

JOINT PUBLIC NOTICE

January 24, 2022

United States Army Corps of Engineers
New Orleans District
Regulatory Division
7400 Leake Avenue
New Orleans, Louisiana 70118

State of Louisiana
Department of Environmental Quality
Water Permits Division
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(504) 862-1545
Project Manager
S. Gail Gainey
Sandra.G.Gainey@usace.army.mil
MVN 2020-00996-CG

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 210823-01

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to: [] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); [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).

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

CONSTRUCTION OF A RAIL STORAGE YARD ON THE EAST SIDE OF THE MISSISSIPPI RIVER IN IBERVILLE PARISH

NAME OF APPLICANT: National Property Holdings, c/o Caleb Bourgeois of Duplantis Design Group, PC, 16564 E. Brewster Road, Suite 101, Covington, LA 70433.

LOCATION OF WORK: Site on and north of LA Highway 75 in Sections 67 and 69, Township 9 South, Range 1 East, in St. Gabriel, Louisiana, within Iberville Parish, within the Pontchartrain Basin in hydrologic unit (HUC 08070202), as shown on the attached drawings (Latitude 30.226116 N, Longitude -91.081037 W).

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to clear, grade, excavate and deposit fill and/or aggregate material to construct and maintain a rail storage yard (St. Gabriel Railyard 2) connected to the existing CN rail line to include stormwater infrastructure and appurtenant buildings. This project was originally advertised on public notice on October 12, 2021 and this is a readvertisement due to the additional proposed impacts to jurisdictional wetlands resulting from the U.S. District Court for the District of Arizona's order vacating and remanding the Navigable Waters Protection Rule (NWPR) on August 30, 2021. Approximately 71,619 cubic yards will be excavated and used on site. The proposed project is situated on an

approximately 376.3-acre tract that has been determined to contain approx. 126.3 acres of jurisdictional wetlands and 4.5 acres of waters of the US on site. Of this, the project would impact approximately 21.1 acres of wetlands and approx. 0.03 acre of waters of the US.

The applicant proposes to avoid additional direct impacts and minimize secondary impacts to aquatic resources to the maximum extent practicable by utilizing best management practices for erosion and siltation control during and after the construction phase of the project, by limiting the construction activity to the designated construction areas onsite, and by disposing of all removed vegetation in a non-jurisdictional location. The project will be required to meet all established local and state standards for a development of this type including but not limited to drainage and stormwater runoff design conformity, industrial performance standards, and safety compliance measures. As compensation for unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from the Pontchartrain Basin Umbrella Mitigation Bank, which is located in the project's watershed.

The comment period for the Department of Army will close in **15 days** from the date of this joint public notice, as the Water Quality Certification was issued on October 12, 2021. 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 must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RCG, S. Gail Gainey**. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Corps of Engineers Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction. 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 US 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 US Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Copies of this notice are being sent to the State Archeologist and the State Historic Preservation Officer.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Interior. Utilizing the Information & Planning Consultation for Endangered Species in Louisiana protocol, dated January 27, 2020 between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any listed species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA 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 Department of Environmental Quality, Office of Environmental Services, before a permit is issued.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

JOHN M. HERMAN
Chief, Central Evaluation Branch
Regulatory Division

Enclosures



PROJECT CENTER (APPROXIMATE)
 LATITUDE: 30° 13' 31.7" N
 LONGITUDE: 91° 04' 49.6" W

PROPERTY ACREAGE: 376.3 ACRES
 PROJECT AREA: 222.10 ACRES

GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL ENSURE ALL APPLICABLE PERMITS ARE SECURED & THE LOUISIANA ONE CALL SYSTEM HAS BEEN CONTACTED.
2. ALL ELEVATIONS REFER TO NAVD 88 UNLESS NOTED OTHERWISE.

VICINITY MAP, AREA MAP & GENERAL NOTES

SCALE IN FEET



DRAWN DBW
CHECKED TPE
ISSUE DATE 01-18-22
PROJECT NO. 20-148

ST. GABRIEL RAIL PORT ST. GABRIEL, LOUISIANA IBERVILLE PARISH
FOR NATIONAL PROPERTY HOLDINGS HOUSTON, TEXAS

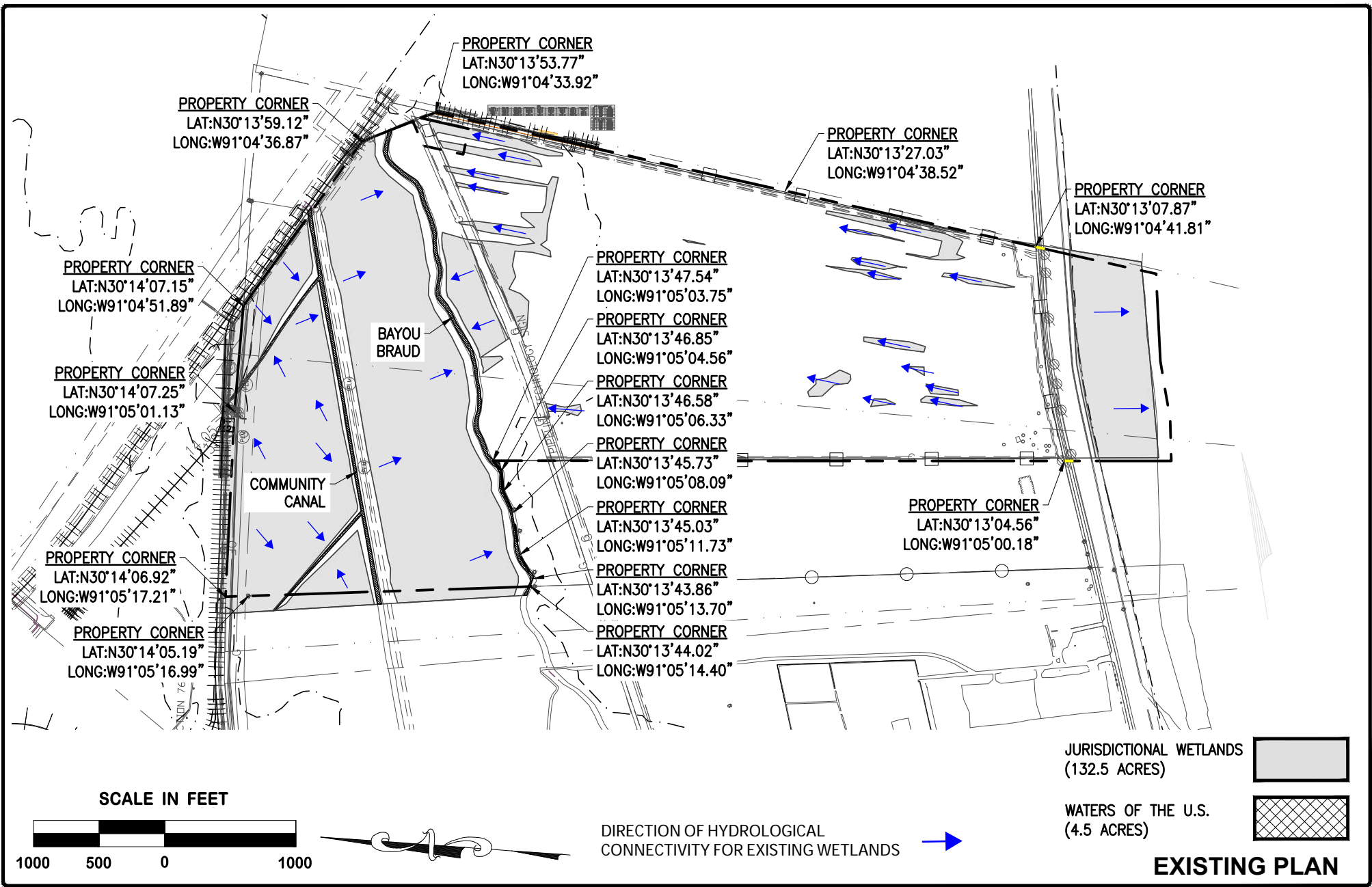
REVISION	BY

PRELIMINARY
FOR PERMIT PURPOSES ONLY

Kainen T. LeBlanc
 LA PE #34314
 Duplantis Design Group, P.C.

DDG
 DUPLANTIS DESIGN GROUP

14950 Heathrow Forest
 Parkway, Suite 160
 Houston, TX 77032
 Office: 832.369.8170
 Fax: 832.369.8165
 www.ddgpc.com
 TBPE NO. 2254



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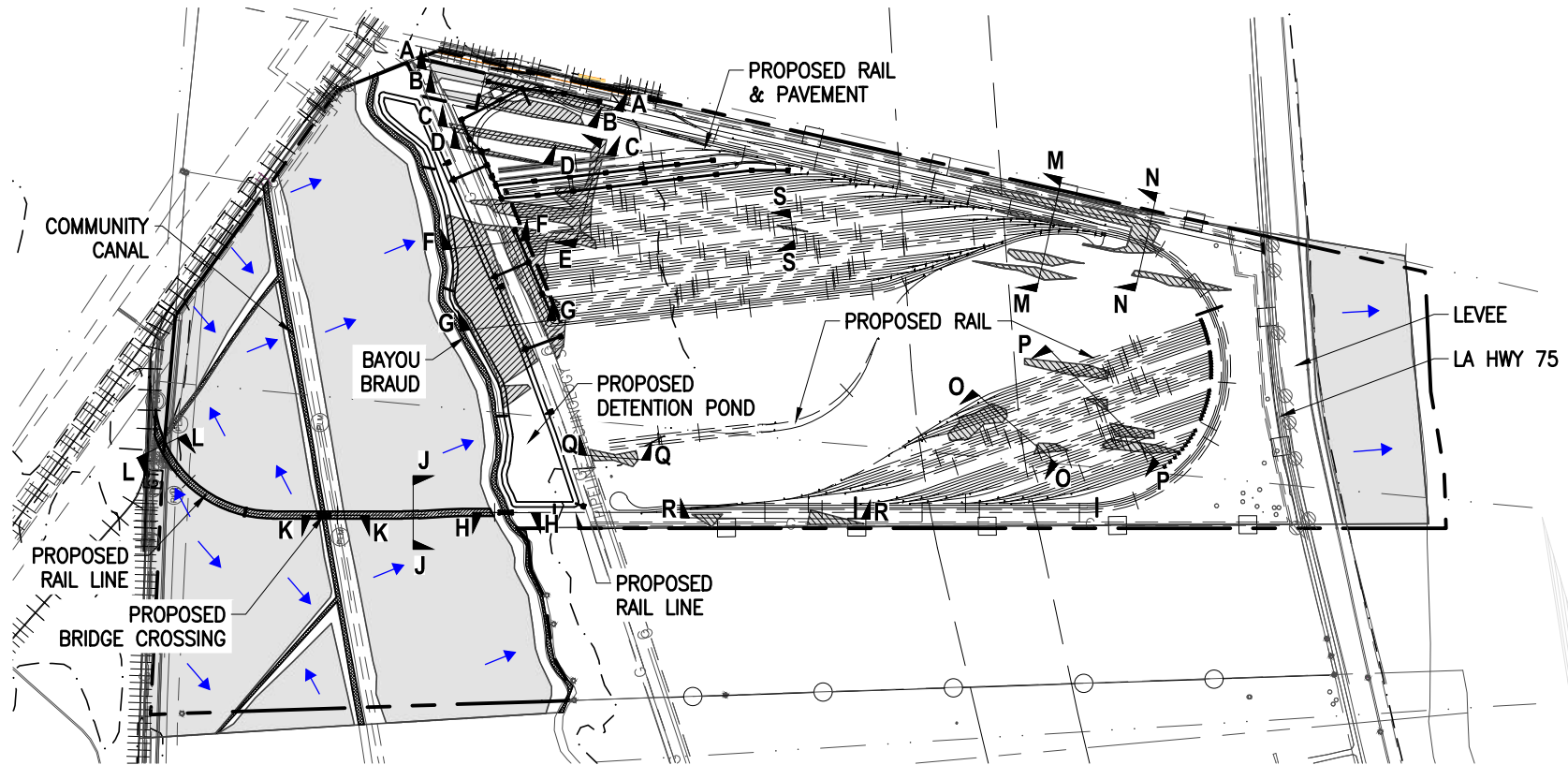
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PROPOSED PLAN

DIRECTION OF
HYDROLOGICAL
CONNECTIVITY FOR
EXISTING WETLANDS



SCALE IN FEET



FORESTED WETLANDS TO BE CLEARED, BUT NOT FILLED = 0.1694 ACRES
 FORESTED WETLANDS TO BE CLEARED AND FILLED = 1.6179 ACRES
 EMERGENT WETLANDS TO BE CLEARED, BUT NOT FILLED = 5.8205 ACRES
 EMERGENT WETLANDS TO BE CLEARED AND FILLED = 13.4826 ACRES
 WATERS OF THE U.S. TO BE IMPACTED = 0.0292 ACRES

IMPACTED WETLANDS
(21.1 ACRES)



JURISDICTIONAL WETLANDS
(132.5 ACRES)



WATERS OF THE U.S.
(4.5 ACRES)



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DBW

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TPE

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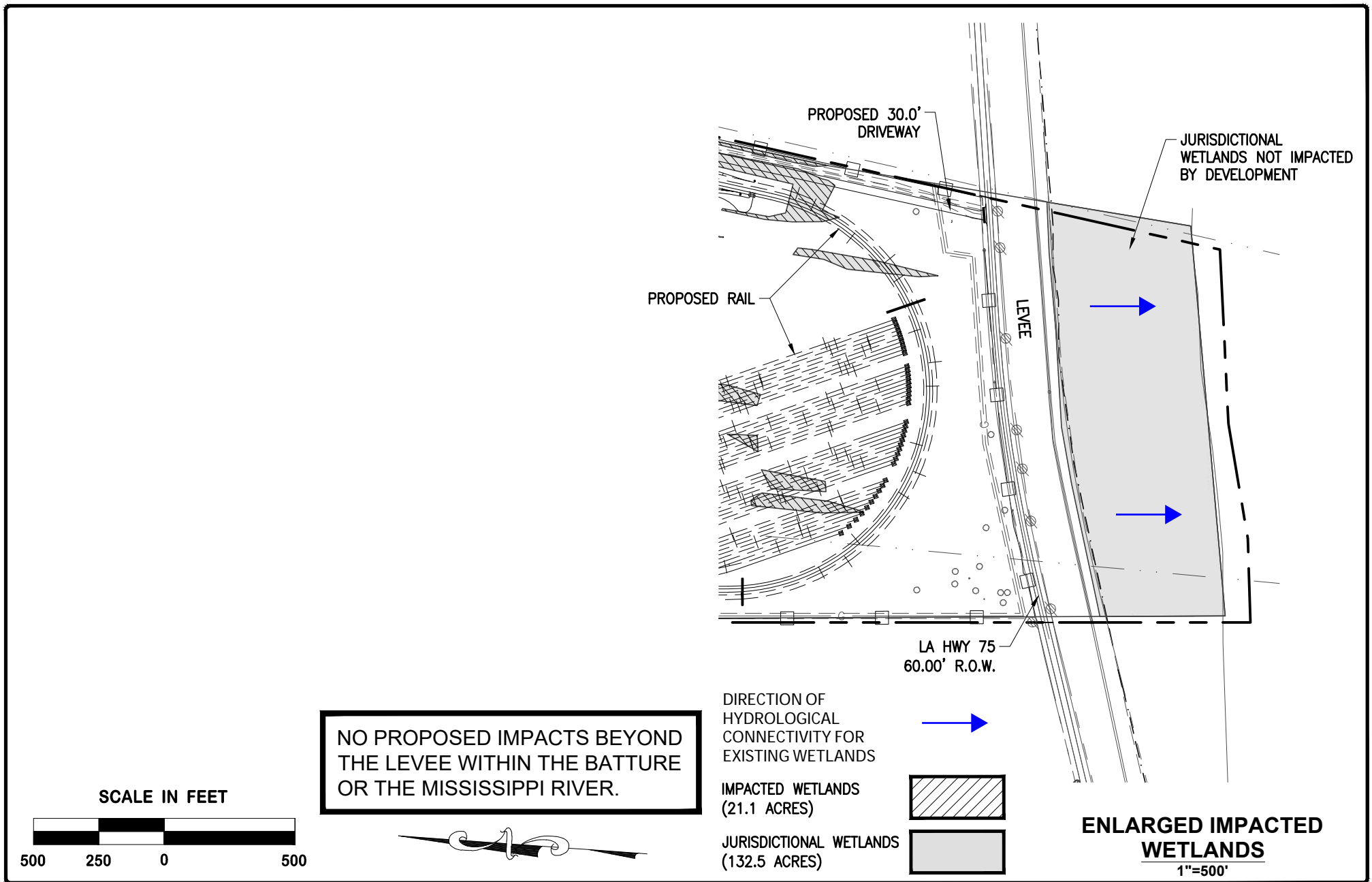
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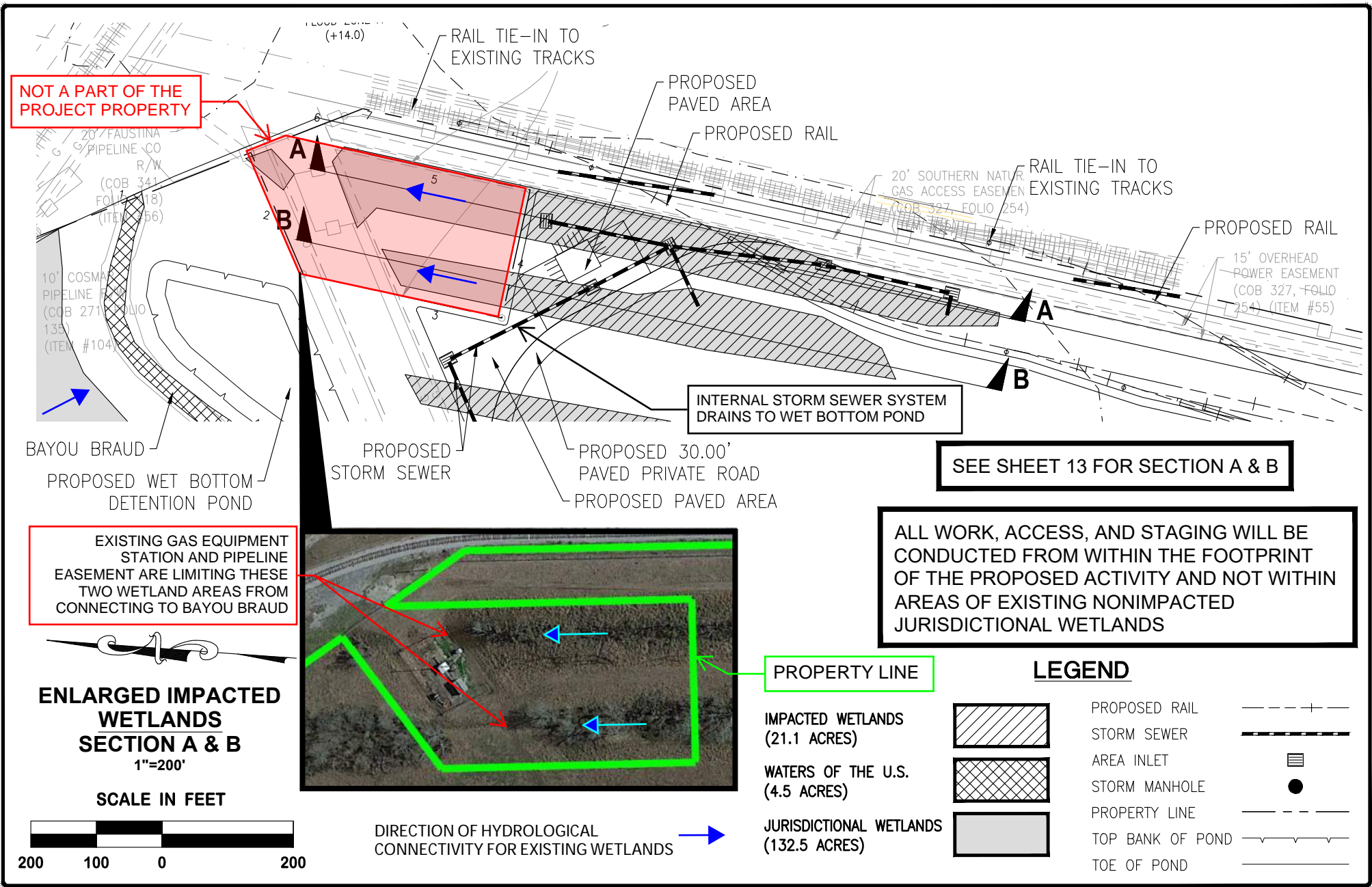
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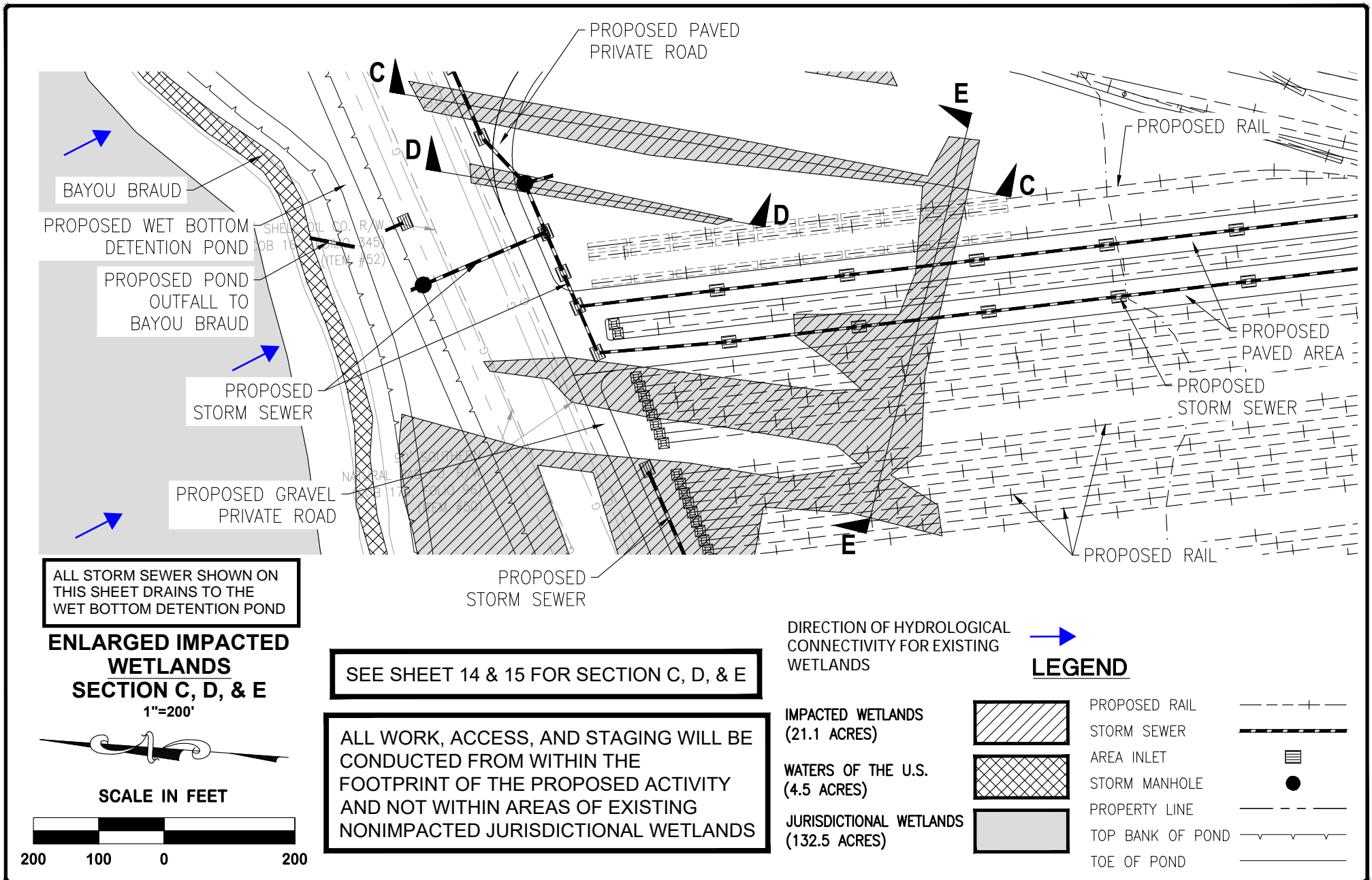
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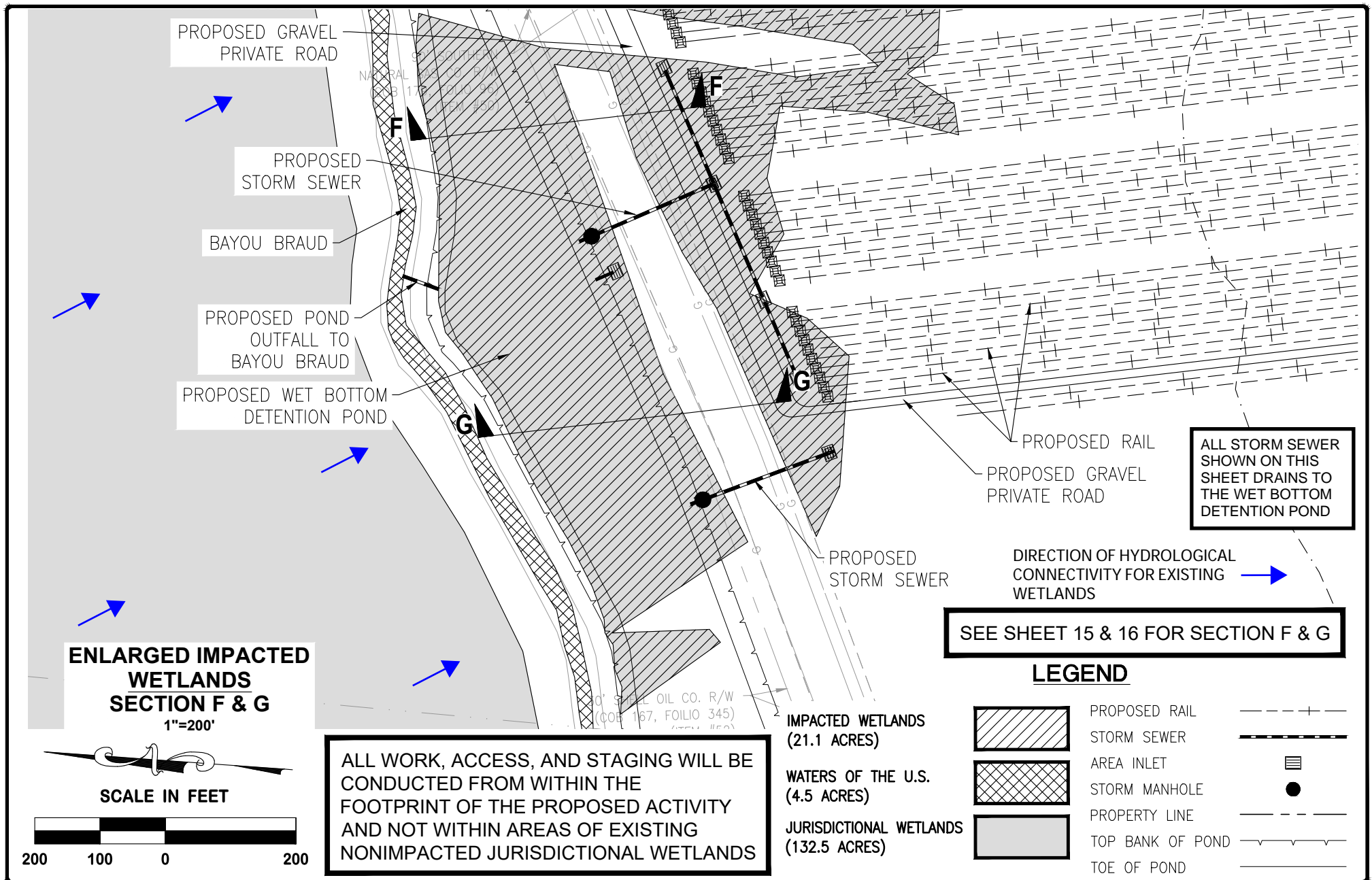
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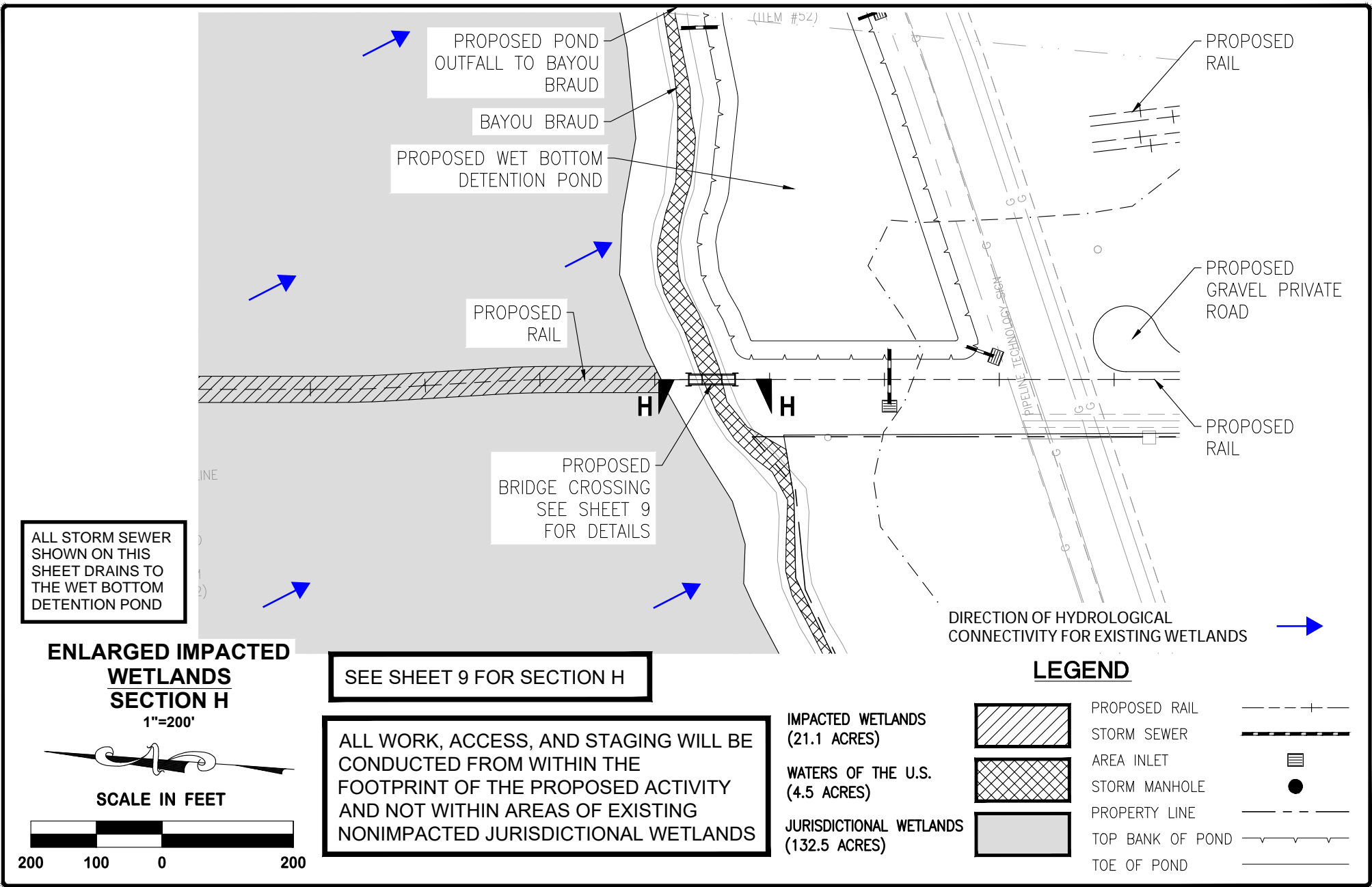
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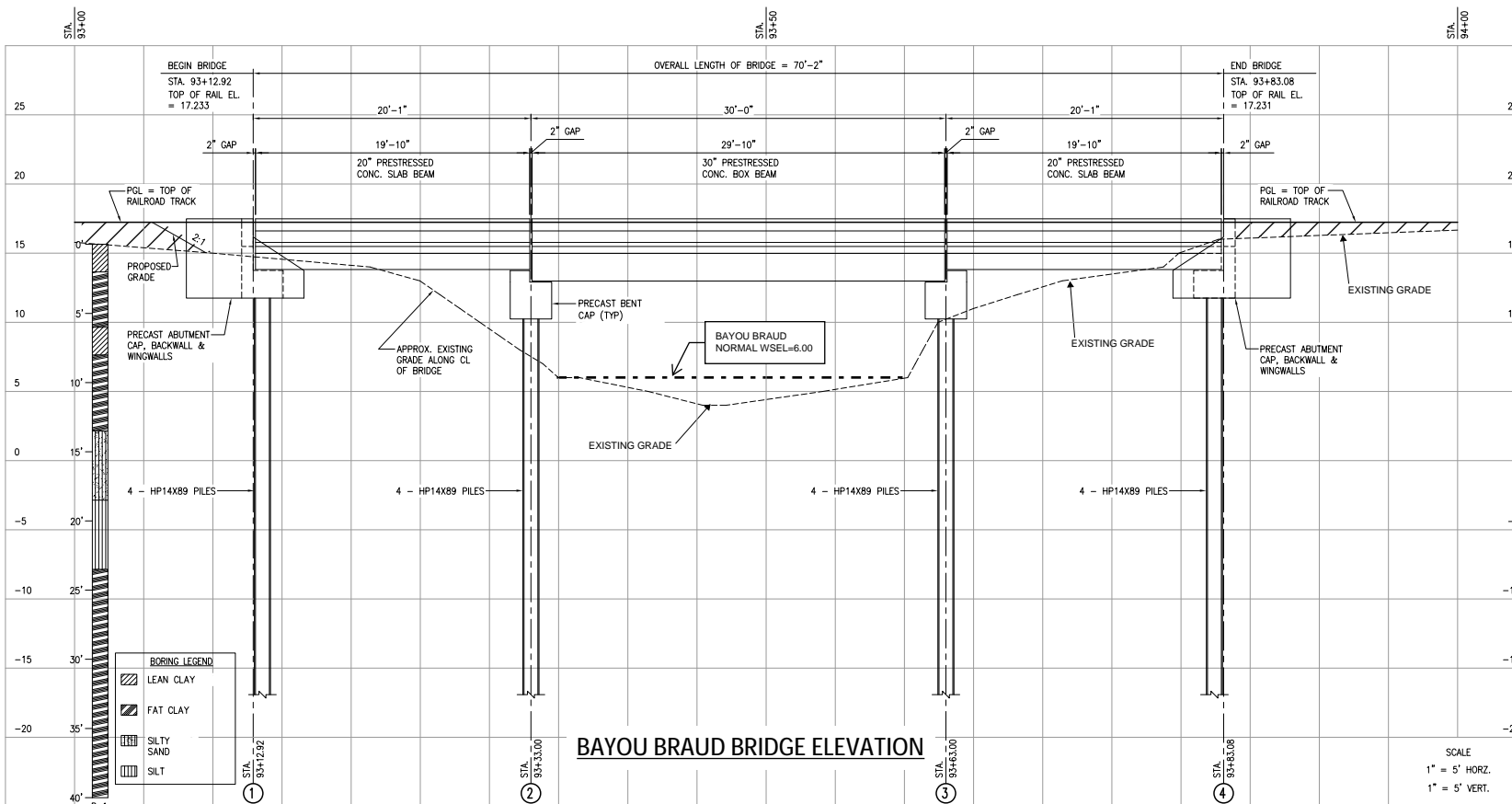
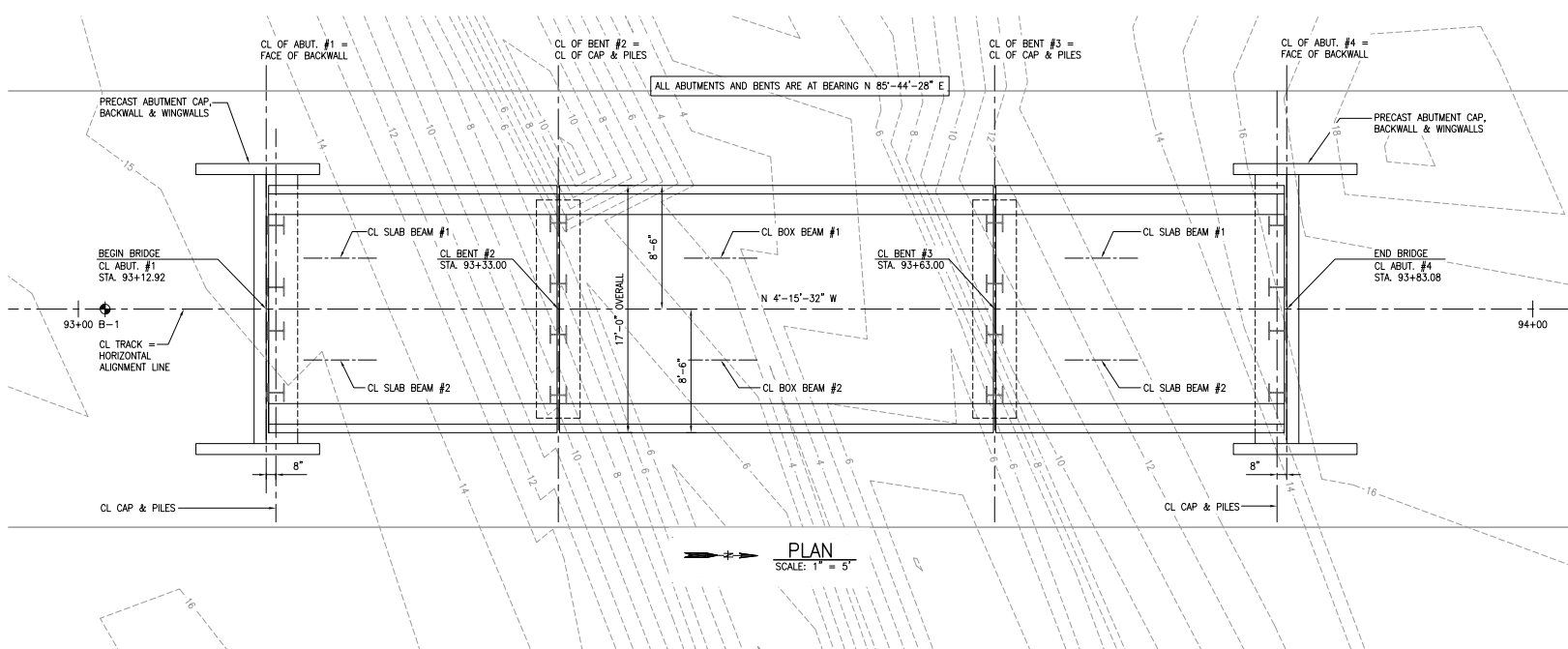
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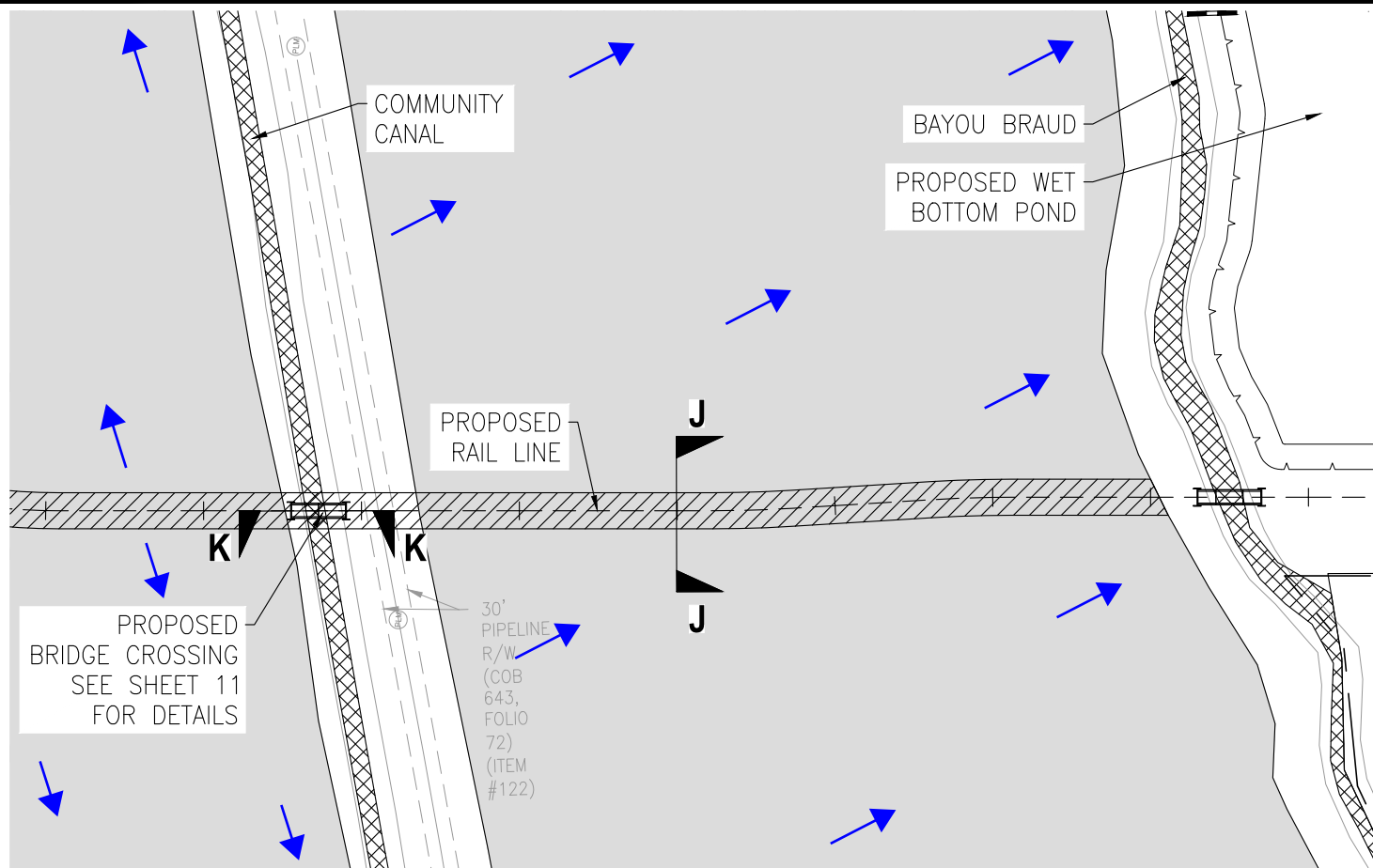


PROJECT NO. 011-5377
DESIGNED BY: ARB
DRAWN BY: ARB
CHECKED BY: LSW
APPROVED BY: DGP
DATE: 8/10/2021

Pickett, Kelm & Associates, Inc.
Consulting Structural Engineers
4100 Duval Road, Bldg. 4, Suite 103
Austin, Texas 78759 • Phone 512-345-5538
Texas Registration No. F-145

MP 0.14 BATON ROUGE SUBDIVISION
ST. GABRIEL, LOUISIANA
JCF BRIDGE & CONCRETE
1300 S EAST GATLIN CREEK ROAD
DRETFORD, TEXAS 76618
TEL. 817-458-5668 FAX 817-457-0099

BAYOU BRAUD
BRIDGE LAYOUT



ENLARGED IMPACTED WETLANDS SECTION J & K

1"=200'



SCALE IN FEET



SEE SHEET 16 FOR SECTION J & SHEET 11 FOR SECTION K

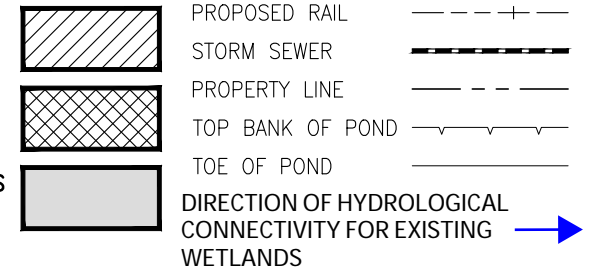
ALL WORK, ACCESS, AND STAGING WILL BE
CONDUCTED FROM WITHIN THE
FOOTPRINT OF THE PROPOSED ACTIVITY
AND NOT WITHIN AREAS OF EXISTING
NONIMPACTED JURISDICTIONAL WETLANDS

IMPACTED WETLANDS
(21.1 ACRES)

WATERS OF THE U.S.
(4.5 ACRES)

JURISDICTIONAL WETLANDS
(132.5 ACRES)

LEGEND



DRAWN

DBW

CHECKED
TPE

ISSUE DATE
01-18-22

PROJECT NO.
20-148

ST. GABRIEL RAIL PORT

ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

FOR NATIONAL PROPERTY HOLDINGS
HOUSTON, TEXAS

REVISION

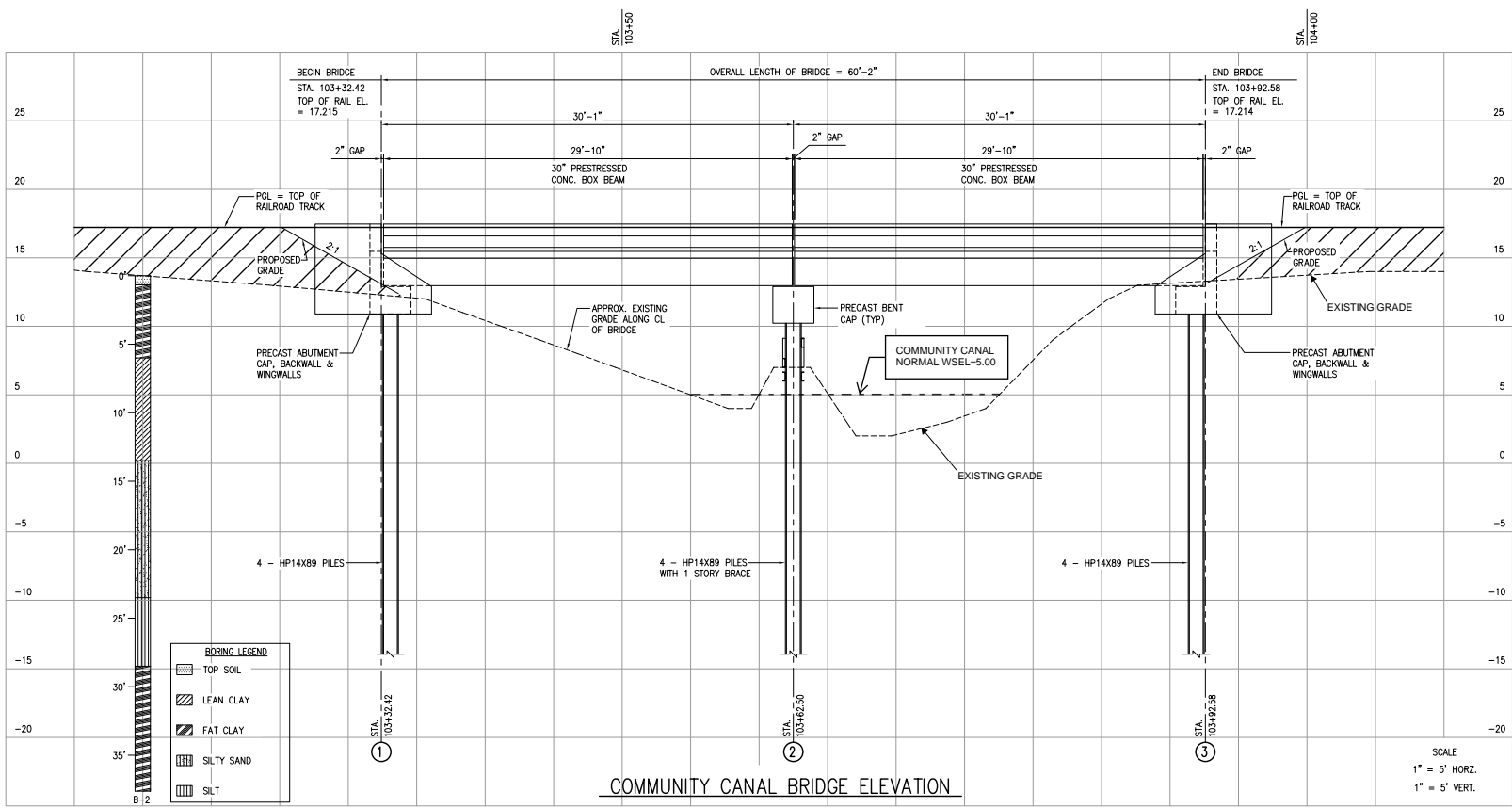
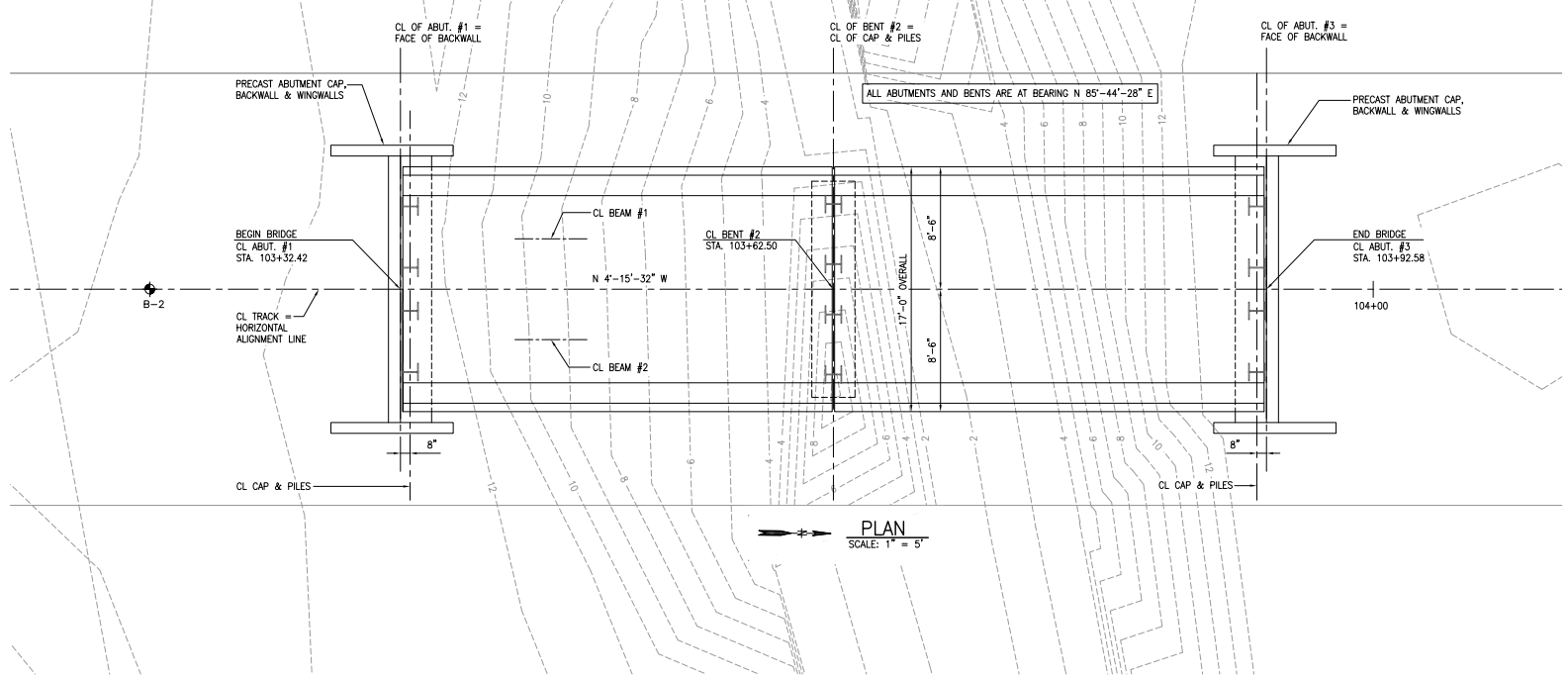
BY

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DDG
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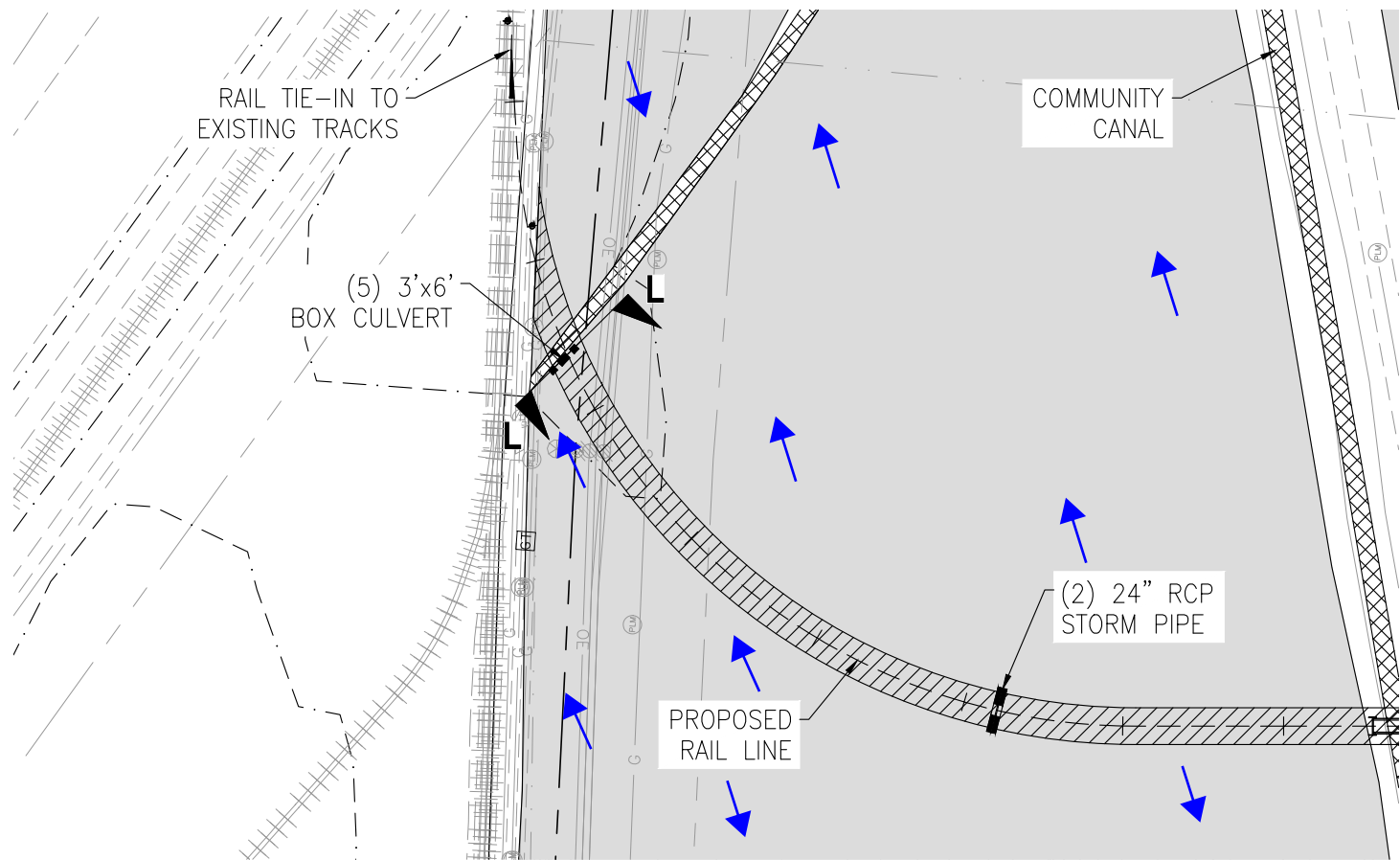
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Texas Registration No. F-1481

MP 0.14 BATON ROUGE SUBDIVISION
ST. GABRIEL, LOUISIANA

JCF BRIDGE & CONCRETE
1900 B EAST GATLIN CREEK ROAD
DRAFTWOOD, TEXAS 78619
TEL. 512-568-5668 FAX 512-857-0099

COMMUNITY CANAL
BRIDGE LAYOUT



**ENLARGED IMPACTED
WETLANDS
SECTION L**

1"=200'



SCALE IN FEET



SEE SHEET 16 FOR SECTION L

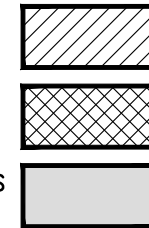
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LEGEND

IMPACTED WETLANDS
(21.1 ACRES)

WATERS OF THE U.S.
(4.5 ACRES)

JURISDICTIONAL WETLANDS
(132.5 ACRES)

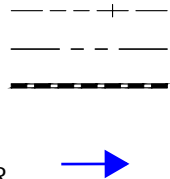


PROPOSED RAIL

PROPERTY LINE

STORM SEWER

DIRECTION OF
HYDROLOGICAL
CONNECTIVITY FOR
EXISTING WETLANDS



DRAWN

DBW

CHECKED
TPE

ISSUE DATE
01-18-22

PROJECT NO.
20-148

ST. GABRIEL RAIL PORT

ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

FOR NATIONAL PROPERTY HOLDINGS
HOUSTON, TEXAS

REVISION

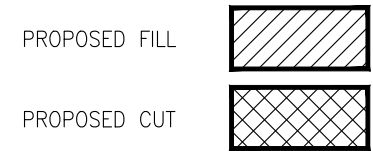
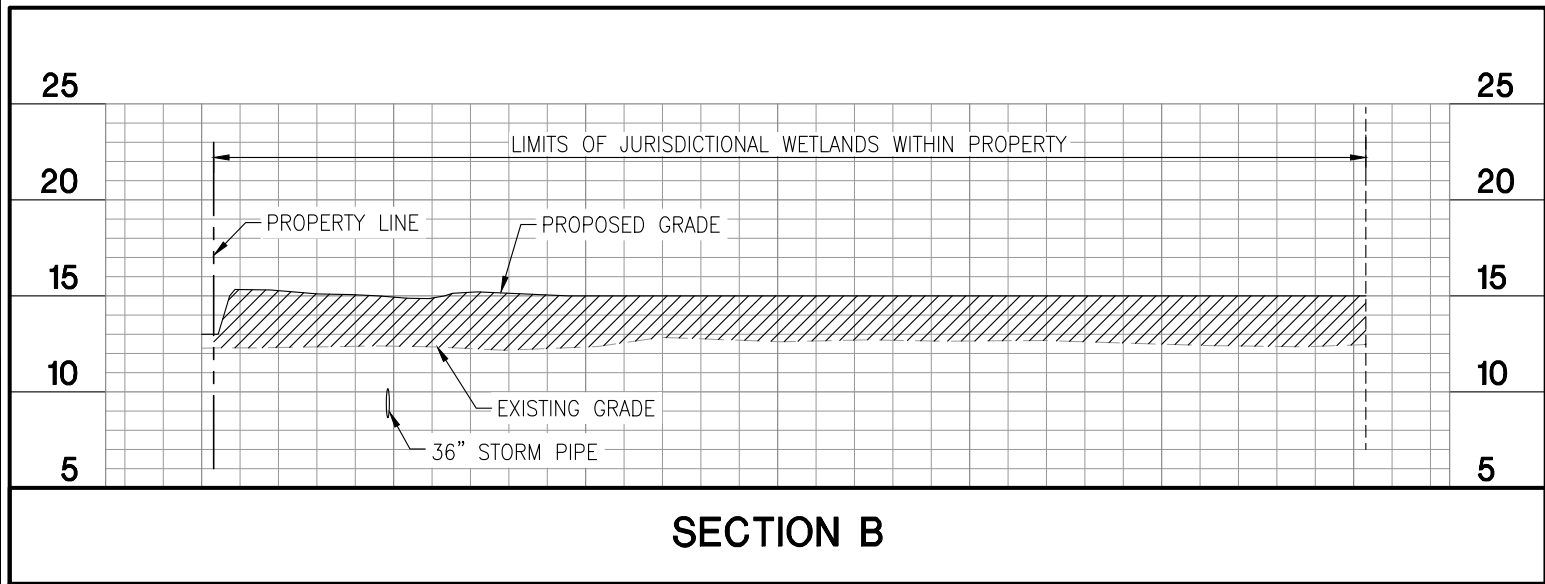
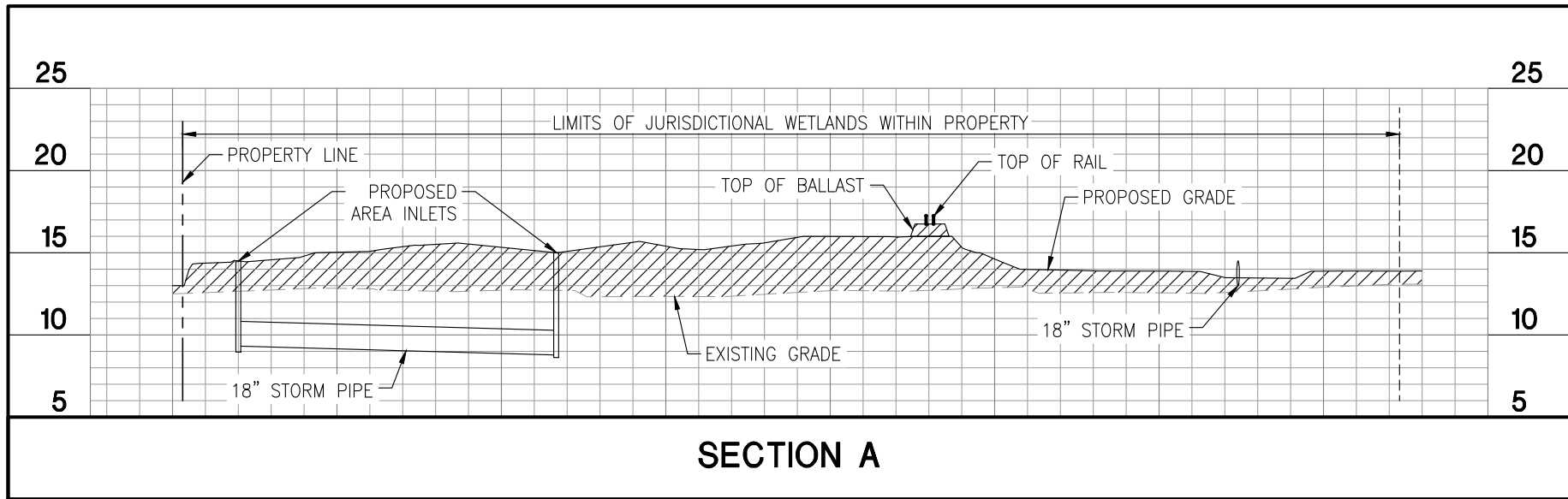
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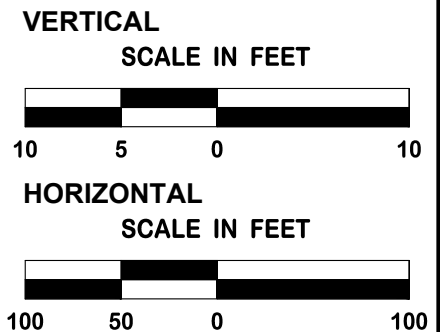
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* SECTION LOCATIONS
DENOTED ON SHEET 3 & 5

CROSS SECTIONS



DRAWN DBW
CHECKED TPE
ISSUE DATE 01-18-22
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ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

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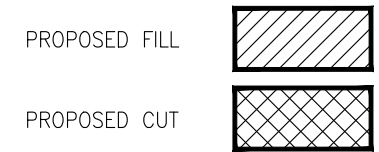
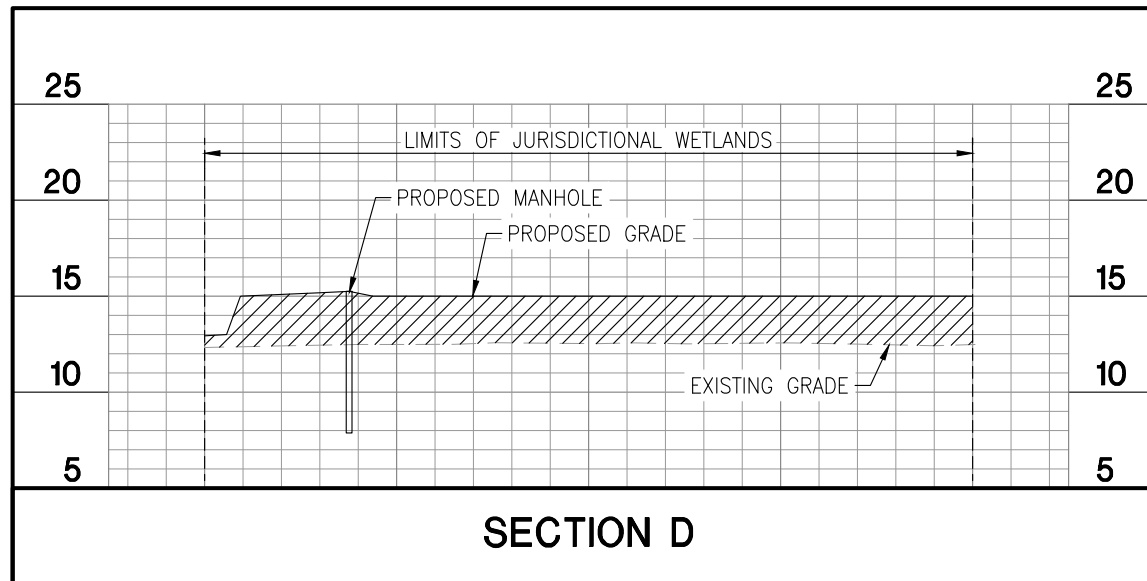
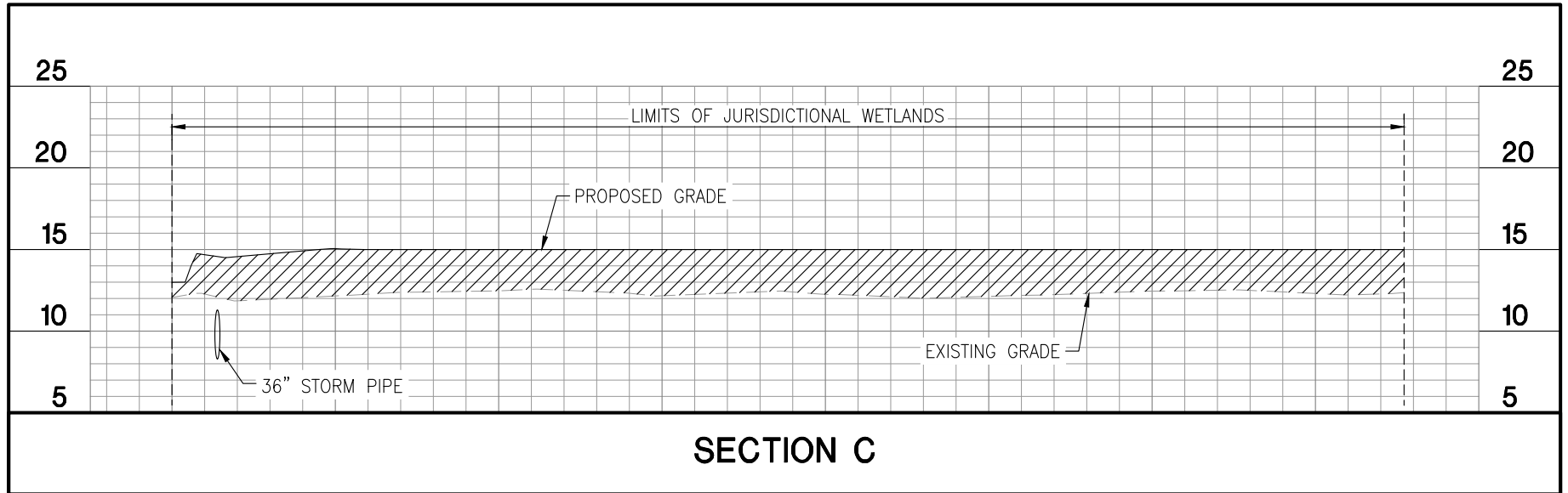
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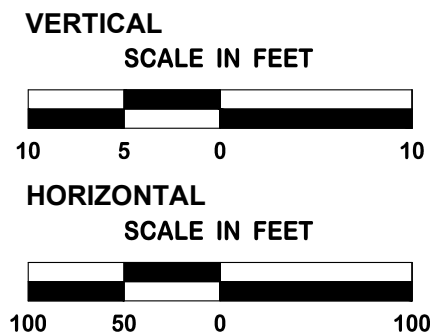


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* SECTION LOCATIONS
DENOTED ON SHEET 3 & 6

CROSS SECTIONS



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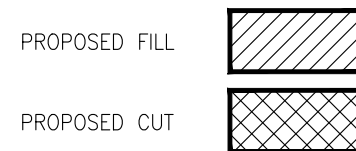
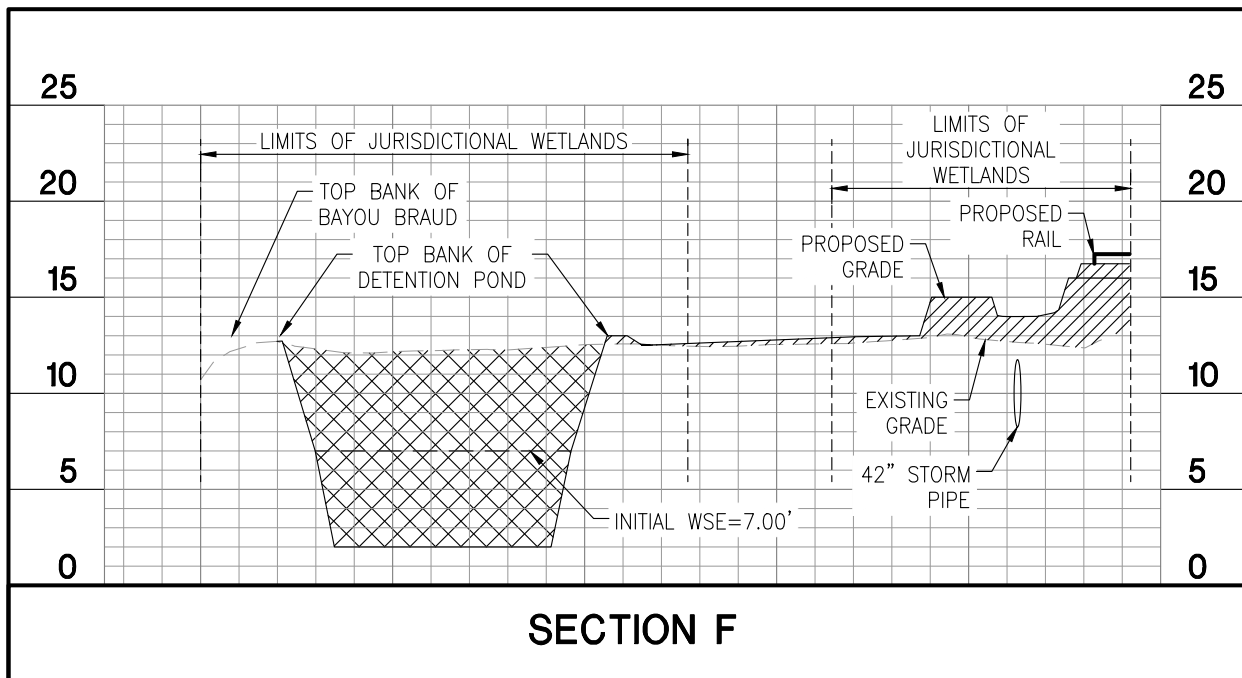
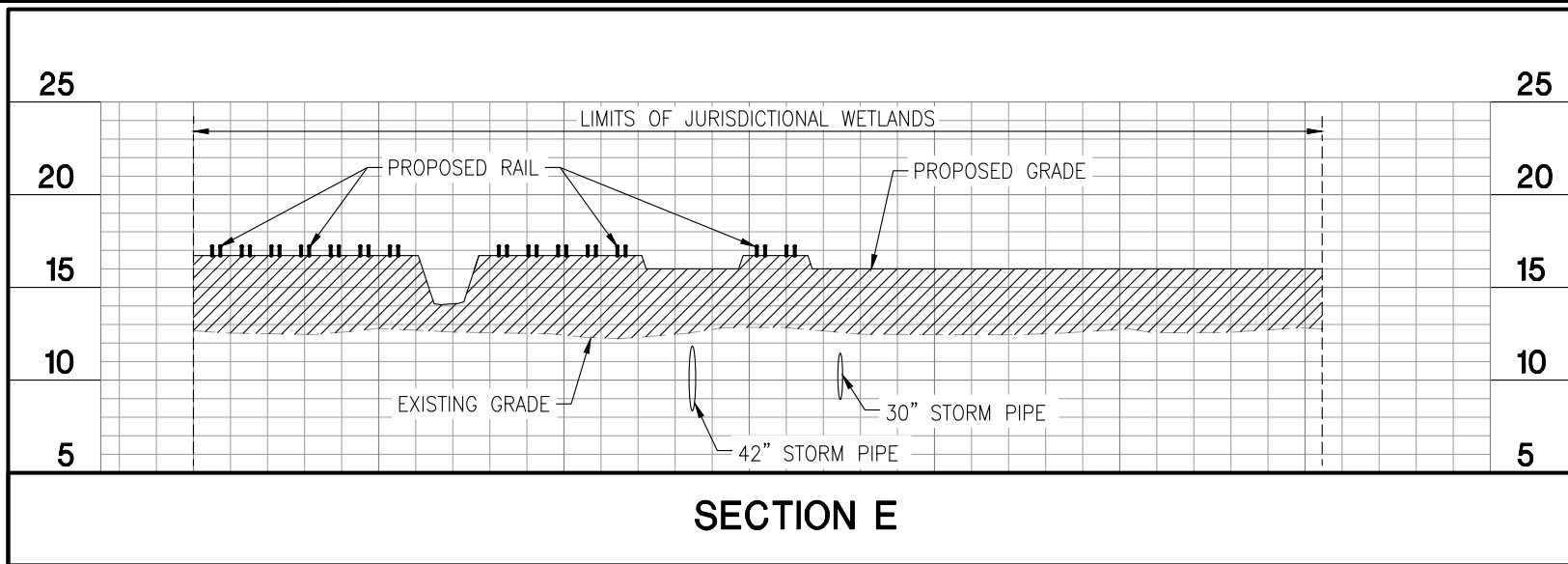
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* SECTION LOCATIONS
DENOTED ON SHEET 3, 6, & 7

CROSS SECTIONS

VERTICAL
SCALE IN FEET



HORIZONTAL
SCALE IN FEET



DRAWN
DBW
CHECKED
TPE

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FOR NATIONAL PROPERTY HOLDINGS
HOUSTON, TEXAS

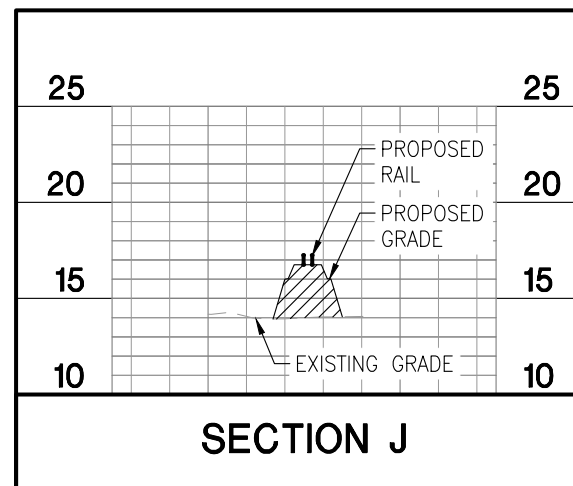
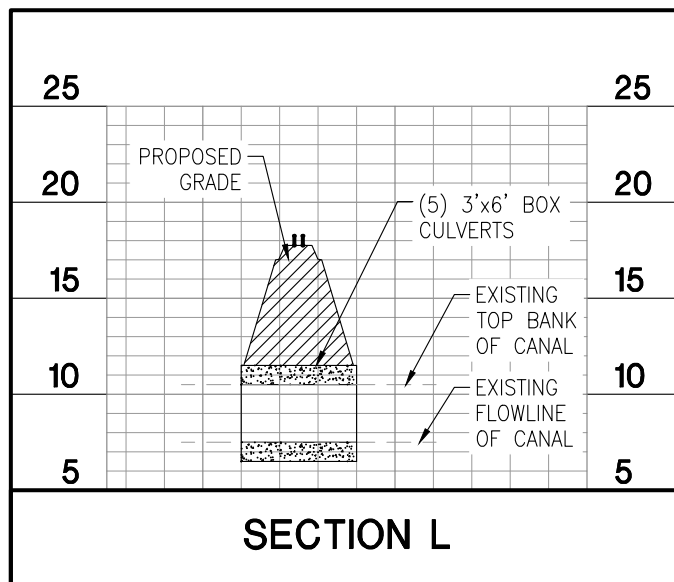
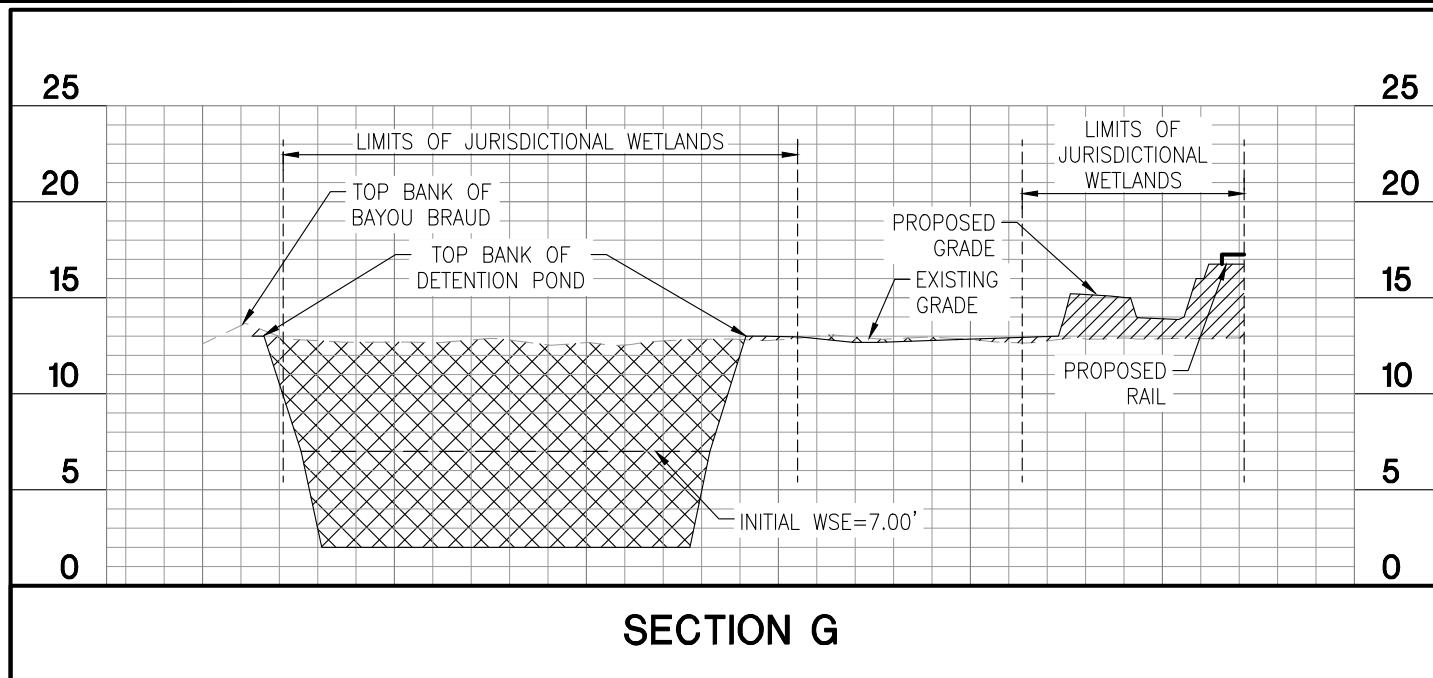
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LA PE #34314
Duplant Design Group, P.C.

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Houston, TX 77032
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Fax: 832.369.8165
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PROPOSED FILL



PROPOSED CUT



* SECTION LOCATIONS DENOTED
ON SHEETS 3, 7, 10, & 12

CROSS SECTIONS

VERTICAL
SCALE IN FEET



HORIZONTAL
SCALE IN FEET



DRAWN
DBW
CHECKED
TPE

ISSUE DATE
01-18-22

PROJECT NO.
20-148

ST. GABRIEL RAIL PORT
ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

FOR NATIONAL PROPERTY HOLDINGS
HOUSTON, TEXAS

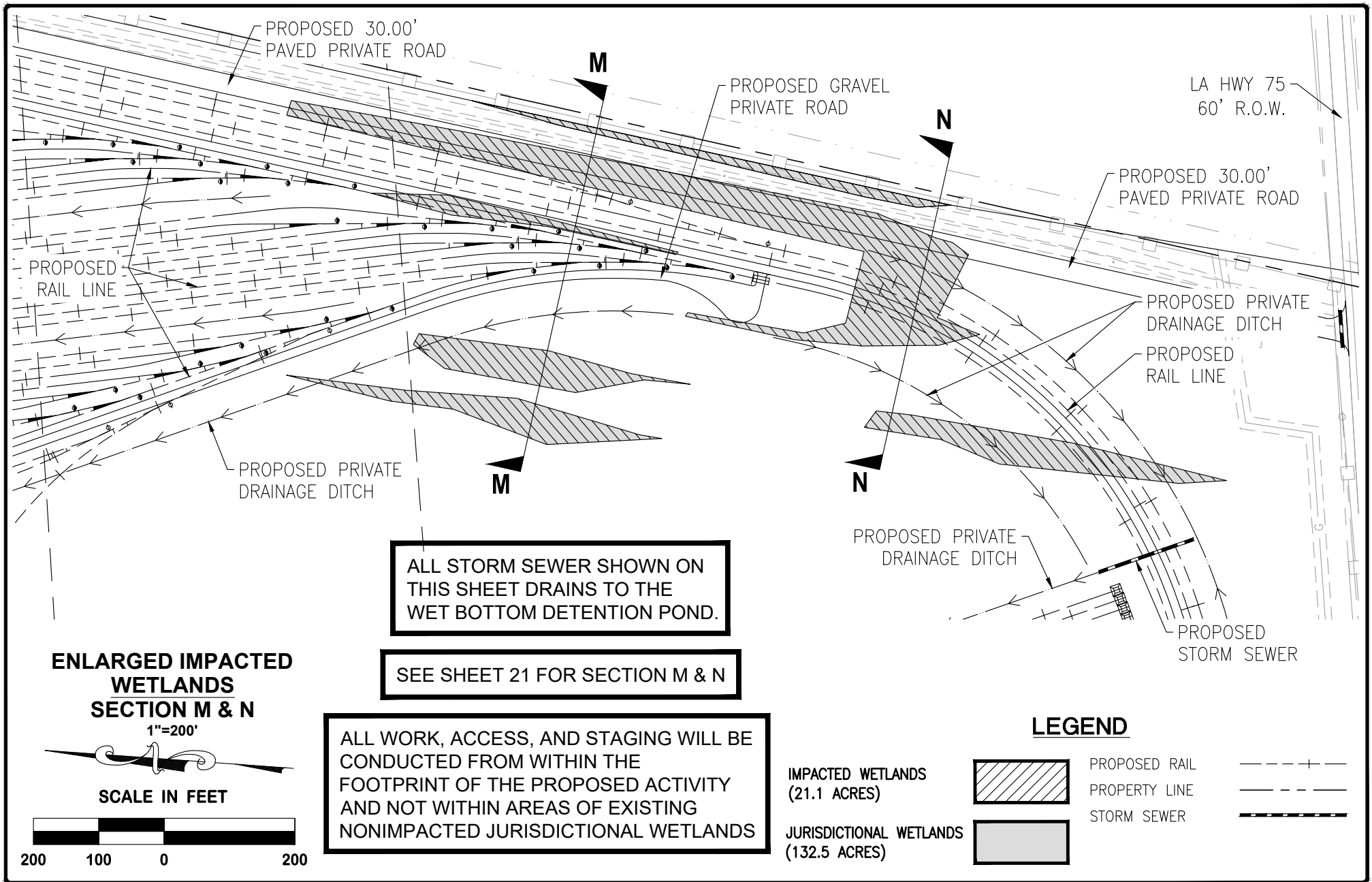
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ST. GABRIEL, LOUISIANA IBERVILLE PARISH
FOR NATIONAL PROPERTY HOLDINGS HOUSTON, TEXAS

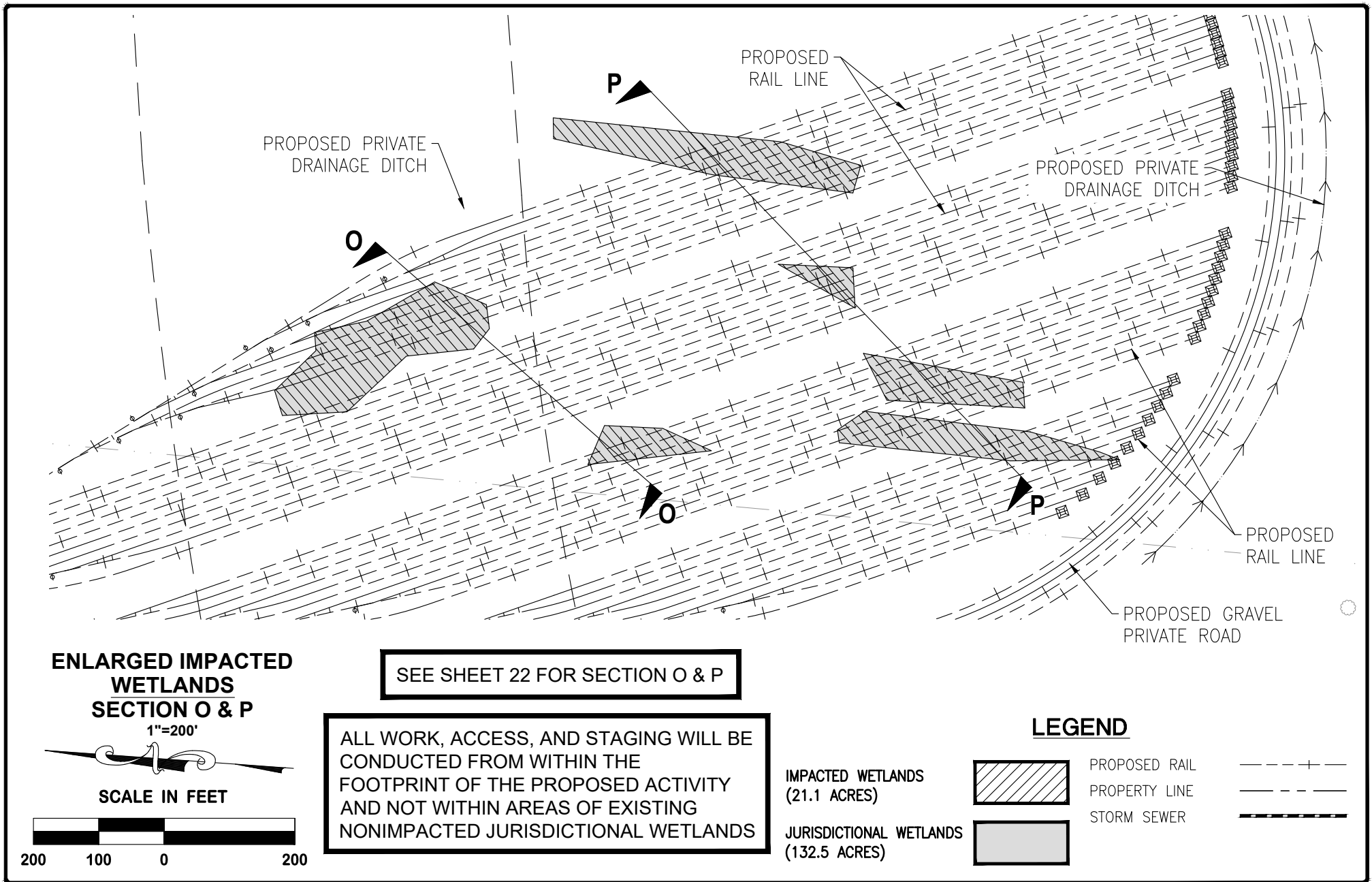
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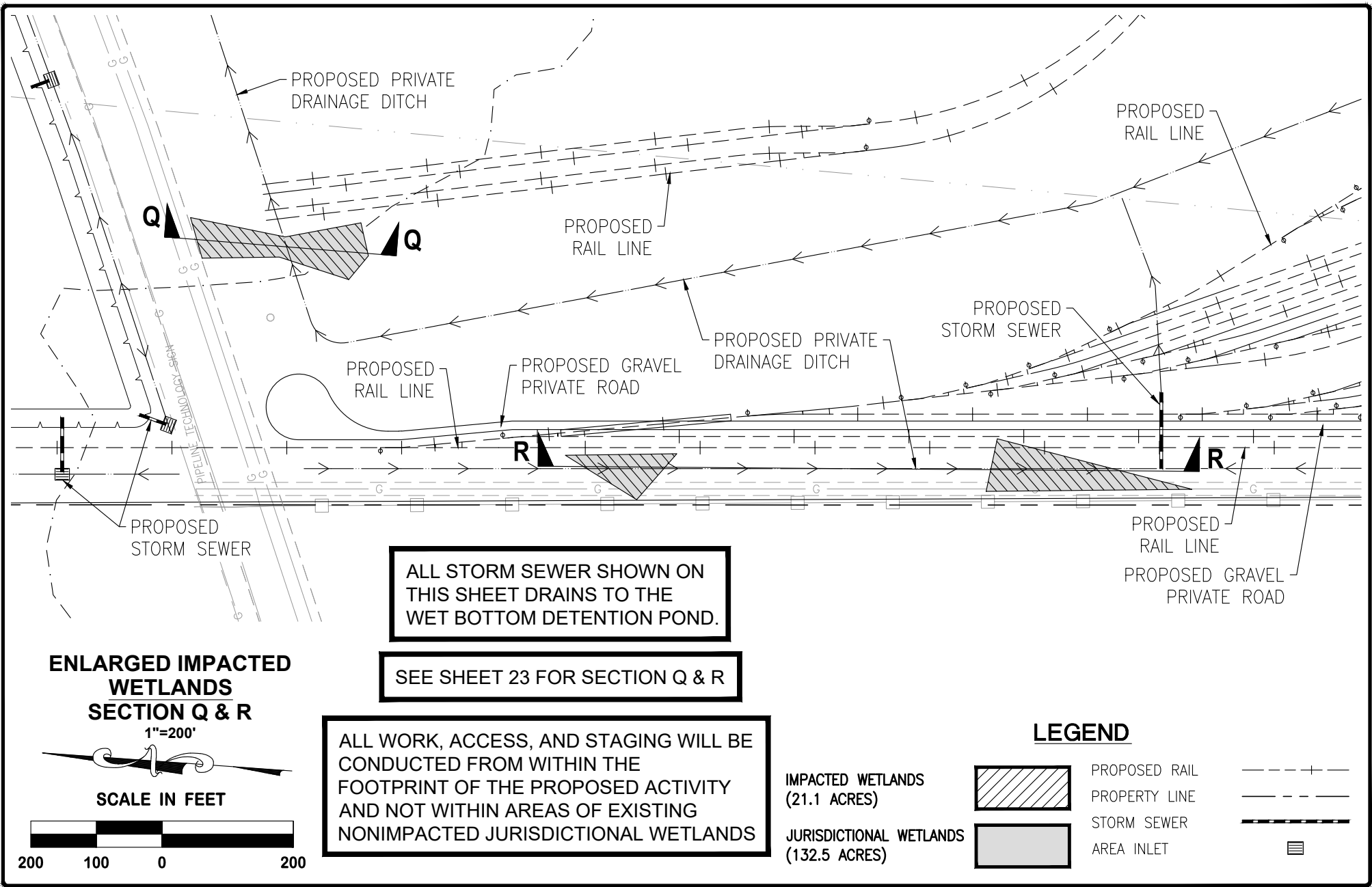
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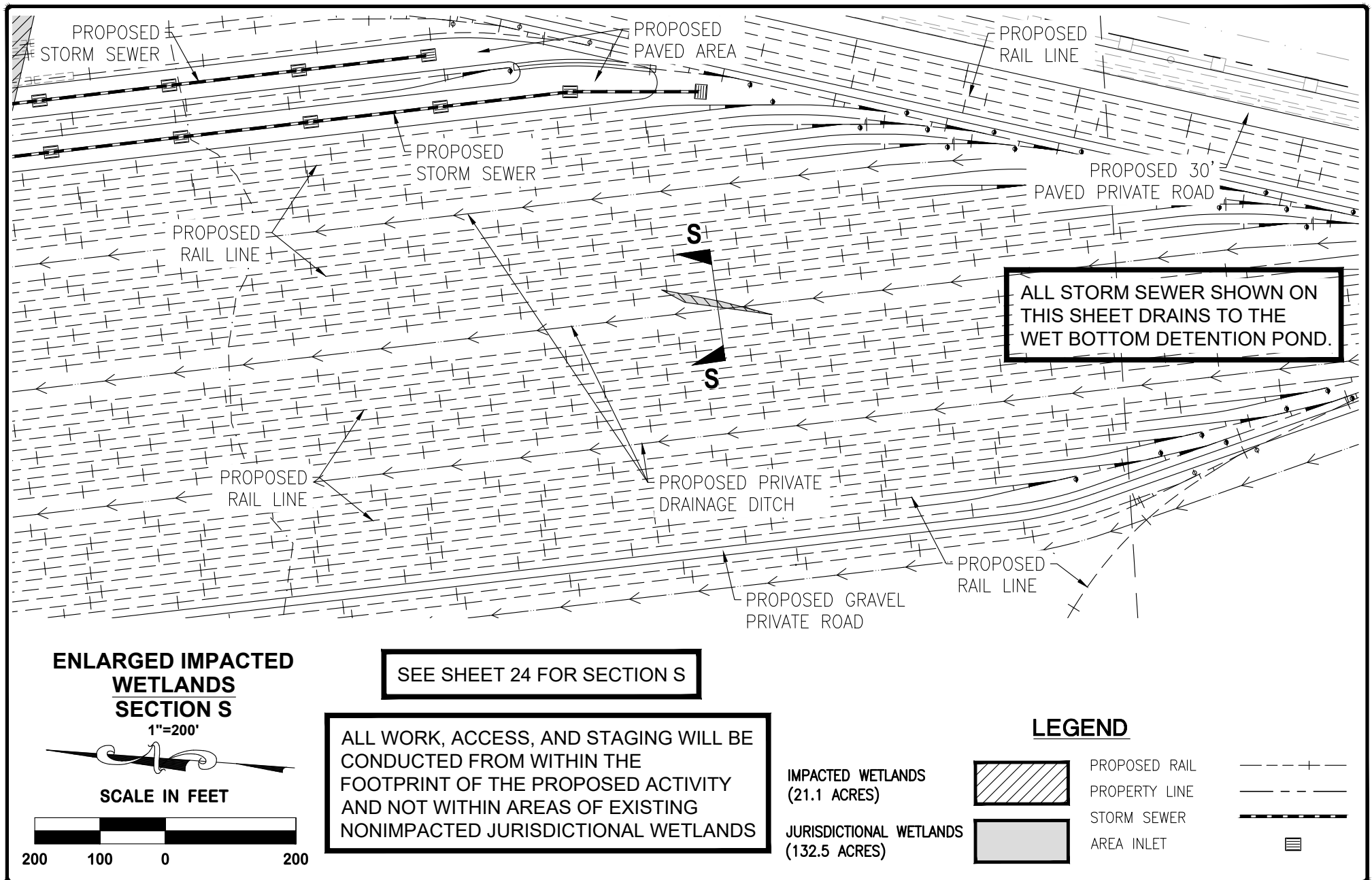
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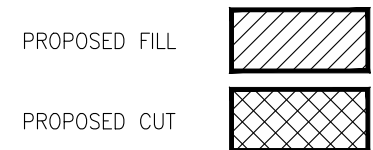
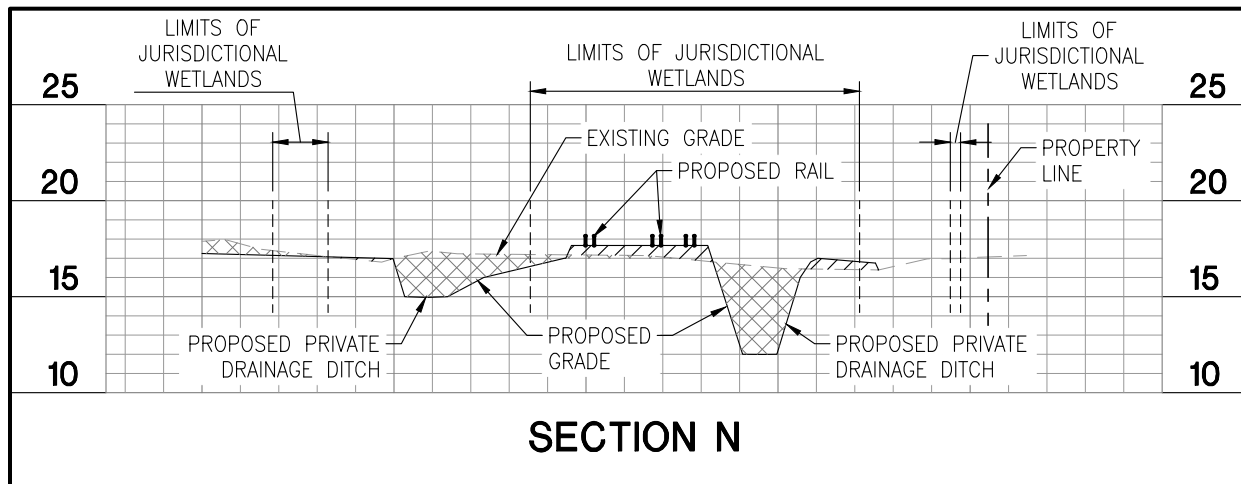
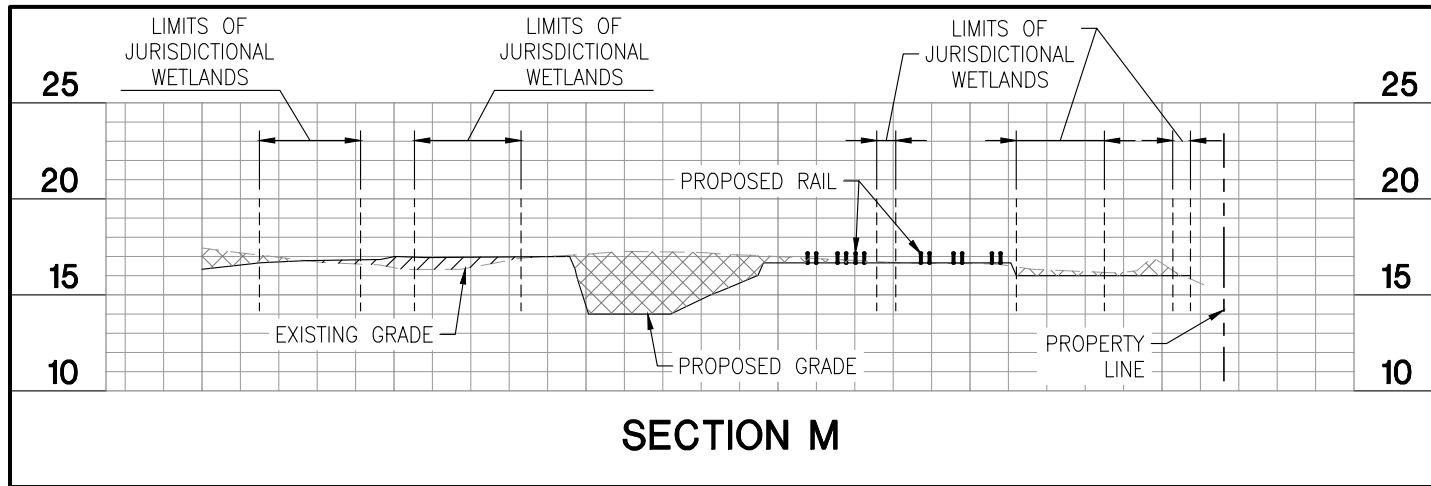
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* SECTION LOCATIONS
DENOTED ON SHEET 17

CROSS SECTIONS

VERTICAL
SCALE IN FEET



HORIZONTAL
SCALE IN FEET



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DBW
CHECKED
TPE

ISSUE DATE
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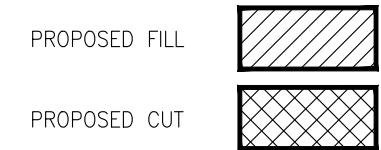
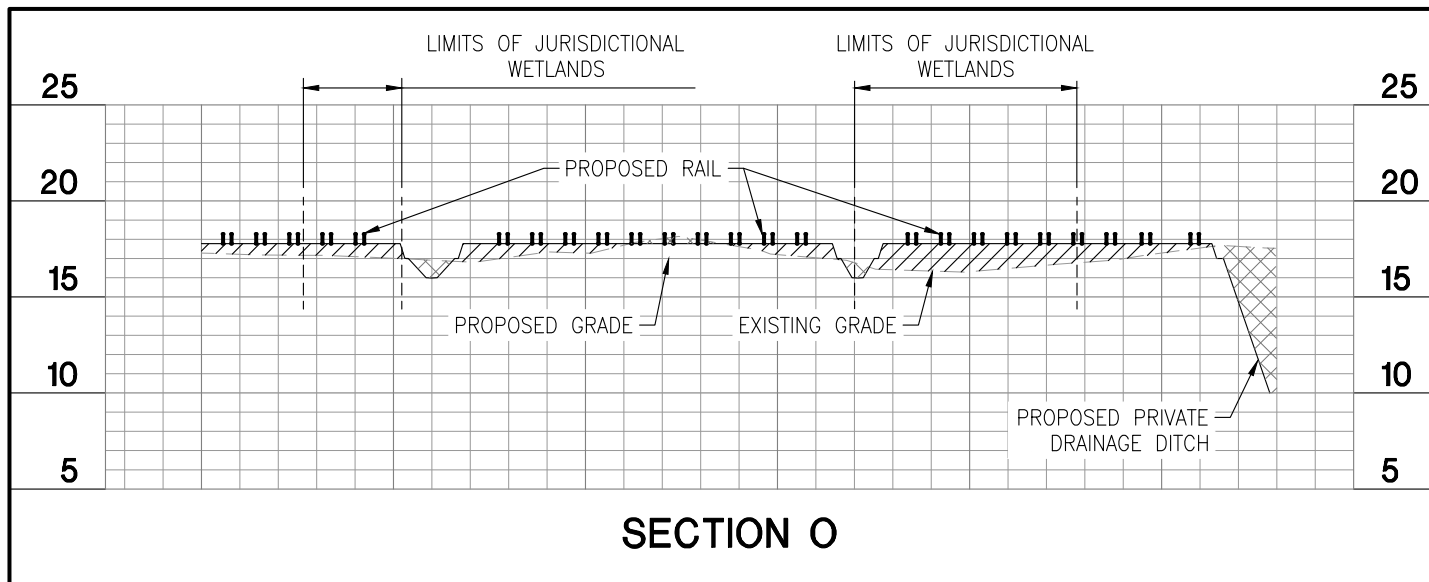
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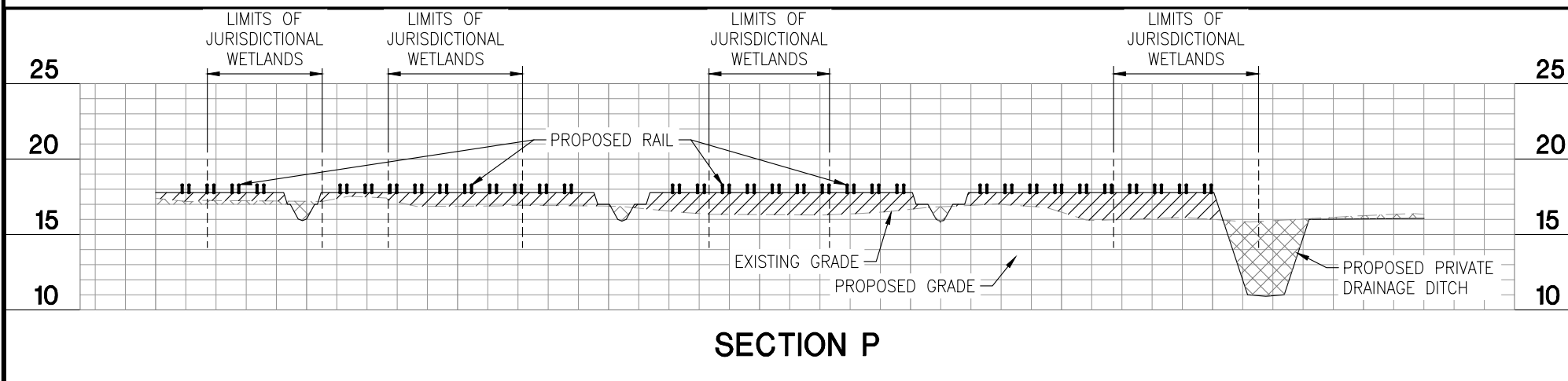
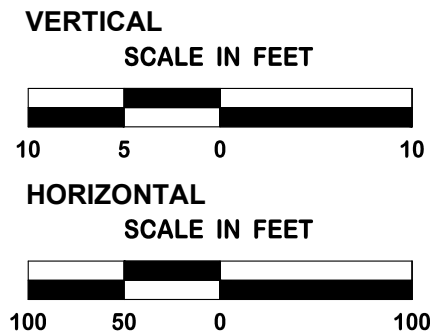


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* SECTION LOCATIONS
DENOTED ON SHEET 18

CROSS SECTIONS



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PROJECT NO. 20-148

ST. GABRIEL RAIL PORT
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HOUSTON, TEXAS

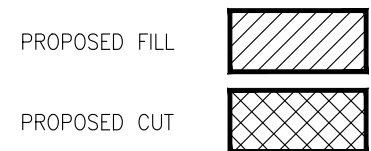
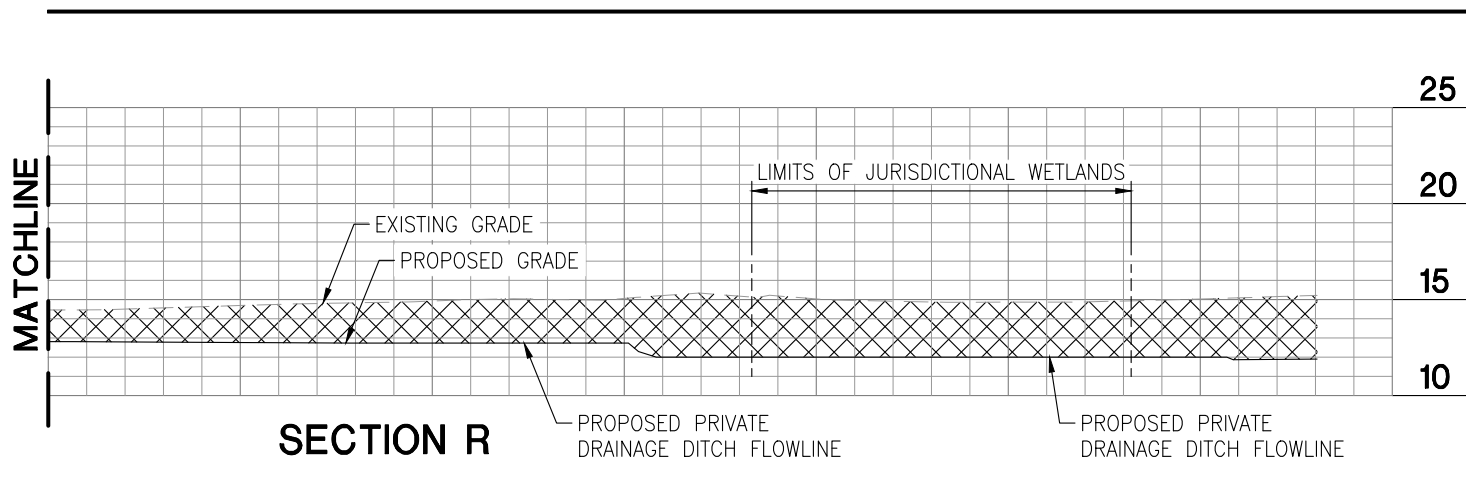
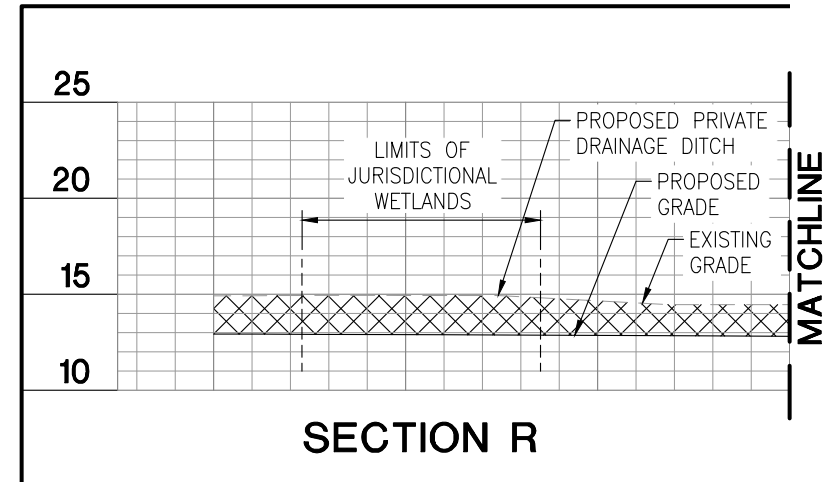
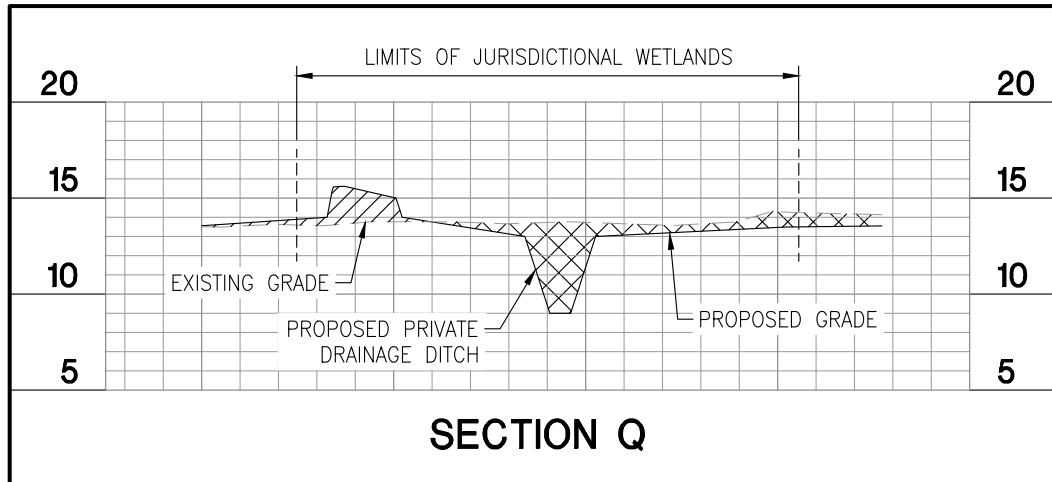
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* SECTION LOCATIONS
DENOTED ON SHEET 19

CROSS SECTIONS

VERTICAL
SCALE IN FEET



HORIZONTAL
SCALE IN FEET



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ISSUE DATE
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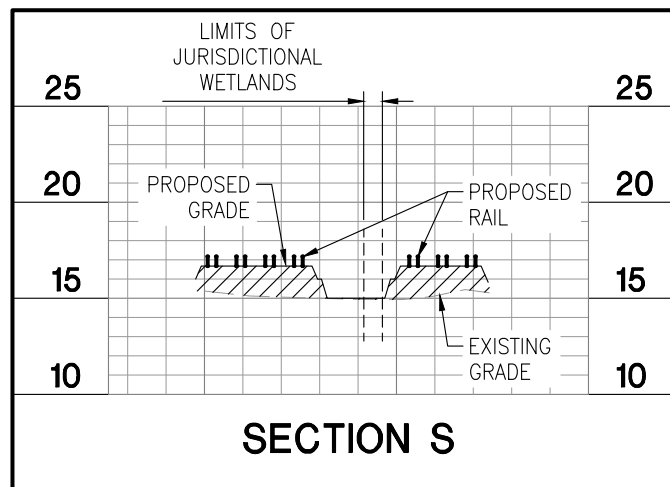
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* SECTION LOCATIONS DENOTED
ON SHEETS 20

CROSS SECTIONS

VERTICAL

SCALE IN FEET



HORIZONTAL

SCALE IN FEET



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Legend

- Wetland Boundary
- Project Boundary
- Proposed Rail

Elevation

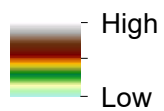
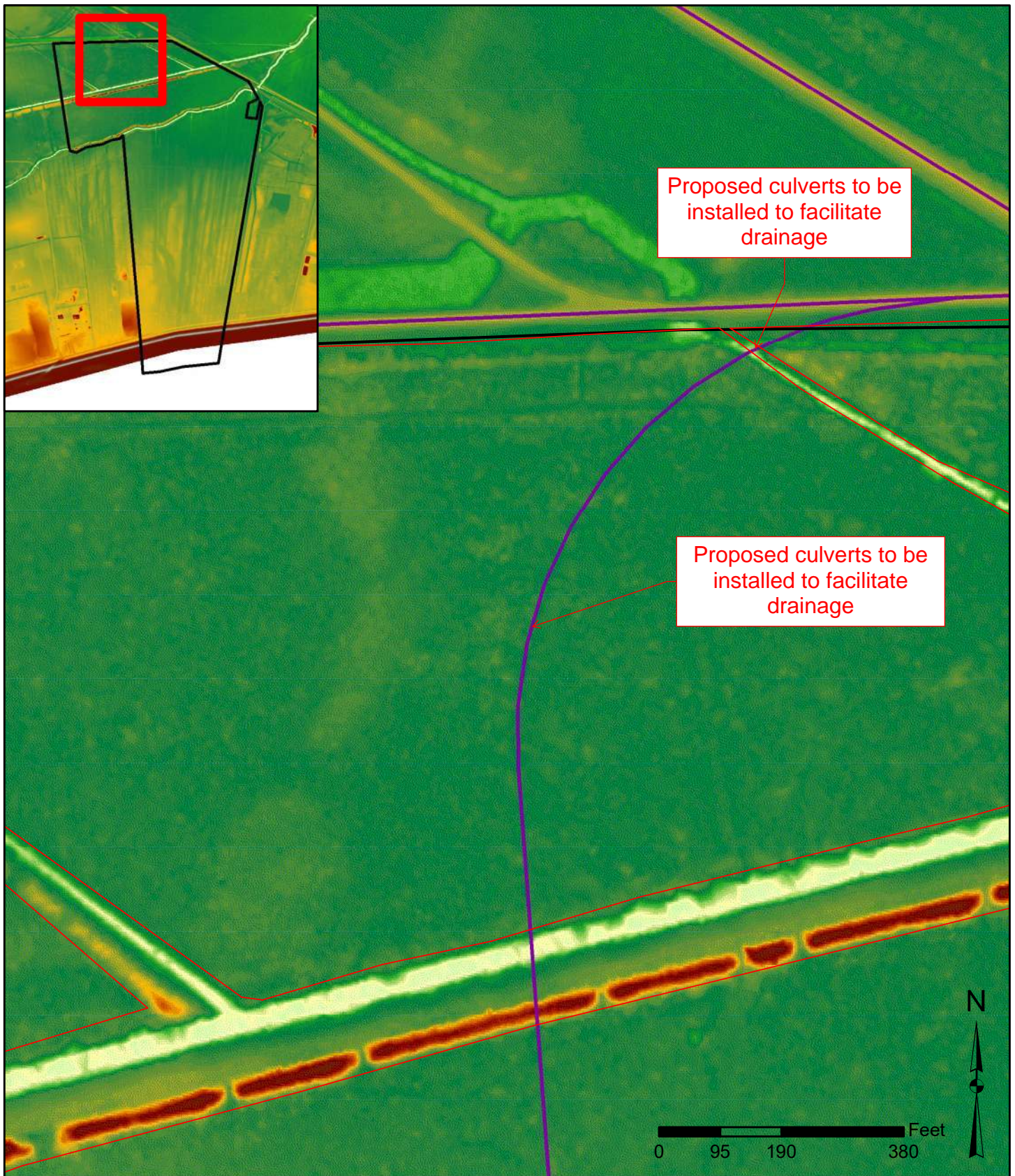


Exhibit 1: NE Wetlands

St. Gabriel Railyard 2 Project
National Property Holdings
Bayou Braud - Iberville
MVN-2020-00996-CG
1m LiDAR Exhibit
10/5/2021





Legend

- Wetland Boundary
- Project Boundary
- Proposed Rail

Elevation

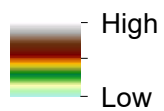


Exhibit 2: NW Rail Turn

St. Gabriel Railyard 2 Project
 National Property Holdings
 Bayou Braud - Iberville
 MVN-2020-00996-CG
 1m LiDAR Exhibit
 10/5/2021

