



St. James Parish Government

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

Timothy P. Roussel
Parish President

Michelle N. Octave
Chief Administrative Officer

To: Planning Commission Members

Date: January 24, 2019

Re: Meeting Notice

The St. James Parish Planning Commission will hold its regularly scheduled meeting on **Monday, January 28, 2019 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) 562-2264.

Sincerely

Marrill McKarry

Marrill McKarry
Planning & Permitting Supervisor
St. James Parish Government

MM

Attachments

Blaise J. Gravois
Director of
Operations

Chantal T. Waguespack
Director of
Finance

Ingrid Leblanc
Director of
Human Resources

Francis Hymel, Jr.
Director of
Emergency Preparedness

AGENDA
ST. JAMES PLANNING COMMISSION
January 28, 2019 - 6:00 p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETINGS

1. December 27, 2018 Minutes

III. CORRESPONDENCE

1. None

IV. PRESENTATION AND PUBLIC COMMENTS

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

V. RESUBDIVISION OF PLOT – OLD BUISNESS

1. Plot #: 18- 45

PC: 12-27-2018

Plot Name: *Wanhua Resub division*

Request: *Requesting Final approval for resub division of 53.151 acre portion of Occidental Parcel, A 75.243 acre portion of +/- 147 acre Occidental Parcel, and 34.714 acre and 84.437 acre portion of A +/-492 acre Occidental portion into parcel W*

Location: *Convent, Louisiana on Highway 3214*

Section-Township-Range: *Section 12,13,14,15, and 16, T11S-R4E*

Elevation: *Ranges from 3.08 to 7.27*

Proposed Land Use: Industrial

Number of Lots: 3

Lot Size: *Parcel W, 248.545 Acres (10,826,619 sq. ft)*

Land Use Designation: Industrial

Status: *Received the Letter of No Objection from LaDHH on January 15, 1019 and CAD File was delivered.*

Owner/Development: *Wanhua Chemical US Operations, LLC*

VI. RESUBDIVISION OF PLOT – NEW BUISNESS

1. Plot #: None

PC:

VII. LAND USE- OLD BUISNESS

1. Item #: 18-30

PC: 09-26-2018

Item: FG LA, LLC

Update on Land Use Application, St. James Parish administration (Blaise, Vic)

2. Item #: 18-41

PC: 11-28-2018

Item: Syngas Energy Holdings, LLC

Public Hearing, Section 86-37

The following public hearing will be held to accept comments on the application by Syngas Energy Holdings, LLC to build a new methanol production plant on a 135-acre site on the West Bank of St. James Parish: The proposed facility would be developed on 55 acres of the 135-acre parcel located south of the NuStar facility, north of Highway 3127, and east of Burton Rd. The proposed project would be located in a designated Industrial land use area.

VIII. LAND USE- NEW BUISNESS

1. Item: Land Use Application

Recommendation from Parish Administration on Land Use Applications (Blaise, Vic)

2. Item #: 18-46

PC: 01-28-2019

Item: Wanhua Chemical US Operations, LLC

Request: Presentation requesting to build a grass root polyurethane facility and will be built in two phases located in Convent, Louisiana. Phase one will be the MDI and phase two will be TBD. The facility is located in a conformity area for industrial use on the parish's East Bank, close to the Occidental Chemical facility. The facility will produce methylene diphenyl diisocyanate (MDI) and ethylene dichloride (EDC). MDI is a building block for polyurethanes, that will be found in numerous forms ranging from lightweight, rigid foams to dense, solid compositions and from soft, flexible foams to tough, elastomeric moldings. Requests to set for public hearing at future dates.

Location: Convent, Louisiana on Highway 3214

Section-Township-Range: Section 12,13,14,15, and 16, T11S-R4E

Elevation: Ranges from 3.08 to 7.27

Proposed Land Use: Industrial

Lot Size: 250 Acres (site), 270 Acres (Total project)

Land Use Designation: Industrial

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

Owner/Development: Wanhua Chemical US Operations, LLC

VIII. ADJOURNMENT

PROCEEDINGS OF THE PLANNING COMMISSION, PARISH OF ST. JAMES, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING ON DECEMBER 27, 2018

The Planning Commission of the Parish of St. James, State of Louisiana, met in regular session at the Courthouse in Convent, Louisiana on Thursday, December 27, 2018 at 6:00 p.m.

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

ABSENT: Malbrough, Krumholt, Lawrence, and Beier

OTHERS IN ATTENDANCE: Blaise Gravois, Marrill McKarry, and Eric Wolverton

MINUTES

Motioned by D. Millet and seconded by Becnel to approve the minutes of the November 27, 2018 regular meeting, all in favor. Motion carried.

CORRESPONDENCE

Director of Operation Blaise Gravois advised to the board members that Wanhua Chemical US Operations, LLC (Item# 18-46) Land Use application and Binders has been submitted to the Permitting and Planning Department. Chairman Glen Millet asked if there were any public comments. There were no public comments.

PRESENTATION AND PUBLIC COMMENTS

1. Presentation – None
2. Public Comments–None

OLD BUSINESS

1. None

NEW BUSINESS

1. **S. J. Keller Properties, LLC (Item #18-42)-** Represented by Matthew Ledet with T. Baker Smith, requesting to amend the agenda item from preliminary to preliminary & final approval of Lot A and C of Lot1 of Laura Plantation into a lot herein designated as Lots A-1, B-1, and C-1 of the Laura Plantation tract located in Vacherie, Louisiana due to receiving the approval letter of No Objection from LaDHH prior to meeting date. Motioned to approve to preliminary and final approval by Matherne and seconded by Becnel. All in favor. Motion carried.
2. **Rhondalette Steib-Burham (Item # 18-43)-** Represented by Trey Chauvin with Leonard Chauvin Civil engineering and Land Surveying. Requesting approval of Lot 17 and Lot 18 a portion of the R & L Bourgeois Subdivision Tract into a lot herein designated as Lot 17-18 of a portion of the R & L Bourgeois subdivision located in Vacherie, Louisiana. Pending the Letter of No Objection from LaDHH and the Deliverance of CAD file. Motioned to approve by Boudreaux and Seconded by Matherne. All in favor. Motion carried.
3. **Wanhua Resub division (Item # 18-44)-** Represented by Jim Newport. Requesting preliminary approval for resub division of 53.151 acre portion of Occidental Parcel, A 75.243 acre portion of +/-147 acre Occidental Parcel, and 34.714 acre and 84.437 acre portion of A +/-492 acre Occidental portion into parcel W located in Convent, Louisiana on highway 3214. Pending the Letter of No Objection from LaDHH and the Deliverance of CAD file. Motioned to approve by Boudreaux and Seconded by Matherne. All in favor. Motion carried.

LAND USE

4. **Wanhua Chemical US Operations, LLC (Item #18-45)-** Applicant will present full Land Use application at the January 28, 2019 meeting. Dean Millet offered a motion and was seconded by Boudreaux to send recommendation to Parish Council to hold two public hearings. Chairman Glen Millet ask if anyone in the audience or on stage would like to make a public comment. No Public Comment. First public hearing date recommending to Parish Council would be February 6, 2019 at the Convent Courthouse. The second public hearing meeting to be recommended for February 20, 2019 at the Vacherie Courthouse Annex., All in favor. Motion carried.

ADJOURNMENT

Motioned by Dean and seconded by Boudreaux to adjourn. All in favor. Motion carried. Meeting adjourned at 6:15 p.m.

s/ _____
Glen Millet, Chairman

s/ _____
Michael Krumholt, Secretary

RESUBDIVISION OF A 53.151 ACRE PORTION OF A 553 ACRE OCCIDENTAL PARCEL, A 75.243 ACRE PORTION OF A 1147 ACRE OCCIDENTAL PARCEL, AND A 34.714 ACRE & 85.437 ACRE PORTION OF A 492 ACRE OCCIDENTAL PARCEL INTO PARCEL W

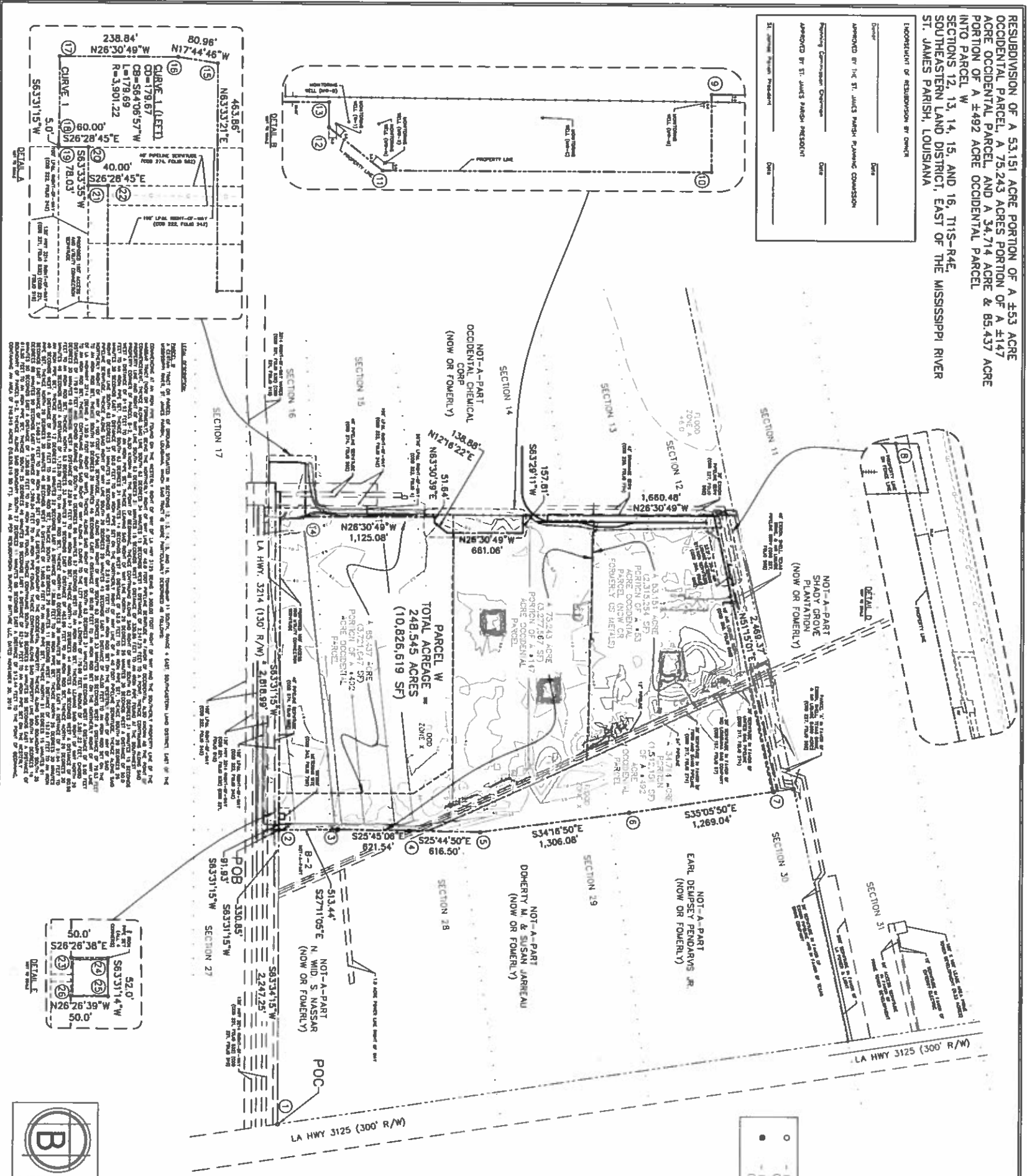
SECTIONS 12, 13, 14, 15, AND 16, T11S-R4E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ST. JAMES PARISH, LOUISIANA

APPROVED BY THE ST. JAMES PARISH PLANNING COMMISSION

APPROVED BY ST. JAMES PARISH PRESIDENT

DATE

DATE

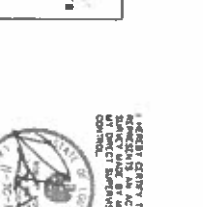
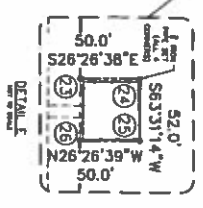


LEGAL DESCRIPTION

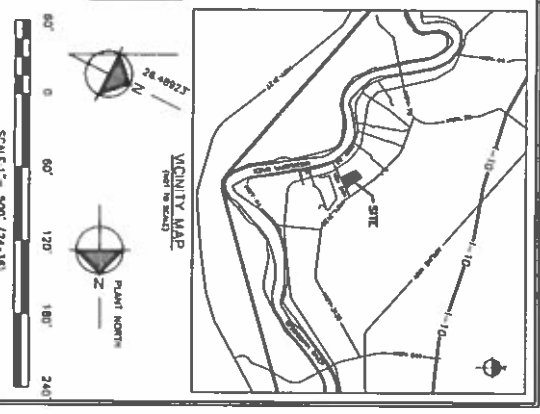
SECTION 12, 13, 14, 15, AND 16, T11S-R4E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ST. JAMES PARISH, LOUISIANA

RESUBDIVISION OF A 53.151 ACRE PORTION OF A 553 ACRE OCCIDENTAL PARCEL, A 75.243 ACRE PORTION OF A 1147 ACRE OCCIDENTAL PARCEL, AND A 34.714 ACRE & 85.437 ACRE PORTION OF A 492 ACRE OCCIDENTAL PARCEL INTO PARCEL W

SECTION 12, 13, 14, 15, AND 16, T11S-R4E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ST. JAMES PARISH, LOUISIANA



- BOUNDARY MARKER FOUND (TYPE NOTED)
- BOUNDARY MARKER SET (IF IRON PINS)



SECTION	ACREAGE	SQ. FT.	PERCENT
12	12.500	540,000	21.73
13	12.500	540,000	21.73
14	12.500	540,000	21.73
15	12.500	540,000	21.73
16	12.500	540,000	21.73
TOTAL	62.500	2,700,000	100.00

NOTES

1. THIS PLAN IS A RESUBDIVISION OF A PORTION OF A 553 ACRE OCCIDENTAL PARCEL, A 75.243 ACRE PORTION OF A 1147 ACRE OCCIDENTAL PARCEL, AND A 34.714 ACRE & 85.437 ACRE PORTION OF A 492 ACRE OCCIDENTAL PARCEL INTO PARCEL W.

2. THE TOTAL ACREAGE OF PARCEL W IS 248,545 ACRES (10,826,619 SF).

3. THE TOTAL ACREAGE OF THE SECTIONS IS 62.500 ACRES (2,700,000 SF).

4. THE TOTAL ACREAGE OF THE SECTIONS IS 62.500 ACRES (2,700,000 SF).

5. THE TOTAL ACREAGE OF THE SECTIONS IS 62.500 ACRES (2,700,000 SF).





St James Parish Industrial Land Use

St James Parish Planning & Permitting Office
P.O. Box 106
Convent La. 70723
Office: 225-562-2264 or 225-562-2444

Name of Corporation: Wanhua Chemical US Operations LLC

Representative: James Newport

Mailing Address: 9270 Siegen Lane, Baton Rouge, LA, 70810

Representative email address: newportjwn@whchem.com

Phone Number: (Office) 346-754-5229 (Cell) 713-816-4494 (Fax) _____

1. Attach Preliminary Plat

- a. Location of Site LA 3214
- b. Section-Township-Range Sections 12,13,14,15 and 16 Township 11S, Range 4E
- c. Current use of site Agricultural
- d. Total acreage of site 250 acres(site) Total project (270 acres)
- e. Acreage of development and elevation 200 acres. Elevation - NAVD
- f. Current land use designation by Parish Industrial
- g. Distance between proposed facility and nearest residential properties < 2.2 km

2. Facility Description

Description of facility and proposed operations (attach additional sheets if needed)

Wanhua Chemical US Operations, LLC (herein called Wanhua) intends to build a grass root polyurethane facility plant in the state of Louisiana and will be built in two phases:

- Phase I: MDI
- Phase II: TBD

The Phase I, Wanhua US MDI Complex Project (herein called the project), a grass root MDI with a plant capacity of 400 KTPA of MDI. The planned Phase 1 will import aniline, chlorine, caustic soda, sulfuric acid, and formaldehyde. The facility will produce polymeric isomers of Methylene Diphenyl isocyanate(MDI)

The core MDI process units are owned and operated by Wanhua with a third party Hydrogen and CO facility (herein called HYCO) will be co-located to supply raw materials to the project. To consume excess HCl generated during the MDI process, an EDC plant with capacity of 240 KTa is also planned. Apart from the main process units (ISBL), the facility will also include auxiliary process units, utilities, feedstock and product export pipeline, and infrastructure (OSBL).

a. Include anticipated future expansions TBD

Based on market analysis, Phase II could include raw material replacement or another isocyanate product.

b. Estimated permanent full time employees / part time employees / contract employees The project will create 170 new permanent full-time jobs.

c. Estimated contractor employees during construction Peak construction – estimated 1000 construction jobs

d. Length of construction 26 months

e. Proposed date of construction Feb 2019 – July 2021

f. Proposed date of operations Oct 2021

3. Substances Produced and/or Stored

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

Raw Materials - Aniline, Sulfuric acid, Formaldehyde, Ethylene

Intermediates produced –Phosgene, Methylene dianiline, Methylene Diphenyl Diisocyanate, Ethylene Dichloride, Methanol and HCl

Products- - Methylene Diphenyl Diisocyanate, Toluene Diisocyanate, Ethylene dichloride.

b. Attach any pertinent Material Safety Data Sheets (MSDS).

c. Include National Fire Protection Association (NFPA) 704 reference

4. Is the proposed facility projected to produce and/or store any substances related to the *Emergency Planning and Community Right-to-Know Act (EPCRA)*?

a. Facility Type:

i. EPCRA Facility Type 302 - yes

ii. EPCRA Facility Type 311/312 - yes

iii. EPCRA Facility Type 313 - yes

iv. EPCRA RMP Site - yes

5. What is the facility's average, most probable worst case scenario for both RMP and non-RMP facilities? Worst case –catastrophic failure of phosgene reactor . This scenario is safeguarded against by installing double wall vessel and associated piping, minimizing phosgene inventory in vessel, and immediately routing phosgene generated into phosgenation reactor for use. Overpressure is protected with PSV routed to caustic scrubber. Phosgene containing equipment is enclosed in containment and routed to caustic scrubber.

Most probable – overwhelm phosgene enclosure scrubber. This scenario is safeguarded with scrubber design capacity, automatic shutdown of phosgene generator at high phosgene concentration in the scrubber effluent.

6. What is the proposed facility's Emergency Operation Plan for the prevention, preparation, response, mitigation, and recovery for the following:
- a. Fire- to include manpower, fire water, cooling water and appropriate fire suppression agent, i.e., foam, dry chemical. We anticipate that we will have 30-40 fully trained and qualified industrial fire fighters available to respond to a fire emergency during daytime operation and roughly 20 after hours, weekends and holidays until help can arrive. We will have a capacity of 9000 gpm of firewater and cooling capacity. We will also have sprinkler and deluge systems installed in strategic areas around the site for fire detection and suppression. We will also keep on ABC Fire extinguishers and dry chem carts as well as AR-AFF foam. 2 – 5500 gpm foam pumper fire trucks. 1 – ¾ ton 4 wheel drive quick attack truck with 2 1250 gpm monitors and a 50 gallon foam tank. A fully equipped HAZMAT/Rescue vehicle.
 - i. Is the facility's water supply designed for twice the water supply needed? The facility fire water supply has been designed at a capacity rated for 9000 gpm. This takes into account our potential worst case scenario. We will also have a fire water supply tank that can supply water at this rate for ? hours...
 - ii. Does the facility have twice the needed fire suppression agent, i.e., foam, dry chemical? We will keep 125% of the needed AR-AFFF foam necessary to extinguish a fire involving the entire contents of the largest flammable storage tank on site. The foam is also available to vapor suppression for HAZMAT events. We will also have dry chem wheel carts and fire extinguishers for small fires.
 - b. Releases- to include manpower and resources, i.e. water, foam, dry chemical. See ERP
 - c. Spills- to include manpower and resources, i.e. water, foam, dry chemical. See ERP
 - d. Weather events. We have a complete emergency response plan and accompanying procedures which also addresses severe weather events, hurricanes, tornadoes, lightning storms and freezing conditions.
 - e. Air monitoring at the perimeter of the facility (fence line) to assure public safety. We will be installing phosgene, chlorine, and LEL monitors at the fence line to ensure public safety.
 - f. Does the proposed facility agree to provide Emergency Response Plan(s) to, at a minimum, respective fire department and Parish Office of Emergency Preparedness for proper public safety planning? Yes

g. The proposed facility projected operating schedule other than normal downtime for routine maintenance?

24 hours per day/7 days per week/ 365vdays per year

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

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

NA

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

9. Does the Facility Security Plan incorporate prevention, preparation, response, mitigation, and recovery from chemical, biological, radiological and inclement weather threats? Yes to all threats. In addition, weather threats will be covered under our emergency response procedures.

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

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.