



St. James Parish Government

P. O. Box 106
Convent, Louisiana 70723-0106
(225) 562-2260
FAX (225) 562-2279
TDD: (225) 562-8500

Peter A. Dufresne
Parish President

To: Planning Commission Members

Date: Friday, January 24, 2020

Re: Meeting Notice

The St. James Parish Planning Commission will hold its regularly scheduled meeting on **Monday, January 27, 2020 at 6:00 p.m.**, at the Convent courthouse, convent, LA. Enclosed for your review are minutes of the previous regular meeting, and a copy of the agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225)562-2264.

Sincerely

Marrill McKarry

Marrill McKarry
Planning & Permitting supervisor
St. James Parish Government

MM

Attachments

Richard Webre
Director of
Operations

Felix Boughton
Director of
Finance

Ingrid Bergeron-LeBlanc
Director of
Human Resources

Eric Deroche
Director of
Emergency Preparedness

AGENDA
ST. JAMES PLANNING COMMISSION MEETING
Monday, January 27, 2020 - 6:00 p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

1. December 23, 2019 Minutes

III. CORRESPONDENCE

1. None

IV. PRESENTATION AND PUBLIC COMMENTS

1. Presentation – None
2. Public Comments - (on agenda items)

V. RESUBDIVISION OF PLOT – OLD BUSINESS

1. Plot #: 19-26 (Tabled From 10-28-2019 Meeting)

PC: 09-30-2019

Plot Name: V. Bourgeois Property

Request: Requesting final approval to resubdivide Lot 3 of V. Bourgeois Property into Lots herein designated as lot 3-A and 3-B of the V. Bourgeois Property

Section-Township-Range: Section 6 & 7, T-12-S, R-5-E

Location: Paulina, LA

Elevation: 12.2 and greater

Proposed Land Use: Residential Growth

Lot Size: 3-A (1.803 acres), 3-B (1.325 Acres)

Number of Lots: 2

Land Use Designation: Residential Growth

Status: *Received the Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Development: Donovan Bourgeois

2. Plot #: 19-34

PC: 11-25-2019

Plot Name: Mumphrey Tract Partition

Request: Requesting final approval to resubdivide the Mumphrey Tract and Tract B into lots herein designated as the remainder of the Mumphrey Tract and Tract B-1 and B-2 of the Mumphrey Tract and Tract B

Location: St. James, LA

Section-Township-Range: Section 39 & 40 T11S R15E

Elevation:

Proposed Land Use: Commercial

Lot Size: Remainder of Mumphrey Tract (6.028 acres), Tract B-1 (34.535 acres), and B-2 (5.00 acres)

Number of Lots: 3

Land Use Designation: Commercial

Status: *Received the Letter of No Objection from LaDHH and the Deliverance of CAD File*

Owner/Development: Cam Plus, Inc. & Guillot Properties, LLC

VI. RESUBDIVISION OF PLOT – NEW BUSINESS

1. Plot #: 20-02

PC: 08-26-2019

Plot Name: Lyell Robert Resub.

Request: Requesting Preliminary approval to resubdivide Lot G6 of the George Irving Sub. and a portion of the property belonging to Clinton Roberts Jr. into lots herein designates as lot G6-A.

Location: Convent, LA

Section-Township-Range: Section 28, T12S-R4E

Elevation: +18.7'

Proposed Land Use: Residential Growth

Lot Size: G6-A (45,105 sq. ft.)
Number of Lots: 1
Land Use Designation: Residential Growth
Status: *Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File*
Owner/Development: Lyell Roberts

2. Plot #: 20-03

PC: 01-27-2020

Plot Name: Laura Barrios Tract Resub
Request: Requesting Preliminary approval to resubdivision of the Laura Barrios Tract Per COB 323, Folio 616 into lots herein designated as Lot 1-A and Lot 1-B of the Laura Barrios Tract.
Location: Convent, LA
Section-Township-Range: Section 17 T-12-S, R-4-E
Elevation: 16.3'
Proposed Land Use: Residential Growth
Lot Size: 1-A (15 Acres) and 1-B (1.02 Acres)
Number of Lots: 2
Land Use Designation: Residential Growth
Status: *Pending the Letter of No Objection from LaDHH and the Deliverance of CAD File*
Owner/Development: Michelle Smith

VII. LAND USE- OLD BUSINESS

1. Item #: None

PC:

VIII. LAND USE- NEW BUSINESS

1. Informational Item #: 20-01

PC: 01-27-2020

Item Name: Plains Marketing. L.P.
Request: Requesting approval to install industrial tracks and turnouts in support of the adjacent Yuhuang Chemical Inc. (YCI) Methanol One, LLC Facility. The proposed track and turnouts will be an expansion of Plains' existing St. James Terminal, which is directly served by the Union Pacific Railroad (UPRR). The proposed project only includes the installation of new tracks and turnouts. in Vacherie, Louisiana. Under Section 86-37 of the St. James Parish Code of Ordinances. Under Section 86-37(f) the Planning Commission has decision-making authority over the proposed facility. **No Action to be Taken at this time.**
Location: St. James, LA
Section-Township-Range: Section 58, 59, 81, 82, and 90: T12S:R16E
Elevation:
Proposed Land Use: Industrial
Lot Size: 26.9 acres
Land Use Designation: Industrial
Owner/Development: Plains Marketing. L.P.

IX. Executive Session

1. None

X. ADJOURNMENT

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,
TAKEN AT A REGULAR MEETING ON MONDAY, DECEMBER 23, 2019**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Monday, December 23, 2019 at 6:00 p.m.

PRESENT: Glen Millet, Anthony Boudreaux, Arthur Matherne, Ralph Becnel, Dean, Millet, Wilson Malbrough, and Jon Hotard

ABSENT: Mike Krumholt, Johnny Lawrence, and Sue Bier (Non-Voting)

OTHERS IN ATTENDANCE: Blaise Gravois and Vic Frankiewicz

MINUTES

Motioned by D. Millet and seconded by R. Becnel to approve the minutes of the November 25, 2019 regular meeting. All in favor. Motion carried.

CORRESPONDENCE

1. None

PRESENTATION AND PUBLIC COMMENTS

1. Presentation – None
2. Public Comments – (on agenda items)

RESUBDIVISION OF PLOT - OLD BUSINESS

1. **Bourgeois Property (Plot # 19-26)**- Requesting final approval to resubdivide Lot 3 of V. Bourgeois Property into Lots herein designated as lot 3-A and 3-B of the V. Bourgeois Property. Motion by D. Millet to table agenda item for lack of representation. Motion was seconded by A. Boudreaux. All in Favor. Motion carried.

RESUBDIVISION OF PLOT - NEW BUSINESS

1. **The Lambert's Tract & Triangle (Plot # 19-36)**- Represented by Micheal Lodrigues. Requesting preliminary approval to resubdivide a portion of the Romain Lambert, the Laurent Lambert and the Honorine Keller Lambert Tracts and the Triangle Lot (COB 109/Folio 424) of the Laurent Lambert Tract into lots herein designated as Lot 1A, Lot 2A and Parcel Row of the Lambert's Division. Motion by A. Matherne and seconded by R. Becnel. Pending Letter of No Objection from LaDHH and the Deliverance of CAD File. All in Favor. Motion carried.
2. **Phillip Creel Resub. (Plot # 19-37)**- Represented by Phillip Creel. Requesting preliminary approval to resubdivide Robert J. Poche Lot and Lot 7 of the St. Thomas Subdivision into lots herein designated as Lot G of Poche Subdivision and Lot 7-A of St, Thomas subdivision. Motion by A. Boudreaux and seconded by W. Malbrough. Pending Letter of No Objection from LaDHH and the Deliverance of CAD File. All in Favor. Motion carried.

LAND USE- PUBLIC HEARINGS

1. None

LAND USE- OLD BUSINESS

1. **AmSpec-St. James (Item #19-33)**- Represented by Jeremy Roper. Requesting approval to build a 6500 sq. ft. office space and analytical laboratory in a residential area. This site would be a commercial business in a residential growth Land use Plan. Under Section 86-37(f), the Planning Commission has decision-making authority over the proposed facility. The requested approval would require a recommendation by the planning Commission and final action by the Parish Council under /section 86-37€ of the St. James Parish Code of Ordinance. A Matherne motion to send recommendation to the Parish Council. Motion and was seconded by J. Hotard. Roll call vote: D. Millet- yes, M. Krumholt- absent, A. Boudreaux- yes, J. Lawrence- absent, A. Matherne- yes, R. Becnel-yes, J. Hotard- yes, W. Malbrough- yes, G. Millet-yes. Motion carried.

Commissioner A. Matherne moved, seconded by Commissioner J. Hotard, for adoption of the following resolution regarding the land use application by AmSpec LLC (Item #19-33):

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF AMSPEC LLC UNDER THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS

WHEREAS, AmSpec LLC (“AmSpec”) applied for approval to use the property at 5718 Highway 18 (Lot #4), St. James, LA 70086 to construct a new 6,500 square foot analytical laboratory building, which request is identified as Item #19-33 (the “Application”), and which request proposes a commercial use in a Residential Growth land use area; and

WHEREAS, representatives of AmSpec presented an overview of the application to the planning commission during a public meeting called for that purpose, after proper notice, during which public comments on the proposal were solicited.

NOW, THEREFORE, BE IT RESOLVED that under Section 86-37(e) of the St. James Parish Code of Ordinances, the planning commission hereby recommends approval of the Application for land use approval, subject to the conditions stated below.

A. Extent of Approval and Future Changes within the Facility Footprint:

This approval is limited to the facility as presented in the Application, within the building setback lines shown on the Site Plan dated September 4, 2019 included with the Application, along with reasonable modifications necessary for the proposed use, consistent with building codes;

B. Start Date Limitation.

Construction must commence within 24 months after the last public entity regulatory approval is issued, or within 24 months after the termination of any administrative or judicial appeal process that may follow from the issuance of any required permit, whichever is later. For the purposes of this limitation, construction is defined as: permanent on-site renovation, repair, fabrication, erection, or installation of the proposed facility. Construction delays caused by natural disaster or labor disputes, and periods between operational phases of construction shall not be construed as interrupting construction that is otherwise continuously pursued.

BE IT FURTHER RESOLVED that the planning commission finds that approval is appropriate under Section 86-37(e) of the James Parish Code of Ordinances because the proposed use is compatible with surrounding uses, and the adverse impacts of the proposed use are inconsequential.

BE IT FURTHER RESOLVED that the planning commission has considered the need for a buffer zone under Sections 86-37(i)(2) and 86-37(j) of the St. James Parish Code of Ordinances, and that the commission finds that the nature of the use, having inconsequential impacts, does not require a buffer zone.

LAND USE- NEW BUSINESS

1. None

EXECUTIVE SESSION

1. None

Director of Operation, Blaise Gravois advised next Planning Commission Meeting is Monday, January 27, 2020 at 6 p.m.

ADJOURNMENT

Motioned by A. Matherne and seconded by D. Millet to adjourn. All in favor. Motion carried.
Meeting adjourned at 6:15 p.m.

s/ _____
Glen Millet, Chairman

s/ _____
Michael Krumholt, Secretary

Call before you dig.
1-800-373-3000

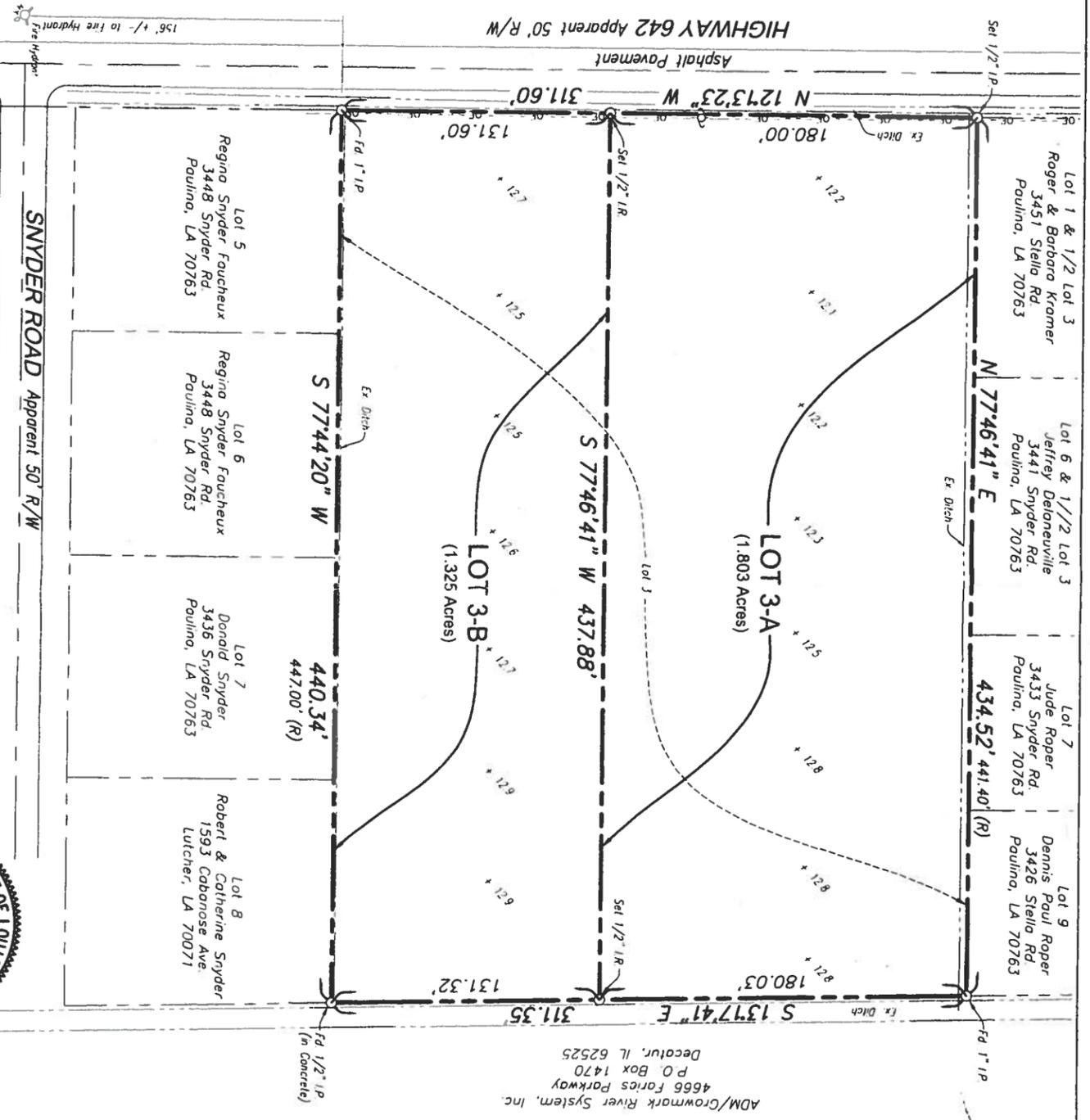


DRAINAGE NOTE:
1. DRAINAGE TO BE MAINTAINED BY CURRENT OR FUTURE OWNER.
2. ROADSIDE DITCHES EXIST ON SITE W/CULVERT.

OUTFALL PATH:
DRAINS NORTH THROUGH EXISTING DITCHES AND CULVERTS ALONG THE WEST SIDE OF LOTS 3-A & 3-B. THEN DRAINS NORTH TO BLIND RIVER.

REFERENCE DOCUMENT:
1. LEGAL DESCRIPTION IN ACT OF SALE RECORDED IN THE ST. JAMES PARISH CLERK OF COURT AS FILE NO. 30737.

REFERENCE BEARING:
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD83). DISTANCES INDICATED ARE GRID DISTANCES.



OWNER _____ **DATE** _____
APPROVED BY THE ST. JAMES PARISH PLANNING COMMISSION
PLANNING COMMISSION CHAIRMAN _____ **DATE** _____
APPROVED _____
PARISH PRESIDENT _____ **DATE** _____

CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'C' SURVEY.

CURTIS M. CHANEY, P.L.S. _____ **DATE** _____



VICINITY MAP

Not to Scale

- NOTES**
1. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
 2. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
 3. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP PANEL NO. 22093IC 0115C, EFFECTIVE 7-4-11, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 4. PROPOSED TO BE USED FOR SINGLE FAMILY RESIDENCES.

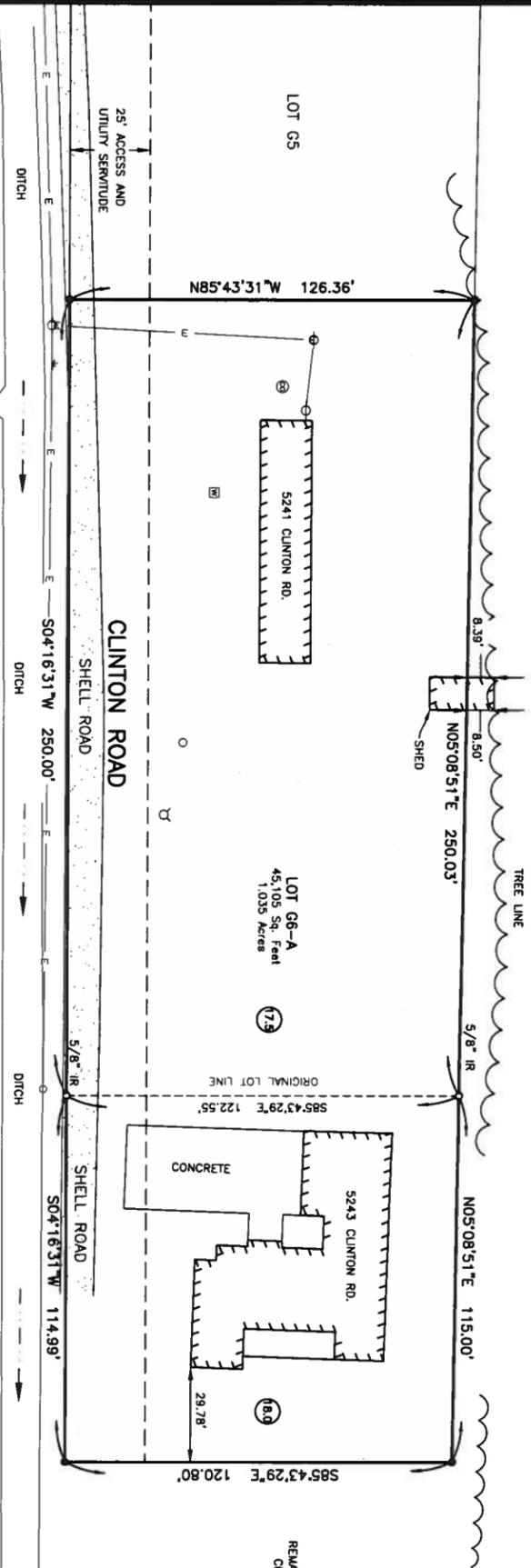
MAP SHOWING SUBDIVISION
of
LOTS 3, V. BOURGEOIS PROPERTY

into
LOTS 3-A & 3-B
 Situated in Sections 6 & 7, T-12-S, R-5-E
 St. James Parish, Louisiana
 prepared for
Donavan Bourgeois
 3252 Hwy 642
 Paulina, LA 70763

FILE NAME	19-319_R51
PROJECT NO.	19-319
DATE	9-3-19
SCALE	1" = 60'
DRAWN BY	TGM
APPROVED	CNC

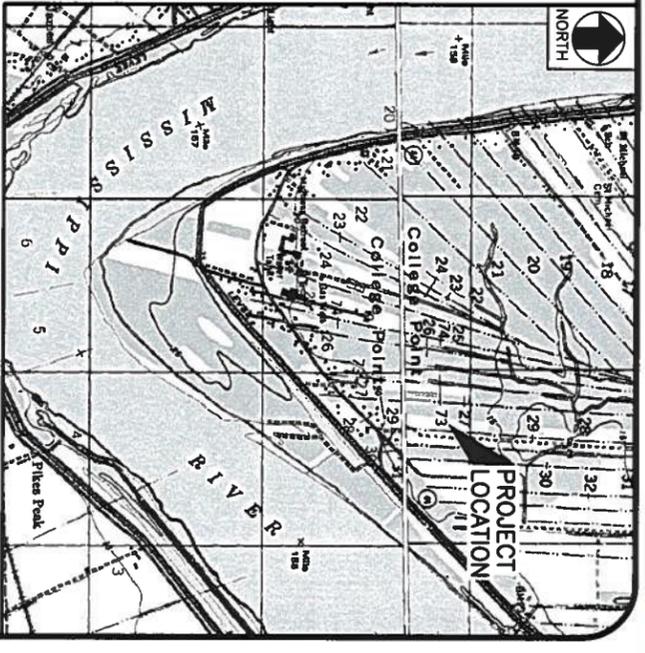
LOUISIANA LAND SURVEYING, INC.
 17732 Highland Road • Suite G-128
 Baton Rouge • Louisiana • 70810
 Phone: 753-5263(LAND)

REFERENCE MAP, BEARINGS, BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE 1702 MAD 83° (USING GPS-COAGNET-RIN SYSTEM)
 SURVEY PLAT & RESUBDIVISION OF A PORTION OF THE GEORGE IRVING TRACT (FORMERLY JEAN DONALDSON) INTO LOTS HEREIN DESCRIBED AS LOTS G1, G2, G3, G4, G5, & G6 OF THE GEORGE IRVING TRACT SITUATED IN SECTION 28, T-12-S, R-4-E, CONVENT, ST. JAMES PARISH, LOUISIANA
 PREPARED BY: RIVERLANDS SURVEYING COMPANY
 DATED: APRIL 22, 2008
 ENTRY NO. 145044



THOMAS & WILLIAM REID
 8561 HWY 18
 ST. JAMES, LA 70086

RICKY KLEBERT
 5534 LA 44
 CONVENT, LA 70723



VICINITY MAP
 SCALE 1" = 2000'

REMAINING PROPERTY OF
 CLINTON ROBERTS

DRAINAGE NOTE:
 I, DO HEREBY ACCEPT RESPONSIBILITY TO PERPETUALLY MAINTAIN ANY AND ALL DRAINAGE DITCHES AND EASEMENTS ON THE HEREIN DESCRIBED PRIVATE PROPERTY. IN THE EVENT THAT THE UNDERSIGNED PARTY SHALL SELL OR TRANSFER ALL OR A PORTION OF THE PROPERTY, THE RESPONSIBILITY TO MAINTAIN DRAINAGE DITCHES AND EASEMENTS ON PRIVATE PROPERTY SHALL BE TRANSFERRED TO THE NEW OWNER.

APPROVALS

OWNER	DATE
Approved by the St. James Parish Planning Commission	
PLANNING COMMISSION CHAIRMAN	DATE
Approved by the St. James Parish Council	
PARISH COUNCIL PRESIDENT	DATE

CLIENT: LVELL ROBERTS
 5241 CLINTON ROAD
 CONVENT, LA 70723

REDIVISION OF LOT G6 OF THE GEORGE IRVING SUB. AND A PORTION OF THE PROPERTY BELONGING TO CLINTON ROBERTS JR. INTO LOT G6-A LOCATED IN SECTION 28, T12S-R4E CONVENT, ST. JAMES PARISH, LOUISIANA

NOTE:
 THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND RIGHTS-PROPERTY THAT MAY BE IN OR ON THE PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE X.
 FEMA MAP COMMUNITY PANEL NUMBER 22093C0100C DATED: JULY 4, 2011

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA. I, THE SURVEYOR, HAVE BEEN A LICENSED ENGINEER AND LAND SURVEYOR AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY COPY FOR REVIEW

APPROVED: Henry E. Schwartz IV Reg. No. 4899

PRELIMINARY COPY:
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.



- LEGEND**
- EXISTING OVERHEAD ELECTRIC
 - EXISTING SEWER CLEANOUT
 - EXISTING POWER POLE
 - EXISTING WATER METER
 - EXISTING HYDRANT
 - FOUND PROPERTY MARKER
 - SET 5/8" I.R.
 - NATURAL GROUND ELEVATION

DATE	DESCRIPTION	BY
	REVISION	

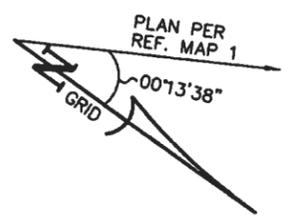
DESIGNED: HES	DRAWN: HES	CHECKED: HES	DATE: 1/16/2020
FILE: 23.ARIANAL COUNTY SURVEYING\JOBS BY YEAR\2019\18-120\GEORGEIRVING.LDWG	JOB NO: 18-120		

3445 Hwy 208
 Metairie, LA 70002
 (504) 885-2722 / (504) 885-2728
 DIVERSIFIED SURVEYING
 CONSULTANTS

20-02

20-03

AREA TABLE	
LOT 1-A	15 ACRES (CALCULATED)
LOT 1-B	1.02 ACRES



OUTFALL PATH: FIELD DITCHES NORTH TO BAYOU DES ACADIEUX TO EAST ST. JAMES M-2 CANAL TO BLIND RIVER.

LEGEND

- 1/2" IRON ROD SET
- L.W.R.P. LOW WATER REFERENCE PLANE PER REFERENCE MAP NO. 3
- ▲ x16.3' ELEVATION
- JOP JUDGEMENT OF POSSESSION

DEVELOPER: MICHELLE SMITH
 3888 SOUTH SHERWOOD FOREST
 SUITE 5
 BATON ROUGE, LA 70816
 225-298-0500

APPROVED:

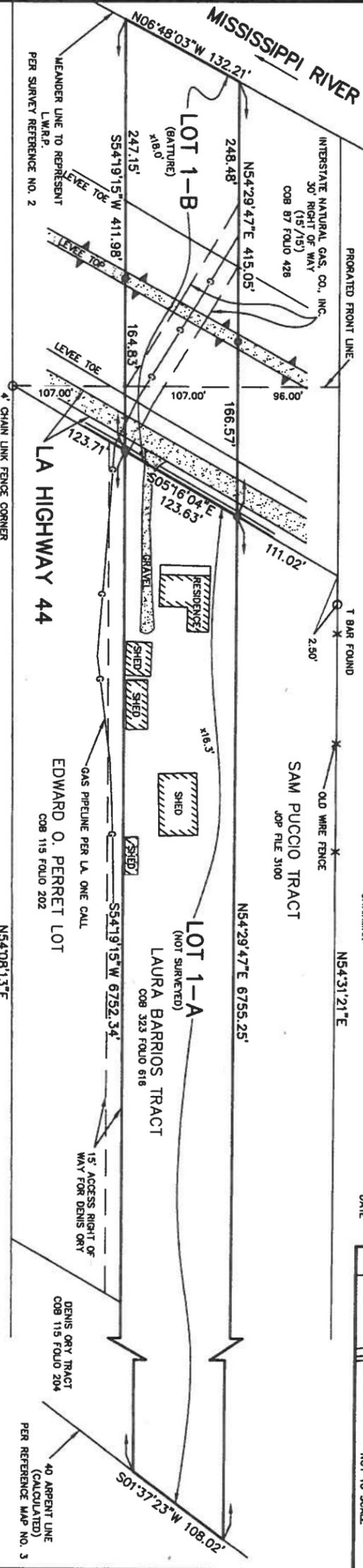
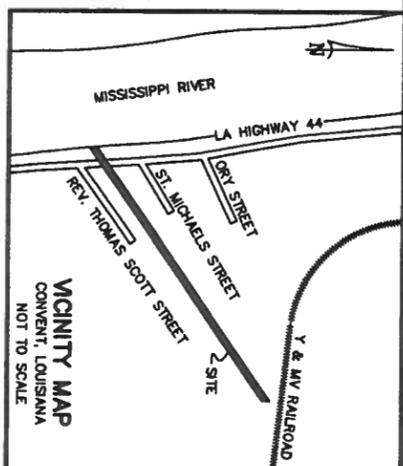
ST. JAMES PARISH COUNCIL

PARISH PRESIDENT

ST. JAMES PARISH PLANNING COMMISSION

CHAIRMAN

DATE



TITLE: SURVEY PLAT AND RESUBDIVISION OF THE LAURA BARRIOS TRACT PER COB 323, FOLIO 616 INTO LOTS HEREIN DESIGNATED AS LOT 1-A AND LOT 1-B OF THE LAURA BARRIOS TRACT SITUATED IN SECTION 17, T-12-S, R-4-E, CONVENT, ST. JAMES PARISH, LOUISIANA.

DATE: JANUARY 13, 2020

CERTIFIED TO: MICHELLE SMITH

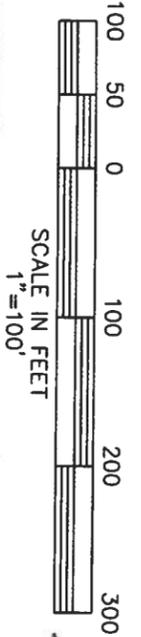
MUNICIPAL ADDRESS: 6402 LA HIGHWAY 44

SURVEY REFERENCE: 1. SURVEY DETAIL OF 15 PARCELS OF LAND FRONT ON THE MISSISSIPPI RIVER OUT OF SECTIONS 12, 13, 14, 15, & 16 BY FELIX L. DORNIER, JR. P.L.S. DATED AUGUST 28, 1980, REVISED 9/9/1990.
 2. 2013 HYDROGRAPHIC SURVEY MAPS MISSISSIPPI RIVER, (SHEET 39).
 3. PORTION OF SECTION 17, T-12-S, R-4-E BY C. RANDALL DIXON, P.L.S. DATED JULY 12, 1993. (NOT FOUND IN PUBLIC RECORDS) ZONE 1702, NAD 83, GEOD 12A USING LEICA SMARTNET SOLUTION DATED 1/13/2020.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOD 12A USING LEICA SMARTNET SOLUTION DATED 1/13/2020.

SURVEYOR'S NOTES:

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
- NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- ELEVATIONS HEREON DERIVED BY GPS UECA SMARTNET SOLUTION DATED 1/13/2020 DATUM NAVD83 (GEOD 12A)



RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
 LAPLACE, LA 70068
 1-800-248-6982
 985-652-6356

STEPHEN P. FLYNN
 REG. NO. 4668
 P.L.S. LA. ST. REG. NO. 4668



Item #20-01

Groundwater Associates LLC
16131 13 Mile Road
Battle Creek, MI 49014
269.244.5400
clabadia@groundwater-associates.com

January 17, 2020

VIA POST AND ELECTRONIC DELIVERY

Marrill McKarry, Planning & Permitting Supervisor
St. James Parish Planning and Permitting Office
P.O. Box 106
Convent, LA 70723
(225) 562-2264

RE: Plains Marketing, L.P. – St. James Methanol Rail Project – RFI Response

Dear Mr. McKarry:

On behalf of Plains Marketing, L.P. (Plains), Groundwater Associates LLC (GWA) submits this response to the Request for Information (RFI) that was provided to Carlos Labadia of GWA by the Parish on January 8, 2020. Previously, Plains has provided the following documents in support of its Industrial Land Use Permit Application:

- **Attachment 1** - The proposed track and turnouts (included in this filing the Parish will find a revised plot plan showing existing rail facilities in red and proposed facilities in **blue**):
- **Attachment 2** – St. James Parish Industrial Land Use Permit Application (including \$2,500 fee) (no changes);
- **Attachment 3** - Written communication between Eric Wolverton (St. James Parish Floodplain Manager) and Carlos Labadia (GWA Project Manager) indicating that the rail additions to the existing rail will not require a special floodplain development permit (no changes); and
- **Attachment 4** - Louisiana Department of Natural Resources (DNR) Determination that a Coastal Use Permit (CUP) application need not be submitted for the proposed Project unless the Project would likely have significant adverse impacts to coastal resources located outside of the proposed Project area footprint (no changes).

GWA provides the individual requests and response to the RFI issued by the Parish:

- a. **a listing and a map of all parks, playgrounds, churches, schools, community or senior citizen centers, nursing homes, hospitals, other places of public assembly, and historic sites within the Impact Area of the use or activity for which approval is sought:**

Parks – None found within one mile of impact area. Closest is Welcome Park located 3.35 miles north of Project.

Playgrounds – None found within one mile of impact area. Closest is Magnolia Park located 8.16 miles northeast of Project.

Churches – St. Paul Baptist Church located within 0.96 mile east of Project (**Attachment 5** included in this response).

Schools - None found within one mile of impact area. Closest is Fifth Ward Elementary School located 4.5 miles northwest of Project.

Community/Senior Citizen Centers - None found within one mile of impact area. Closest is New Hope International Community Center located 7.62 miles east of Project.

Nursing home - None found within one mile of impact area. Closest is Chateau St. James Rehabilitation and Retirement Home located 10.0 miles northeast of Project.

Hospital - None found within one mile of impact area. Closest is St. James Parish Hospital located 9.76 miles northeast of Project.

Other Places of Public Assembly - None found within one mile of impact area.

Historic sites - On August 5-7 and August 20, 2019, TerraXplorations, Inc. (TerraX) of Mobile, Alabama performed a Phase I cultural resources survey for the proposed Project. TerraX concluded that the Project area is not a likely location for pre-contact sites due to the swampy conditions. Also, there is no evidence of any historic structures being erected within the Project area. While the Project area may have been associated with a historic plantation, the land appears to have been in cultivation for more than 150 years. No cultural material or features were encountered during this investigation. There are no structures on the property, nor does it appear from historic maps that there ever were any. No historic areas are located within the Project area boundaries. The investigation did not identify any archaeological sites or historic resources within the Project area. No further archaeological studies were recommended and the Project was determined to have no effect on any resources in the area.

- b. **a listing of all substances that are anticipated to be present on the site for which reportable quantities have been established under the Right-to-Know Law (La. R.S. 30:2361, et seq.), along with the anticipated quantities of such substances**

Methanol - No more than 27,020 barrels at one time within rail cars.

Argon - No more than 3,378 barrels at one time within rail cars.

- c. **if Chapter 30, Article III of the St. James Parish Code of Ordinances applies ("Emergency Response and Mitigation of Regulated and Unregulated Material Incidents"), a description of how the use or activity will comply with Sec. 30-64, Defensive Emergency Protective Measures.**

Plains' St. James Terminal complies with the National Fire Protection Association (NFPA) standards as listed by the Parish and has a retainer in place with a local emergency provider for services. Plains has water supplied through two pumps from a 25 million gallon on site reservoir.



We would appreciate if the Parish would copy James Buchanan - Plains Sr. Environmental Permitting & Compliance (JCBuchanan@paalp.com) on any subsequent communication. Thank you for considering this important Plains Project. Carlos Labadia can be reached at (269) 244-5400.

Sincerely,

Groundwater Associates, LLC

A handwritten signature in black ink, appearing to read 'CL', is positioned above the printed name.

Carlos F. Labadia, CPESC, A.M. ASCE
Principal

Attachment 1

Attachment 2



St James Parish Industrial Land Use

St James Parish Planning & Permitting Office

P.O. Box 106

Convent La. 70723

Office: 225-562-2264 or 225-562-2444

Name of Corporation: Plains Marketing, L.P.

Representative: James Buchanan

Mailing Address: 333 Clay Street, Suite 1600; Houston, Texas, 77002

Representative email address: jcbuchanan@paalp.com

Phone Number: (Office) (713) 993-5260 (Cell) (661) 437-1459 (Fax) _____

1. Attach Preliminary Plat

- a. Location of Site Plains' St. James Terminal within St. James Parish, St. James, Louisiana
- b. Section-Township-Range Sections 58, 59, 81, 82, and 90; T12S; R16E
- c. Current use of site Mixed industrial, sugarcane production, and fallow farmland
- d. Total acreage of site 26.9 acres
- e. Acreage of development and elevation _____
- f. Current land use designation by Parish Industrial
- g. Distance between proposed facility and nearest residential properties 3,500 feet

2. Facility Description

- a. Description of facility and proposed operations (attach additional sheets if needed)
Plains plans to install industrial tracks and turnouts in support of the adjacent Yuhuang Chemical Inc. (YCI) Methanol One, LLC Facility. The proposed track and turnouts will be an expansion of Plains' existing St. James Terminal, which is directly served by the Union Pacific Railroad (UPRR). The proposed project only includes the installation of new tracks and turnouts.

b. Include anticipated future expansions _____
There are no future expansions anticipated at this time.

c. Estimated permanent full time employees / part time employees / contract employees

Existing staff will be utilized to support the proposed project.

d. Estimated contractor employees during construction 20-30

e. Length of construction Approximately 120 days

f. Proposed date of construction TBD - 1st quarter 2020

g. Proposed date of operations TBD - 3rd quarter 2020

3. Substances Produced and/or Stored

a. List any and all types of substances the proposed facility is projected to produce and/or store.
(attach additional sheets if needed)

Not applicable. New tracks associated with the proposed project will only serve to transport
product (methanol) from the adjacent YCI facility to the existing UPRR system.

b. Attach any pertinent Material Safety Data Sheets (MSDS).
c. Include National Fire Protection Association (NFPA) 704 reference.

4. Is the proposed facility projected to produce and/or store any substances related to the *Emergency Planning and Community Right-to-Know Act (EPCRA)*? Not applicable

- a. Facility Type:
- i. EPCRA Facility Type 302
 - ii. EPCRA Facility Type 311/312
 - iii. EPCRA Facility Type 313
 - iv. EPCRA RMP Site

5. What is the facility's average, most probable worst case scenario for both RMP and non-RMP facilities? _____

The proposed project will not result in a worst case scenario that differs significantly from current conditions at the existing terminal. The proposed project will allow for transportation of rail cars containing methanol through the facility. In the event there is a total failure of a rail car, less than 500 barrels of methanol could be released into the surrounding area. Plains has a Facility Response Plan and agreements with local spill response organizations to respond to any incident.

6. What is the proposed facility's Emergency Operation Plan for the prevention, preparation, response, mitigation, and recovery for the following:

a. Fire- to include manpower, fire water, cooling water and appropriate fire suppression agent, i.e., foam, dry chemical. Plains has a Fire Pre-Plan that addresses the facility's capabilities related to fire prevention and response. The proposed project will be covered under the same plan.

i. Is the facility's water supply designed for twice the water supply needed?
Yes

ii. Does the facility have twice the needed fire suppression agent, i.e., foam, dry chemical?
Yes

b. Releases- to include manpower and resources, i.e. water, foam, dry chemical. See #5 response above

c. Spills- to include manpower and resources, i.e. water, foam, dry chemical. See #5 response above

d. Weather events. See #5 response above

e. Air monitoring at the perimeter of the facility (fence line) to assure public safety. See #5 response above

f. Does the proposed facility agree to provide Emergency Response Plan(s) to, at a minimum, respective fire department and Parish Office of Emergency Preparedness for proper public safety planning? Plains has provided Emergency Response Plans to these agencies previously. Updates are provided upon request.

g. The proposed facility projected operating schedule other than normal downtime for routine maintenance?
The facility operating schedule is 24/7/365. This will continue with the proposed project.

7. Will the proposed facility be manned 24/7/365? Yes

a. If not, what procedures are proposed for emergency notifications for the duration of unmanned hours? Not applicable

8. Does the proposed facility have a Facility Security Plan? Yes

a. Does the Facility Security Plan incorporate prevention, preparation, response, mitigation, and recovery from chemical, biological, radiological and inclement weather threats?

No. The St. James Terminal has two separate Facility Security Plans. One has been approved by the Transportation Security Administration (TSA) and the second has been approved by the U.S. Coast Guard (USCG). Both Plans contain Security Sensitive Information and can only be shared on a "need to know" basis per regulation.

b. Does the Facility Security Plan incorporate remote sites, i.e., docks, off-site locations, rail service, marine services or pipelines?

Yes. The St. James Terminal has two separate Facility Security Plans. One has been approved by the TSA and the second has been approved by the USCG. Both Plans contain Security Sensitive Information and can only be shared on a "need to know" basis per regulation.

Please note: This application, twenty-five (25) copies of supporting documents, one electronic copy, and payment to St. James Parish Government for Planning Commission review shall be presented to the St. James Parish Planning Office at least thirty (30) days prior to a regular meeting of the Planning Commission. Include letters indicating the availability of service and adequate capacities from affected utilities, including water/sewerage, electricity, gas, telephone and cable television. In areas lacking sewerage, letters indicating the alternate disposal method has been approved by the state office of public health. The St. James Parish Planning Commission reserves the right to request additional information.

Additional permits may be required by St. James Parish Permitting Office, Louisiana Department of Health and Hospitals, Louisiana State Fire Marshal and other Federal, State and Local regulating bodies.

Attachment 3

Carlos Labadia

From: Eric Wolverton <eric.wolverton@stjamesparishla.gov>
Sent: Tuesday, November 26, 2019 9:30 AM
To: Carlos Labadia; Eric Wolverton; Blaise Gravois
Cc: Marrill McKarry
Subject: Re: Plains Marketing L.P.

Carlos,

Based on the survey you provided, the rail additions to the existing rail would not require a special floodplain development permit. If in the future you plan to make further additions or modifications, please submit your plans to the parish for review.

If your activities include enclosed structures, switch buildings, equipment sheds, temporary office trailers, electrical equipment, etc., then you must apply for a building permit. Depending on the flood zone and ground elevation, an elevation certificate may also be required.

If you have any other questions, please don't hesitate to contact me. Thank you.

Eric Wolverton
Floodplain Manager

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Carlos Labadia <clabadia@groundwater-associates.com>
Date: 11/22/19 9:13 AM (GMT-06:00)
To: Eric Wolverton <eric.wolverton@stjamesparishla.gov>, Blaise Gravois <blaise.gravois@stjamesparishla.gov>
Cc: Marrill McKarry <marrill.mckarry@stjamesparishla.gov>
Subject: RE: Plains Marketing L.P.

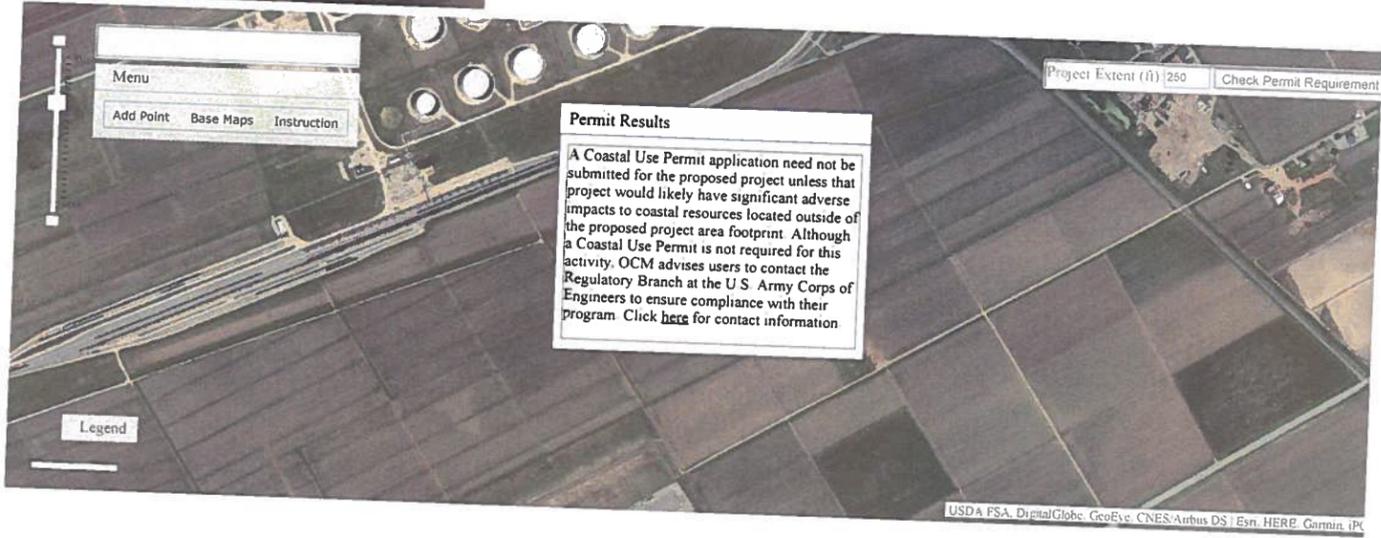
Greetings Mr. Wolverton,

Attached is the map layout. I will send lat./long shortly.

Thank you

Carlos F. Labadia, CPESC
Principal
Groundwater Associates LLC
16131 13 Mile Road
Battle Creek, MI 49014
269-244-5400
616-901-8040
clabadia@groundwater-associates.com
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Attachment 4



Attachment 5



Falgoust St

Saint Paul Baptist Church
(0.96 mile)

St James St

Google Earth

© 2019 Google
© SPOT IMAGE



3000 ft

