



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

October 12, 2021

Regulatory Division
Central Evaluation Branch

Project Manager
S. Gail Gainey
(504) 862-1545
Sandra.g.gainey@usace.army.mil

SUBJECT: MVN-2020-00996-CG

PUBLIC NOTICE

Interested parties are hereby notified that an application has been received by the District engineer for a Department of the Army permit to authorize the following pursuant to () Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or (X) section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

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. 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 14.9 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. 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 **20 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit 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, REG-C, 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 Section 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.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

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 made available 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
LOCATION**



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 10-05-21
PROJECT NO. 20-148

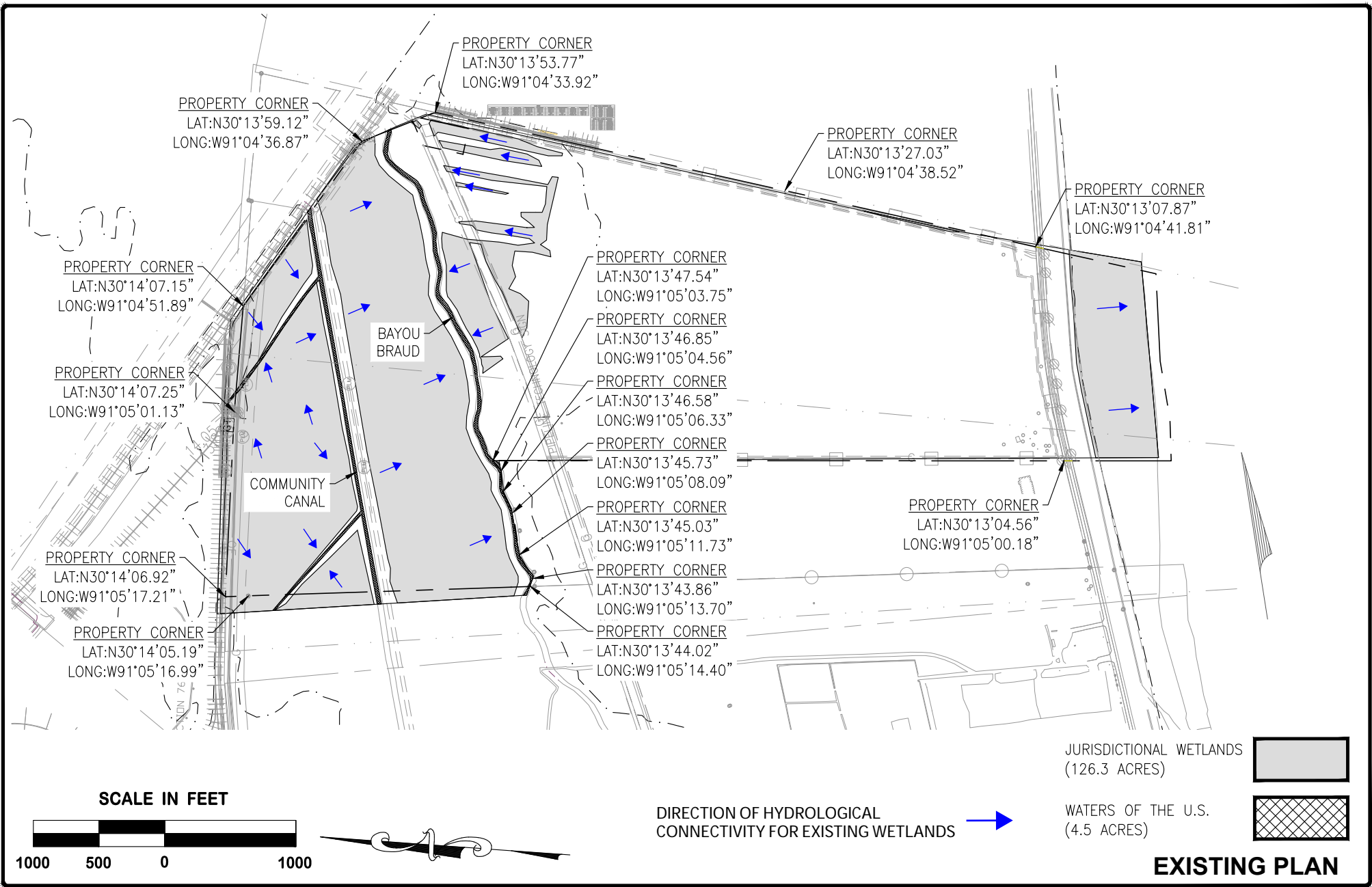
ST. GABRIEL RAIL PORT ST. GABRIEL, LOUISIANA IBERVILLE PARISH
FOR NATIONAL PROPERTY HOLDINGS HOUSTON, TEXAS

REVISION	BY

PRELIMINARY
FOR PERMIT PURPOSES ONLY

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

14950 Heathrow Forest Parkway, Suite 160
 Houston, TX 77032
 Office: 832.369.8170
 Fax: 832.369.8165
 www.ddgpc.com
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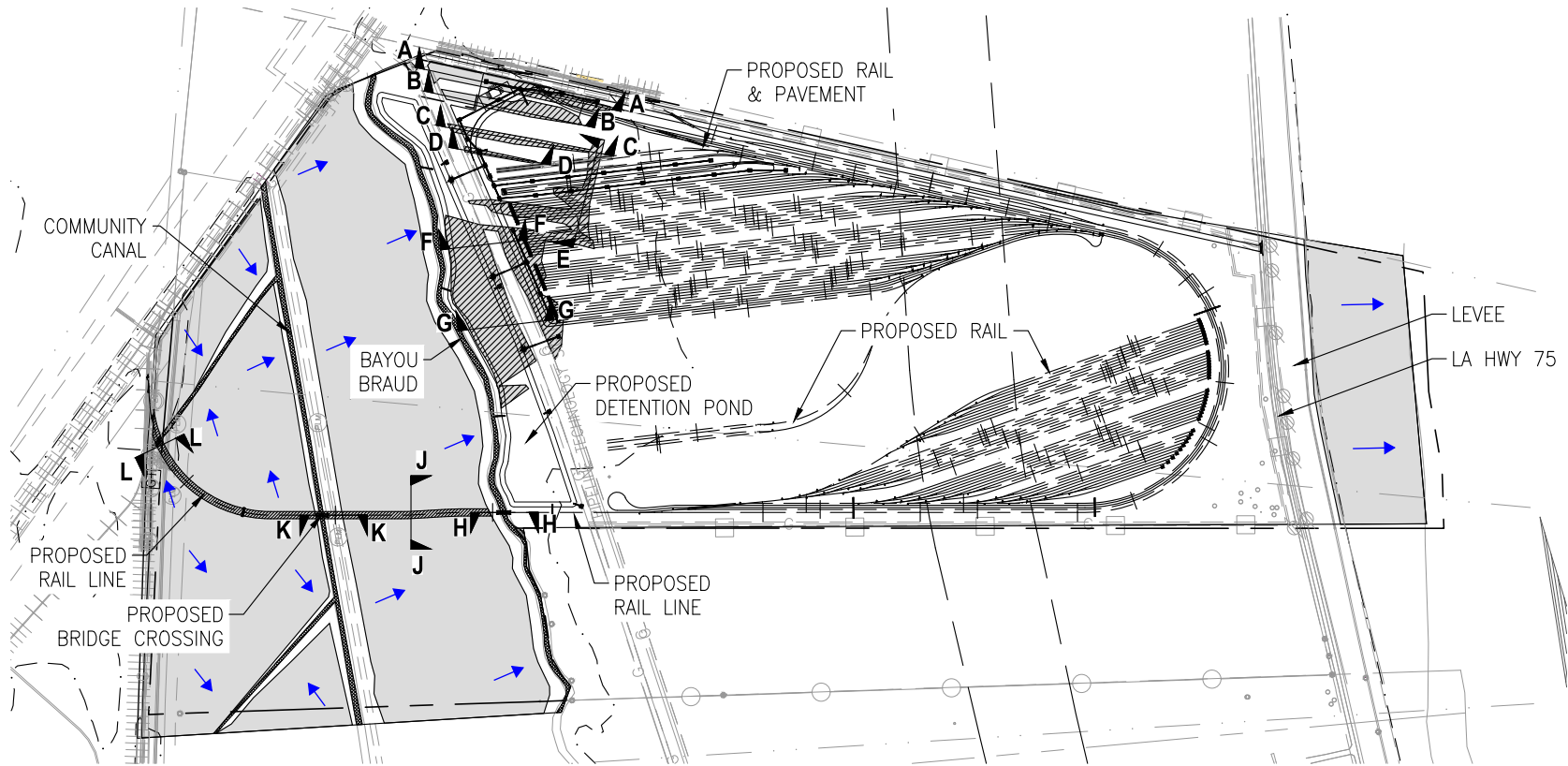
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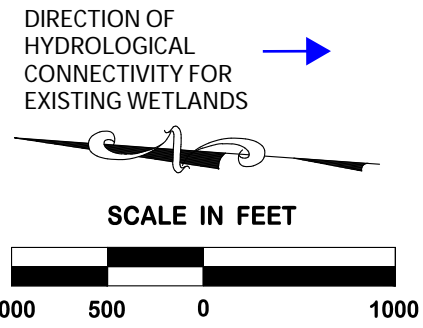
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PROPOSED PLAN

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	= 7.2826 ACRES
WATERS OF THE U.S. TO BE IMPACTED	= 0.0292 ACRES

- IMPACTED WETLANDS (14.5 ACRES)
- JURISDICTIONAL WETLANDS (126.3 ACRES)
- WATERS OF THE U.S. (4.5 ACRES)



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ST. GABRIEL RAIL PORT
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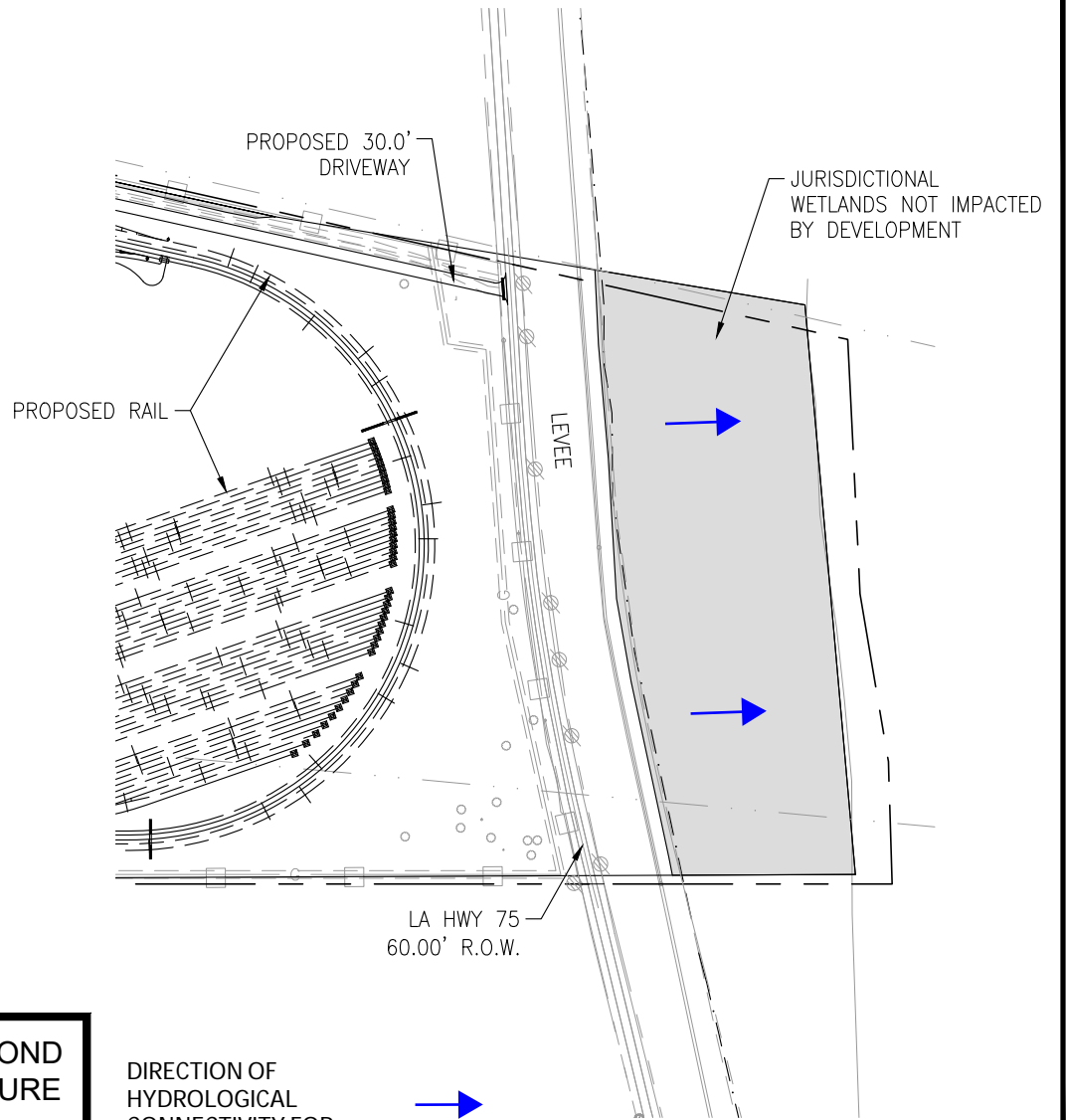
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DDG
DUPLANTIS DESIGN GROUP

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NO PROPOSED IMPACTS BEYOND THE LEVEE WITHIN THE BATTURE OR THE MISSISSIPPI RIVER.

DIRECTION OF HYDROLOGICAL CONNECTIVITY FOR EXISTING WETLANDS

JURISDICTIONAL WETLANDS (126.3 ACRES)

ENLARGED IMPACTED WETLANDS
1"=500'

SCALE IN FEET



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ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

FOR NATIONAL PROPERTY HOLDINGS
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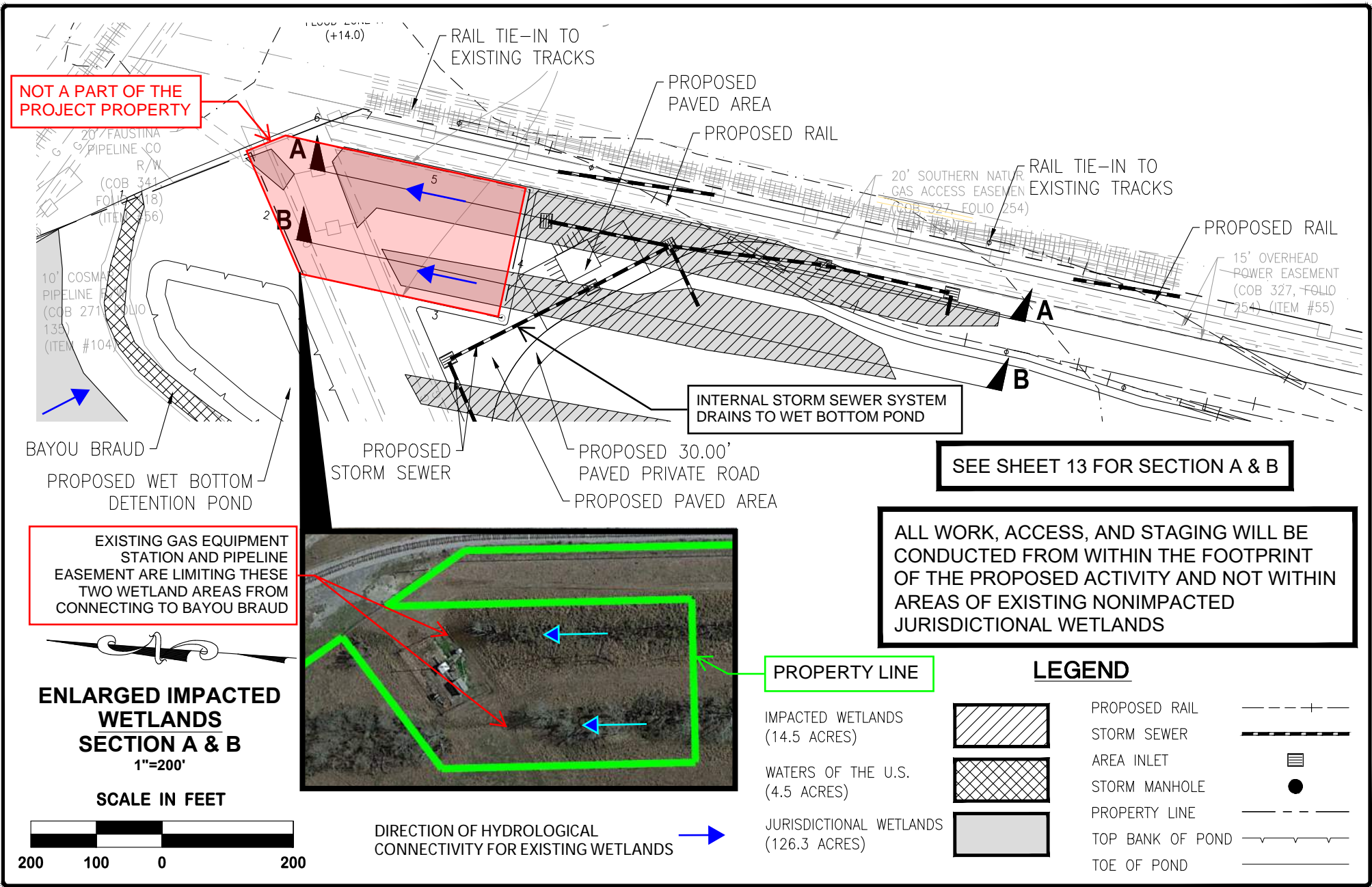
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NOT A PART OF THE PROJECT PROPERTY

20' FAUSTINA PIPELINE CO R/W (COB 341 FOLIO 18) (ITEM #56)
 10' COSMA PIPELINE CO R/W (COB 271 FOLIO 133) (ITEM #104)

RAIL TIE-IN TO EXISTING TRACKS

PROPOSED PAVED AREA

PROPOSED RAIL

20' SOUTHERN NATURAL GAS ACCESS EASEMENT (COB 327 FOLIO 254)

RAIL TIE-IN TO EXISTING TRACKS

PROPOSED RAIL

15' OVERHEAD POWER EASEMENT (COB 327 FOLIO 254) (ITEM #55)

INTERNAL STORM SEWER SYSTEM DRAINS TO WET BOTTOM POND

SEE SHEET 13 FOR SECTION A & B

BAYOU BRAUD
 PROPOSED WET BOTTOM DETENTION POND

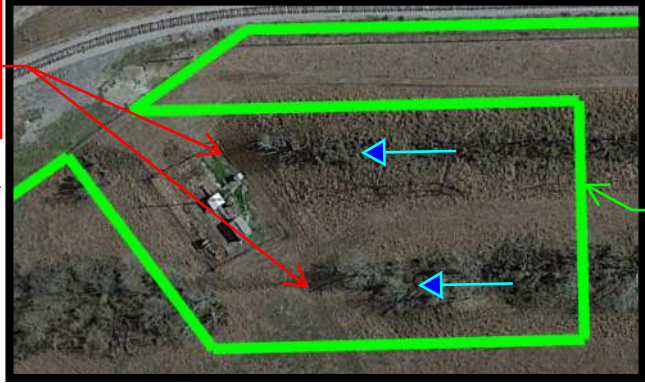
PROPOSED STORM SEWER

PROPOSED 30.00' PAVED PRIVATE ROAD
 PROPOSED PAVED AREA

EXISTING GAS EQUIPMENT STATION AND PIPELINE EASEMENT ARE LIMITING THESE TWO WETLAND AREAS FROM CONNECTING TO BAYOU BRAUD

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

ENLARGED IMPACTED WETLANDS SECTION A & B
 1"=200'



DIRECTION OF HYDROLOGICAL CONNECTIVITY FOR EXISTING WETLANDS →

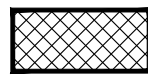
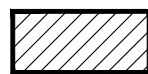
PROPERTY LINE

IMPACTED WETLANDS (14.5 ACRES)

WATERS OF THE U.S. (4.5 ACRES)

JURISDICTIONAL WETLANDS (126.3 ACRES)

LEGEND



PROPOSED RAIL

STORM SEWER

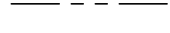
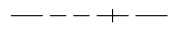
AREA INLET

STORM MANHOLE

PROPERTY LINE

TOP BANK OF POND

TOE OF POND



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

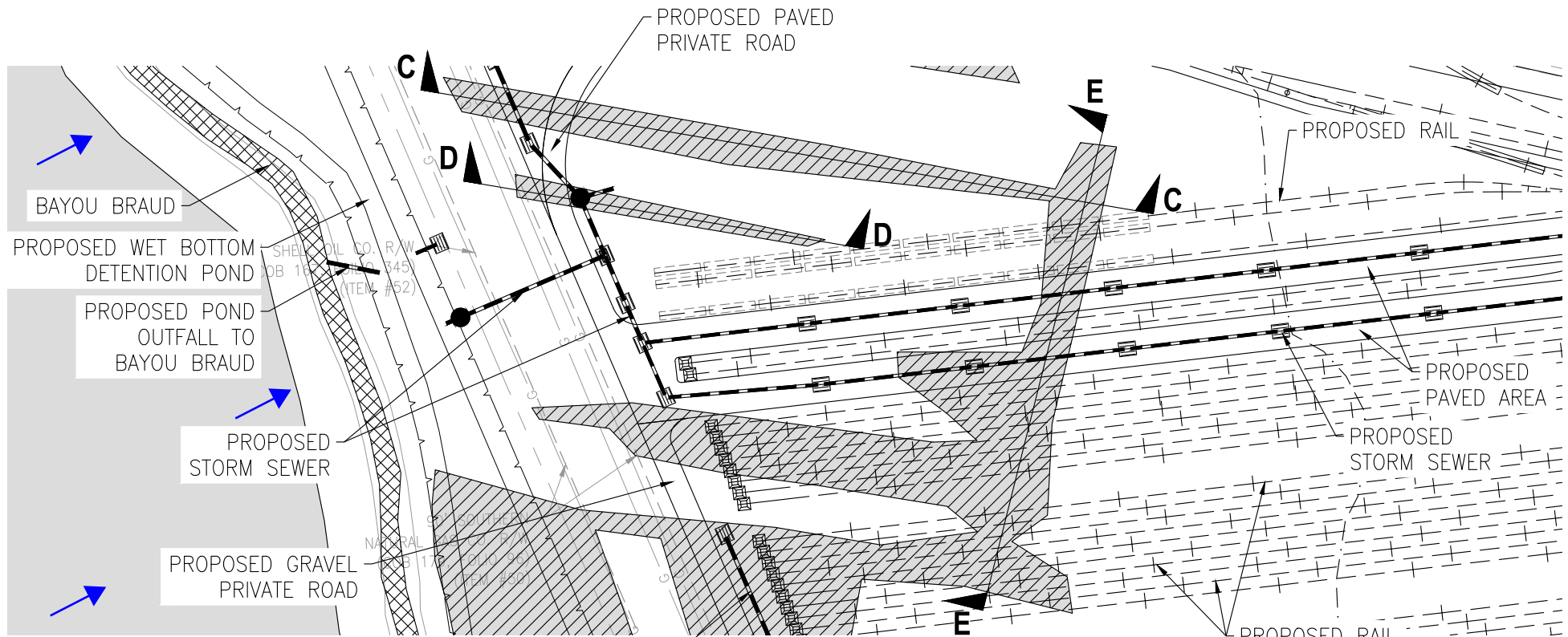
FOR NATIONAL PROPERTY HOLDINGS
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ALL STORM SEWER SHOWN ON THIS SHEET DRAINS TO THE WET BOTTOM DETENTION POND

ENLARGED IMPACTED WETLANDS SECTION C, D, & E
1"=200'



SCALE IN FEET



SEE SHEET 14 & 15 FOR SECTION C, D, & E

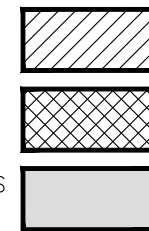
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DIRECTION OF HYDROLOGICAL CONNECTIVITY FOR EXISTING WETLANDS



LEGEND

- IMPACTED WETLANDS (14.5 ACRES)
- WATERS OF THE U.S. (4.5 ACRES)
- JURISDICTIONAL WETLANDS (126.3 ACRES)



- PROPOSED RAIL
- STORM SEWER
- AREA INLET
- STORM MANHOLE
- PROPERTY LINE
- TOP BANK OF POND
- TOE OF POND

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ST. GABRIEL RAIL PORT
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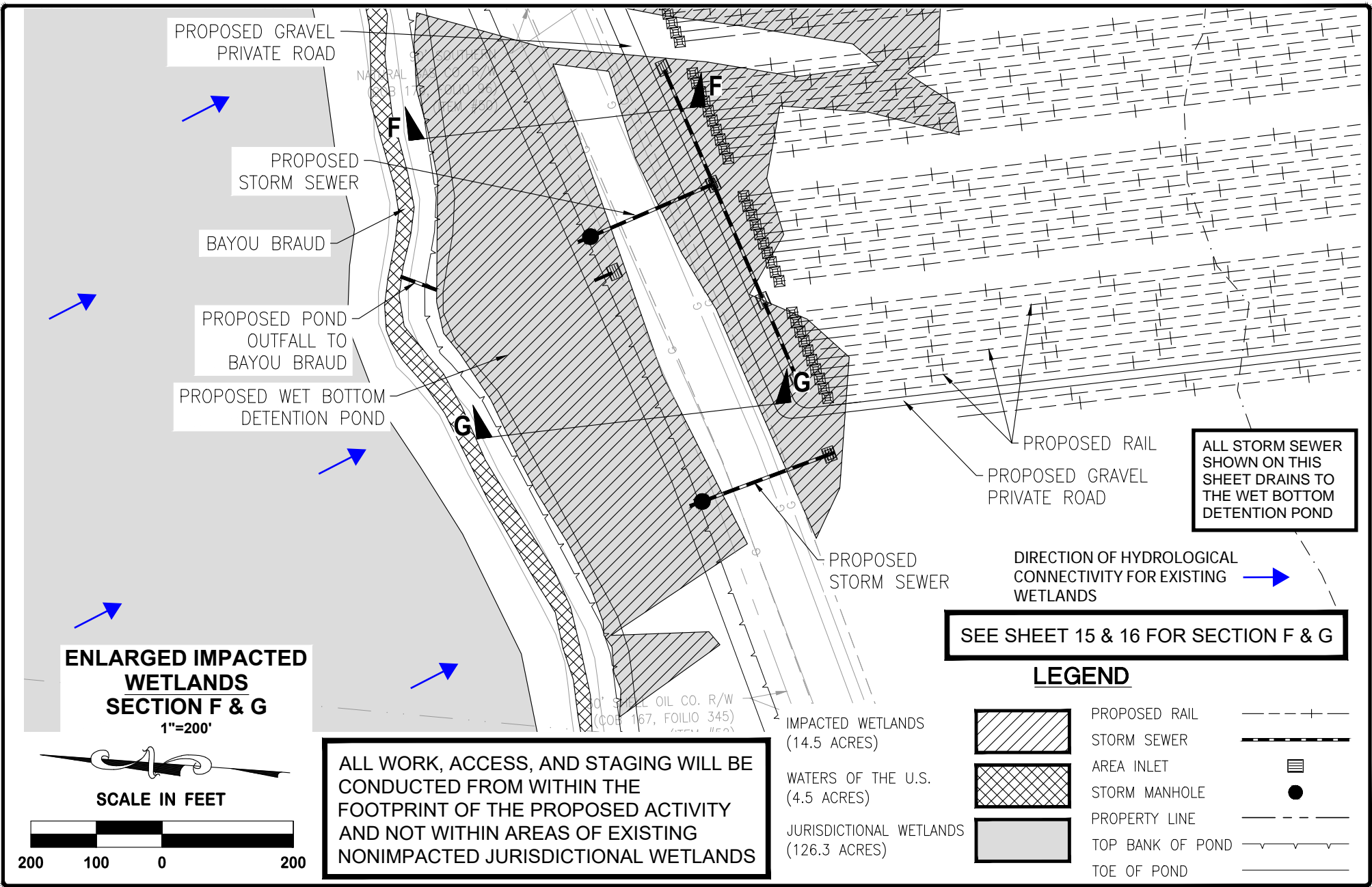
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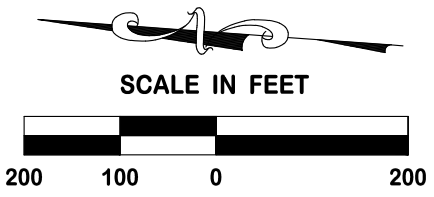
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ALL STORM SEWER SHOWN ON THIS SHEET DRAINS TO THE WET BOTTOM DETENTION POND

SEE SHEET 15 & 16 FOR SECTION F & G

ENLARGED IMPACTED WETLANDS SECTION F & G
1"=200'



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LEGEND

- PROPOSED RAIL
- STORM SEWER
- AREA INLET
- STORM MANHOLE
- PROPERTY LINE
- TOP BANK OF POND
- TOE OF POND

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

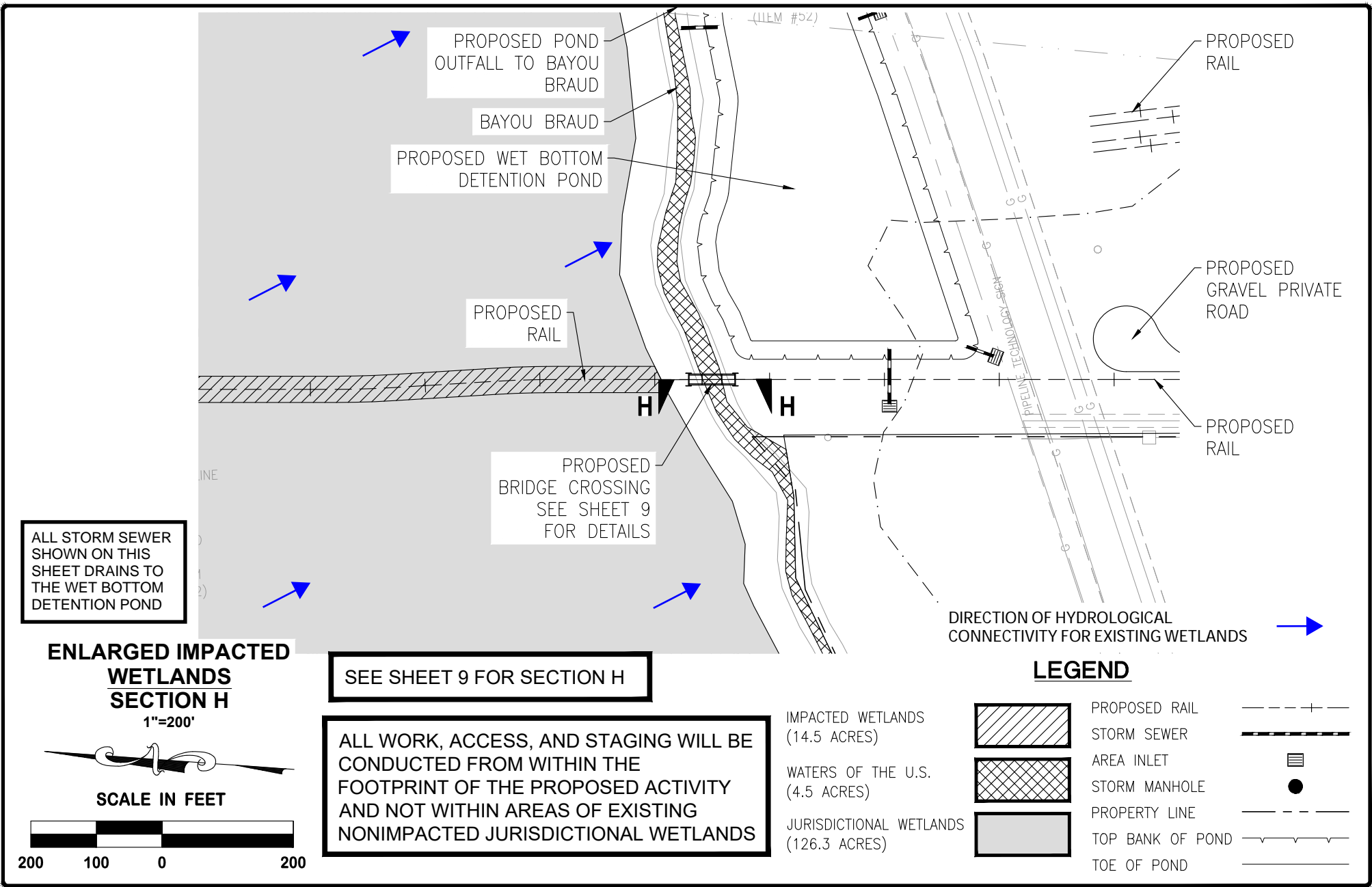
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ENLARGED IMPACTED WETLANDS SECTION H

1"=200'



SCALE IN FEET



SEE SHEET 9 FOR SECTION H

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LEGEND

- IMPACTED WETLANDS (14.5 ACRES)
- WATERS OF THE U.S. (4.5 ACRES)
- JURISDICTIONAL WETLANDS (126.3 ACRES)
- PROPOSED RAIL
- STORM SEWER
- AREA INLET
- STORM MANHOLE
- PROPERTY LINE
- TOP BANK OF POND
- TOE OF POND

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CHECKED	TPE
ISSUE DATE	10-05-21
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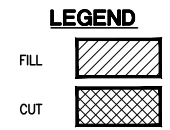
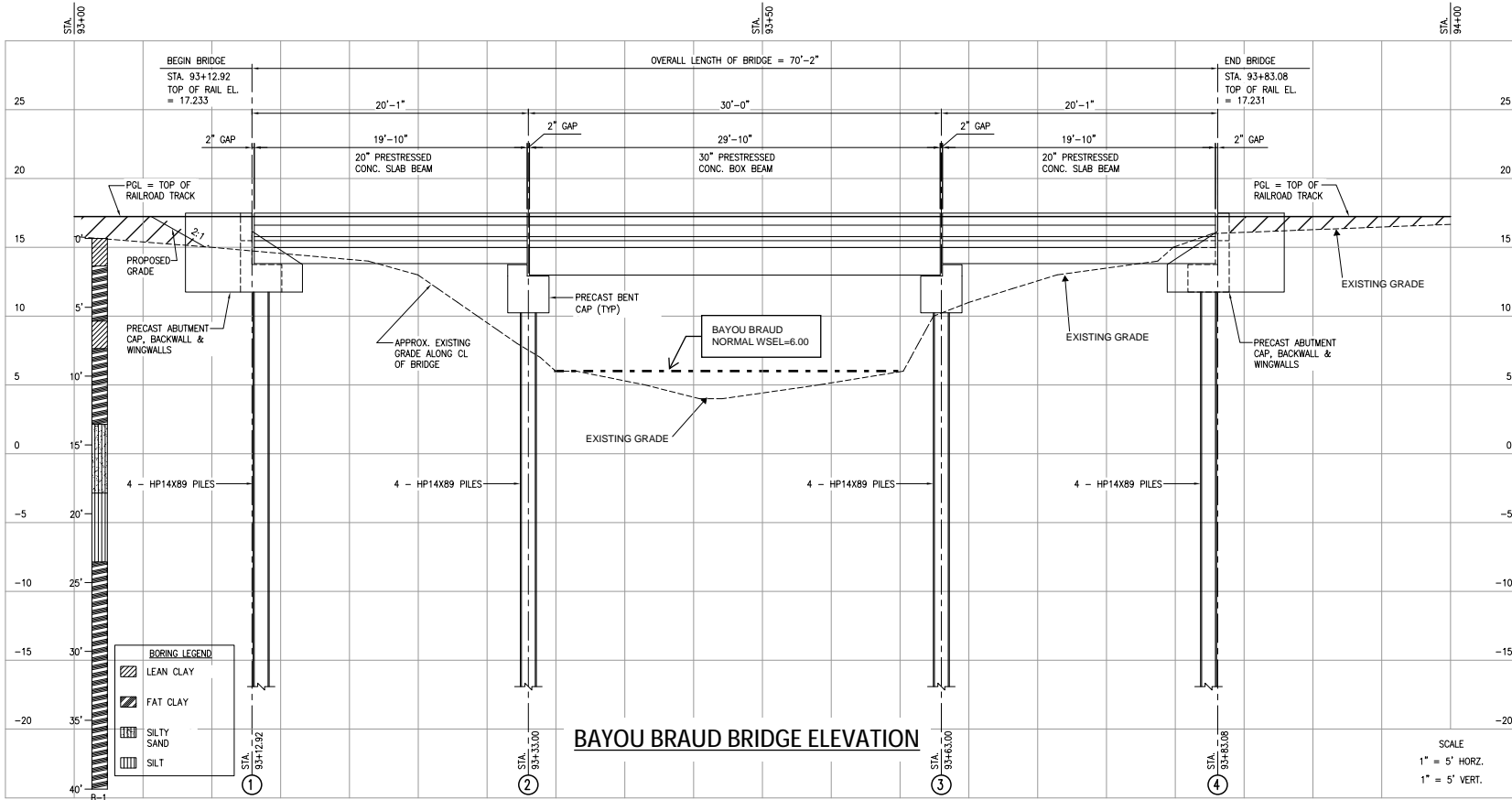
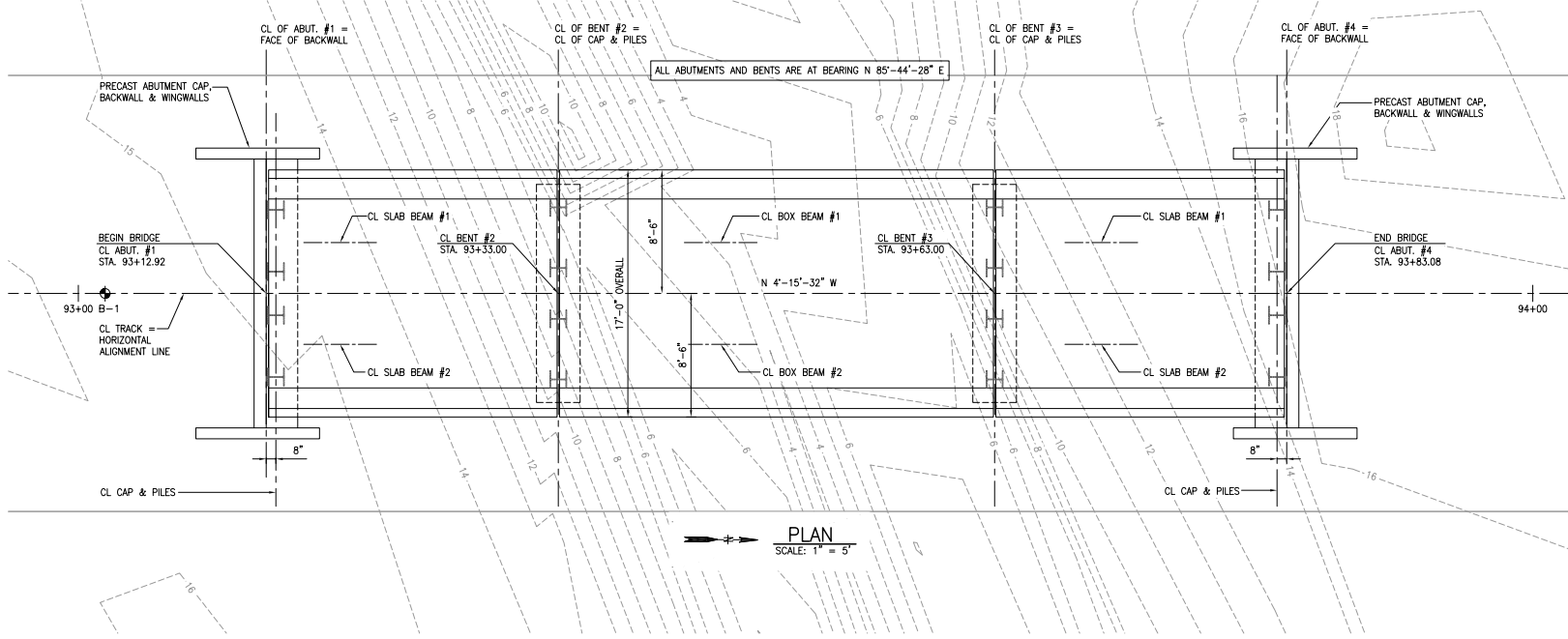
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PROJECT NO. 011-5377
 DESIGNED BY: ARB
 DRAWN BY: ARB
 CHECKED BY: LSW
 APPROVED BY: DGP
 DATE: 8/10/2021

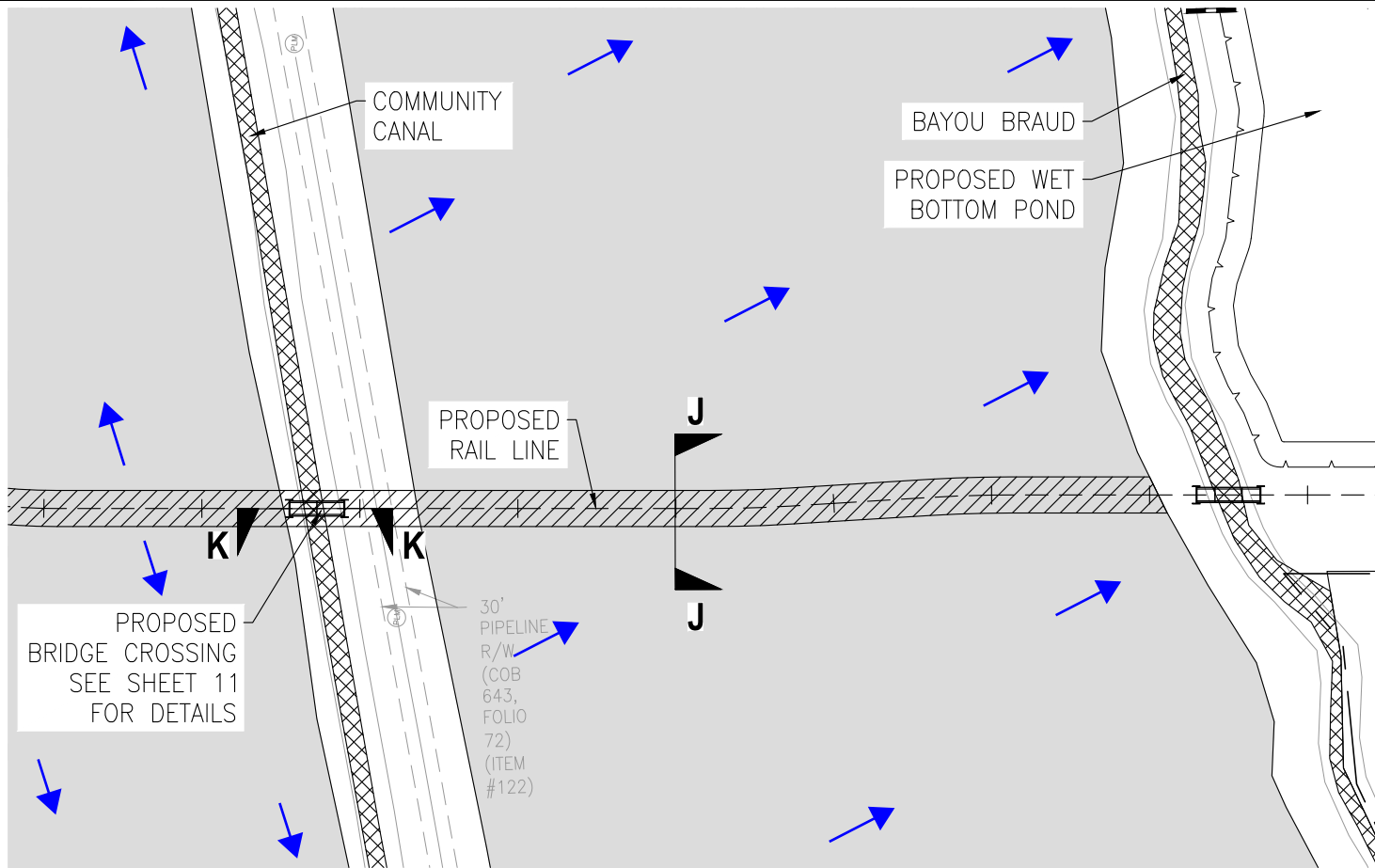
Pickett, Kelm & Associates, Inc.
 Consulting Structural Engineers

4100 Duval Road, Bldg. 4, Suite 103
 Austin, Texas 78759 • Phone 512-395-5538
 Texas Registration No. F-149

MP 0.14 BATON ROUGE SUBDIVISION
 ST. GABRIEL, LOUISIANA

JCF BRIDGE & CONCRETE
 1000 B EAST GATLIN CREEK ROAD
 DRETFORD, TEXAS 76688
 TEL. 502-568-5668 FAX 502-567-0099

BAYOU BRAUD
 BRIDGE LAYOUT



ENLARGED IMPACTED WETLANDS SECTION J & K
1"=200'









SCALE IN FEET
200 100 0 200

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

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IMPACTED WETLANDS (14.5 ACRES)
WATERS OF THE U.S. (4.5 ACRES)
JURISDICTIONAL WETLANDS (126.3 ACRES)

LEGEND

-  PROPOSED RAIL
-  STORM SEWER
-  PROPERTY LINE
-  TOP BANK OF POND
-  TOE OF POND
-  DIRECTION OF HYDROLOGICAL CONNECTIVITY FOR EXISTING WETLANDS

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ST. GABRIEL RAIL PORT
ST. GABRIEL, LOUISIANA
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HOUSTON, TEXAS

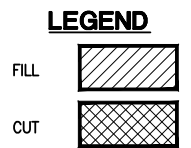
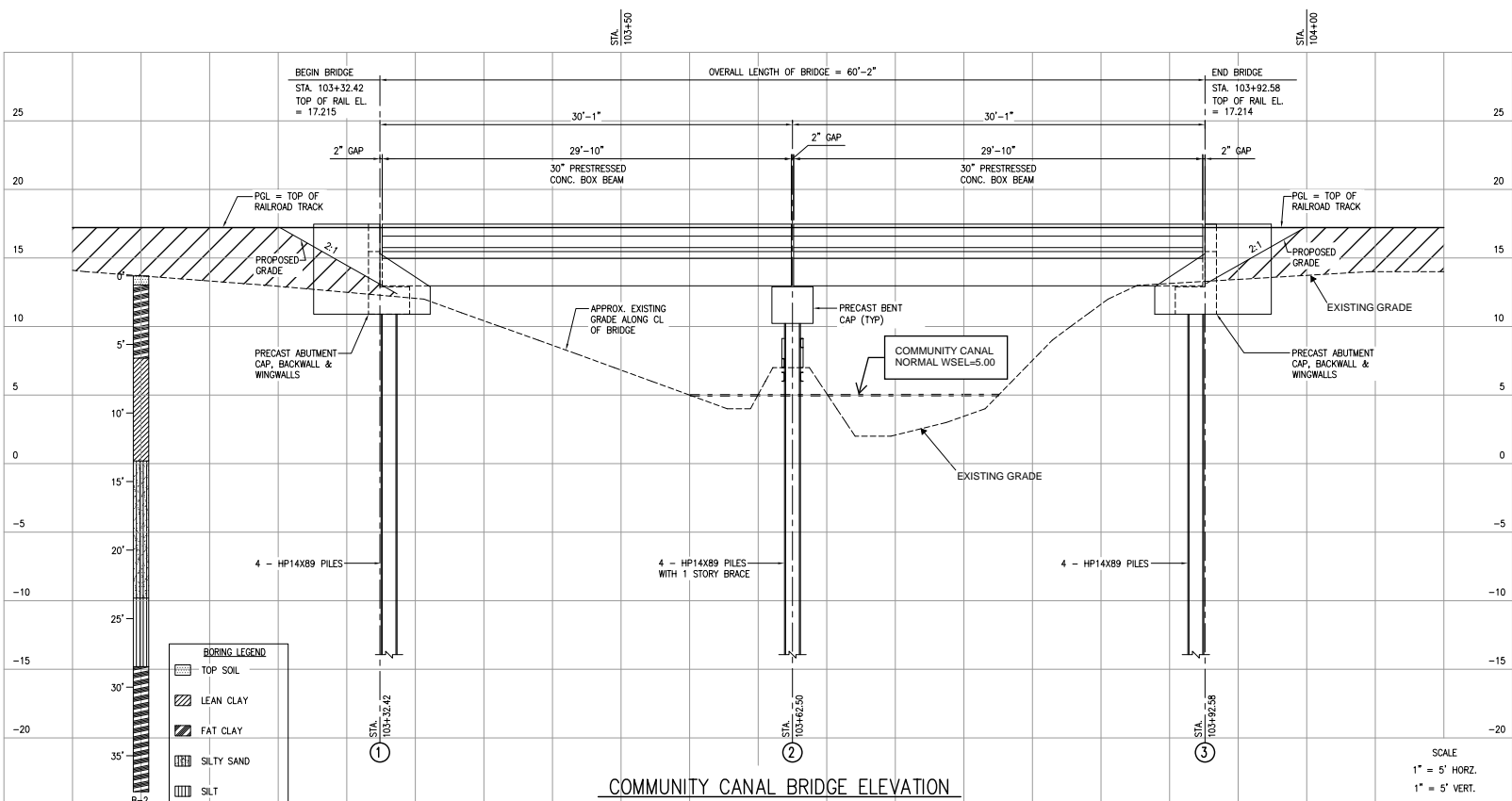
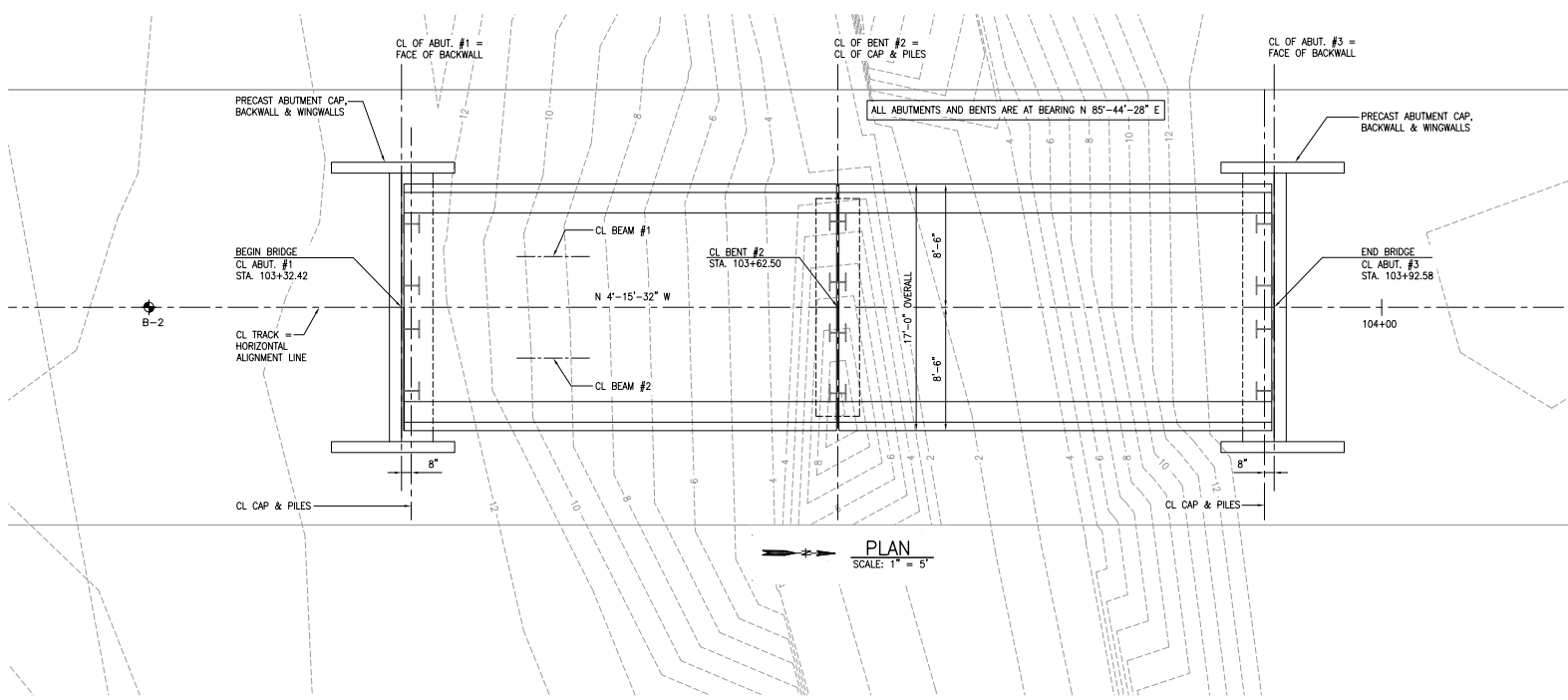
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PROJECT NO. 011-5377
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 DRAWN BY: ARB
 CHECKED BY: LSW
 APPROVED BY: DGP
 DATE: 8/10/2021

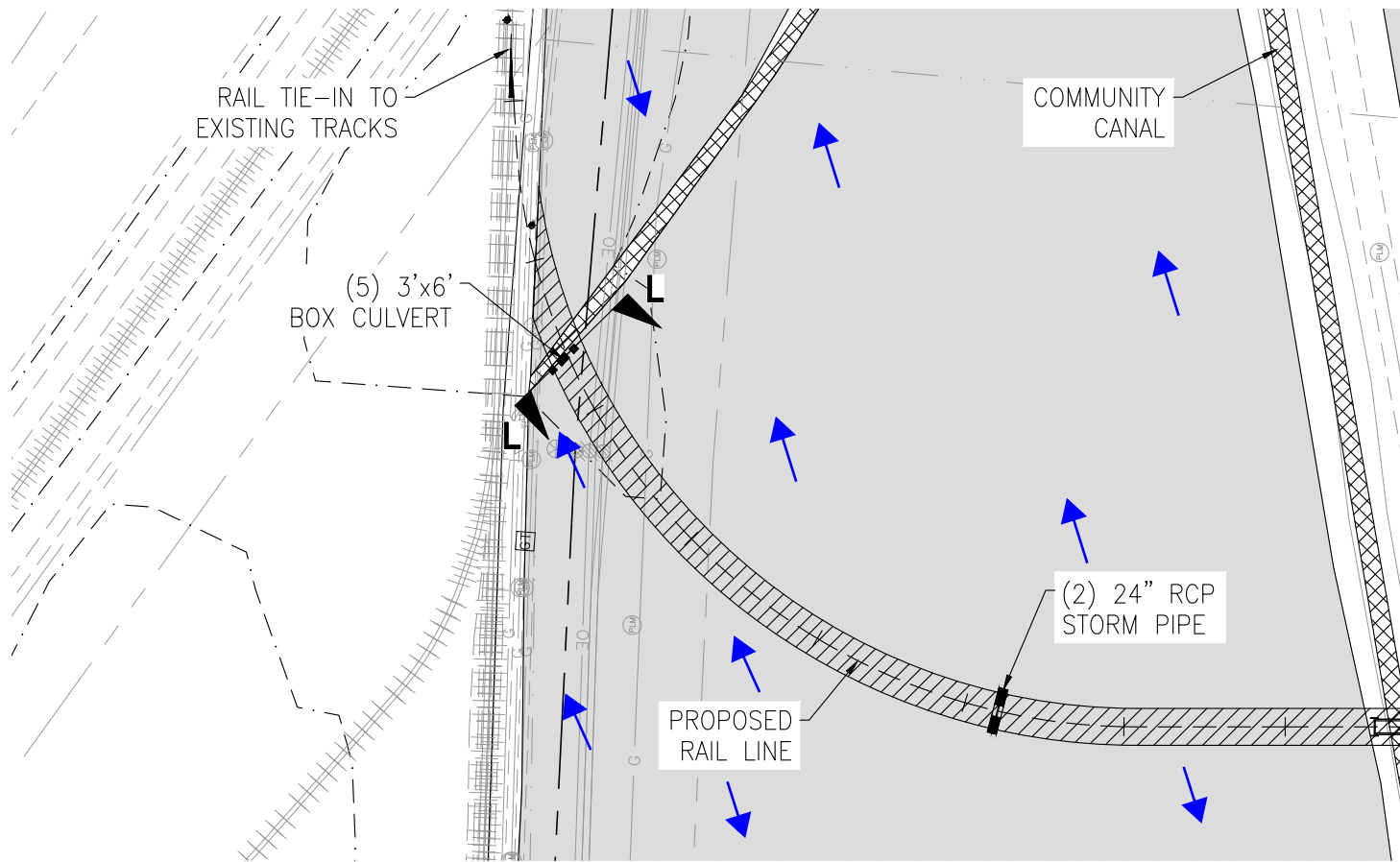
Pickett, Kelm & Associates, Inc.
 Consulting Structural Engineers

4100 Duval Road, Bldg. 4, Suite 103
 Austin, Texas 78739 • Phone: 512-45-5568
 Texas Registration No. P-1481

MP 0.14 BATON ROUGE SUBDIVISION
ST. GABRIEL, LOUISIANA

JCF BRIDGE & CONCRETE
 1800 B EAST OATLIN CREEK ROAD
 DRAFTWOOD, TEXAS 78619
 TEL. 512-568-6668 FAX 512-867-0099

COMMUNITY CANAL
BRIDGE LAYOUT



ENLARGED IMPACTED WETLANDS SECTION L

1"=200'



SCALE IN FEET



SEE SHEET 16 FOR SECTION L

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

LEGEND

IMPACTED WETLANDS (14.5 ACRES)

WATERS OF THE U.S. (4.5 ACRES)

JURISDICTIONAL WETLANDS (126.3 ACRES)

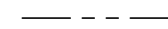
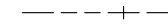


PROPOSED RAIL

PROPERTY LINE

STORM SEWER

DIRECTION OF HYDROLOGICAL CONNECTIVITY FOR EXISTING WETLANDS



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CHECKED TPE
ISSUE DATE 10-05-21
PROJECT NO. 20-148

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

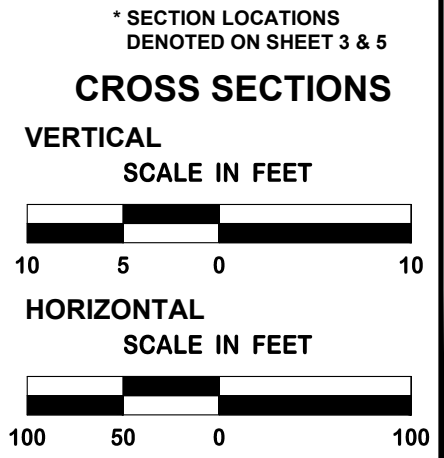
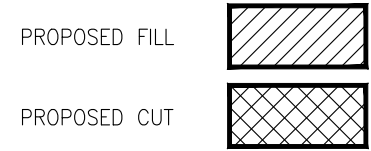
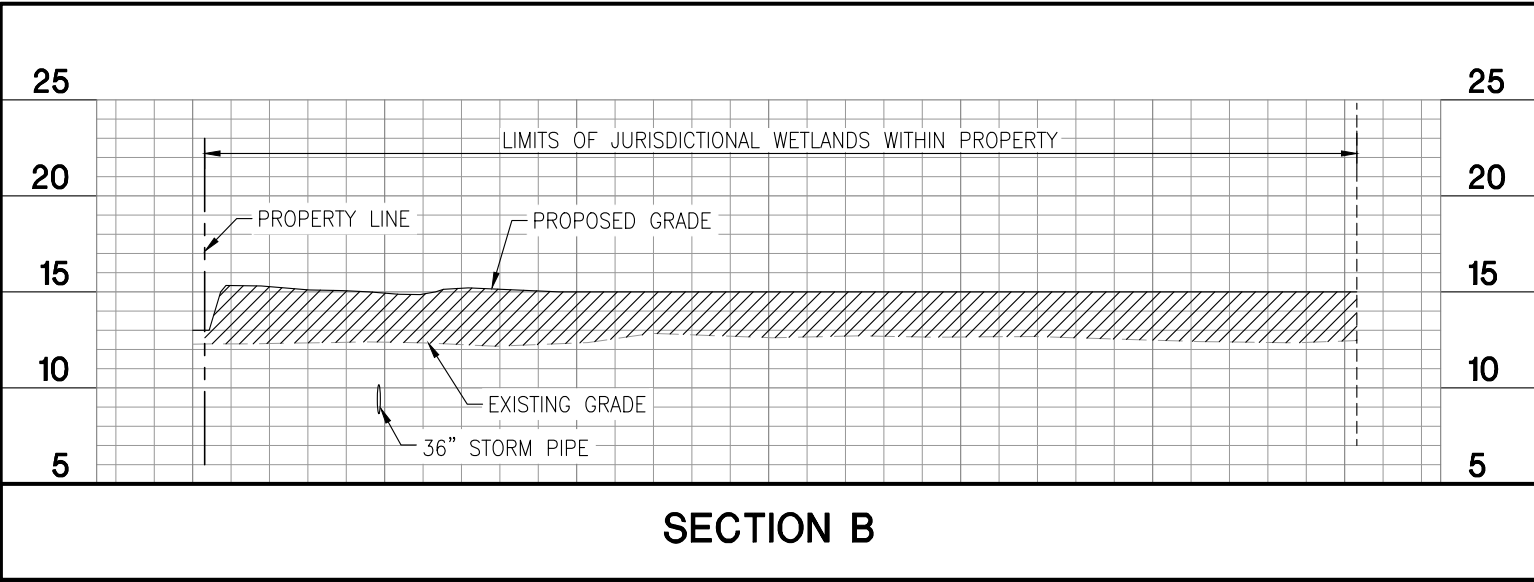
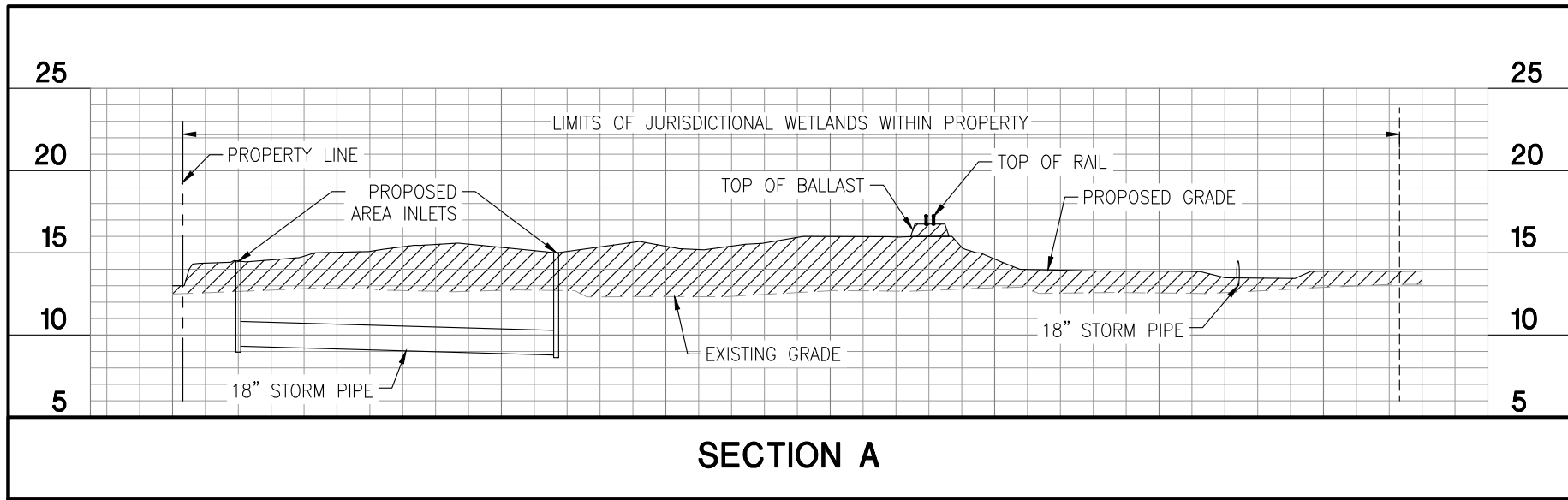
FOR NATIONAL PROPERTY HOLDINGS
HOUSTON, TEXAS

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

14950 Heathrow Forest Parkway, Suite 160
Houston, TX 77032
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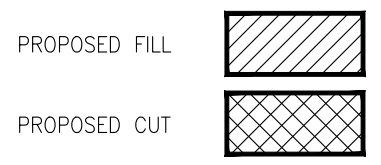
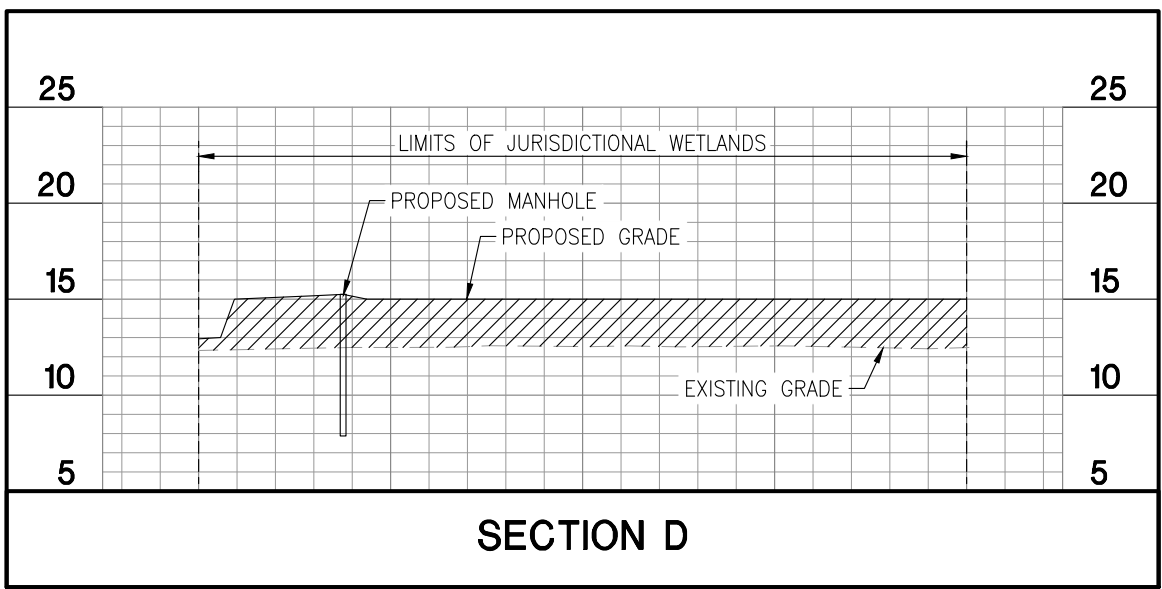
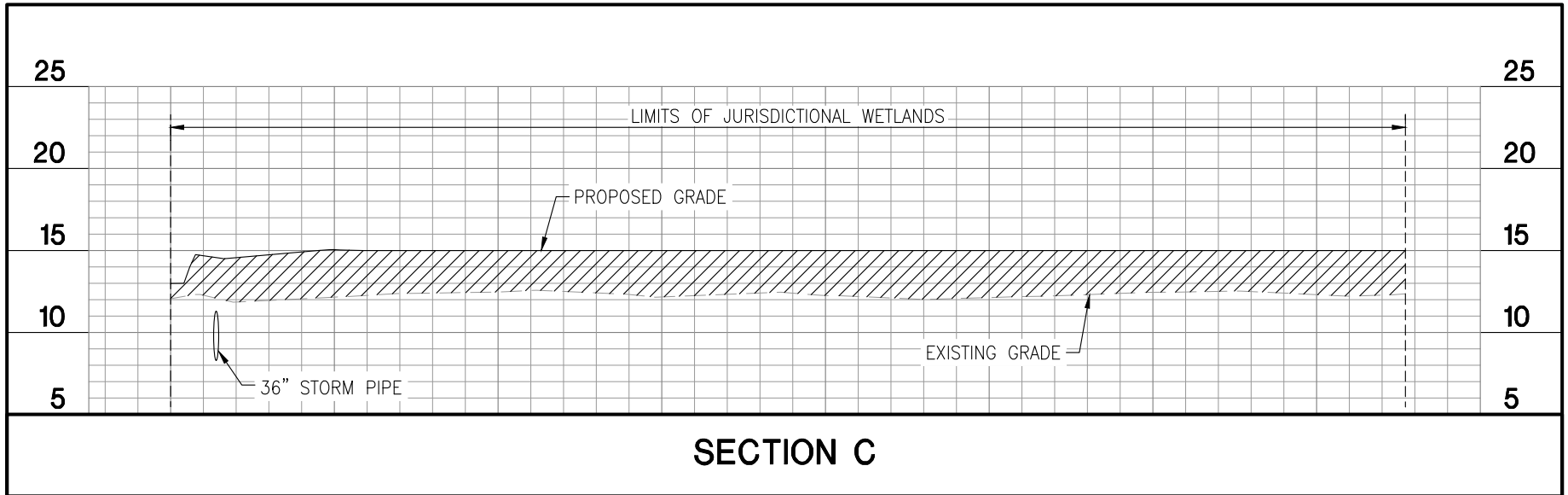
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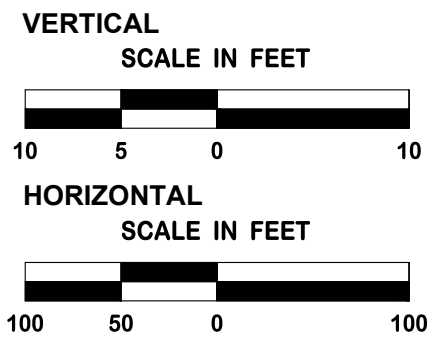
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* SECTION LOCATIONS DENOTED ON SHEET 3 & 6

CROSS SECTIONS



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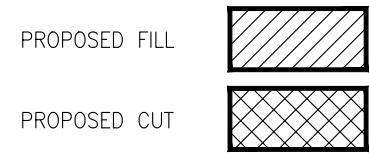
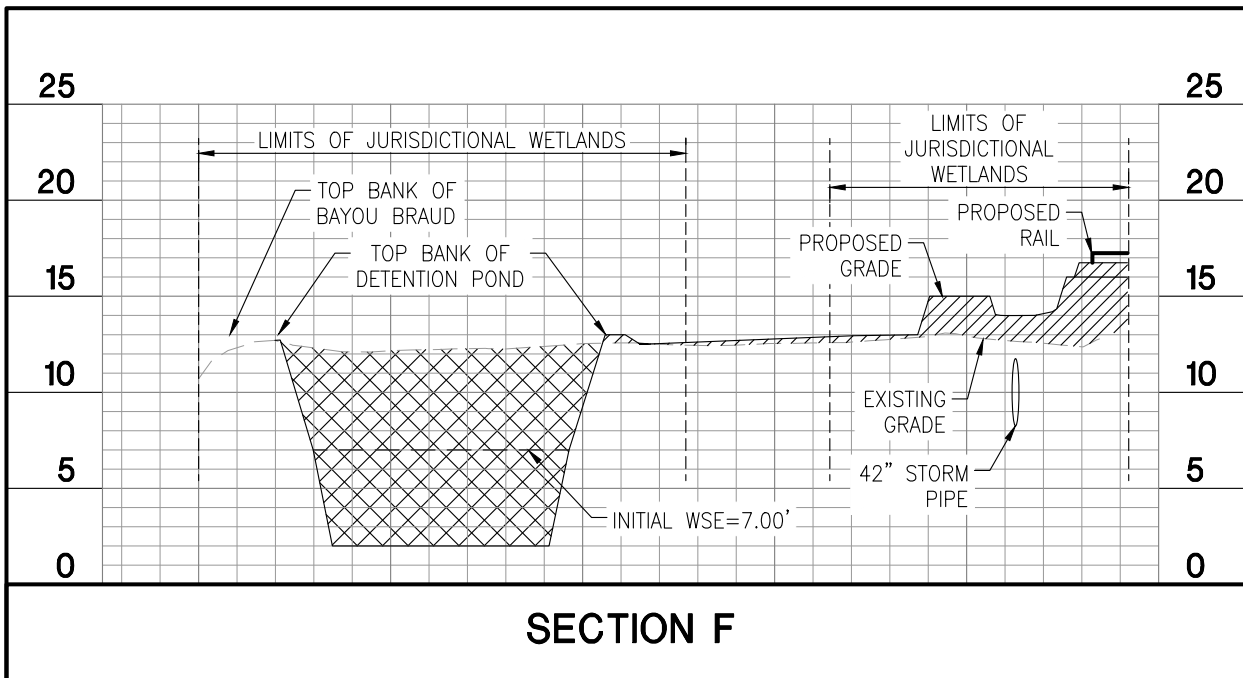
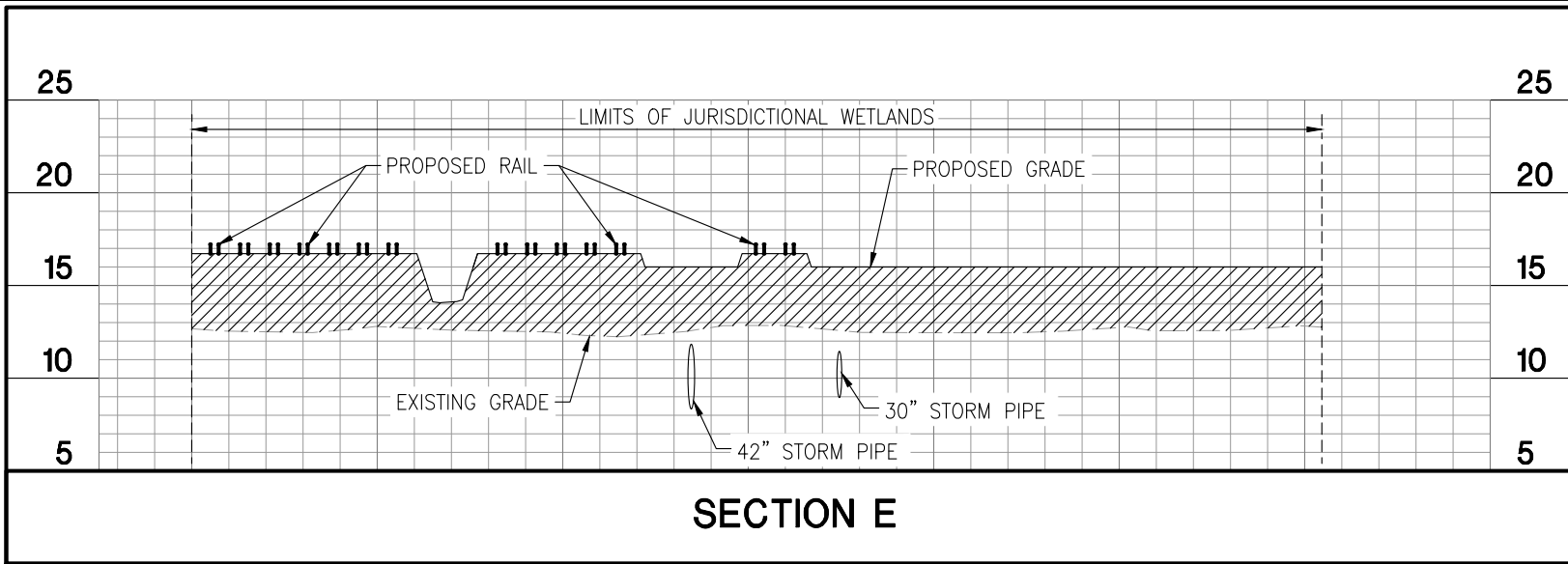
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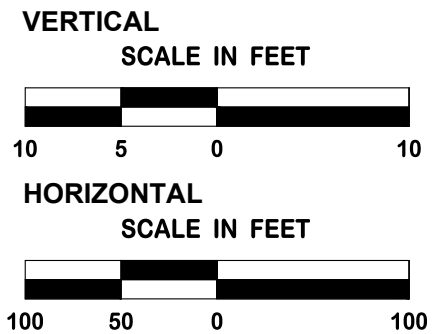
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* SECTION LOCATIONS DENOTED ON SHEET 3, 6, & 7

CROSS SECTIONS



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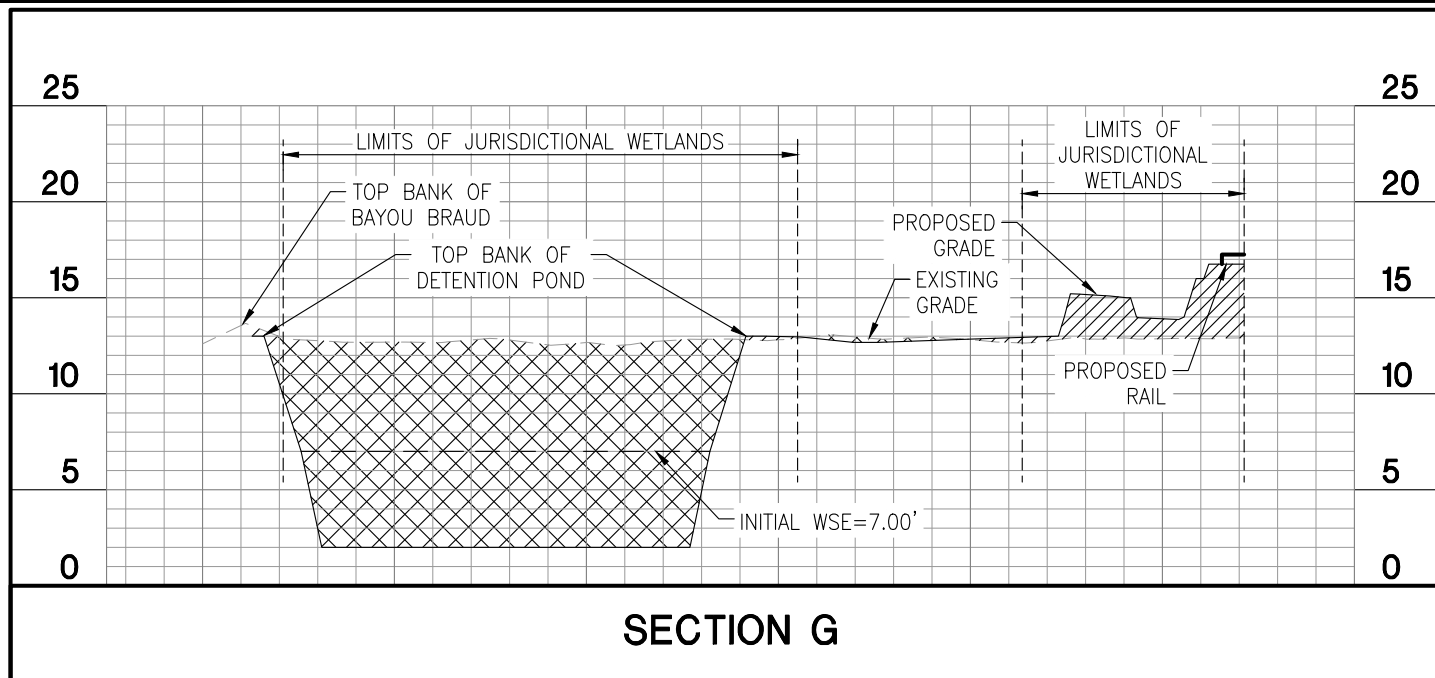
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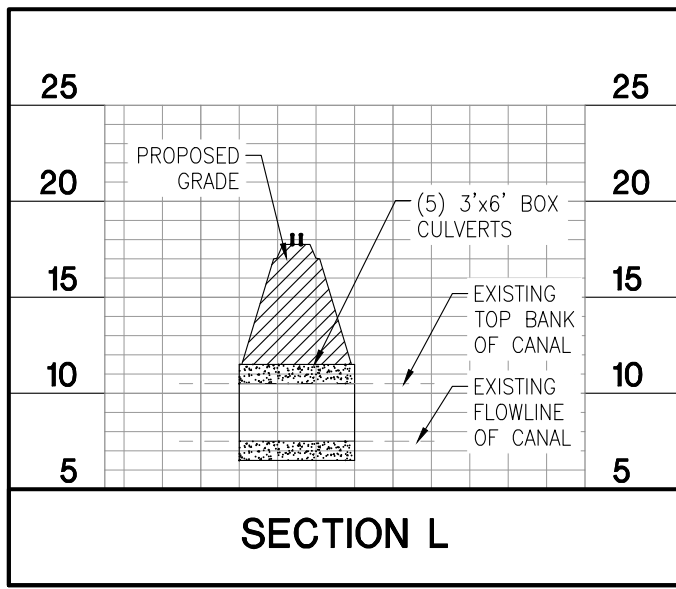
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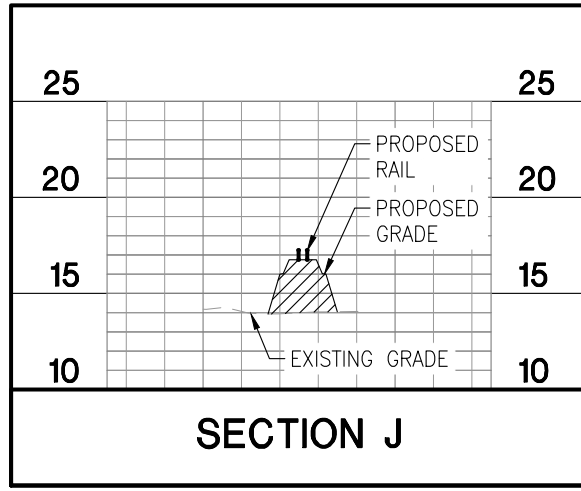
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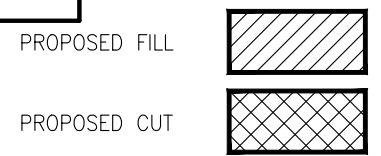
SECTION G



SECTION L



SECTION J



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

CROSS SECTIONS

VERTICAL SCALE IN FEET



HORIZONTAL SCALE IN FEET



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Legend

- Wetland Boundary
- Project Boundary
- Proposed Rail

Elevation

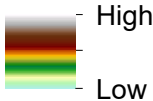
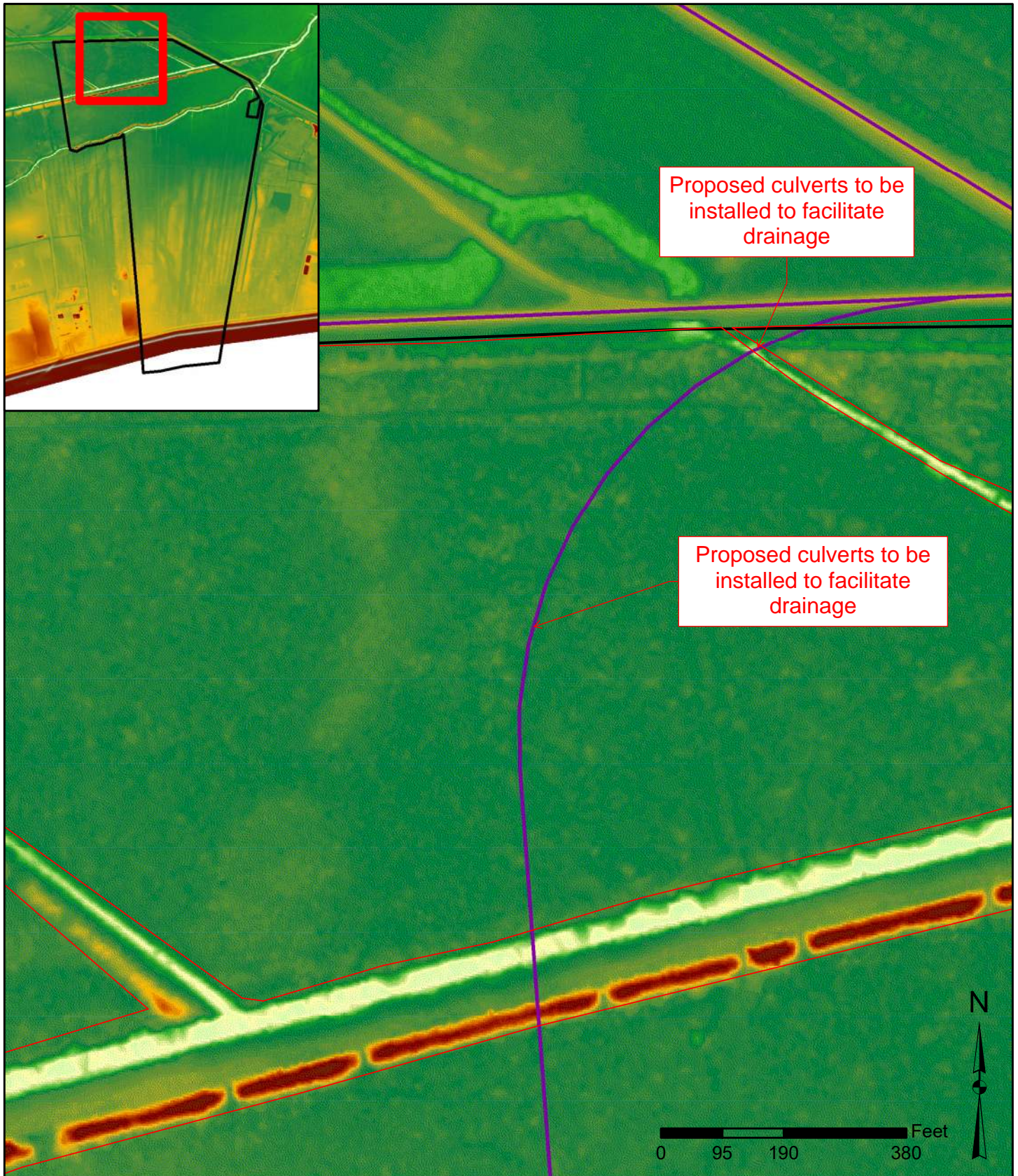


Exhibit 1: NE Wetlands

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

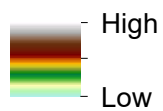


Exhibit 2: NW Rail Turn

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

