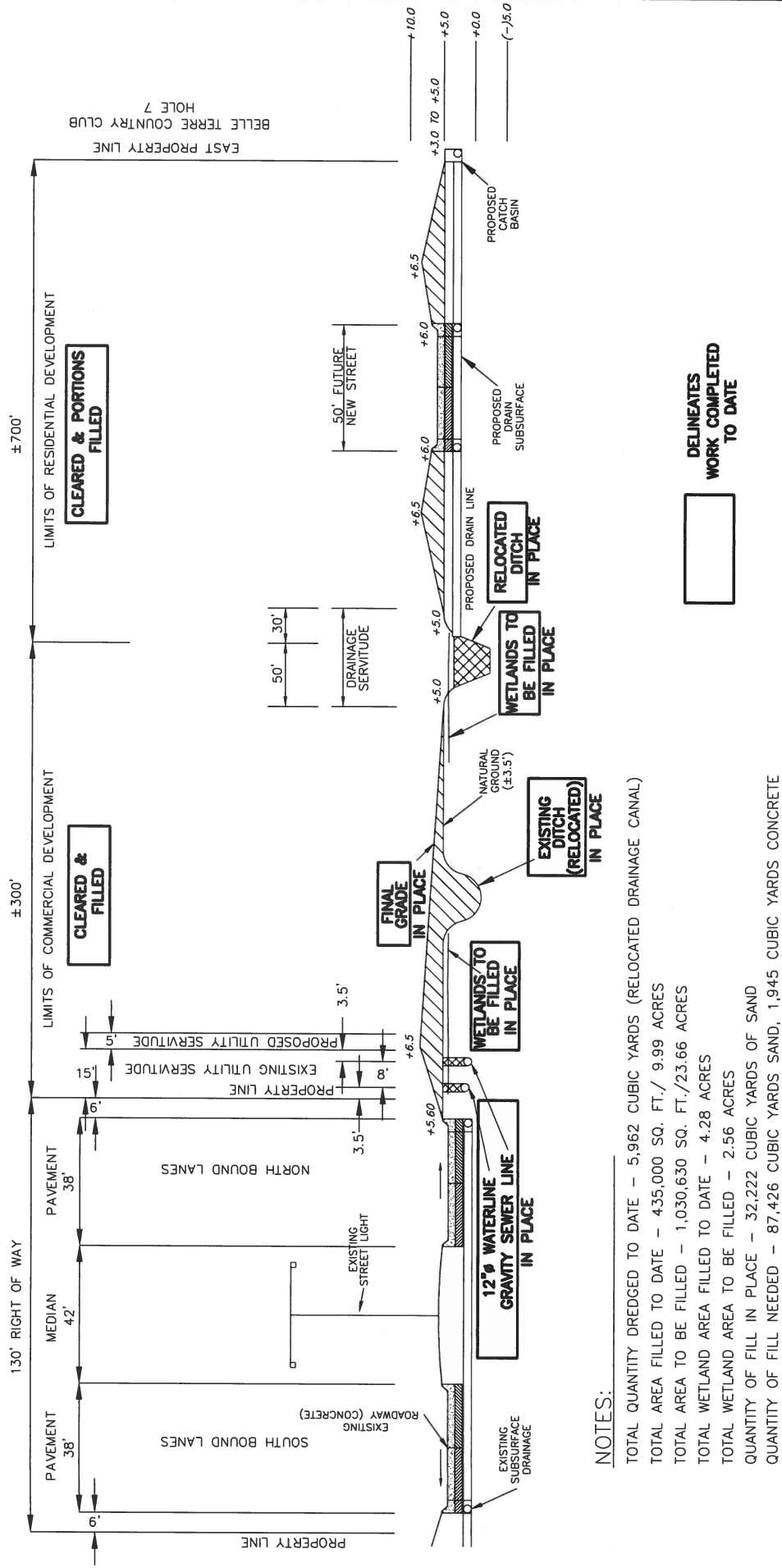
**COASTAL ENVIRONMENTS, INC.**

BATON ROUGE, LA., 70802 ..... 504-383-7451

Sheet 5 of 10  
Dwg. No. L1446/P-5



L.A. HWY. 3188/BELLE TERRE BLVD.



**NOTES:**

TOTAL QUANTITY DREDGED TO DATE - 5,962 CUBIC YARDS (RELOCATED DRAINAGE CANAL)  
 TOTAL AREA FILLED TO DATE - 435,000 SQ. FT./ 9.99 ACRES  
 TOTAL AREA TO BE FILLED - 1,030,630 SQ. FT./23.66 ACRES  
 TOTAL WETLAND AREA FILLED TO DATE - 4.28 ACRES  
 TOTAL WETLAND AREA TO BE FILLED - 2.56 ACRES  
 QUANTITY OF FILL IN PLACE - 32,222 CUBIC YARDS OF SAND  
 QUANTITY OF FILL NEEDED - 87,426 CUBIC YARDS SAND, 1,945 CUBIC YARDS CONCRETE

**DELINEATES  
WORK COMPLETED  
TO DATE**

BELLE TERRE BOULEVARD  
 ST. ANDREWS BLVD. TO I-10  
 COMMERCIAL PROPERTY

Drawings provided by:  
 RIVERLANDS DRAFTING SERVICE  
 LAPLACE, LA.

**CROSS SECTION PARCEL "A"**  
 NOT TO SCALE

**COASTAL ENVIRONMENTS, INC.**

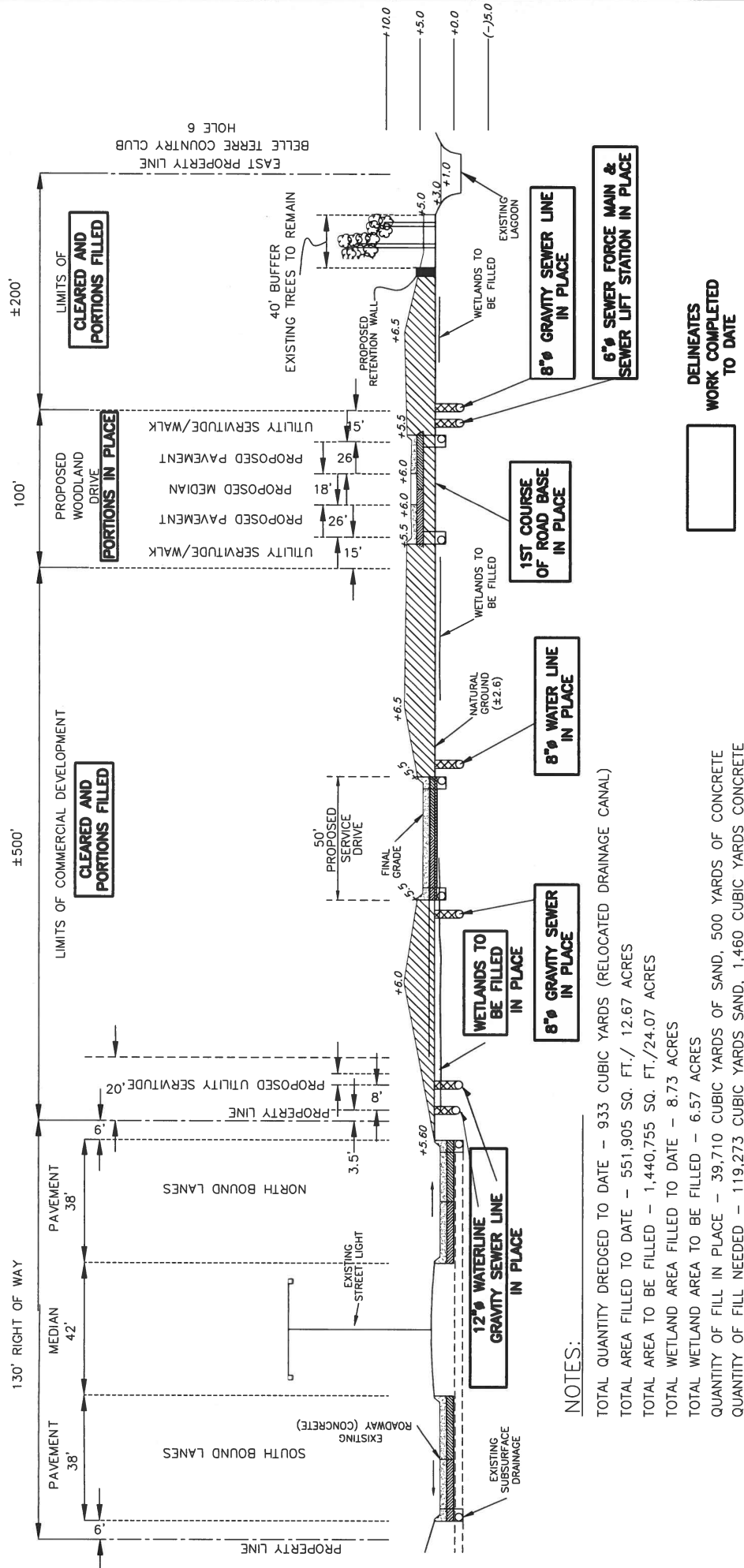
BATON ROUGE, LA., 70802 ..... 504-383-7451

**PROPOSED COMMERCIAL AND RESIDENTIAL  
DEVELOPMENT**

LOCATION: In Sections 69 & 70, T-11-S, R-7-E  
 PARISH: St. John the Baptist, Louisiana  
 APPLICATION BY: Belle Terre Land, L.L.C.  
 Date: 3/17/2021  
 Sheet 7 of 10  
 Dwg. No. L1446/CROSSSECTIONS



L.A. HWY. 3188/BELLE TERRE BLVD.



DELINEATES  
WORK COMPLETED  
TO DATE

NOTES:

TOTAL QUANTITY DREDGED TO DATE - 933 CUBIC YARDS (RELOCATED DRAINAGE CANAL)  
 TOTAL AREA FILLED TO DATE - 551,905 SQ. FT./ 12.67 ACRES  
 TOTAL AREA TO BE FILLED - 1,440,755 SQ. FT./24.07 ACRES  
 TOTAL WETLAND AREA FILLED TO DATE - 8.73 ACRES  
 TOTAL WETLAND AREA TO BE FILLED - 6.57 ACRES  
 QUANTITY OF FILL IN PLACE - 39,710 CUBIC YARDS OF SAND, 500 YARDS OF CONCRETE  
 QUANTITY OF FILL NEEDED - 119,273 CUBIC YARDS SAND, 1,460 CUBIC YARDS CONCRETE

BELLE TERRE BOULEVARD  
ST. ANDREWS BLVD. TO I-10  
COMMERCIAL PROPERTY

Drawings provided by:  
RIVERLANDS DRAFTING SERVICE  
LAPLACE, LA.

DATUM: NGVD

CROSS SECTION PARCEL "B"

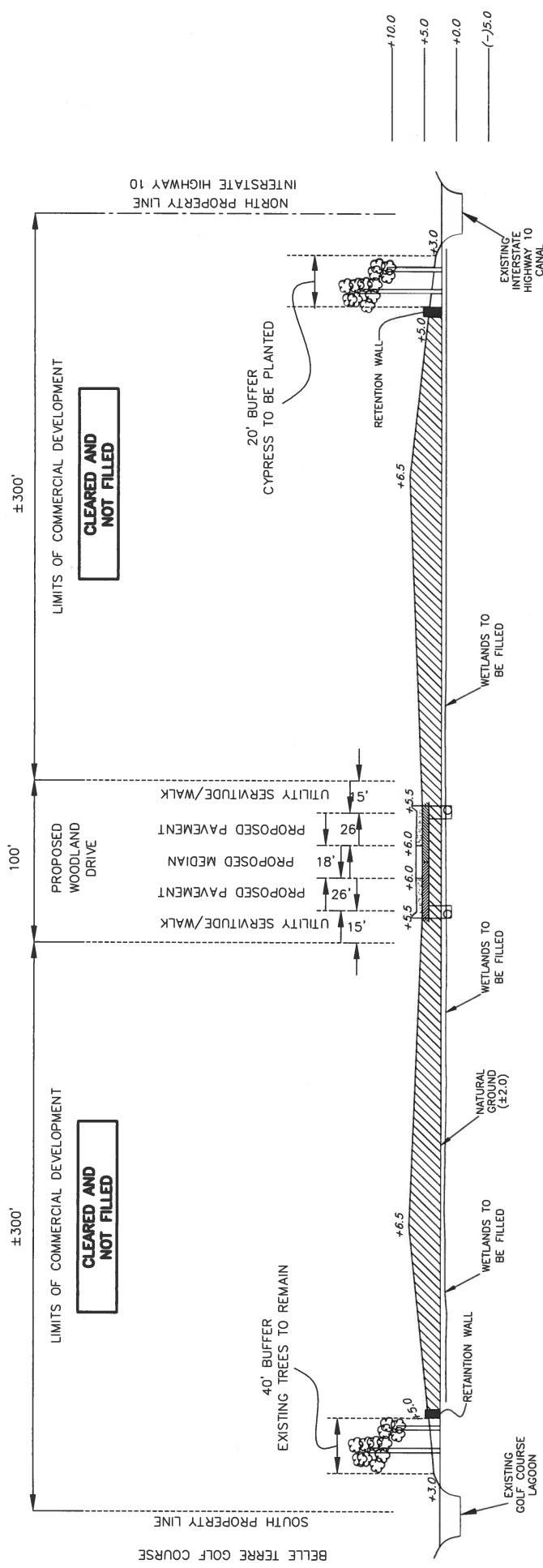
NOT TO SCALE



COASTAL ENVIRONMENTS, INC.  
BATON ROUGE, LA., 70802 ..... 504-383-7451

PROPOSED COMMERCIAL AND RESIDENTIAL  
DEVELOPMENT

LOCATION: In Sections 69 & 70, T-11-S, R-7-E  
 PARISH: St. John the Baptist, Louisiana  
 APPLICATION BY: Belle Terre Land, L.L.C.  
 Date: 08/15/07  
 Revision Date: 3/17/2021  
 Sheet 8 of 10  
 Dwg. No. L1446/CROSSSECTIONS



**NOTES:**

TOTAL AREA TO BE FILLED - 1,367,348 SQ. FT. / 31.39 ACRES  
 16.75 ACRES WETLANDS AND 1.4 ACRES PARTIALLY FILLED (18.15 ACRES TOTAL)  
 TOTAL WETLAND AREA TO BE FILLED - 790,614 SQ. FT./18.15 ACRES  
 161,051 CUBIC YARDS WETLANDS FILLED (AT 5.5 FOOT AVG.)  
 (2000 CUBIC YARDS CONCRETE & 159,051 CUBIC YARDS SAND)

**BELLE TERRE BOULEVARD  
 ST. ANDREWS BLVD. TO I-10  
 COMMERCIAL PROPERTY**

Drawings provided by:  
 RIVERLANDS DRAFTING SERVICE  
 LAPLACE, LA.

**DATUM:** NGVD

**CROSS SECTION PARCEL "C"  
 NOT TO SCALE**

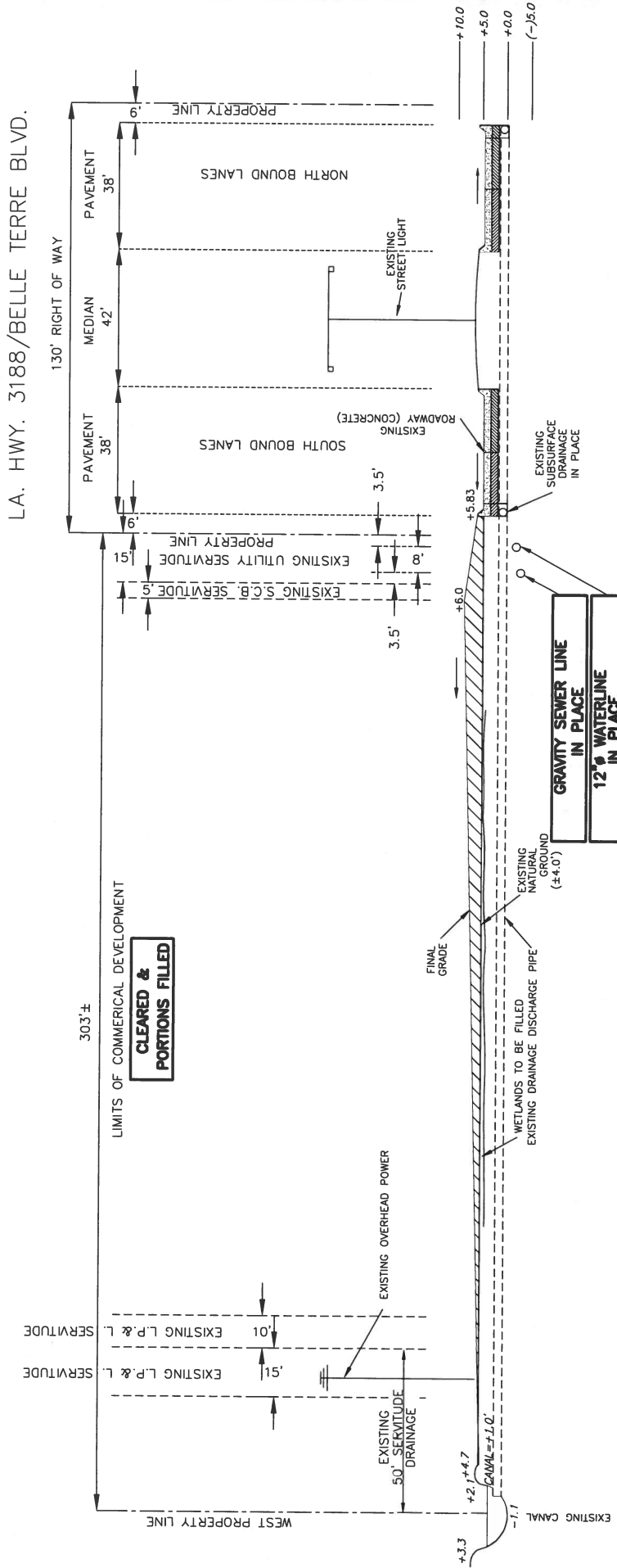


**COASTAL ENVIRONMENTS, INC.**

BATON ROUGE, LA., 70802 ..... 504-383-7451

**PROPOSED COMMERCIAL AND RESIDENTIAL  
 DEVELOPMENT**

**LOCATION:** In Sections 69 & 70, T-11-S, R-7-E  
**PARISH:** St. John the Baptist, Louisiana  
**APPLICATION BY:** Belle Terre Land, L.L.C.  
**Date:** 08/15/07  
**Revision Date:** 3/17/2021



# NOTES:

TOTAL AREA TO BE FILLED - 431,593 SQ. FT./9.90 ACRES  
 TOTAL WETLAND AREA TO BE FILLED - 99,752 SQ. FT./2.29 ACRES  
 QUANTITY OF FILL = 23,265 CUBIC YARDS

DELINEATES  
 WORK COMPLETED  
 TO DATE

BELLE TERRE BOULEVARD  
 ST. ANDREWS BLVD. TO I-10  
 COMMERCIAL PROPERTY

Drawings provided by:  
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 LAPLACE, LA.

DATUM: NGVD

## CROSS SECTION PARCEL "X"

NOT TO SCALE

COASTAL ENVIRONMENTS, INC.

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## PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT

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