



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

February 12, 2024

Regulatory Division
Eastern Evaluation Branch

Project Manager:
Melissa Marino
(504) 862-2637
melissa.l.marino@usace.army.mil

Application #: MVN-2000-03275-MM

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)

TIME EXTENSION & MODIFICATION FOR THE CONSTRUCTION OF A RESIDENTIAL SUBDIVISION WITH MARINA IN ST. TAMMANY PARISH

NAME OF APPLICANT: Estate of Frederick J. Sigur, Jr., c/o ELOS Environmental, LLC/Shelby P. LaSalle Jr., Attention: Mr. Cory Ricks, 607 West Morris Avenue, Hammond, Louisiana 70403.

LOCATION OF WORK: North bank of Rigolets Pass, near its intersection with Lake Pontchartrain in St. Tammany Parish near Slidell, Louisiana. (Lat. 30.181819, Long. - 89.744806) as shown within the attached drawings. (Hydrologic Unit Code 080902010307)

CHARACTER OF WORK: The applicant currently holds a Department of Army (DA) permit which authorizes clearing, grading, excavating, and filling activities to construct phase III of the Rigolets Estates Development. The proposed modification to the Rigolets Estates Development includes the addition of two fishing pier structures in Rigolets Pass and greenspaces to accommodate a multitude of appurtenances such as community swimming pool, fitness center, sidewalks/bike paths, and two fishing piers. The marina outfall location has been modified to the east of the previously approved location. In addition to the above changes, the development now proposes 171 single family home lots, 70 waterfront villa home lots, and 130 single family resort home lots. With the exception of the proposed piers, the modifications will take place within the

previously approved footprint and have not changed the total, estimated amount of Cubic Yards for fill and excavation required for the project.

MITIGATION: No additional impacts to jurisdictional wetlands are proposed; therefore, compensatory mitigation has not been proposed.

The comment period on the requested 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 be preferably emailed to the Corps of Engineer's project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Melissa Marino**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment 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 requester will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous and inclusive of the initial comment period and 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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District is presently unaware of properties listed on the National Register of Historic Places at or near the proposed work but is pending further review in accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

Utilizing the Information & Planning Consultation (IPaC) tool for Endangered Species in Louisiana protocol, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans District (CEMVN) and the U.S. Fish and Wildlife Service, CEMVN has determined that the proposed project is located in waters known to be utilized by the West Indian Manatee (*Trichechus manatus*). Our initial finding is that the proposed work may affect, but is not likely to adversely affect the West Indian Manatee with the inclusion of the *Standard Manatee Conditions for In-Water Activities*.

The project is located in designated gulf sturgeon (*Acipenser oxyrinchus desotoi*) critical habitat. Through previous coordination with the NMFS, it was determined that the project may affect, but is not likely to adversely affect Gulf Sturgeon. Our initial finding is that the proposed piling installation for the addition of piers will have no effect on the gulf sturgeon.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction, alteration, and/or disturbance of 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial 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 LA Department of Environmental Quality before a Department of the Army permit is issued.

Any person may request, (preferably by email to the project manager, or 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.

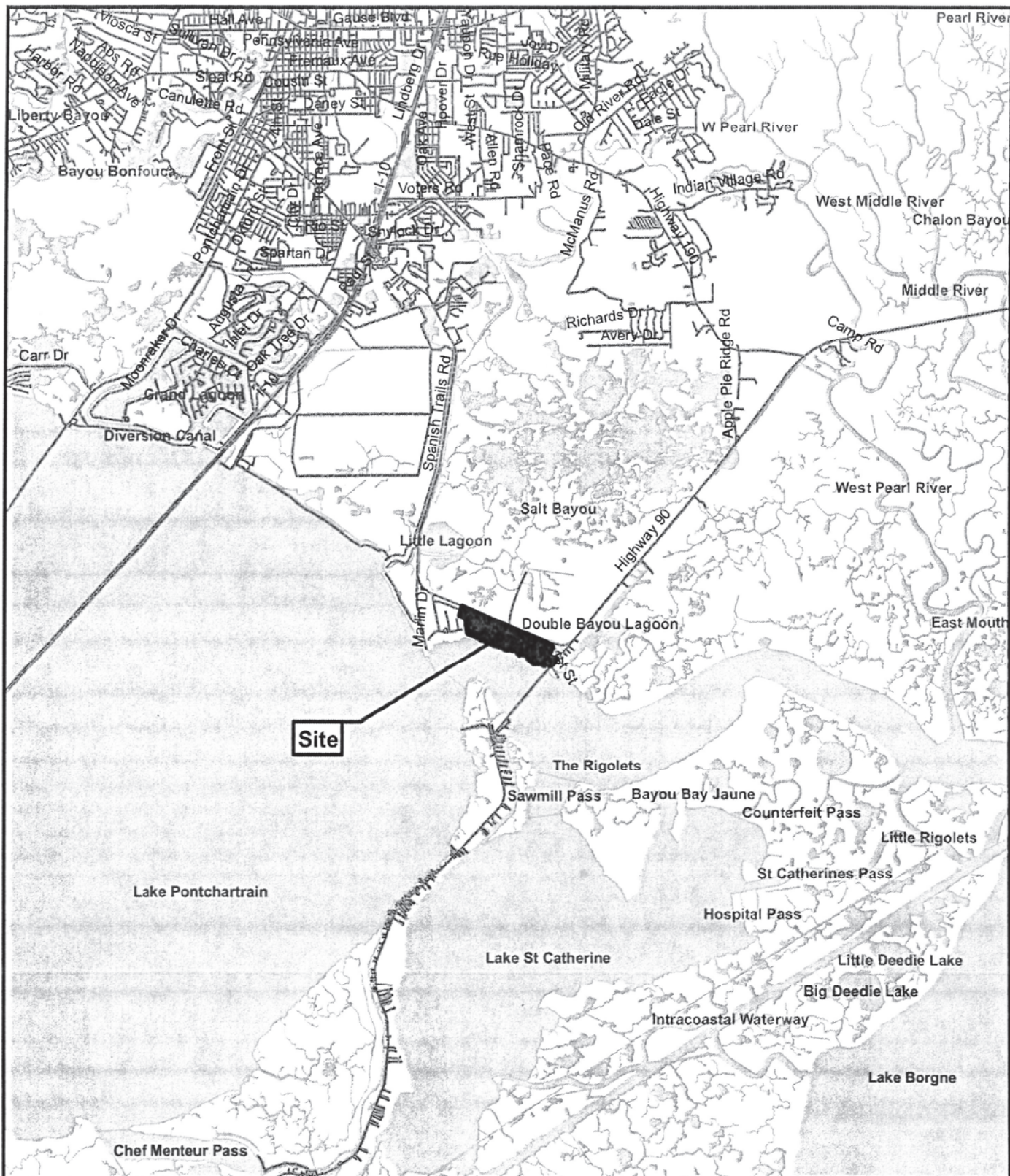
The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program (Louisiana Coastal Zone Application P20171026). The Department of the Army permit will not be issued unless 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

Enclosures

Existing P20171026 Figures



ELOS
environmental

43177 East Pleasant Ridge Road
Hammond, Louisiana 70403
P. 985-662-5501, F. 985-662-5504

0 2,500 5,000 10,000 Feet



Figure 1: Vicinity Map

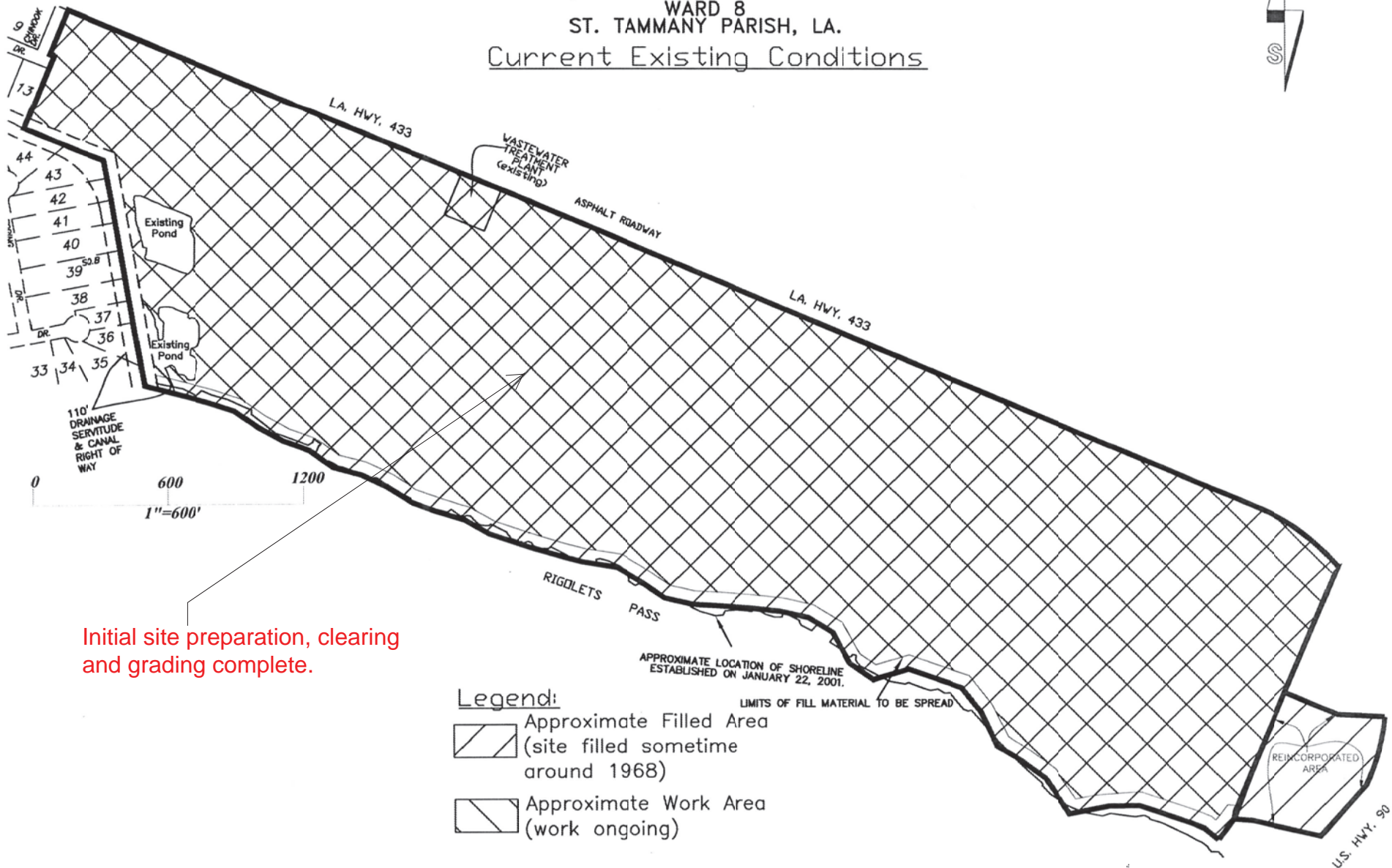
Rigolets Estates

Legend:

Map prepared from public and proprietary spatial data. Elos Environmental, LLC does not warrant its accuracy or completeness. This map should not be used to establish legal boundaries or specific locations.

RIGOLETS ESTATES PHASE 3
 PORTION OF SECTION 37, T10S-R14E &
 SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
 WARD 8
 ST. TAMMANY PARISH, LA.

Current Existing Conditions



Initial site preparation, clearing
 and grading complete.

Legend:

- Approximate Filled Area
(site filled sometime around 1968)
- Approximate Work Area
(work ongoing)

Notes:
 Areas of ongoing site work are
 bulldozed and graded

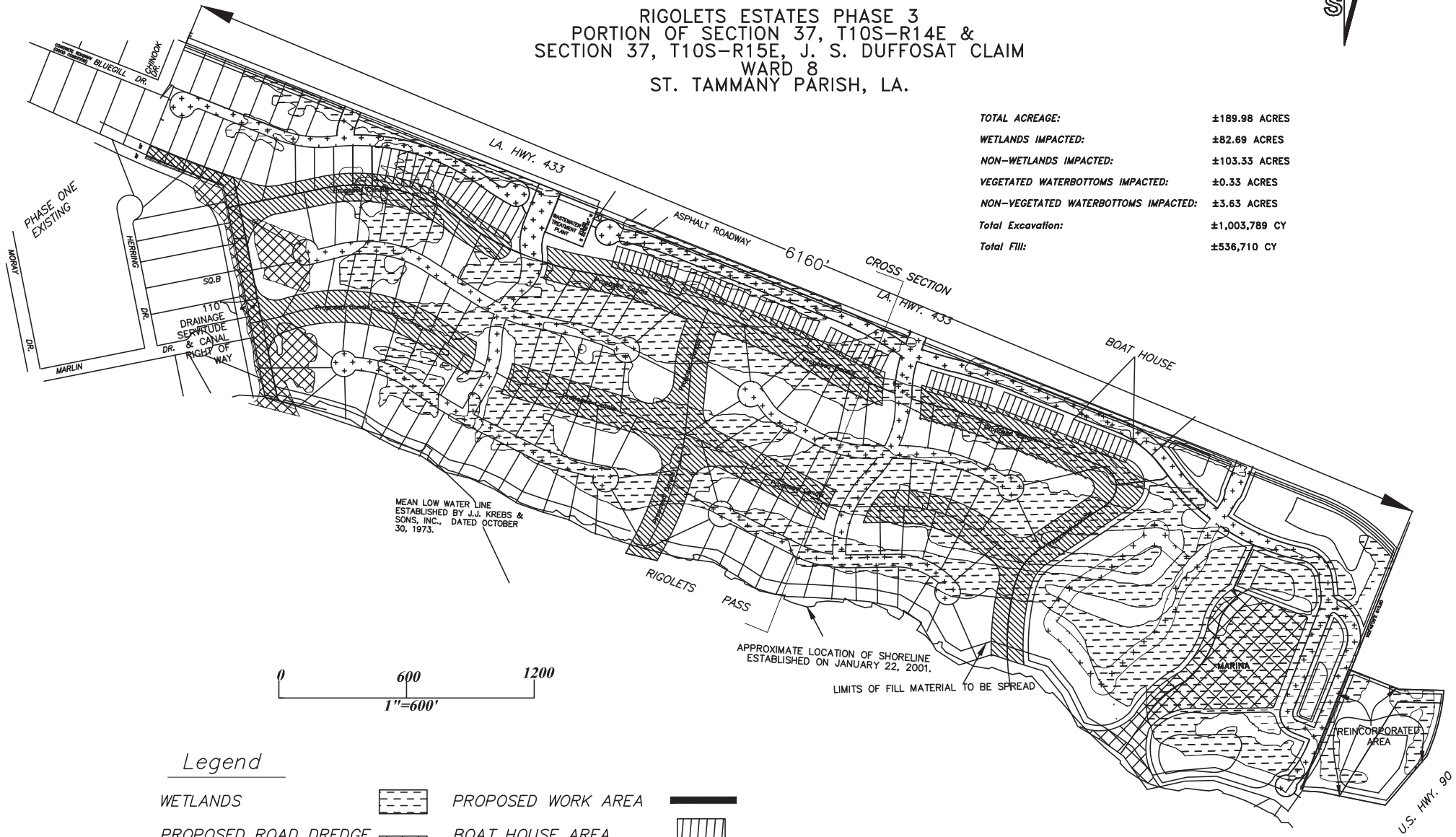
EXISTING PERMIT MVN 2000-3275 EQ
 EXISTING CUP P19830007

RIGOLETS ESTATES PHASE 3
 ELOS ENVIRONMENTAL, LLC
 WETLANDS PERMITTING DELINEATIONS ESA PHASE I
 Plan View
 Figure 2



RIGOLETS ESTATES PHASE 3
PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.

TOTAL ACREAGE:	±189.98 ACRES
WETLANDS IMPACTED:	±82.69 ACRES
NON-WETLANDS IMPACTED:	±103.33 ACRES
VEGETATED WATERBOTTOMS IMPACTED:	±0.33 ACRES
NON-VEGETATED WATERBOTTOMS IMPACTED:	±3.63 ACRES
Total Excavation:	±1,003,789 CY
Total Fill:	±536,710 CY



Legend

WETLANDS		PROPOSED WORK AREA	
PROPOSED ROAD DREDGE AREA		BOAT HOUSE AREA	
PROPOSED DREDGE AREA		MARINA (DREDGE/FILL AND LAYOUT WILL BE DETERMINED AT A LATER DATE)	
PROPOSED FILL AREA		AREA NOT DIVIDED INTO LOTS AROUND MARINA SHALL BE USED AS MIXED RESIDENTIAL	
OTHER WATERS			

EXISTING PERMIT MVN 200-3275 EKK
EXISTING CUP P830007

RIGOLETS ESTATES PHASE 3

ELOS ENVIRONMENTAL, LLC

WETLANDS PERMITTING DELINEATIONS ESA PHASE I

Plan View

Figure 3

RIGOLETS ESTATES PHASE 3
PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.



TOTAL ACREAGE:	±189.98 ACRES	
WETLANDS IMPACTED:	±82.69 ACRES	
NON-WETLANDS IMPACTED:	±103.33 ACRES	
VEGETATED WATERBOTTOMS IMPACTED:	±0.33 ACRES	
NON-VEGETATED WATERBOTTOMS IMPACTED:	±3.63 ACRES	
Total Excavation:	±1,003,789 CY	
Total Fill:	±536,710 CY	
Excavations:		
Other Waters:	±25,507 cu yds	±1.36 acres
Wetlands:	±487,991 cu yds	±36.9 acres
Uplands:	±490,291 cu yds	±36.23 acres
Fill:		
Other Waters:	±9,575 cu yds	±2.27 acres
Wetlands:	±223,557 cu yds	±60.00 acres
Uplands:	±303,578 cu yds	±87.40 acres

*Depth Varies
0' to (-)3.26'

* Water depth measurements
taken from USGS bathymetry
data for Lake Pontchartrain.
No field investigation was
performed to verify data.

*Depth Varies
0' to (-)3.26'

0 600 1200
1"=600'

Legend:



PROPOSED ROADS



MARINA



BOAT HOUSE AREA



PROPOSED WORK AREA

Marina will have 160 boat slips
AREA NOT DIVIDED INTO LOTS
AROUND MARINA SHALL BE USED
AS MIXED RESIDENTIAL

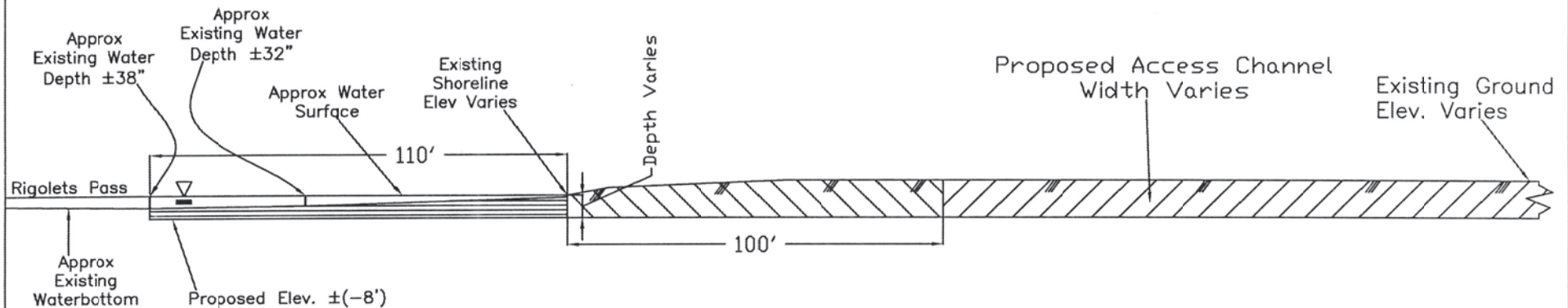
**PORTIONS OF DRAWING WERE
REMOVED FOR CLARITY.**

NOTES:
Drawing only intended for permitting purposes.
Not intended for any other purposes.
Access channel, channels, and marina will be
dredged to elevation of ±(-8').




EXISTING PERMIT MVN 2000-3275 EQ
EXISTING CUP P19830007

RIGOLETS ESTATES PHASE 3
ELOS ENVIRONMENTAL, LLC
WETLANDS PERMITTING DELINEATIONS ESA PHASE I
Plan View
Figure 4

Rigolets Estates Cross Section A-A'



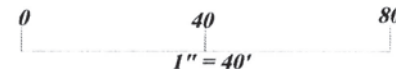
Legend:

-  Area to be Dredged Before Plug is Broken
-  Plug to be Dredged (after interior channel and marina complete)
-  Area to be Dredged

Water depth measurements were taken by pole depth measure on 03/26/2010.

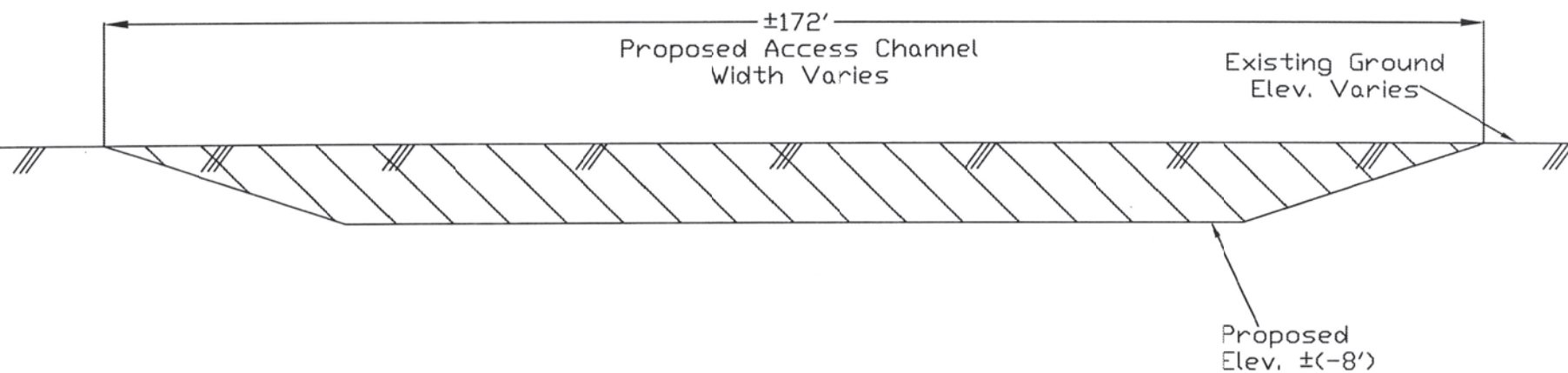
NOTES:

Drawing only intended for permitting purposes.
Not intended for any other purposes.
Access channel, channels, and marina will be dredged to elevation of $\pm(-8')$.




RIGOLETS ESTATES PHASE 3
ELOS ENVIRONMENTAL, LLC
WETLANDS PERMITTING DELINEATIONS ESA PHASE I
Cross Section
Figure 5

Rigolets Estates Typical Cross Section B-B'



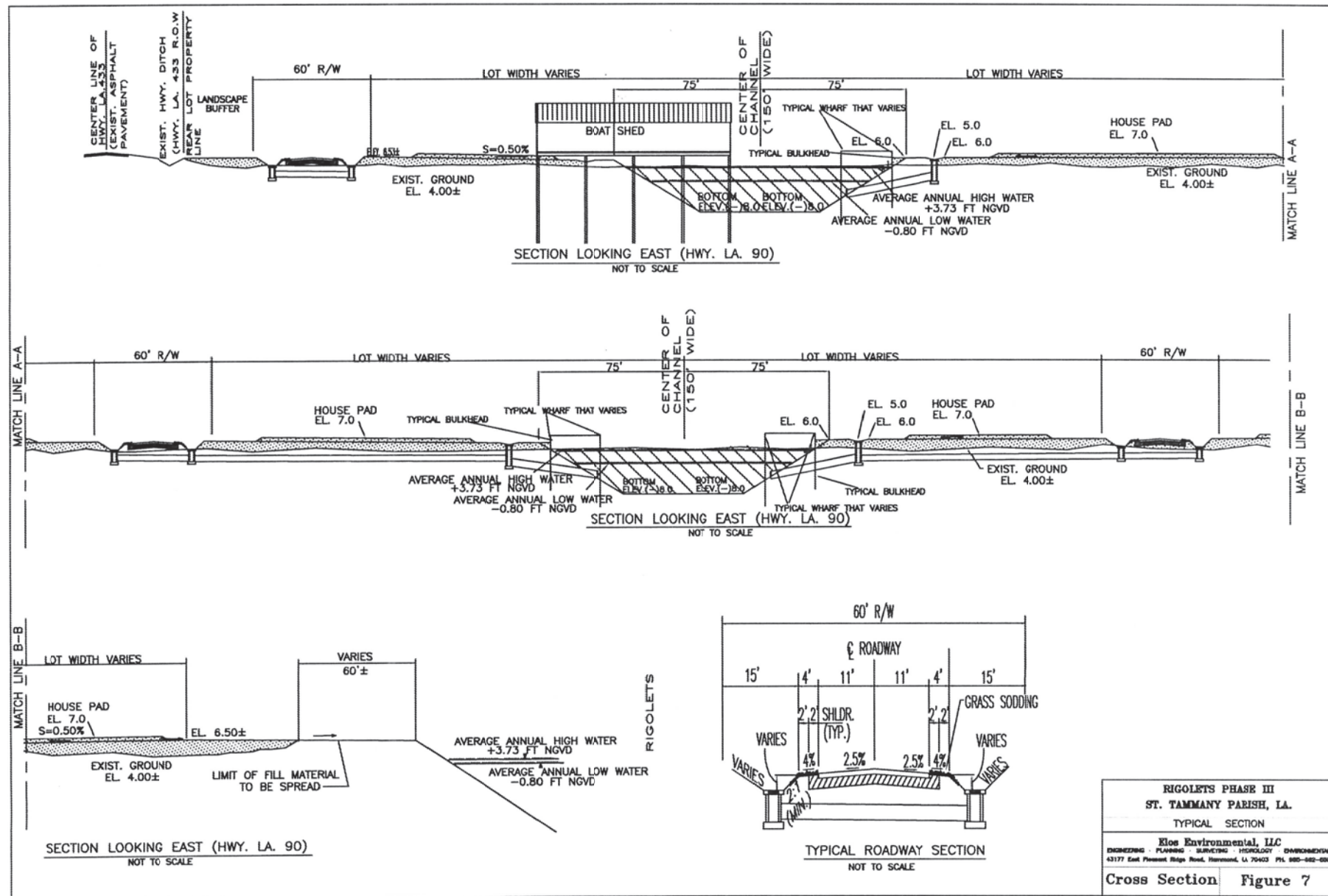
Legend:

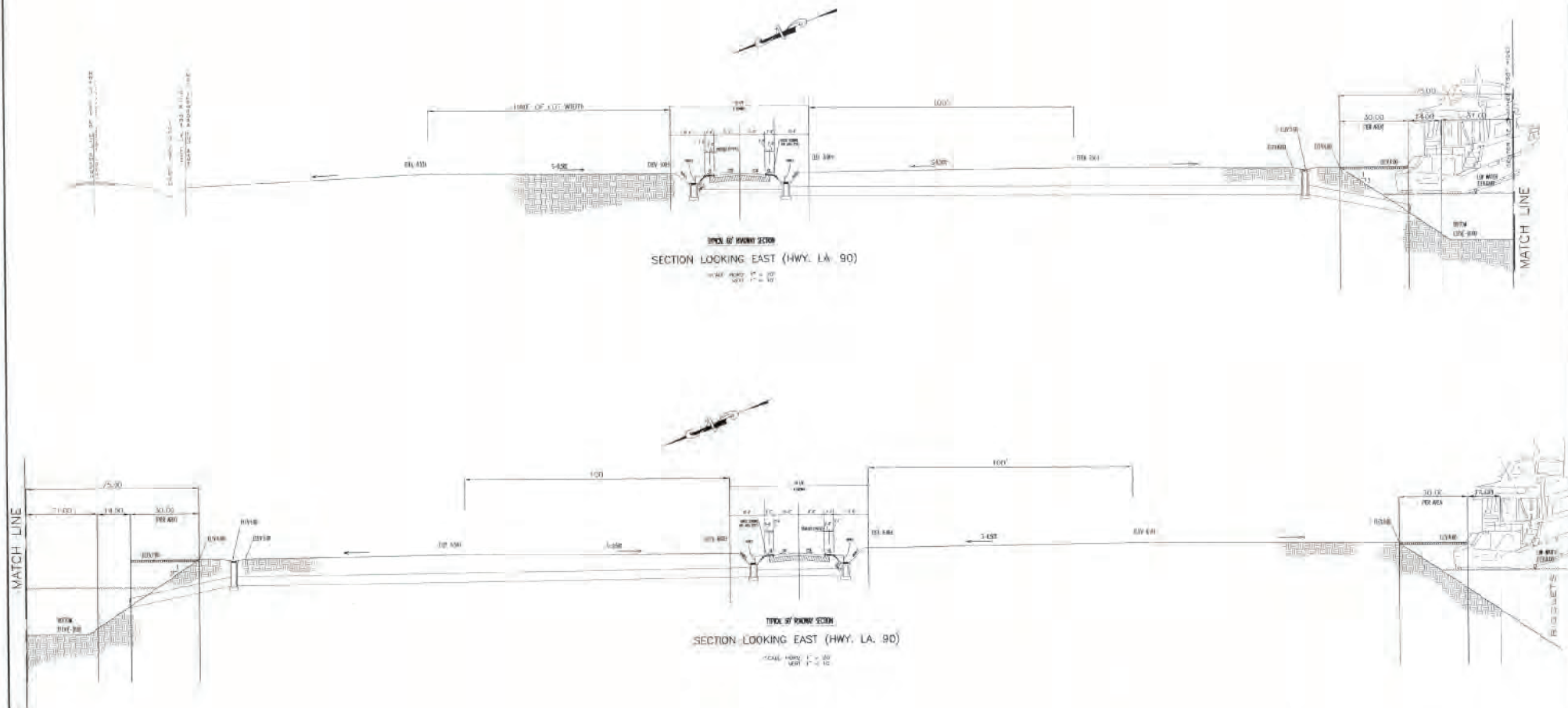
 Plug to be Dredged
(after interior channel
and marina complete)

NOTES:
Drawing only intended for permitting purposes.
Not intended for any other purposes.
Access channel, channels, and marina will be
dredged to elevation of (-)8±'.

0 20 40
1" = 20'

RIGOLETS ESTATES PHASE 3
ELOS ENVIRONMENTAL, LLC
WETLANDS PERMITTING DELINEATIONS ESA PHASE I
Cross Section
Figure 6





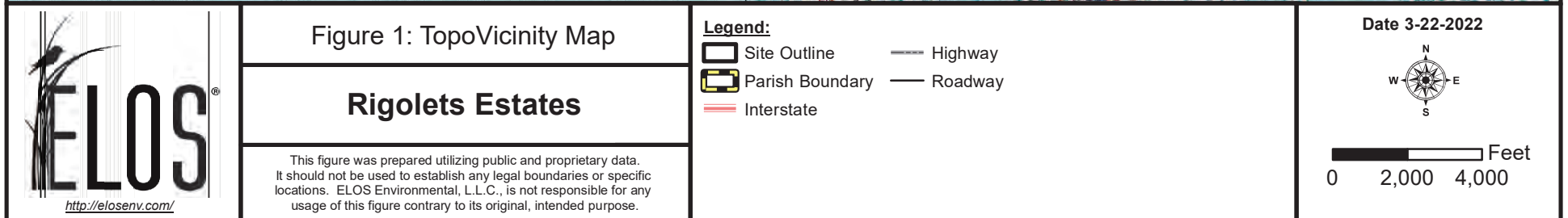
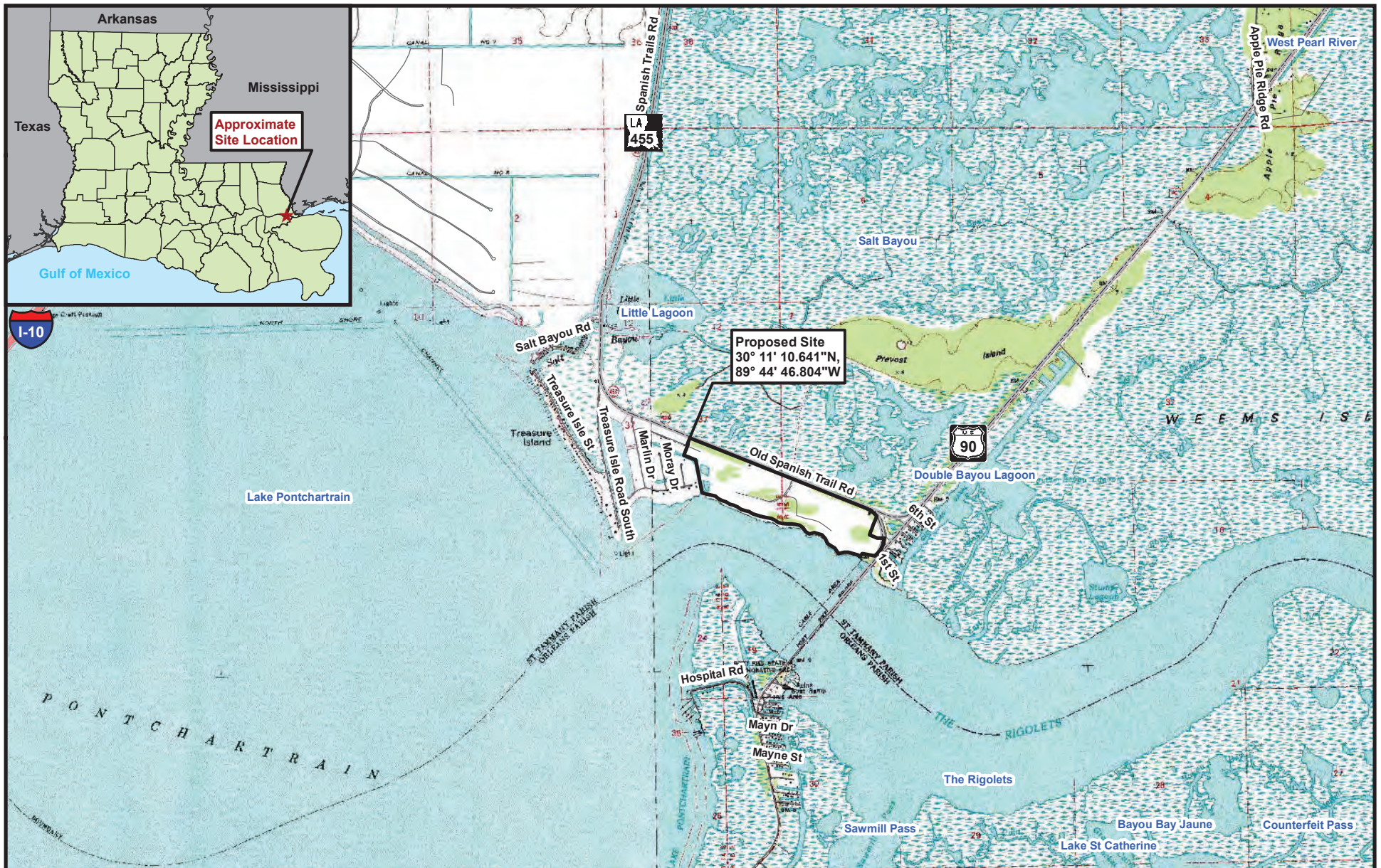
RIGOLETS ESTATES PUD

DRAINAGE PLAN




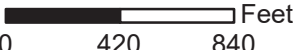
— TYPICAL SECTION

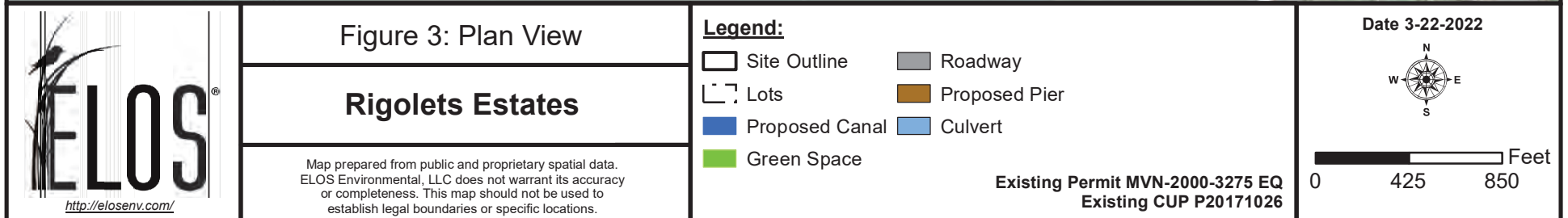
DATE: NOV. 8, 2017 Sp. 2 of 2

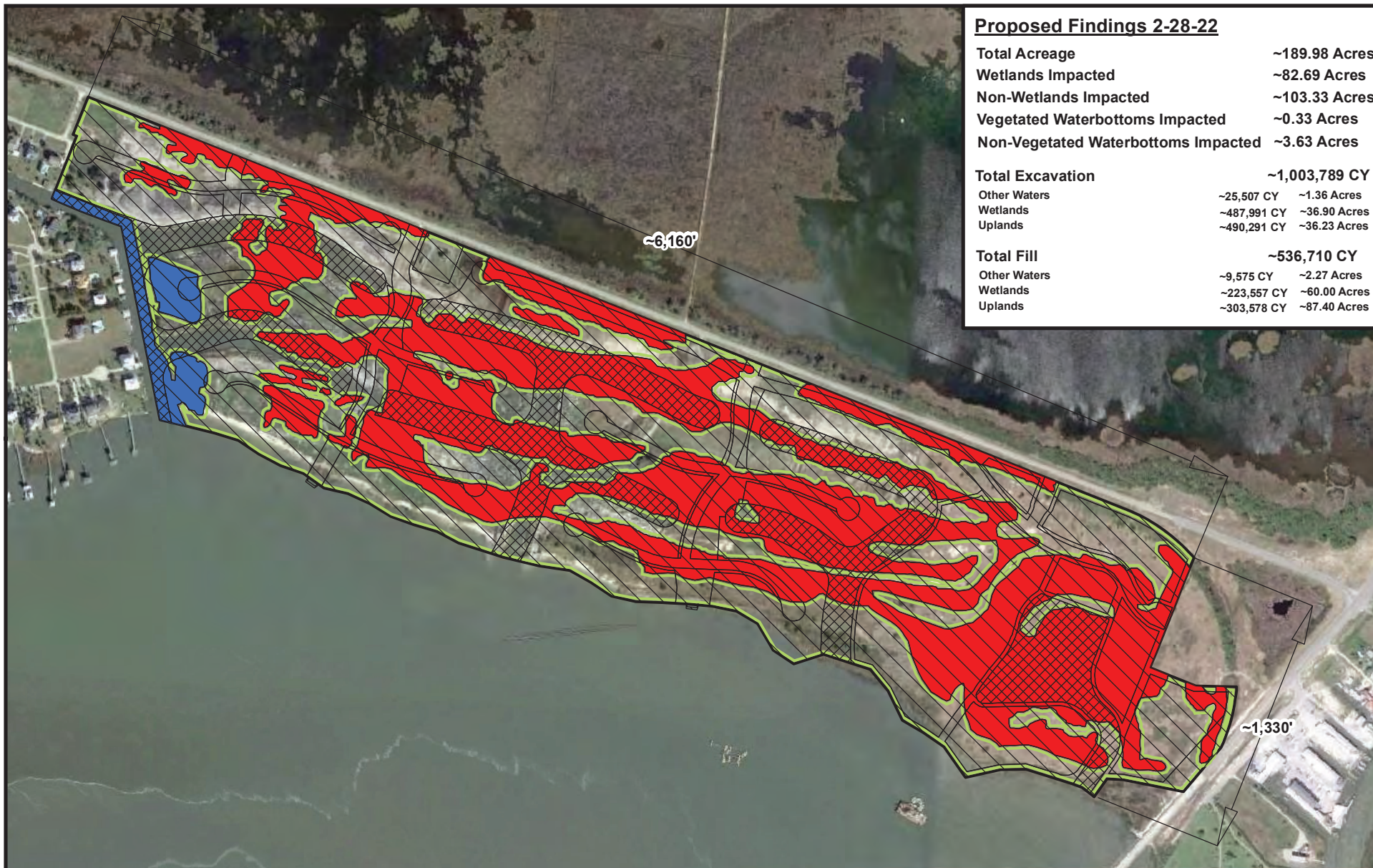
Proposed Modification P20171026 Figures





 <p>http://elosenv.com/</p>	<p>Figure 2: Existing Conditions</p>	<p>Legend:</p> <p> Site Outline</p>	<p>Date 3-22-2022</p> 
	<p>Rigolets Estates</p>		
	<p>Map prepared from public and proprietary spatial data. ELOS Environmental, LLC does not warrant its accuracy or completeness. This map should not be used to establish legal boundaries or specific locations.</p>		<p>Existing Permit MVN-2000-3275 EQ Existing CUP P20171026</p>





Proposed Findings 2-28-22

Total Acreage	~189.98 Acres
Wetlands Impacted	~82.69 Acres
Non-Wetlands Impacted	~103.33 Acres
Vegetated Waterbottoms Impacted	~0.33 Acres
Non-Vegetated Waterbottoms Impacted	~3.63 Acres

Total Excavation	~1,003,789 CY
Other Waters	~25,507 CY ~1.36 Acres
Wetlands	~487,991 CY ~36.90 Acres
Uplands	~490,291 CY ~36.23 Acres

Total Fill	~536,710 CY
Other Waters	~9,575 CY ~2.27 Acres
Wetlands	~223,557 CY ~60.00 Acres
Uplands	~303,578 CY ~87.40 Acres



Figure 4: Completed Impacts

Rigolets Estates

Map prepared from public and proprietary spatial data. ELOS Environmental, LLC does not warrant its accuracy or completeness. This map should not be used to establish legal boundaries or specific locations.

Legend:

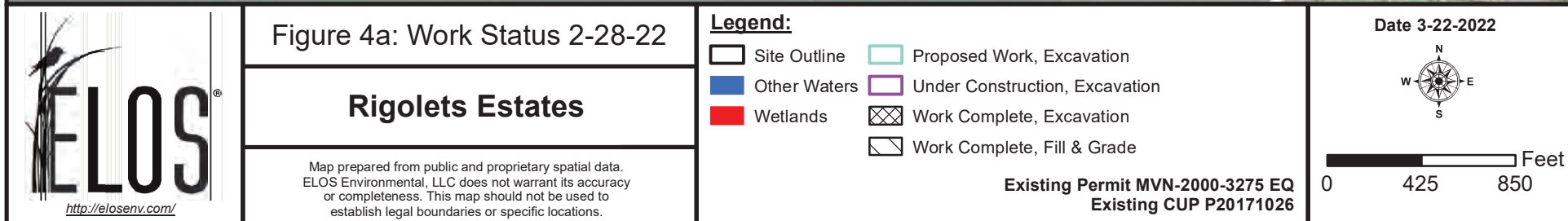
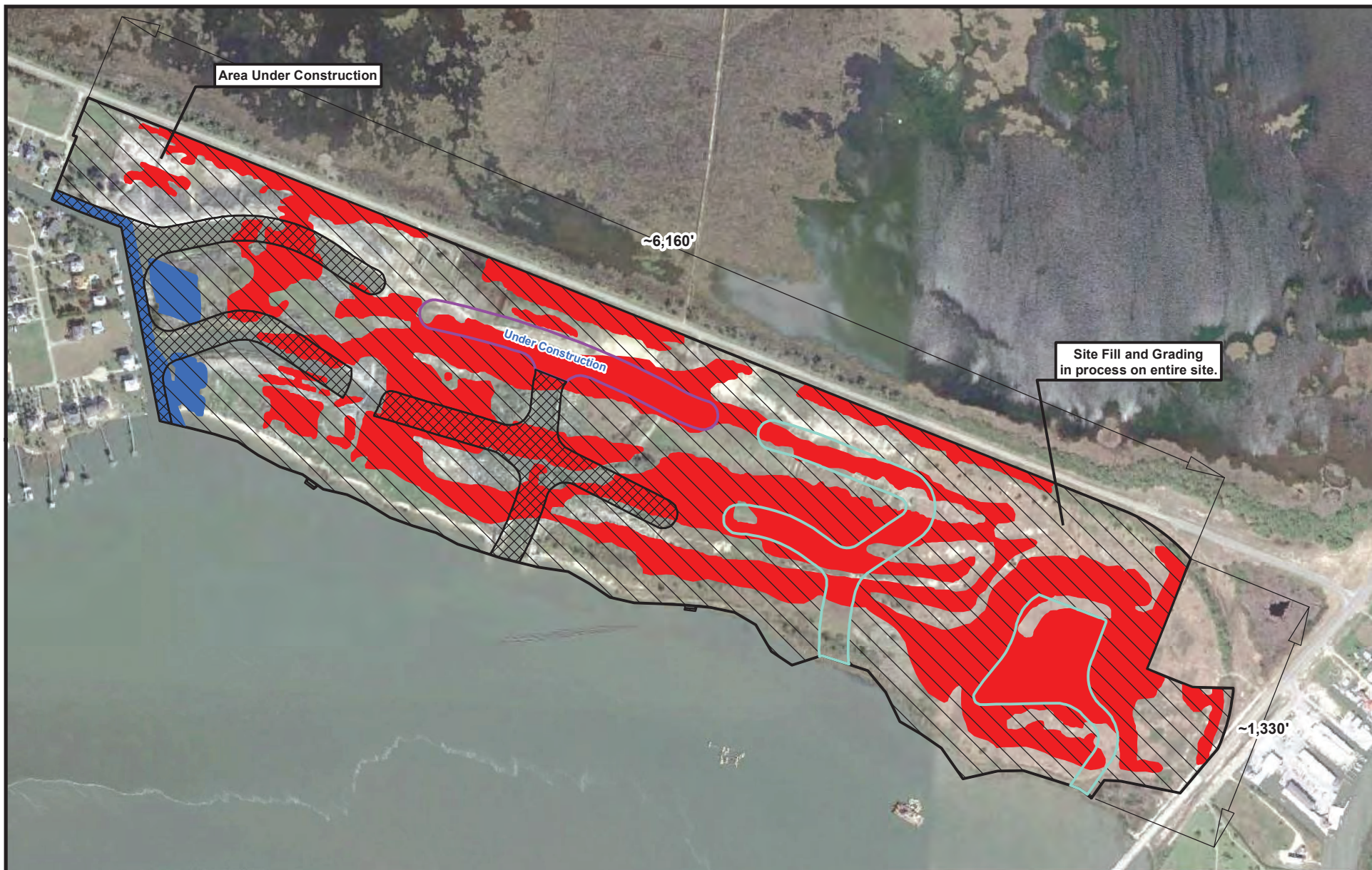
Site Outline	Other Waters
Fill	Wetlands
Excavation	Uplands

Date 3-22-2022

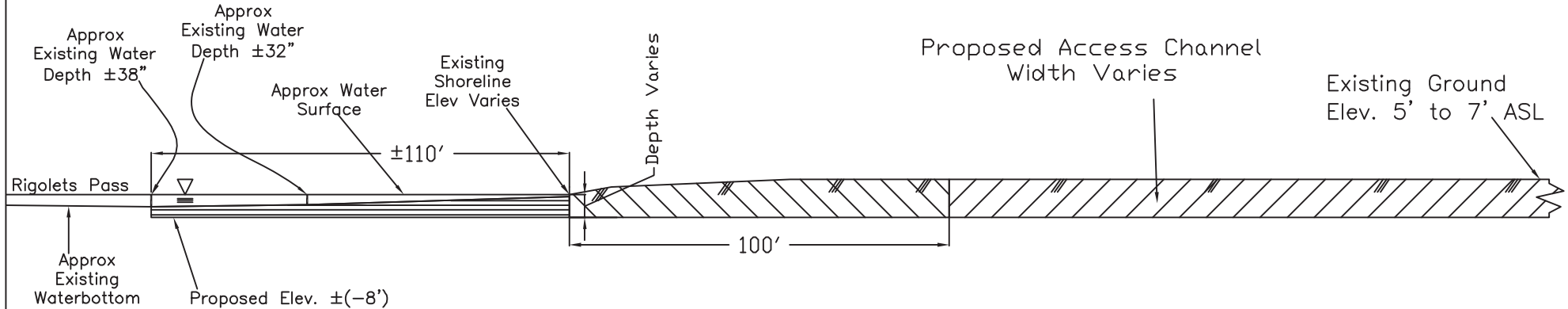


0 425 850 Feet




Existing Permit MVN-2000-3275 EQ
Existing CUP P20171026



Rigolets Estates Cross Section A-A'



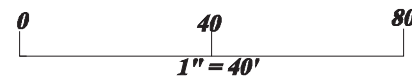
Legend:

-  Area to be Dredged Before Plug is Broken
-  Plug to be Dredged (after interior channel and marina complete)
-  Area to be Dredged

Water depth measurements were taken by pole depth measure on 03/26/2010.

NOTES:

Drawing only intended for permitting purposes.
Not intended for any other purposes.
Access channel, channels, and marina will be dredged to elevation of $\pm(-8')$.



Date 3-22-22

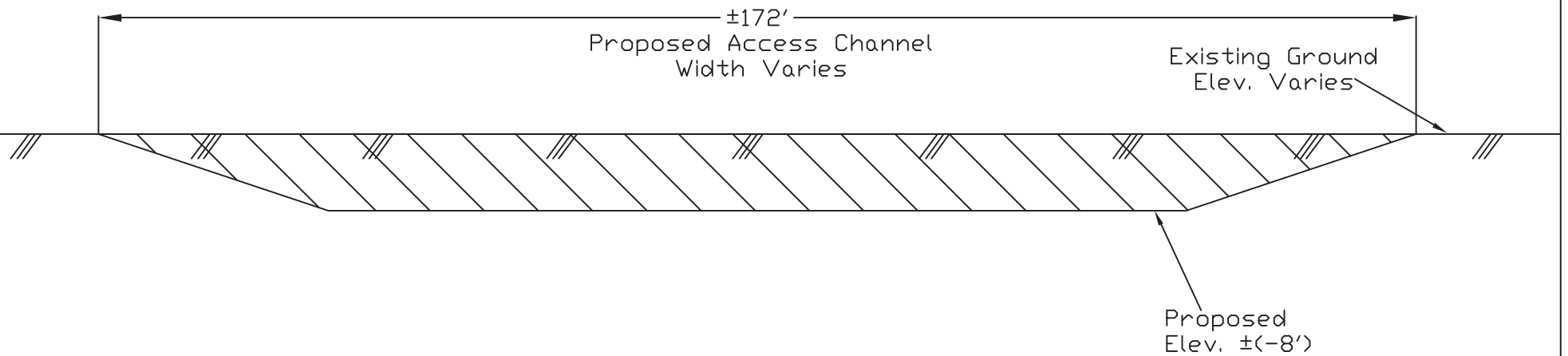
RIGOLETS ESTATES PHASE 3

ELOS ENVIRONMENTAL, LLC


WETLANDS PERMITTING DELINEATIONS ESA PHASE I

Cross Section
Figure 5

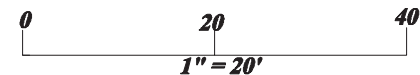
Rigolets Estates Typical Cross Section B-B'



Legend:

 Plug to be Dredged
(after interior channel
and marina complete)

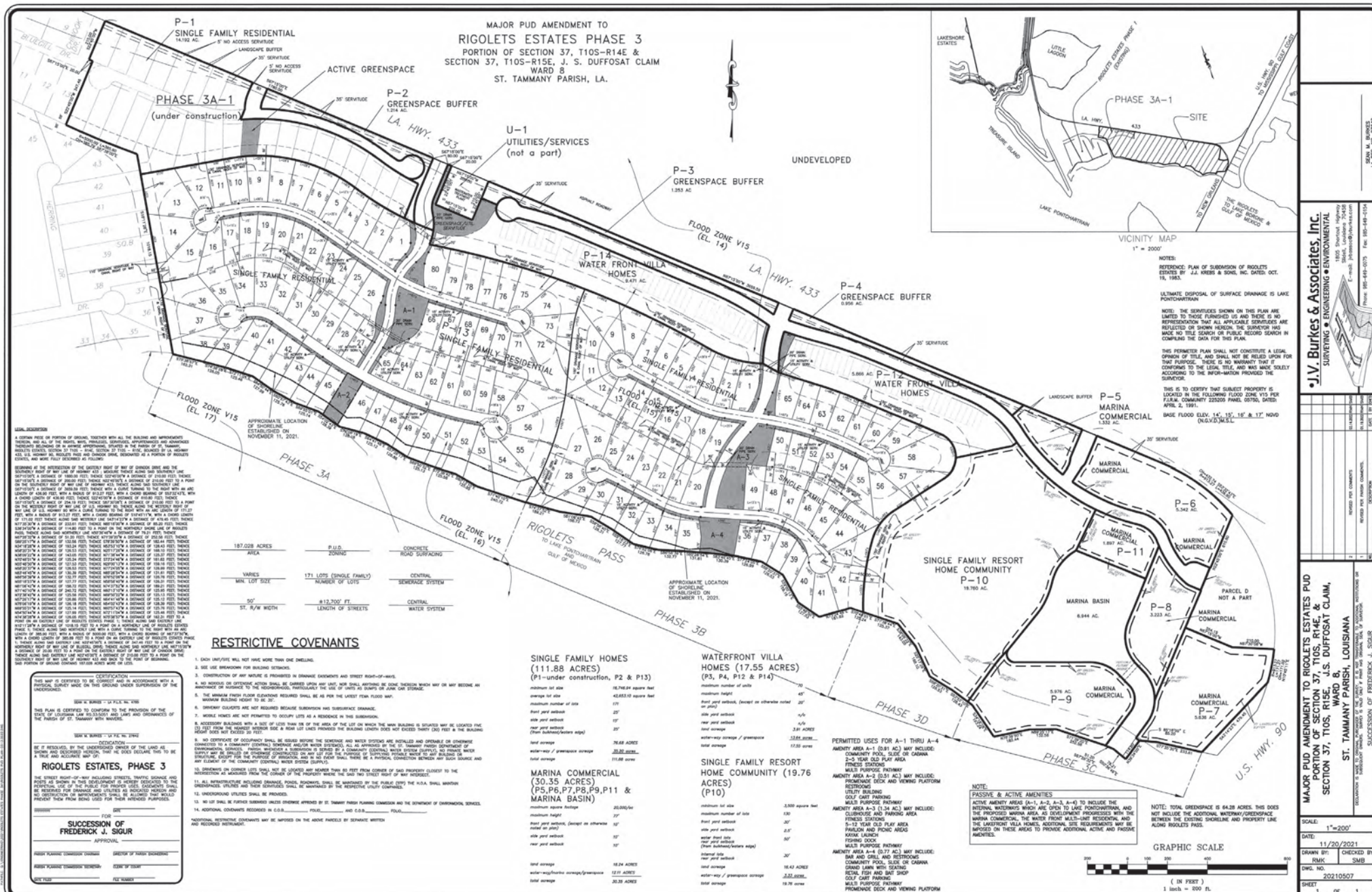
NOTES:
Drawing only intended for permitting purposes.
Not intended for any other purposes.
Access channel, channels, and marina will be
dredged to elevation of (-)8'±.

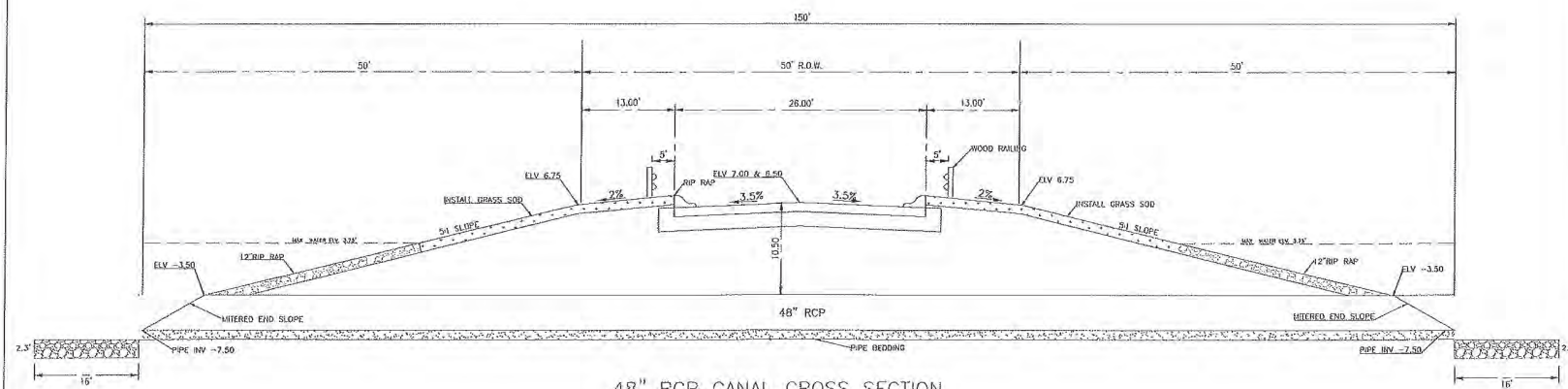


Date 3-22-22

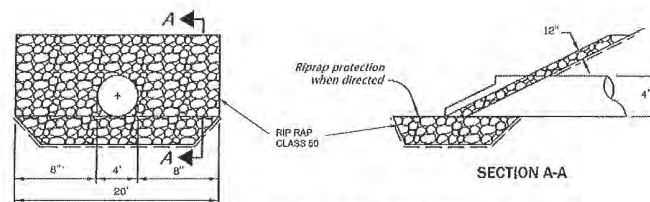
RIGOLETS ESTATES PHASE 3
ELOS ENVIRONMENTAL, LLC
WETLANDS PERMITTING DELINEATIONS ESA PHASE I
Cross Section
Figure 6



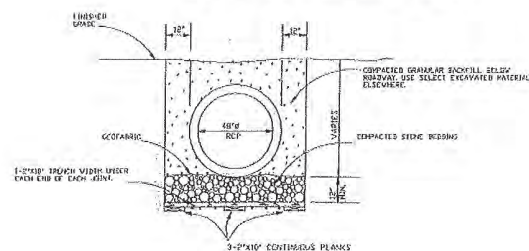




48" RCP CANAL CROSS SECTION
STA. 2+50.00, ELV. 6.50'
STA. 8+25.00, ELV. 7.00'



SLOPED OR PROJECTING END



EQUILIZER PIPE FOUNDATION

DETAIL B

H.T.S.

NOTE: RIP RAP SIDES AND TOP OF STONE BEDDING WITH GEOTEXTILE

V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL

3000 Highway 100, Suite 100, Metairie, LA 70002

Phone: 504-885-4000 Fax: 504-885-4001

www.vburkes.com

11/11/2022

11/11/2022

TYPICAL CANAL CROSSING
PORTION OF SECTION 37, T10S, R14E, &
SECTION 37, T10S, R15E, J.S. DUFFOSAT CLAIM,
WARD 8,
ST. TAMMANY PARISH, LOUISIANA
EQUILIZER PIPE FOUNDATION DETAIL B
SUCCESSION OF FREDERICK J. SLOAN

SCALE: NTS
DATE: 8/23/2022
DRAWN BY: WSH
CHECKED BY: SHB
DWG NO.: 20210507
SHEET 11 OF 19