



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

January 29, 2024

Regulatory Division
Central Evaluation Branch

Project Manager
Jeremy Rodriguez
(504) 862-1577
Jeremy.D.Rodriguez@usace.army.mil
Application Number: MVN-2020-00996-CG

PUBLIC NOTICE

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).

PERMIT MODIFICATION FOR THE CONSTRUCTION OF AN ADDITIONAL RAIL SPUR WITHIN AN EXISTING FACILITY IN IBERVILLE PARISH

NAME OF APPLICANT: National Property Holdings, c/o Brian Olinger of Duplantis Design Group, PC, 1308 Camellia Blvd, Lafayette, LA 70508.

LOCATION OF WORK: At the existing St. Gabriel Railyard 2, 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 work described herein 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 was partially completed as previously authorized under MVN-2020-00996-CG on March 2, 2022. The applicant has requested Department of the Army authorization to modify the previous permit to include an alternate rail path as shown on sheets 3 and 4 of the attached drawings. Approximately 1.46 acres of additional wetlands will be impacted by clearing, grading, and deposition of fill material to complete the modification.

MITIGATION: The applicant proposes to avoid additional direct impacts and minimize secondary impacts to the maximum extent practicable. Any further reduction would limit usage of the property and therefore function, deeming the project impracticable. The applicant proposes to avoid additional direct impacts and minimize secondary impacts by limiting the construction activity to the designated construction areas onsite, installing culverts to maintain hydrology at impacted wetland sites, utilizing best management

practices for erosion and siltation control during and after the construction phase of the project, and disposing of all removed vegetation in a non-jurisdictional location. As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

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 submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the applicant's name and the Permit Application Number and preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Jeremy Rodriguez**. 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. 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 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. Further, all factors that may be relevant to the proposal will be

considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District utilizes the National Register of Historic Places to identify properties listed on or near the proposed work and is presently unaware of non-listed eligible properties near the project site. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. However, extent of impacts is undetermined at this time pending a National Historic Preservation Act compliance determination. As deemed necessary, copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer, and federally recognized Native American tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would have no effect on any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species under their jurisdiction.

Utilizing the Information & Planning Consultation (IPaC) tool for Endangered Species in Louisiana protocol, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans District (CEMVN) and the U.S. Fish and Wildlife Service, CEMVN has determined that the proposed activity would have no effect to any species listed as endangered by the U.S. Fish and Wildlife Service, nor affect any habitat designated as critical to the survival and recovery of any such 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 0 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.

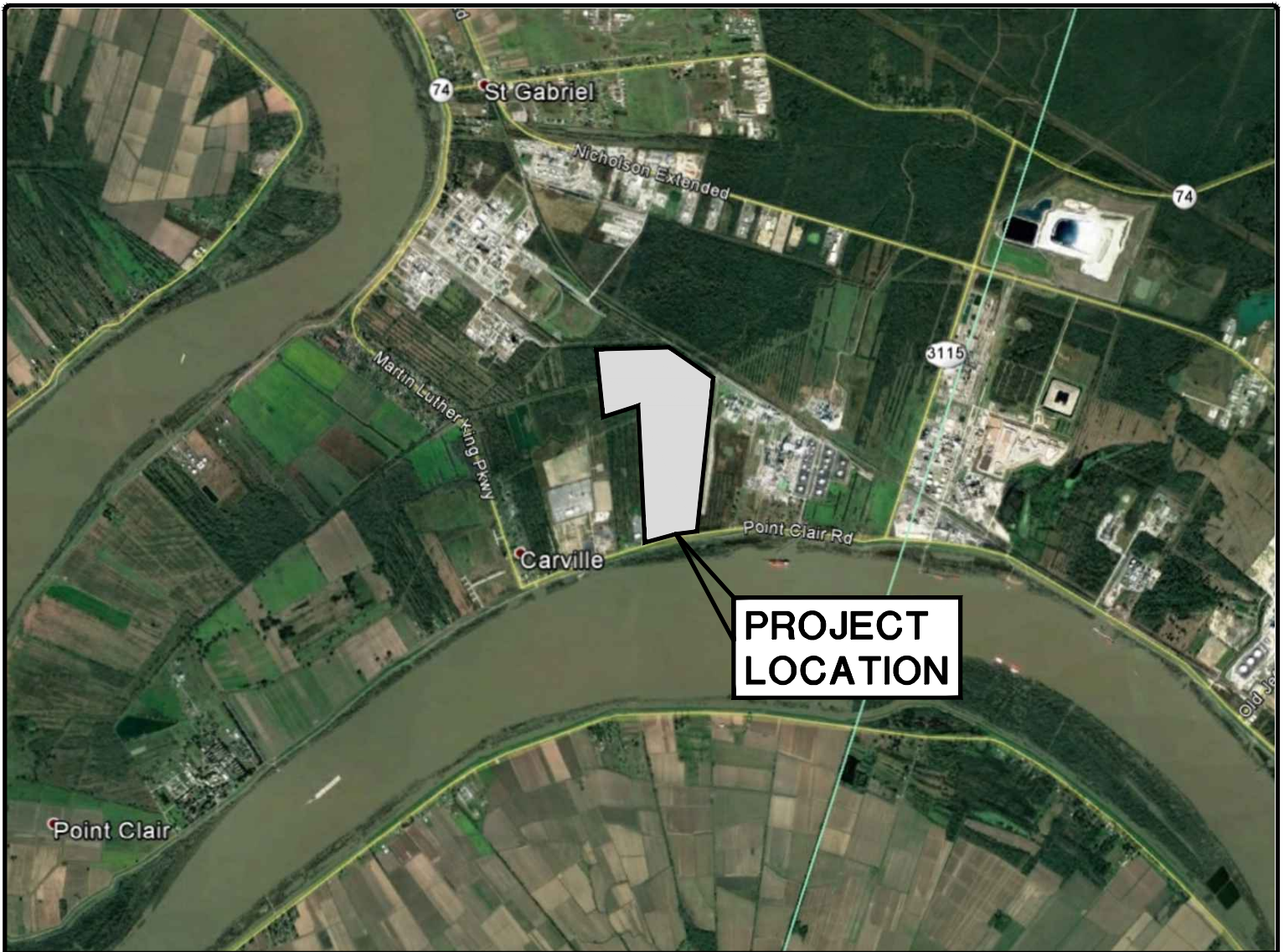
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not 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, (preferably by email to the project manager, or 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 invited 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 BMB
ISSUE DATE 1-22-2024
PROJECT NO. 20-148A

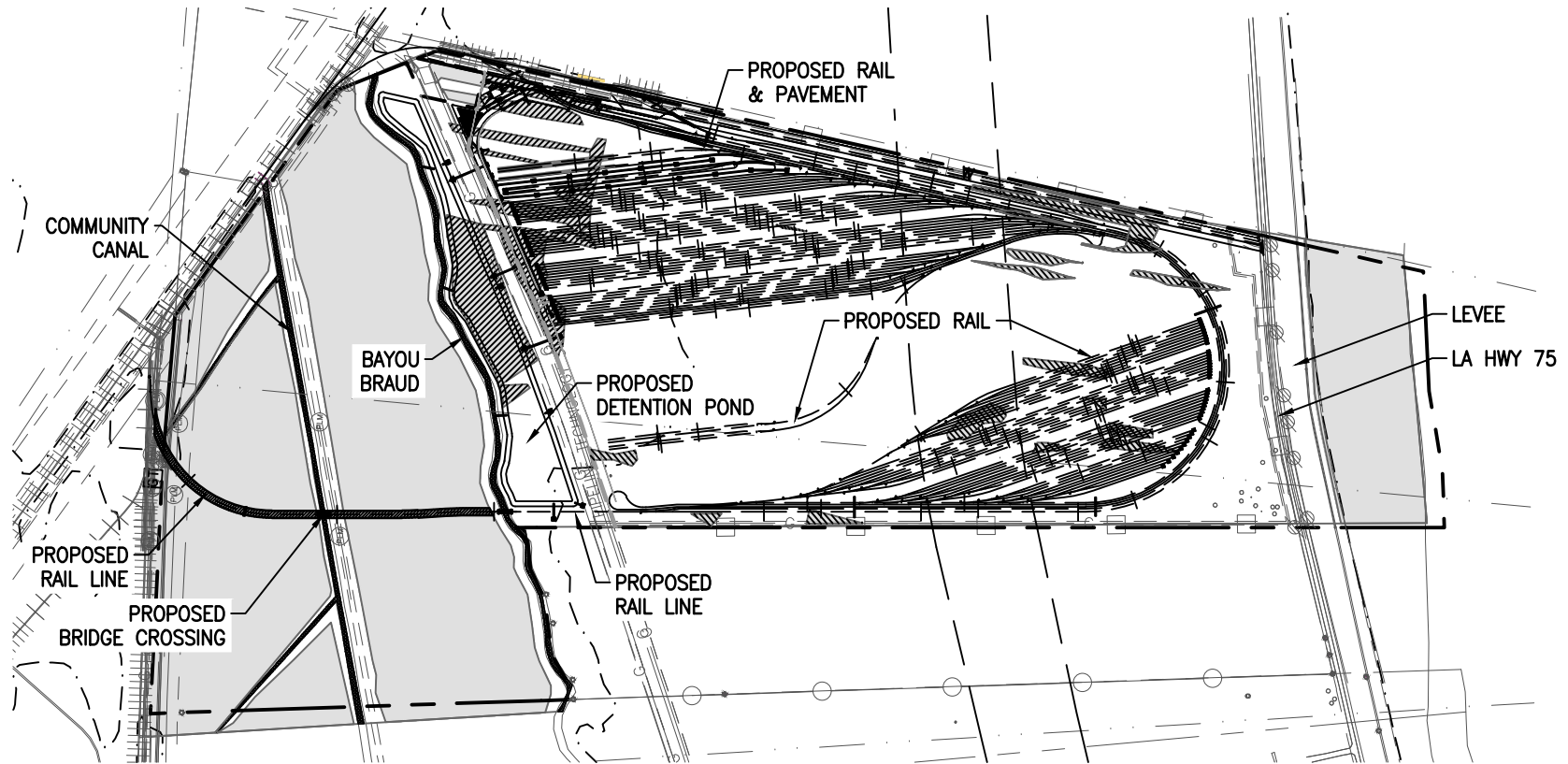
ST. GABRIEL RAIL PORT
 ST. GABRIEL, LOUISIANA
 IBERVILLE PARISH
 FOR NATIONAL PROPERTY HOLDINGS
 HOUSTON, TEXAS

REVISION	BY
PERMIT MODIFICATION	BMB

PRELIMINARY
FOR PERMIT PURPOSES ONLY

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

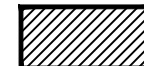




PREVIOUSLY PERMITTED AND CONSTRUCTED PLAN

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 = 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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ST. GABRIEL RAIL PORT

ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

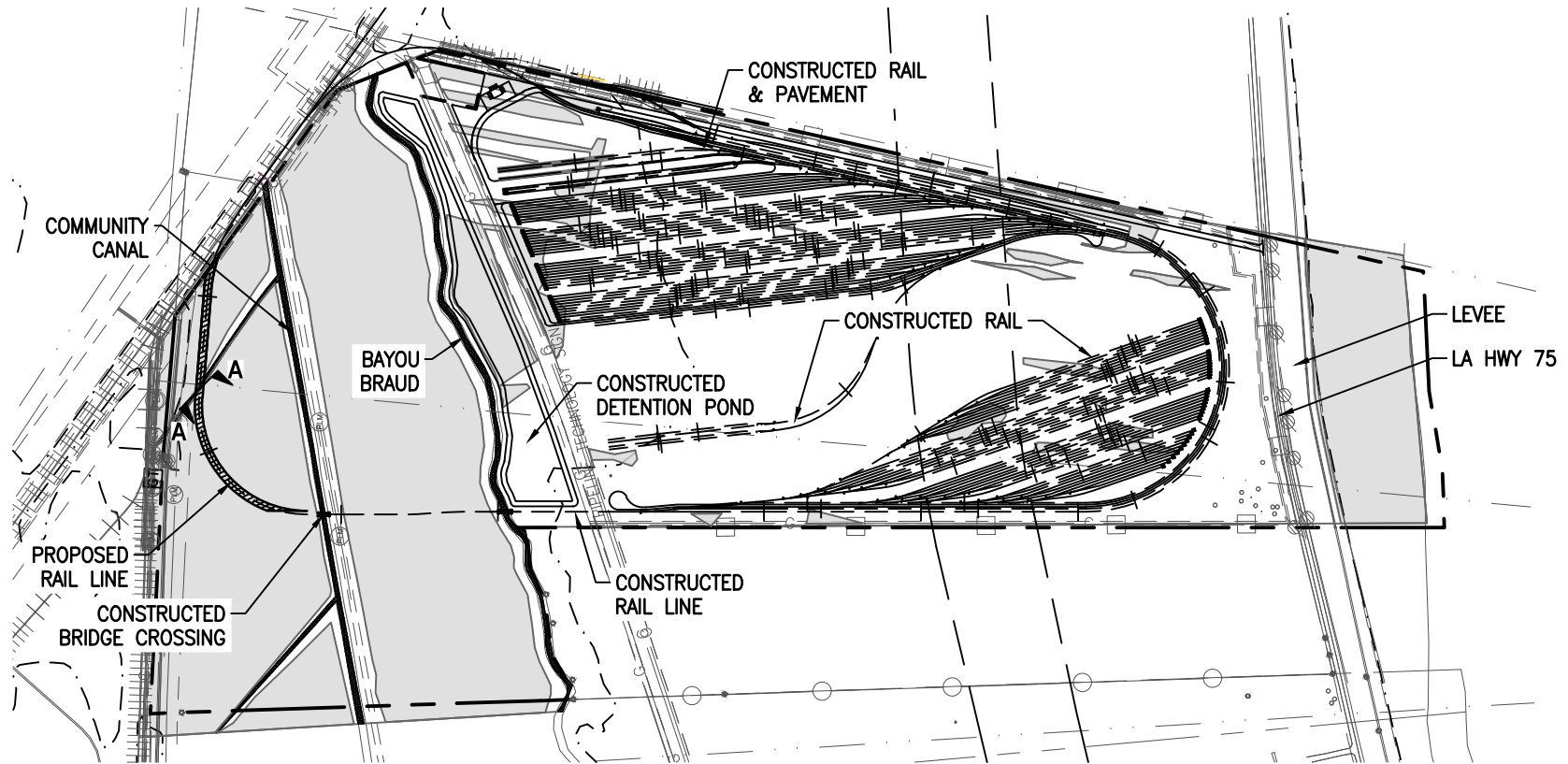
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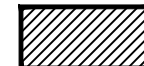
PROPOSED PLAN

FORESTED WETLANDS TO BE CLEARED, BUT NOT FILLED = 0.3357 ACRES
 FORESTED WETLANDS TO BE CLEARED AND FILLED = 2.8705 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 = 0.0599 ACRES

IMPACTED WETLANDS
(22.6 ACRES)

JURISDICTIONAL WETLANDS
(132.5 ACRES)

WATERS OF THE U.S.
(4.5 ACRES)



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ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

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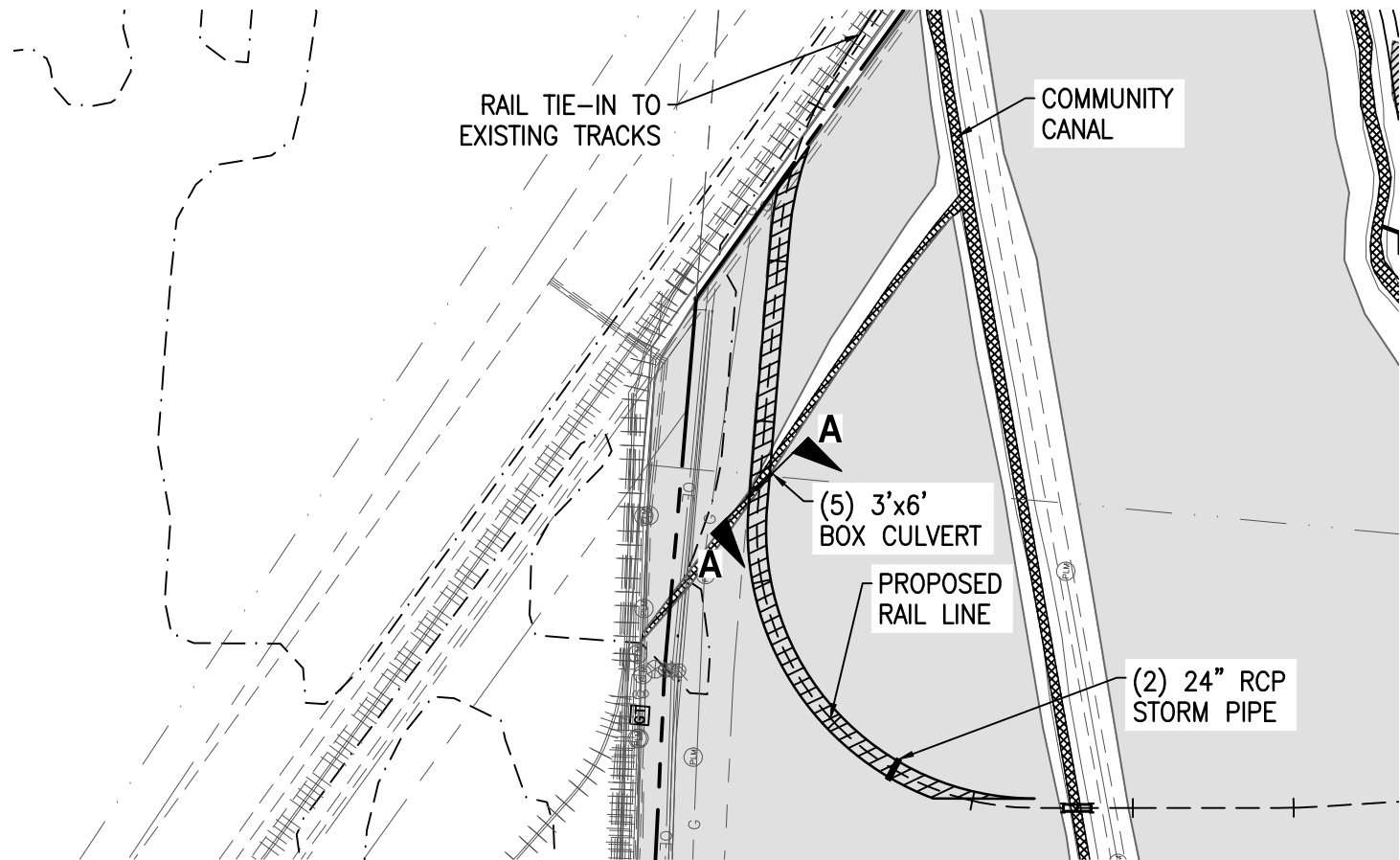
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DDG
BROAD VISION. EXPERT FOCUS



**ENLARGED IMPACTED
WETLANDS
SECTION A**

1"=400'



SCALE IN FEET



SEE SHEET 5 FOR SECTION A

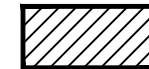
ALL WORK, ACCESS, AND STAGING WILL BE CONDUCTED FROM WITHIN THE FOOTPRINT OF THE PROPOSED ACTIVITY AND NOT WITHIN AREAS OF EXISTING NONIMPACTED JURISDICTIONAL WETLANDS

LEGEND

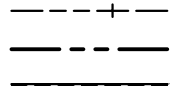
IMPACTED WETLANDS
(22.6 ACRES)

WATERS OF THE U.S.
(4.5 ACRES)

JURISDICTIONAL WETLANDS
(132.5 ACRES)



PROPOSED RAIL
PROPERTY LINE
STORM SEWER



DRAWN
DBW

CHECKED
BMB

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ST. GABRIEL, LOUISIANA
IBERVILLE PARISH

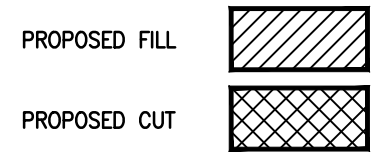
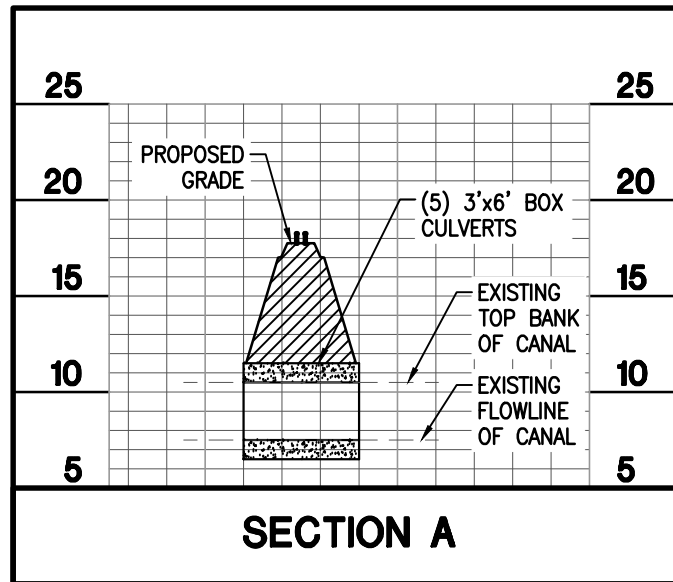
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* SECTION LOCATIONS DENOTED ON SHEETS 3 & 4

CROSS SECTIONS

VERTICAL
SCALE IN FEET



HORIZONTAL
SCALE IN FEET



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