



**DEPARTMENT OF NATURAL RESOURCES  
OFFICE OF COASTAL MANAGEMENT**

P.O. BOX 44487  
BATON ROUGE, LOUISIANA 70804-4487  
(225)342-7591  
1-800-267-4019

**COASTAL USE PERMIT/CONSISTENCY DETERMINATION**

**C.U.P. No.:** P20081436 (Amended, Extended)

**C.O.E. No.:** EM- 19- 980- 1347

**NAME:** TAMMANY HOLDING COMPANY, L.L.C.  
c/o ELOS ENVIRONMENTAL  
1580 W. CAUSEWAY APPROACH, SUITE 2B  
MANDEVILLE, LA 70471  
Attn: Jay Prather

**LOCATION:** Saint Tammany Parish, LA  
Lat. 30° 12' 35.71"N and Long. 89° 46' 23.30"W; Section 11, T10S-R14E; Slidell, LA.

**DESCRIPTION:** Proposal to reauthorize work permitted under P20031253 for Lakeshore Estates (Phase 1). Work will include the installation of piers, wharves, approximately 66,000' of bulkheads, approximately 500 covered boat slips and 4 rock jetties (2 each at the east and west access channel entrance). Also proposed is to allow for rip rap maintenance/repair of the existing rip rap that is located along the shoreline. Approximately 400,296 cubic yards of maintenance dredging will occur on non-vegetated waterbottoms and will be utilized on-site. Approximately 5,155 cubic yards of rip rap will be placed on non-vegetated waterbottoms.

**AMENDMENT 1:** Proposed amendment to previously authorized activities is the addition of two supplemental plats to show further detail and to clarify improvements (a wet boat slip marina, a dry boat storage facility, hoist staging area, a fuel dock and a ship's store/office with parking areas) to residential/commercial marina in Lakeshore Estates development. No additional dredge or fill required for activities described in this amendment.

**This amended, extended permit supersedes the original permit which was issued May 14, 2010.**

In accordance with the rules and regulations of the Louisiana Coastal Resources Program and Louisiana R.S. 49, Sections 214.21 to 214.41, the State and Local Coastal Resources Management Act of 1978, as amended, the permittee agrees to:

1. Carry out, perform, and/or operate the use in accordance with the permit conditions, plans and specifications approved by the Department of Natural Resources.
2. Comply with any permit conditions imposed by the Department of Natural Resources.
3. Adjust, alter or remove any structure or other physical evidence of the permitted use if, in the opinion of the Department of Natural Resources, it proves to be beyond the scope of the use as approved or is abandoned.
4. Provide, if required by the Department of Natural Resources, an acceptable surety bond in an appropriate amount to ensure adjustment, alteration, or removal should the Department of Natural Resources determine it necessary.
5. Hold and save the State of Louisiana, the local government, the department, and their officers and employees harmless from any damage to persons or property which might result from the use, including the work, activity, or structure permitted.
6. Certify that the use has been completed in an acceptable and satisfactory manner and in accordance with the plans and specifications approved by the Department of Natural Resources. The Department of Natural Resources may, when appropriate, require such certification to be given by a registered professional engineer.
7. All terms of the permit shall be subject to all applicable federal and state laws and regulations.
8. This amended, extended permit, or a copy thereof, shall be available for inspection at the site of work at all times during operations.
9. The applicant will notify the Office of Coastal Management of the date on which initiation of the permitted activity described under the "Coastal Use Description" began. The applicant shall notify the Office of Coastal Management by mailing the enclosed green initiation card on the date of initiation of the coastal use.
10. Unless specified elsewhere in this amended, extended permit, this amended, extended permit authorizes the initiation of the coastal use described under "Coastal Use Description" for two (2) years from the date of the signature of the Secretary or his designee on the original permit which was May 14, 2010. If the coastal use is not initiated within this two (2) year period, then this amended, extended permit will expire and the applicant will be required to submit a new application. Initiation of the coastal use, for the purposes of this permit, means the actual physical beginning of the use of activity for which the permit is required. Initiation does not include preparatory activities, such as movement of equipment onto the coastal use site, expenditure of funds, contracting out of work, or performing activities which by themselves do not require a permit. In addition, the permittee must, in good faith, and with due diligence, reasonably progress toward completion of the project once the coastal use has been initiated.
11. The following special conditions must also be met in order for the use to meet the guidelines of the Coastal Resources



Program:

- a. This amended, extended permit does not convey any property rights, mineral rights, or exclusive privileges; nor does it authorize injury to property.
- b. Permittee shall, prior to commencement of the herein permitted activities, contact St. Tammany Levee District, Attn: Address: 21490 Koop Drive, Mandeville, LA 70471; to determine if a construction permit will be required from the local levee district.
- c. All logs, stumps and other debris unearthed during dredging shall be removed to an approved disposal site on land.
- d. That permittee shall insure that all sanitary sewage and/or related domestic wastes generated during the subject project activity and at the site, thereafter, as may become necessary shall receive the equivalent of secondary treatment (30 mg/l BOD5) with disinfection prior to discharge into any of the streams or adjacent waters of the area or, in the case of total containment, shall be disposed of in approved sewerage and sewage treatment facilities, as is required by the State Sanitary Code. Such opinion as may be served by those comments offered herein shall not be construed to suffice as any more formal approval(s) which may be required of possible sanitary details (i.e. provisions) scheduled to be associated with the subject activity. Such shall generally require that appropriate plans and specifications be submitted to the Department of Health and Hospitals for purpose of review and approval prior to any utilization of such provisions.
- e. All structures built under the authorization and conditions of this permit shall be removed from the site within 120 days of abandonment of the facilities for the herein permitted use, or when these structures fall into a state of disrepair such that they can no longer function as intended. This condition does not preclude the necessity for revising the current permit or obtaining a separate Coastal Use Permit, should one be required, for such removal activities.
- f. As-built drawings shall be submitted within 30 days of completion of this project to the Louisiana Department of Natural Resources, Office of Coastal Management, PO Box 44487, Baton Rouge, LA 70804-4487.
- g. Structures must be marked/lighted in accordance with U. S. Coast Guard regulations.
- h. That should changes in the location or the section of the existing waterways, or in the generally prevailing conditions in the vicinity be required in the future, in the public interest, Permittee shall make such changes in the project concerned or in the arrangement thereof as may be necessary to satisfactorily meet the situation and shall bear the cost thereof. This condition does not preclude the necessity for revising the current permit or obtaining a separate Coastal Use Permit, should one be required, for project modifications.
- i. Adequate erosion/sediment control measures shall be implemented to insure that no sediments or other activity related debris are allowed to enter waters of the state. Accepted measures include the proper use of vegetated buffers, silt fences or other Environmental Protection Agency construction site stormwater runoff control best management practices.
- j. Louisiana Natural Heritage Program:  
Manatees (*Trichechus manatus*) may occur in the surrounding water bodies of your site location. Manatees are large mammals inhabiting both fresh and salt water. Although most manatees are year round residents of Florida or Central America, they have been known to migrate to areas along the Atlantic and Gulf coast during the summer months. Manatees are an endangered species protected under the Endangered Species Act of 1973 and the Federal Marine Mammal Protection Act of 1972. In Louisiana, taking or harassment of the manatee is a violation of state and federal laws. Critical habitat for manatees includes marine submergent vascular vegetation (sea-grass beds). Areas with sea-grass beds should be avoided during project activities. Report all manatee sightings to the Louisiana Department of



Wildlife and Fisheries at 225-765-2821 or 1-800-442-2511.

- k. This determination does not eliminate the need to obtain a permit from the United States Army, Corps of Engineers or any other Federal, state or local approval that may be required by law. The drawings submitted with your referenced application are attached hereto and made a part of the record.
- l. Permittee is subject to all applicable state laws related to damages which are demonstrated to have been caused by this action.
- m. Permittee shall allow representatives of the Office of Coastal Management or authorized agents to make periodic, unannounced inspections to assure the activity being performed is in accordance with the conditions of this permit.
- n. Permittee shall comply with all applicable state laws regarding the need to contact the Louisiana One Call (LOC) system (1-800-272-3020) to locate any buried cables and pipelines.
- o. This amended, extended permit authorizes the initiation of the Coastal Use described under "Coastal Use Description" for two (2) years from the date of the signature of the Secretary or his designee on the original permit which was May 14, 2010. Initiation of the Coastal Use, for purposes of this amended, extended permit, means the actual physical beginning of the use or activity for which the permit is required. Initiation does not include preparatory activities, such as movement of equipment onto the Coastal Use site, expenditure of funds, contracting out of work, or performing activities which by themselves do not require a permit. In addition, Permittee must, in good faith and with due diligence, reasonably progress toward completion of the project once the Coastal Use has been initiated. If the Coastal Use is not initiated within this two (2) year period, an extension may be granted pursuant to the requirements contained in the Rules and Procedures for Coastal Use Permits (Title 43:I.723.D.). Please note that a request for permit extension MUST be made no sooner than one hundred eighty (180) days and no later than sixty (60) days prior to the expiration of the permit.

The expiration date of this amended, extended permit is eight (8) years from the date of the signature of the Secretary or his designee on the original permit which was May 14, 2010.

Upon expiration of this amended, extended permit, a new Coastal Use Permit will be required for completion of any unfinished or uncommenced work items and for any maintenance activities involving dredging or fill that may become necessary. Other types of maintenance activities may also require a new Coastal Use Permit.

- p. This determination does not eliminate the need to obtain a permit from the United States Army, Corps of Engineers or any other Federal, state or local approval that may be required by law. The drawings submitted with your referenced application are attached hereto and made a part of the record.

\*\*\*\*\* End of Conditions \*\*\*\*\*

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By accepting this amended, extended permit the applicant agrees to its terms and conditions.  
I affix my signature and issue this amended, extended permit this 27th day of March, 2015.

THE DEPARTMENT OF NATURAL RESOURCES

Karl L. Morgan, Administrator  
Office of Coastal Management

This agreement becomes binding when signed by Administrator of  
the Office of Coastal Management Permits/Mitigation Division, Department of Natural Resources.

Attachments

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**Final Plats:**

1) P20081436 Final Plats 07/11/2011

cc: Martin Mayer, COE w/attachments  
Dave Butler, LDWF w/attachments  
St. Tammany Levee District, LD w/attachments  
Johan Forsman, DHH w/attachments  
Jessica Diez, OCM w/attachments  
Craig Leblanc, OCM/FI w/attachments  
Saint Tammany Parish w/attachments

TAMMANY HOLDING COMPANY, L.L.C. w/attachments