



# *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

Date: Friday, September 25, 2020

Re: Regular Meeting Notice

The St. James Parish Planning Commission will hold a regular meeting on **Monday, September 28, 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 tentative agenda.

If you have any questions, please feel free to contact the Planning & Permitting Office at (225)562-2500.

Sincerely

*Marrill McKarry*

**Marrill McKarry**  
Planning & Permitting supervisor  
St. James Parish Government

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Attachments

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**Richard Webre**  
Director of  
Operations

**Felix Boughton**  
Director of  
Finance

**Ingrid Bergeron-LeBlanc**  
Director of  
Human Resources

**Eric Deroche**  
Director of  
Emergency Preparedness

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**ST. JAMES PLANNING COMMISSION MEETING**  
**REGULAR MEETING AGENDA**  
**Monday, September 28, 2020 - 6:00 p.m.**

**I. ROLL CALL**

**II. MINUTES OF PREVIOUS MEETINGS**

1. August 31, 2020 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. None

**VI. RESUBDIVISION OF PLOT – NEW BUSINESS**

**1. Plot #: 20-17**

**PC: 09-23-2020**

**Plot Name:** The Boughton Family Property Resub.

**Request:** Requesting Preliminary approval to resub-divide a portion of a 40-acre tract of the Boughton Family Irrevocable Trust into lots herein designated as lots A-1 and A-2 of the Boughton Family Irrevocable Trust.

**Section-Township-Range:** Section 27, T-12-S-R-17-E

**Elevation:** Lot A-1(x12.8) , Lot A-2 (x11.6')

**Proposed Land Use:** Residential

**Number of Lots:** 2

**Lot Size:** Lot A-1 (0.516 acres), Lot A-2 (0.976 acres)

**Land Use Designation:** Residential

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

**Owner/Developer:** Amber Shepard

**VII. OTHER ORDINANCE MATTERS**

**1. Item #: 20-18 Fences/Fencing**

The Parish administration would like to present some changes to the ordinance on fencing and would love for Planning Commission to review, since they are the ones responsible for certain setbacks and variances that have been put into effect.

**VIII. LAND USE- OLD BUSINESS**

**1. Item #: 20-16**

**PC: 08-31-2020**

**Item Name:** Gulf South Pipeline Company, LLC

**Request:** Requesting to install a tap off Gulf South's existing 24-inch pipeline, identified as Index 270, approximately 0.78 miles of a new, 10-inch pipeline, and a proposed meter station (unoccupied) at the end of the new pipeline for the delivery of natural gas to Praxair/Linde Facility. The new 10-inch pipeline will include above ground facilities (temporary pig trap site) to accommodate the use of pipeline inspections tools.

**Section-Township-Range:** Section 14, 15, and 18-T11S-R3E

**Elevation:** ranging from 3.0' +

**Proposed Land Use:** Industrial

**Lot Size:** Meter site (.24 acres), Hot Tap site (.005 acres), and Tap site (.011 acres)

**Land Use Designation:** Industrial/Agricultural

**Owner/Development:** Gulf South Pipeline Company, LLC

**IX. LAND USE- NEW BUSINESS**

1. None

X. EXECUTIVE SESSION

1. None

XI. ADJOURNMENT

**PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA,  
TAKEN AT A SPECIAL MEETING ON MONDAY, AUGUST 31, 2020.**

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session via teleconference on Monday, August 31, 2020 at 6:00 p.m.

**PRESENT:** Dean Millet, Mike Krumholt, Anthony Boudreaux, Johnny Lawrence, Arthur Matherne, Ralph Becnel, Danny St. Pierre, Glenn Millet, and Sue Bier (Non-Voting)

**ABSENT:** John Hotard

**OTHERS IN ATTENDANCE:** Marrill McKarry, Rick Webre, and Vic Franckiewicz

**MINUTES**

Motioned by R. Becnel and seconded by A. Boudreaux to approve the minutes of the August 3, 2020 special meeting.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet-yes. Motion carried.

**CORRESPONDENCE**

1. None

**PRESENTATION AND PUBLIC COMMENTS**

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

**RESUBDIVISION OF PLOT - OLD BUSINESS**

1. **Brookelynn Road Subdivision (Plot # 20-13)** Represented by Patti Hymel. Requesting final approval to resub-divide the family resubdivision of Lot 1G into lots herein designated as lots 1G-1, 1G-2, and 1G-3 of the Brookelynn Road Subdivision. A. Matherne motion to approve for final approval and was seconded by R. Becnel. Letter of No Objection received, and the CAD file was delivered.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet-yes. Motion carried.

2. **Oak Alley Plantation (Plot # 20-14)** Represented by Michael Calabro and Zeb Mayhew. Requesting final approval to Resubdivide a portion of Oak alley Plantation into lots herein designated as Lot 2-OA, 3-OA, and 4-OA and to create a 50' access servitude over a portion of Oak Alley Plantation. A. Matherne motion to approve for final approval and was seconded by A Boudreaux. Letter of No Objection received, and the CAD file was delivered.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet-yes. Motion carried.

3. **Resub of Tract M-1 (Plot # 20-15)** Represented by Jeff Kindle. Requesting final approval to resubdivide Tract M-1 into Tracts herein designated at Tract M-1-A and Tract M-1-B. D. St. Pierre motion to approve final approval and was seconded by A. Boudreaux. Letter of No Objection received, and the CAD file was delivered.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet-yes. Motion carried.

**RESUBDIVISION OF PLOT - NEW BUSINESS**

1. None

**OTHER ORDINANCE MATTERS**

1. **Anitra Gros (Item:20-12)** Represented by Anitra Gros. Requesting approval for a 5' setback variance to place a mobile home to be located at 13261 Sycamore Street in Vacherie, Louisiana. A.

Matherne motion to approve 5' setback variance and was seconded by R. Becnel. Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet-yes. Motion carried.

## LAND USE- PUBLIC HEARINGS

1. None

## LAND USE- OLD BUSINESS

1. **CMT Liquids Terminal LLC (Item #:20-09):** Represented by Evan Geerts, Steve Turchi, Mickey Gauldin. Requesting approval to install the proposed Project is a crude by rail destination terminal, located at the existing Raven Energy LLC, Convent Marine Terminal. The Project will include the addition of six (6) crude oil tanks, pumps, piping, pipe supports, hot oil heaters, and miscellaneous equipment and foundations. Two (2) tanks currently exist within the Project location. The Project will receive crude oil unit trains into the facility via existing tracks, with new rail access platforms, containment systems, and supports. The rail cars will be unloaded into the storage tanks. The crude oil will be stored in the storage tanks until pumped outbound to barges and ships on the existing two (2) ship docks. A marine vapor control system will also be installed, as required for vapor controls. Under St. James Parish Code of Ordinances, Section 82-25(f), the Planning Commission has decision-making authority over the proposed facility. Lawrence advised to approve with conditions of an air monitoring system. A. Matherne motion to approve the Industrial Land Use Application with conditions and was seconded by J. Lawrence.

Commissioner Matherne moved, seconded by Commissioner Lawrence, for adoption of the following resolution regarding the land use application of CMT Liquids Terminal LLC (Item #20-09):

### **A RESOLUTION APPROVING THE APPLICATION OF CMT LIQUIDS TERMINAL LLC UNDER THE ST. JAMES PARISH LAND USE ORDINANCE, WITH CONDITIONS**

**WHEREAS**, CMT Liquids Terminal LLC ("CMT") applied for approval to construct a six new crude oil storage tanks within the confines of the existing CMT terminal in Convent, along with related material handling facilities, all in an area designated in the Land Use Plan for Industrial Use, identified as Item #20-09 (the "Application"); and

**WHEREAS**, the Application has been presented to the planning commission, and after proper notice, public comments on the proposal were solicited; and

**WHEREAS**, after initially considering and denying the Application at the commission's meeting of June 29, 2020, the commission voted at its August 3, 2020 meeting to reconsider the Application, Additionally, on appeal to the St. James Parish Council filed by CMT, at its meeting of August 5, 2020, the council remanded the Application back to the commission. The commission took up the matter at its meeting of August 31, 2020, at which it received and considered additional explanation offered by CMT about the Application, including answers to questions and concerns posed by members of the planning commission, and further considered whether to impose a requirement for fence line monitoring as a condition of approval.

**NOW, THEREFORE, BE IT RESOLVED** that under Section 82-25(f) of the St. James Parish Code of Ordinances, the planning commission hereby approves the Application, 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, along with reasonable modifications or additions necessary to facilitate the proposed use, subject to the following limitations:
  1. The footprint of any facilities shall not extend beyond that depicted in the Application, provided that access ways or servitudes for roads or infrastructure may be located outside of the footprint to the extent necessary to connect the facility to existing roads or infrastructure.
  2. The facility must comply with all requirements of the Louisiana

Department of Environmental Quality and all other public entities having regulatory jurisdiction.

3. Any modified or additional facilities not specifically identified in the application must be functionally similar to or integrated with the facilities expressly described in the Application.
4. The facility shall comply with Sections 30-52 through 30-59 of the St. James Parish Code of Ordinances ("Emergency Response and Mitigation of Regulated and Unregulated Material Incidents").

**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 fabrication, erection, or installation of the proposed facility (such as preloading, pile driving, installing structural supports and foundations, laying underground pipework or utilities, or constructing permanent structures) that is continuously pursued with reasonable diligence to complete the proposed facility within a reasonable time. 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.

**C. Monitoring:** The project shall include fence-line vapor detectors/monitors which will be constantly monitored at centralized location at the site. The number and location of the detectors/monitors, and a health/safety response plan, shall be determined in consultation with a licensed engineer, subject to the approval of the St. James Parish Director of Emergency Preparedness. Steel erection of the facility shall not be commenced until such approval.

**BE IT RESOLVED** that the planning commission finds that approval is appropriate under Section 82-25 of the James Parish Code of Ordinances, with specific reference to the factors described in Section 82-25(h) because the impacts of the proposed use would not be substantially different from the impacts of other allowable uses industrial areas, and the proposed use would not impair the ability of the parish to attract other beneficial development.

**BE IT FURTHER RESOLVED** that the planning commission has considered the need for a buffer zone under Sections 82-25(i)(2) and 82-25(j) of the St. James Parish Code of Ordinances, and that the commission finds that the proposed facility does not require a buffer zone because of the limited nature of the use, its similarity to existing uses in the area, its location within and adjacent to industrial areas, its distance from other potentially impacted uses, and its limited impacts.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard- absent, D. St. Pierre- yes, G. Millet-yes. Motion carried.

#### LAND USE- NEW BUSINESS

1. **Gulf South Pipeline Company, LLC (Item #:20-16):** Represented by Hunter Moody. Mr. Moody gave an overview of the request to install a tap off Gulf South's existing 24-inch pipeline, identified as Index 270, approximately 0.78 miles of a new, 10-inch pipeline, and a proposed meter station (unoccupied) at the end of the new pipeline for the delivery of natural gas to Praxair/Linde Facility. The new 10-inch pipeline will include above ground facilities (temporary pig trap site) to accommodate the use of pipeline inspections tools.

#### EXECUTIVE SESSION

1. None.

#### ADJOURNMENT

Motioned by D. St. Pierre and seconded by J. Lawrence to adjourn.

Roll call vote: D. Millet- yes, M. Krumholt- yes, A. Boudreaux- yes, J. Lawrence- yes, A. Matherne- yes, R. Becnel- yes, J. Hotard-absent, D. St. Pierre- yes, G. Millet-yes. All in favor. Motion carried. Meeting adjourned at 6:47 p.m.

s/ \_\_\_\_\_  
Glen Millet, Chairman

s/ \_\_\_\_\_  
Michael Krumholt, Secretary

**NOTES:**

- 1) THE FIELD SURVEY WAS COMPLETED SEPTEMBER 7, 2020. **MONUMENTS WILL BE SET UPON PLAT APPROVAL.**
- 2) NO ATTEMPT HAS BEEN MADE BY CYPRESS SURVEYING & CONSULTING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 3) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NON-VISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 4) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR ST. JAMES PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22093500115C, DATED JULY 4, 2011.
- 5) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
- 6) ADJACENT LAND OWNER INFORMATION OBTAINED FROM PUBLIC RECORDS IN ST. JAMES PARISH TAX ASSESSOR'S OFFICE.
- 7) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 8) REMAINING AREA CALCULATED FROM DEED.

**REFERENCE MAPS:**

1. SURVEY PLAT ENTITLED "PLAN OF PORTION OF THE FRANCIS OUBRE TRACT OF LAND BELONGING TO LA 18 AND THE NORTH RIGHT OF WAY (100') OF THE TEXAS AND PACIFIC RAILROAD LOCATED IN SECTION 27, T-12-S, R-17-E, SOUTH EAST DISTRICT OF LOUISIANA, WEST OF THE MISSISSIPPI RIVER, VACHERIE, ST. JAMES, LOUISIANA," BY HAROLD J. FLYNN AND DATED MARCH 30, 1993.

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM G.P.S. STATIC OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY AND UTILIZING N.G.S. CORPS STATIONS (PID) D48603, D49596 AND D48635. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), SOUTH ZONE (1702). UNITS OF MEASUREMENT ARE IN U.S. SURVEY FEET.

**ST. JAMES PARISH, LOUISIANA  
SECTION 27, T12S - R17E  
SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER**

**LEGEND:**

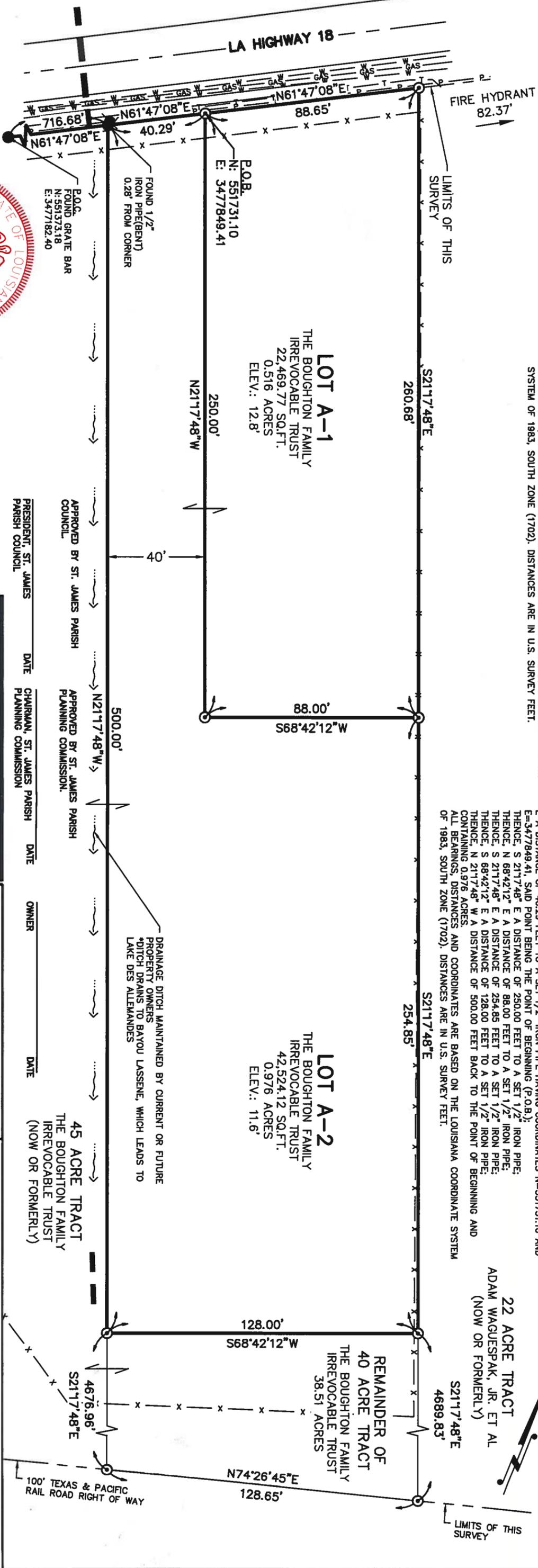
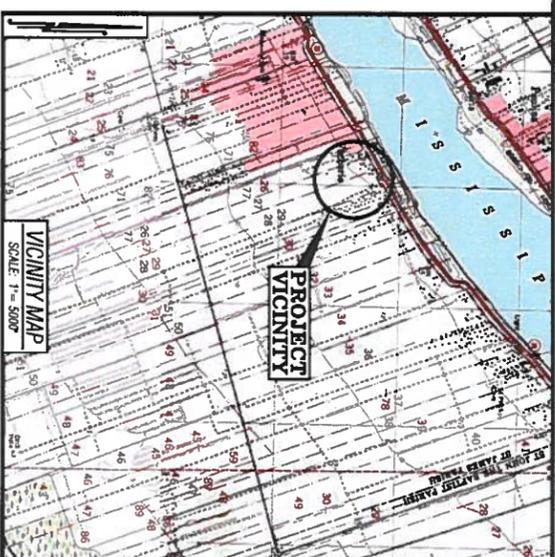
- FOUND MONUMENT AS SHOWN
- SET 1/2" IRON PIPE
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CULVERT
- OVERHEAD ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- X — X — EXISTING FENCE LINE
- DENOTES DITCH FLOW

**DESCRIPTION OF LOT A-1**

COMMENCING AT A FOUND GRATE BAR ALONG THE SOUTHERN RIGHT OF WAY OF LA HIGHWAY 18, HAVING COORDINATES N = 55173.18 AND E = 3477182.40, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.):  
 THENCE, N 61°47'08" E A DISTANCE OF 716.68 FEET TO A POINT AND CORNER; THENCE, N 61°47'08" E A DISTANCE OF 40.29 FEET TO A SET 1/2" IRON PIPE HAVING COORDINATES N=551731.10 AND E=3477849.41, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);  
 THENCE, N 61°47'08" E A DISTANCE OF 88.65 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, S 21°17'48" E A DISTANCE OF 260.68 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, S 68°42'12" W A DISTANCE OF 88.00 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, N 21°17'48" W A DISTANCE OF 250.00 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 0.516 ACRES.  
 ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). DISTANCES ARE IN U.S. SURVEY FEET.

**DESCRIPTION OF LOT A-2**

COMMENCING AT A FOUND GRATE BAR ALONG THE SOUTHERN RIGHT OF WAY OF LA HIGHWAY 18, HAVING COORDINATES N = 55173.18 AND E = 3477182.40, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.):  
 THENCE, N 61°47'08" E A DISTANCE OF 716.68 FEET TO A POINT AND CORNER; THENCE, N 61°47'08" E A DISTANCE OF 40.29 FEET TO A SET 1/2" IRON PIPE HAVING COORDINATES N=551731.10 AND E=3477849.41, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);  
 THENCE, S 21°17'48" E A DISTANCE OF 250.00 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, N 68°42'12" E A DISTANCE OF 88.00 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, S 21°17'48" E A DISTANCE OF 294.85 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, S 68°42'12" E A DISTANCE OF 128.00 FEET TO A SET 1/2" IRON PIPE;  
 THENCE, N 21°17'48" W A DISTANCE OF 500.00 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 0.976 ACRES.  
 ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). DISTANCES ARE IN U.S. SURVEY FEET.



**LOT A-1**  
 THE BOUGHTON FAMILY  
 IRREVOCABLE TRUST  
 22,469.77 SQ.FT.  
 0.516 ACRES  
 ELEV.: 12.8'

**LOT A-2**  
 THE BOUGHTON FAMILY  
 IRREVOCABLE TRUST  
 42,524.12 SQ.FT.  
 0.976 ACRES  
 ELEV.: 11.6'

**45 ACRE TRACT**  
 THE BOUGHTON FAMILY  
 IRREVOCABLE TRUST  
 (NOW OR FORMERLY)

**REMAINDER OF  
 40 ACRE TRACT**  
 THE BOUGHTON FAMILY  
 IRREVOCABLE TRUST  
 38.51 ACRES

**22 ACRE TRACT**  
 ADAM WAGUESPAK, JR. ET AL  
 (NOW OR FORMERLY)

APPROVED BY ST. JAMES PARISH  
 COUNCIL

APPROVED BY ST. JAMES PARISH  
 PLANNING COMMISSION.

PRESIDENT, ST. JAMES  
 PARISH COUNCIL

CHAIRMAN, ST. JAMES PARISH  
 PLANNING COMMISSION

OWNER

**THE BOUGHTON FAMILY PROPERTY**

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE BOUNDARY SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT (MINIMUM) STANDARDS OF PRACTICE FOR SURVEYING AND THAT THE SURVEYING STANDARDS OF A CLASS "C" SURVEYING AND THAT THE ACCURACY SPECIFICATIONS AND STANDARDS ARE BASED ON SAID STANDARDS.

SCOTT M. BOURGEOIS, P.L.S. LA 5236

DATE

**CYPRESS**  
 SURVEYING & CONSULTING, LLC

P.O. Box 1222  
 2577 Highway 20  
 Vacherie, LA 70090

225-717-6267

SCALE IN FEET

20' 10' 0' 20'

DATE: 8/25/2020 BY: SMB

DRAWING NAME: 0005 - Boughton.dwg

PLAT SHOWING THE DIVISION OF LOT A-1 AND LOT A-2 FROM A PORTION OF A 40 ACRE TRACT BELONGING TO THE BOUGHTON FAMILY IRREVOCABLE TRUST LOCATED IN SEC. 27, T-12-S - R-17-E  
 VACHERIE, ST. JAMES PARISH, LOUISIANA



August 20, 2020

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

**Re: Gulf South Pipeline Company, LLC- Project No. 11474- St. James Parish, LA  
St. James Parish Industrial Land Use- Pipeline Application**

Dear Mr. McKarry:

On behalf of Gulf South Pipeline Company, LLC (“Gulf South”), and in accordance with our recent conversations, I am submitting this package for review at your August 31, 2020 Planning Commission Meeting. In an effort to be concise and to comply with the required information for the St. James Parish Industrial Land Use Pipeline Application, Gulf South hereby presents the following information:

- **Attachment 1-** St. James Parish Industrial Land Use Permit Application
- **Attachment 2-** Google Earth Aerial Photo showing Gulf South’s Project site
- **Attachment 3-** Alignment/Drawings/Profiles outlining new pipeline easement, temporary workspace, meter station, etc. for Project
- **Attachment 4-** Google Earth Aerial Photo depicting a Two (2) Mile Buffer Zone
- **Attachment 5-** Listing and map of all parks, playgrounds, churches, schools, community/senior citizen centers, nursing homes, hospitals, other places of public assembly and historic sites within the Impact Area (if applicable) for which this approval is being sought (**NOTE: Reference maps will be included herein, in this Attachment 5**)

Parks/Playgrounds- None found within two mile buffer area. Closest park/playgrounds are Sugar Hill RV Park and Romeville Park, located approximately 2.75 miles south of the Project Area.

Churches- None found within two mile buffer area. Closest church is Buena Vista Baptist Church, located approximately 2.25 miles southwest of the Project Area.



Schools- None found within two mile buffer area. Closest school is Romeville Elementary School, located approximately 2.80 miles south/southeast of the Project Area.

Senior Citizen Center/Nursing Home- None found within two mile buffer area. Closest facility is Chateau D'Ville Rehab & Retirement, located approximately 7.00 miles west of the Project Area.

Hospitals- None found within two mile buffer area. Closest hospital is Our Lady of the Lake-Ascension, located approximately 7.75 miles north of the Project Area.

Historic Site/Burial Grounds- Gulf South previously conducted an on-site survey of its' Project Area in Convent, LA. Our archaeologist prepared a report of their findings, which was submitted to the SHPO (State Historic Preservation Officer). The SHPO reviewed and found no concurrence of historic properties being affected within the Project Area, and ultimately gave their clearance and approval of the Project. To further support this submittal, I have attached Gulf South's approval letter received from the State Historic Preservation Officer confirming the above synopsis (attached hereto as Attachment 6).

- **Attachment 6-** Approval Letter, dated June 10, 2020, received by Gulf South from the State of Louisiana/State Historic Preservation Officer concerning cultural environmental surveys of Project Area.

Thank you for your time and consideration for this Gulf South Project. Should you have any questions upon your receipt of this package, please do not hesitate to contact me on my cell at (337) 445-9160 or via email at [hunter.moody@bwpipelines.com](mailto:hunter.moody@bwpipelines.com).

Gulf South appreciates your cooperation in this matter and humbly request your respected review and approval of this Permit Application. I look forward to hearing from you soon.

Sincerely yours,

*Hunter Moody*

Hunter Moody, RPL  
Land Representative  
Gulf South Pipeline Company, LLC



# Attachment 1



# 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

## PIPELINE APPLICATION

Name of Corporation: **Gulf South Pipeline Company, LLC**

Representative: Hunter Moody

Mailing Address: **9 Greenway Plaza, Suite 2800, Houston, TX**

Representative email address: hunter.moody@bwpipelines.com

Phone Number: (Office) 337-445-9160 (Cell) 337-445-9160 (Fax) N/A

1. Attach Preliminary Plat
  - a. Location of Site Equilon Enterprises, LLC (Shell Oil Refinery)- Convent, Louisiana
  - b. Section-Township-Range Sections 14, 15 and 18-T11S-R3E
  - c. Current use of site Industrial
  - d. Total acreage of site see below and attachments
  - e. Acreage of development and elevation Meter Site/Praxair (0.24 Ac./6.0' Elevation) Hot Tap Site (.005 Ac./3.0' Elevation) Trap Site (.011 Ac./3.5' Elevation)
  - f. Current land use designation by Parish Agricultural/ Industrial
  - g. Distance between proposed facility and nearest residential properties 5,000-7,000' (See Attachment)
2. Estimated Dates of Project
  - a. Date work will begin: 10/05/2020
  - b. Date work will stop: 06/01/2021
3. Pipeline Description
  - a. Description of pipeline and proposed operations (attach additional sheets if needed) Gulf South's pipeline project will consist of installing a tap off Gulf South's existing 24 inch pipeline, identified as Index 270, approximately 0.78 miles of a new, 10 inch pipeline, and a proposed meter station (unoccupied) at the end of the new pipeline for the delivery of natural gas to Praxair/Linde Facility. The new 10 inch pipeline will include above ground facilities (temporary pig trap site) to accomodate the use of pipeline inspection tools.

Applicant's initials: 1

4. Name of the pipeline system: Index 270-100
5. The diameter, wall thickness, normal operating pressure range and maximum allowable operating pressure of the system is shown in the enclosed materials.
- diameter: 10.75" O.D.
  - wall thickness : 0.365"
  - normal operating pressure range : 620-800 psig
  - maximum allowable operating pressure:1012 psig
6. The materials handled by the pipeline system are [*check and complete, as applicable*]:
- natural gas
  - crude petroleum
  - refined petroleum products
  - LPG/Industrial Gases, (Identify) \_\_\_\_\_
  - other: (Identify) \_\_\_\_\_
7. Is directional boring, thrust boring or open trenching being conducted under or adjacent to any parish road, waterway or managed drainage canal?  
(check one) \_\_\_ Yes  No
8. Is the pipeline located within 500 feet of any structure that is intended for human occupancy or assembly?  
(check one)  Yes \_\_\_ No
9. Is the pipeline located in a high consequence area? (schools, hospitals, churches, etc.)  
(check one) \_\_\_ Yes  No
10. Is the pipeline an interstate transportation line?  
(check one)  Yes \_\_\_ No
11. Enclosed are maps or schematic drawings in the following format showing the route of the pipeline system and location (and designation, if any) of shut-off valves in the parish, and the location of its pipelines in each street.
- Mapping data is delivered in ESRI's ArcInfo or ArcView format aligned with the Parish's GIS mapping system and supplied data format. (Contact the St. James Parish Office of Technology for details (225) 562-2431).
  - Mapping and data is proposed to be delivered in the following format. (Note: Failure to provide the mapping data in the format specified in subparagraph 3a may delay the processing of the Application. The Director reserves the right to reject mapping and data formats which are incompatible with the Parish's mapping system.)

Mapping and data will be sent via Google Earth KMZ file

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Applicant's initials:

2

12. The elevation drawing or illustrations of system pipelines under each parish street and drainage servitude or right-of-way [*check one*]:

- c.  is shown in the enclosed materials, based on the most recent information available to applicant (there being no assurance that such elevations are current).
- d.  is not supplied because the system is a gathering system or determining elevation is not economically feasible.

13. Owner/Operator: (List all information)

- a. Name Gulf South Pipeline Company, LLC
- b. Mailing address 9 Greenway Plaza, Suite 2800
- c. City Houston d. State Texas e. Zip code 77046
- f. Attention [*optional*]: Bobby Wade
- g. Telephone 225-869-3367 h. E-mail address robert.wade@bwpipelines.com

14. Contractor/Subcontractor: (List all information)

- a. Name To be determined
- b. Mailing address \_\_\_\_\_
- c. City \_\_\_\_\_ d. State \_\_\_\_\_ e. Zip code \_\_\_\_\_
- f. Attention [*optional*]: \_\_\_\_\_
- g. Telephone \_\_\_\_\_ h. E-mail address \_\_\_\_\_

17. Emergency On Scene 24-hour contact(s) [*complete one or more*]:

- a. Name: Bobby Wade  
Cell phone N/A Office phone 225-869-3367  
E-mail address robert.wade@bwpipelines.com
- b. Name: \_\_\_\_\_  
Cell phone \_\_\_\_\_ Office phone \_\_\_\_\_  
E-mail address \_\_\_\_\_

**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 2



**Gulf South Existing 30 Inch Pipeline**

**Temporary Workspace**

**New 10 Inch Pipeline Route, Valve Site and Meter Site**

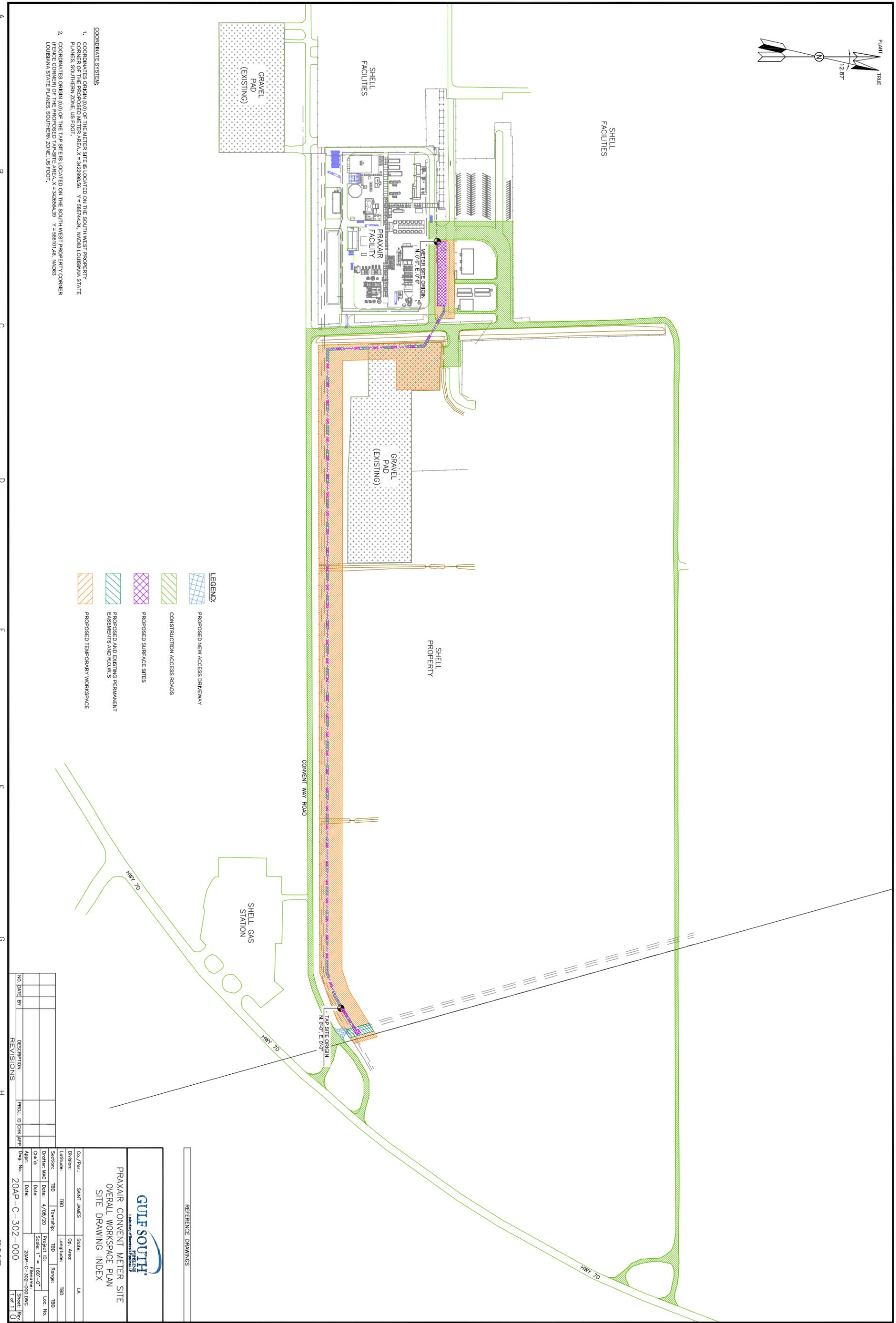
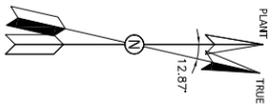
**Access Roads for Project**

© 2020 Google

Google Earth



# Attachment 3



- COORDINATE SYSTEM:**
1. COORDINATES ORIGIN (0,0) OF THE METER SITE IS LOCATED ON THE SOUTH WEST PROPERTY CORNER OF THE PROPOSED METER AREA, X = 3422985.59 Y = 585744.24, NAD83 LOUISIANA STATE PLANES, SOUTHERN ZONE, US FOOT.
  2. COORDINATES ORIGIN (0,0) OF THE TAP SITE IS LOCATED ON THE SOUTH WEST PROPERTY CORNER (FENCE CORNER) OF THE PROPOSED TAP-SITE AREA, X = 3428564.39 Y = 586101.48, NAD83 LOUISIANA STATE PLANES, SOUTHERN ZONE, US FOOT.

- LEGEND:**
- PROPOSED NEW ACCESS DRIVEWAY
  - CONSTRUCTION ACCESS ROADS
  - PROPOSED SURFACE SITES
  - PROPOSED AND EXISTING PERMANENT EASEMENTS AND ROWS
  - PROPOSED TEMPORARY WORKSPACE

NO.	DATE BY	DESCRIPTION

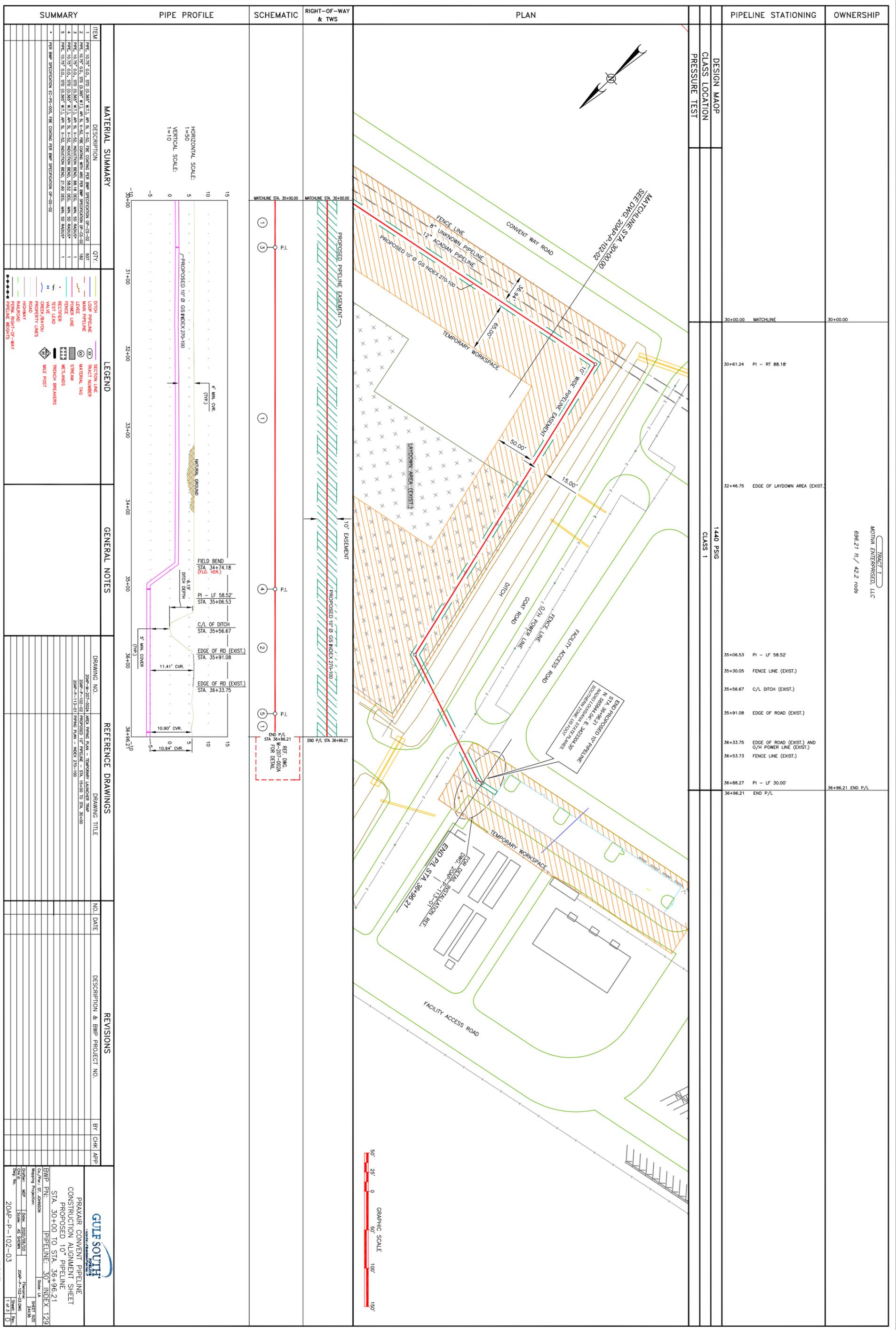
**PRAXAIR CONVENT METER SITE OVERALL WORKSPACE PLAN SITE DRAWING INDEX**

**GULF SOUTH**  
A Leader in Pipeline Protection

Co./Par:	SANT JAMES	State:	LA
Division:	TBD	Op. Area:	TBD
Latitude:	TBD	Longitude:	TBD
Section:	TBD	Range:	TBD
Drawing No:	4/09/20	Project ID:	20AP-C-302-000.DWG
Scale:	1" = 160'-0"	Sheet No.:	1 of 1
Date:		Issue Date:	







**SUMMARY**

**PIPE PROFILE**

**SCHEMATIC**

**RIGHT-OF-WAY & TWS**

**PLAN**

**PIPELINE STATIONING**

**OWNERSHIP**

**MATERIAL SUMMARY**

ITEM	DESCRIPTION	QTY.
1	PIPE, 10" O.D., STD. (3000) W.I., 40' L., 5'-X-5', PER CONVENT WITH 80' PER SPECIFICATION OF 30-03	1
2	PIPE, 10" O.D., STD. (3000) W.I., 40' L., 5'-X-5', PER CONVENT WITH 80' PER SPECIFICATION OF 30-03	1
3	PIPE, 10" O.D., STD. (3000) W.I., 40' L., 5'-X-5', INDUCTION BEND, 90° RADIUS, 50' MIN. 50' RADIUS*	1
4	PIPE, 10" O.D., STD. (3000) W.I., 40' L., 5'-X-5', INDUCTION BEND, 90° RADIUS, 50' MIN. 50' RADIUS*	1
5	PIPE, 10" O.D., STD. (3000) W.I., 40' L., 5'-X-5', INDUCTION BEND, 90° RADIUS, 50' MIN. 50' RADIUS*	1
6	PER BWP SPECIFICATION (E-P-006) PER CONVENT WITH 80' PER SPECIFICATION OF 30-03	1

**LEGEND**

SYMBOL	DESCRIPTION
(---)	DITCH
(---)	LOOSE PIPELINE
(---)	MAIN PIPELINE
(---)	LEVEL
(---)	FENCE LINE
(---)	RECEPTOR
(---)	TEST LEAD
(---)	VALVE
(---)	VALVE STANDOFF
(---)	PROPERTY LINES
(---)	RAILROAD
(---)	ROAD
(---)	HIGHWAY
(---)	RIGHT-OF-WAY
(---)	PIPELINE WEIGHTS
(---)	SECTION LINE
(---)	TRACT NUMBER
(---)	MATERIAL TAG
(---)	STRIPLAND
(---)	METLANDS
(---)	TRENCH BREAKERS
(---)	WILE POST

**GENERAL NOTES**

FIELD BEND  
STA. 34+74.18  
(F.L.D. VER.)

PI - LF 58.52'  
STA. 35+06.53

C/L OF DITCH  
STA. 35+56.67

EDGE OF RD (EXIST.)  
STA. 35+91.08

EDGE OF RD (EXIST.)  
STA. 36+33.75

11.41' CVR.

10.90' CVR.

5' MIN. COVER (TRP.)

4' MIN. CWR (TRP.)

NATURAL GROUND

PROPOSED 10" Ø GAS INDEX 270-100

PROPOSED PIPELINE EASEMENT

10' EASEMENT

PROPOSED 10" Ø GAS INDEX 270-100

END P/L STA. 36+96.21

REF. Dwg. 20AP-P-102-02A FOR DETAIL

**REFERENCE DRAWINGS**

DRAWING NO.	DRAWING TITLE
20AP-P-102-02	PROPOSED 10" PIPELINE - STA. 14+50 TO STA. 30+00
20AP-P-113-01	PROPOSED 10" PIPELINE - STA. 14+50 TO STA. 30+00
20AP-P-113-01	PROPOSED 10" PIPELINE - STA. 14+50 TO STA. 30+00

**REVISIONS**

NO.	DATE	DESCRIPTION & BWP PROJECT NO.	BY	CHK	APP

**GUFSOUTH**

PRAXAIR CONVENT PIPELINE  
CONSTRUCTION ALIGNMENT SHEET  
PROPOSED 10" PIPELINE  
STA. 30+00 TO STA. 36+96.21  
PIPELINE: 30" INDEX 129

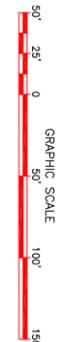
DATE: 2020/08/03  
SCALE: AS SHOWN  
SHEET: 1 of 3

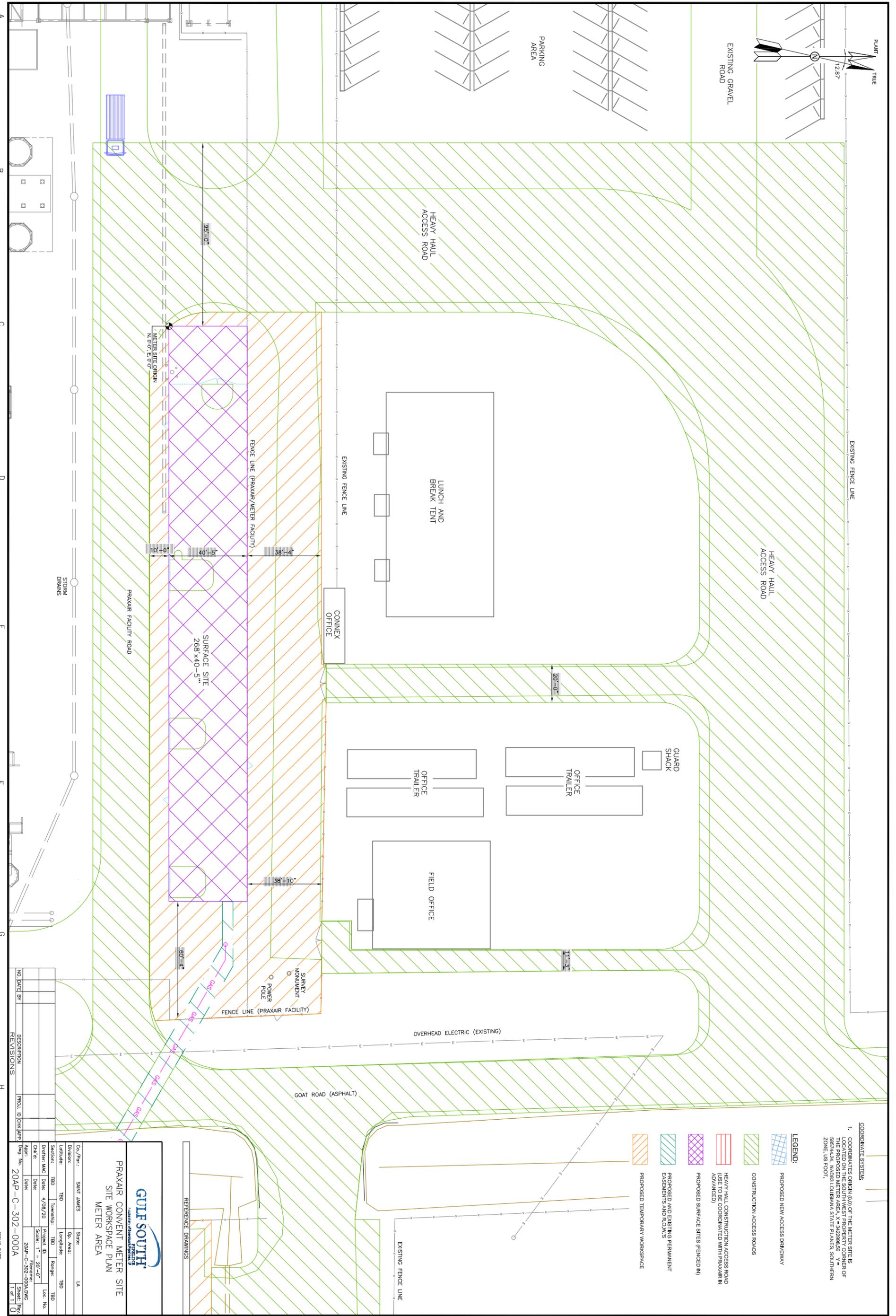
DESIGN MAOP  
CLASS LOCATION  
PRESSURE TEST

1440 PSIG  
CLASS 1

TRACT 1  
MOTIVA ENTERPRISES, LLC  
696.21 ft. / 42.2 rods

STATIONING	DESCRIPTION	STATIONING	DESCRIPTION
30+00.00	MATCHLINE	30+00.00	
30+61.24	PI - RT 88.18'		
32+46.75	EDGE OF LAYDOWN AREA (EXIST.)		
35+06.53	PI - LF 58.52'		
35+30.05	FENCE LINE (EXIST.)		
35+56.67	C/L DITCH (EXIST.)		
35+91.08	EDGE OF ROAD (EXIST.)		
36+33.75	EDGE OF ROAD (EXIST.) AND O/H POWER LINE (EXIST.)		
36+53.73	FENCE LINE (EXIST.)		
36+88.27	PI - LF 30.00'		
36+96.21	END P/L	36+96.21	END P/L





COORDINATE SYSTEM:  
 1. COORDINATES ORIGIN (0,0) OF THE METER SITE IS THE PROPOSED SURFACE SITE. THE PROPOSED SURFACE SITE IS LOCATED AT THE INTERSECTION OF EAST X 2400' FROM 5674424, NAD83 LOUISIANA STATE PLANNING SOUTHERN ZONE, US FOOT.

- LEGEND:**
- PROPOSED NEW ACCESS DRIVEWAY
  - CONSTRUCTION ACCESS ROADS
  - HEAVY HAUL CONSTRUCTION ACCESS ROAD (USE TO BE COORDINATED WITH PRAXAIR IN ADVANCED)
  - PROPOSED SURFACE SITES (FENCED IN)
  - PROPOSED AND EXISTING PERMANENT EASEMENTS AND RIGHTS
  - PROPOSED TEMPORARY WORKSPACE

REFERENCE DRAWINGS

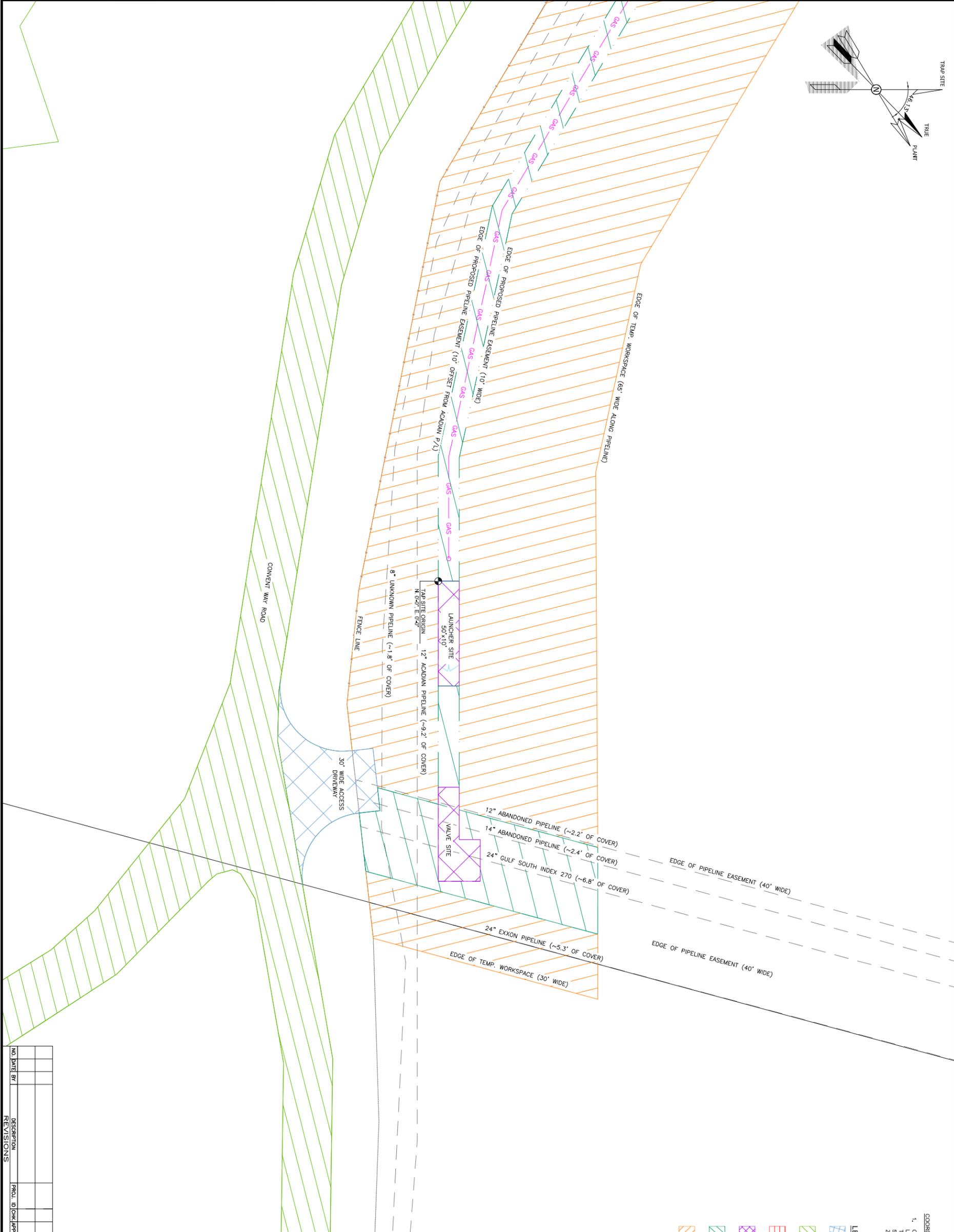
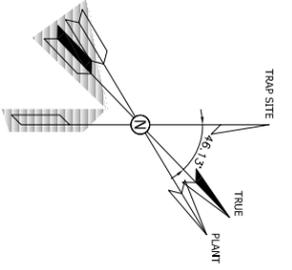
**GULF SOUTH**  
 A MEMBER OF BOARDWALK PIPELINES  
**PRAXAIR CONVENT METER SITE  
 SITE WORKSPACE PLAN  
 METER AREA**

Co./Per:	SANT JAMES	State:	LA
Division:	TBD	Op. Area:	TBD
Latitude:	TBD	Longitude:	TBD
Section:	TBD	Township:	TBD
Driller: WAC	Date: 4/09/20	Project ID:	1" = 20'-0"
CHK'd:	Date:	Scale:	20AP-C-302-000A.DWG
Appr. No:	Date:	Filename:	20AP-C-302-000A.DWG
Drawn By:	Date:	Sheet No.:	1 of 1
Issue Date:	Date:	Scale:	1" = 20'-0"

NO. DATE BY

1	08/19/20	JLL
---	----------	-----

REVISIONS



COORDINATE SYSTEM:  
1. COORDINATES ORIGIN (0,0) OF THE METER SITE IS THE PROPOSED METER AREA CENTER POINT OF 5674424, NAD83 LOUISIANA STATE PLAINES, SOUTHERN ZONE, US FOOT.

- LEGEND:**
- PROPOSED NEW ACCESS DRIVEWAY
  - CONSTRUCTION ACCESS ROADS
  - HEAVY HALL CONSTRUCTION ACCESS ROAD (USE TO BE COORDINATED WITH PRAXAIR IN ADVANCED)
  - PROPOSED SURFACE SITES (FENCED IN)
  - PROPOSED AND EXISTING PERMANENT EASEMENTS AND RIGHTS
  - PROPOSED TEMPORARY WORKSPACE

REFERENCE DRAWINGS



PRAXAIR CONVNET METER SITE  
SITE WORKSPACE PLAN  
HOT TAP AND LAUNCHER TRAP AREA

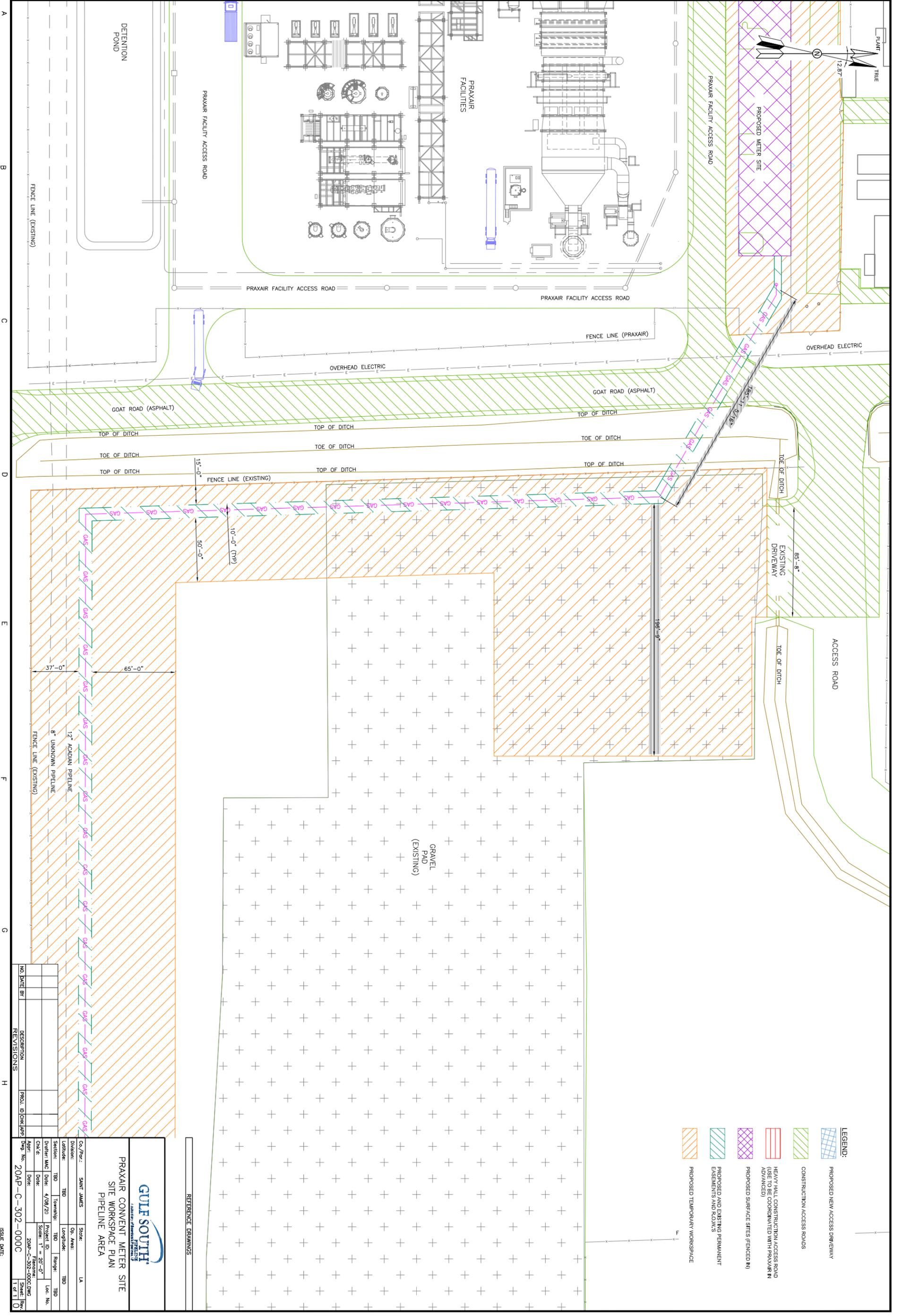
Co./Per:	SANT JAMES	State:	LA
Division:	TBD	Op. Area:	TBD
Latitude:	TBD	Longitude:	TBD
Section:	TBD	Township:	TBD
Director:	MAC	Date:	4/09/20
Drawn:	MAC	Scale:	1" = 20'-0"
CHK'D:		Project ID:	20AP-C-302-000B.DWG
Date:		Filename:	20AP-C-302-000B.DWG
Appr. No.	20AP-C-302-000B	Sheet No.	1 of 1

NO DATE BY

NO.	DATE	BY	DESCRIPTION

A B C D E F G H

ISSUE DATE:



A B C D E F G H

NO.	DATE	BY	DESCRIPTION
1			ISSUE FOR PERMITS
2			ISSUE FOR CONSTRUCTION
3			ISSUE FOR OPERATION

**GULF SOUTH**  
A Subsidiary of Boardwalk Pipelines, L.P.

**PRAXAIR CONVENT METER SITE  
SITE WORKSPACE PLAN  
PIPELINE AREA**

Co./Per.: SAINT JAMES State: LA  
Division: TBD Op. Area: TBD  
Latitude: TBD Longitude: TBD  
Section: TBD Township: TBD Range: TBD  
Dwgnr: JML Date: 4/09/20 Project ID: 20AP-C-302-000C  
Ck'd: Date: Scale: 1" = 20'-0"  
Appr. No: Date: 20AP-C-302-000C.DWG  
Sheets: 1 of 1

REFERENCE DRAWINGS

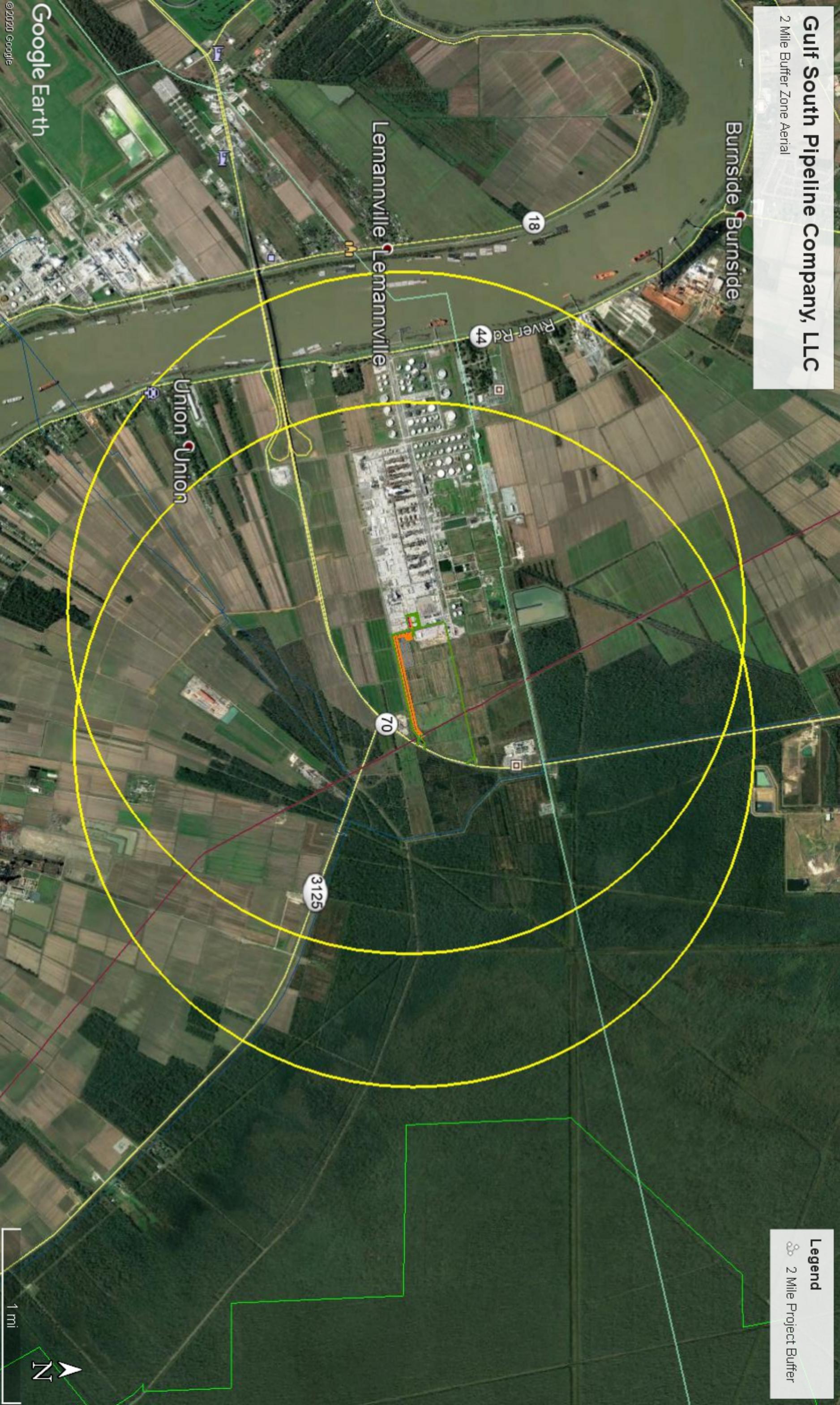
ISSUE DATE:



# Attachment 4

# Gulf South Pipeline Company, LLC

2 Mile Buffer Zone Aerial



Burnside Burnside

Lemannville Lemannville

River Rd 44

70

3125

Union Union

**Legend**  
2 Mile Project Buffer

Google Earth

© 2020 Google

1 mi



# Gulf South Pipeline Co., LLC

Proximity Aerial in Relation to Residential Dwellings

Legend

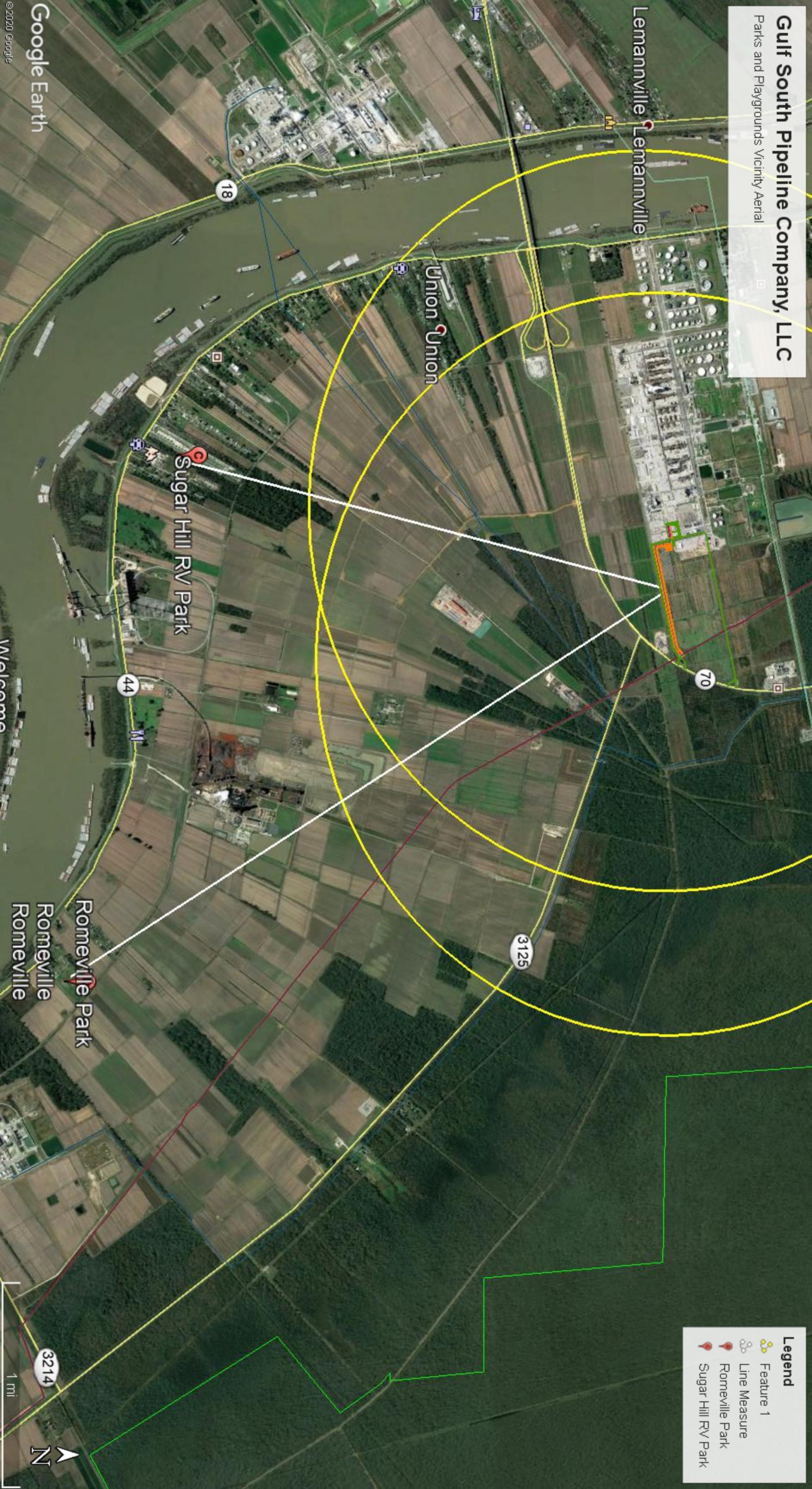




# Attachment 5

# Gulf South Pipeline Company, LLC

Parks and Playgrounds Vicinity Aerial



**Legend**

- Feature 1
- Line Measure
- Romeville Park
- Sugar Hill RV Park

1 mi

N



Lemannville  
Lemannville

18

**Buena Vista Baptist Church**  
10633 LA-18  
St. James, LA 70086

\*Appx. 2.25 Miles from Project Site

Buena Vista St

Tribbet St

Charles Ln

Charles St

Palm Dr

Rebber Ln

Ceaser Ln

Robinson Ln

Wire Turnaround

Wire Ln



**Romeville Elementary School**  
9156 Central School Street  
Convent, LA 70723

\* Appx. 2.80 miles from Project Site

**Chateau D'Ville Rehab & Retirement**  
401 Vatican Drive  
Donaldsonville, LA 70346  
\*Appx. 7.00 miles from Project Site

Chateau D'ville Rehab & Retirement





**Our Lady of the Lake-Ascension**  
1125 LA Hwy. 30 West  
Gonzales, LA 70737

\*Appx. 7.75 miles from Project Site

S Gushenberry Ave

S Commerce Ave

S Ruby Ave

Richland Ave

S John Ave

S Robert Ave

S Edward Ave

W Jacqueline St

S Penn St

S Philippe Ave

30

W Hwy 30

S Riverview Blvd

St Francis Blvd

W St Clare Blvd

W Tony St

W Macci St

W Elrem St





# Attachment 6



BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF ARCHAEOLOGY

KRISTIN P. SANDERS  
ASSISTANT SECRETARY

10 June 2020

Cale LeBlanc  
Director, Environmental New Projects  
Gulf South Pipeline Company, LLC  
9 Greenway Plaza, Suite 2800  
Houston, TX 77046

Re: Draft Report  
La Division of Archaeology Report No. 22-6510  
*Phase I Cultural Resources Survey for the Gulf South Pipeline Company, LLC – Shell Convent Facility Project,  
St. James Parish, Louisiana*

Dear Mr. LeBlanc:

We acknowledge receipt of your email dated 3 June 2020 and one copy of the above referenced report. We have reviewed the report and offer the following comments.

Based on the description of the Area of Potential Effect (APE), the proposed ground-disturbing activities, and the identification of historic properties within the APE, our office concurs with the assessment that no historic properties listed in or eligible for listing in the National Register of Historic Places will be affected by this project. Our office has no further concerns for this project.

Consultation with the State Historic Preservation Office does not constitute consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public. If archaeological materials are encountered during construction, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal, and glass objects. The federal agency or the applicant receiving federal assistance should contact our office immediately. If human remains are encountered, the provisions of the Louisiana Unmarked Human Burial Sites Preservation Act (Revised Statute 8:671-681) should be followed.

We are accepting the report as final; no further submissions are necessary. If you have any questions, please contact Chip McGimsey at [cmcgimsey@crt.la.gov](mailto:cmcgimsey@crt.la.gov) or 225-219-4598.

Sincerely,

Kristin Sanders  
State Historic Preservation Officer