

Date	February 26, 2019
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Louisiana Certified Sites Program Application

Site name	I-12 Industrial Site	
Street address or other physical location	At this time, no specific street address has been assigned for the site. Please enter the following Plus Code to view the site in Google Maps	
Additionally, please include accurate latitude/longitude <i>in decimal form</i> (not Deg/Min/Sec)	Plus Code: GP3W+JX Covington, Louisiana Latitude: 30.50088° Longitude: -90.25318°	
City/town(nearest), State, and Zip code	Robert, Louisiana 70455	
Parish	Tangipahoa Parish	
Contact person and title (Owner, Director, etc.)	Jeanine Connelley, General Manager	
Organization	Reimers Company, LLC.	
Street address	23107 Zemurray Gardens Drive	
City/State/Zip	Loranger, Louisiana 70446	
Telephone	Office (985) 878-8022	Cell (985) 320-2800
E-mail	Jeanineconnelley@charter.net	

Statement of Affirmation

I have examined this application and all accompanying materials, and to the best of my knowledge, the information provided herein is correct and complete. I will notify Louisiana Economic Department in writing of any subsequently discovered errors in the information provided and will clarify, amend or supplement any information, as requested by the department.

In submitting this application, I do freely participate in the Louisiana Certified Sites Program. I acknowledge that certification of the site by Louisiana Economic Development is made at its sole discretion and its decision is not appealable.

I therefore request certification pursuant to this application.

Signature

Title

Date

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Foreword

As you prepare to undertake the LED certification process, please understand that you are preparing, in effect, a *proposal to a prospective buyer*. Do not think of this document as “busy work,” necessary to get your site certified by LED. *That could be a big mistake.*

A *minimum* quality submittal will get *minimal interest* from buyers. The exhibits being required herein will go, in their entirety, to prospective buyers from across the US and, potentially, across the globe. Make your best effort to have high-quality exhibits that will represent you and your site well with all prospective buyers. Do not short-change your site with hastily prepared exhibits and always use original, 1st generation prints. Take your time and show your site in its best light.

Prospective buyers that contact LED are often considering multiple states. Your site submittals will likely be compared to a dozen sites under consideration from other states. Do what you can, via enhanced submittals, to make sure your site makes it to the second round and you get a site visit from the buyer.

Note: Do NOT fill out this application if you have not received LED's review and approval of the pre-application form.

Instructions

Save yourself time, effort, and rework. *Please read these instructions carefully.*

Also, to eliminate the need to complete this document a second time, please download the latest version of this application from LED's website. Do not bother submitting an application using an out-of-date version.

This is a "protected form." Please enter all data into the white spaces provided. Do not enter data into the gray spaces, which are reserved for LED use only.

Pressing the TAB key will automatically take the user from blank to blank.

Note: We apologize that Microsoft's Spellchecker does not work on "protected forms," like this one, for some reason. Because of this shortcoming, many applicants are submitting applications with many spelling errors. So, please check the spelling yourself or have someone else review your responses to the application word-for-word. Do not let small typos detract buyers' attention from an otherwise quality document.

A. Requirement – Binders

Applicants must plan to submit a minimum of two rounds of binders: two complete binder copies of a Draft set for LED's initial review/comment and two complete binders containing the Final set for LED's files after incorporation of LED's comments. Both sets must be complete binders representing *your best and final effort* and must contain:

1. The application (this document),
2. All required exhibits (including a separate page listing the exhibits by Exhibit Number and name; see list of required documents),
3. Tab pages separating the Application and every major exhibit,
4. A flash drive ("thumb drive"), and
5. Any other appurtenances discussed herein.

Submission of loose leaf documents, not in a binder, is not acceptable. Use of binder clips is not permitted.

LED does not require extravagant binding but all documents must be bound. Three-ring binders are perfectly acceptable for LED purposes.

All exhibits within a binder must be separated *by a tabbed page with tabs that extend past the edge of the exhibit pages* (standard tabs extend ½ inch) so as to allow LED personnel and/or prospective buyers, to locate a particular exhibit quickly. The tabs separating the individual exhibits should be clearly visible when looking at the edge of the binder. Office supply stores like Office Depot sell ready-made tab sets that go from A – Z and 1 – 50. Choose one of these. Alternatively, office supply stores sell tab sets that can feed into your office printer where the actual title of the exhibit can be printed on the tab. This is preferred but is not required. That said, having printed tab pages does add to the overall quality of the submission.

Each binder in both rounds must be accompanied by a flashdrive containing a full and complete copy of all exhibits. Each exhibit must be a separate file on the flashdrive. Do not put more than one exhibit in a file.

Note: Later in these instructions, we explain that the entire Phase 1 Environmental Site Assessment report does not need to be included in the binder. For our purposes, we only need the summary report pages, typically the first 10-30 pages that discuss the “Recognized Environmental Conditions (RECs),” if any. However, the entire Phase 1 report must always be included on the flashdrive. Similarly, if the applicant chooses to include abbreviated sections of any other reports in the binder, the full report must still be included on the flashdrive.

B. Requirement - Upper/Lower Case

All responses **MUST BE** in upper/lower case. Scientific studies have shown that upper/lower case responses are easier and faster to read. Responses in all **UPPER CASE** are the hardest to read and will be rejected. Using upper/lower case will make it easier for your buyer to read.

C. Requirement - Descriptive Titles on All Exhibits

LED plans to build hyper-linked copies of all Certified Site applications so prospective buyers can quickly access every section, title and exhibit with just one click. In order to prepare all submissions for inclusion in a hyperlinked submission to prospective buyers, LED requires that all exhibits be given very descriptive titles. Please give an exhibit a title as long as is necessary to properly describe the contents of the exhibit.

Submissions with brief, non-descriptive titles will be rejected. For example, the titles “Exhibit B – SHPO” and “Exhibit C – Wetlands” will both be rejected since they do not properly convey the contents of the exhibit. But, the titles “Exhibit B – SHPO Letter of Site Clearance” and “Exhibit C – Wetlands Delineation Report” are both acceptable since they do communicate the contents sufficiently to avoid unnecessary clicks by prospective buyers.

D. Requirement - Large, Clear Labeling of All Exhibits

All attachments submitted with the questionnaire should be **CLEARLY** labeled as exhibits: Exhibit A, Exhibit B, etc. All exhibits should also have a single page showing the exhibit title preceding the exhibit title like: “Exhibit A – Property Boundary Survey”. So, each exhibit should consist of the following:

1. A tabbed page that has the Exhibit name or number on the tab,
2. A blank sheet with the title of the exhibit in bold 16-point font (as a minimum size) near the upper middle of the page, and
3. The exhibit itself.

NOTE: The exhibit itself should have the title to the exhibit prominently shown (Example: “Aerial Photograph of Site” but should **NOT** have the exhibit number/letter. That is, leave off the “Exhibit A” off of the “Exhibit A” itself. LED receives RFPs on a weekly basis and each site selection consultant requests a different series of exhibits. It is confusing to them when they ask LED to send them an aerial photo of the site as Exhibit A when the aerial photo submitted for site certification is marked as Exhibit X.

The exhibit itself may be 1-page or 500 pages but it should be preceded by a Tab and a Title page.

E. Requirement – Consistent Exhibit Naming

LED does not have any special requirement regarding exhibit numbering/naming except that all exhibits must have the same general format. If you use letters (a, b, c, etc.) to name your exhibits (“Exhibit A – XXXX”), then use letter designators on all exhibits. When you get to Exhibit Z, start over with Exhibit AA, AB, AC, until done. If you choose to use numbers to identify exhibits, then start at Exhibit “1” and increase the exhibit numbers by “1” until you are complete.

Exhibit names can have special characters like dashes in them (Example: “Exhibit A – Wetlands Delineation.”) but do not use commas to separate portions of the Exhibit Name (Example: “Exhibit A, Wetlands Delineation”).

When completing the Application, never add text AFTER an exhibit name unless the entire exhibit name is enclosed in quotes. Example: See “Exhibit C – Wetlands Delineation” completed on December 10.

F. Requirement – All Exhibits Referenced at Least Once

All exhibits should be referenced in the application at least once. If you have a useful exhibit you believe would be of interest to prospective buyers, be sure to find a logical place to include the exhibit title within this application.

G. Requirement – Titles of Filenames Must Exactly Match Exhibit Names

It is the intent of the department to send an electronic copy of the entire binder to prospective purchasers. For that reason, LED is asking that all documents be submitted in both hardcopy (3-ring binder with tabs separating all sections/exhibits) and electronic form (flashdrive). In addition to 16-point exhibit names preceding each exhibit (discussed above), all files submitted electronically should have a matching filename. That is, the “Exhibit A – Property Boundary Survey”, when submitted electronically, should have a matching filename: “Exhibit A – Property Boundary Survey.”

Note: It is critical that the documents in electronic form be clearly labeled: the titles (“filenames”) of the electronic files must contain 1) exhibit numbers and 2) document contents AND the document. The file, when opened, should have the 1) Exhibit number and 2) Exhibit Title prominently (16-point or larger as mentioned above) presented on page 1. The first page of each exhibit, as discussed earlier, should be a blank page except for the Exhibit Title in 16-point font or larger placed in the upper middle portion of the page.

H. Requirement – Map Specifications and Quality

The site must be clearly outlined on all maps, aerial photos, etc. using a wide line in a color that contrasts sharply with the surrounding colors on the map/photo. Maps without the site outlined in a bold, contrasting color will be rejected. For example, using a yellow line to represent a pipeline on a white background does not allow the prospective buyer to spot a pipeline quickly.

Maps showing utilities (pipelines, electrical, sewer, etc.) should clearly delineate the utility by using wide lines drawn in contrasting colors.

Please be careful not to include too much data on one map. A wide-area map showing major regional transportation roadways does not need to show the local roadways. Too much detail on a map is distracting and results in delay in comprehension of the content of the exhibit.

As an additional example, a flood plain map should show the floodplain, of course. Adding LDAR data to the map is also helpful but the LDAR data lines will often result in what appears to be a cluttered map. Take care to make sure the flood plains are immediately visible to the viewer and that the LDAR lines are not so pronounced that they make the flood plain areas difficult to spot.

Please make a prominent notation on any map that may raise questions in the buyer's mind. For example, if the flood plain map does not contain any flood plains anywhere on the map, either zoom further out until flood plains are included or place a prominent text box in the center of the site that explains why the map does not show any areas of potential flooding. This might also apply to the cultural resources map, the wetlands map, and many other maps.

All maps should be first generation copies; prospective buyers will have a difficult time reading 2nd and 3rd generation maps.

I. Requirement – Roadway Maps

At least one map should be included to show the roadways in the general area of the site. The map should be from a high enough elevation to show the major highways in the area. A map that is zoomed in too close will often not accomplish this goal. Typically, a good local transportation map will cover an area 1-2 miles wide but may be smaller or larger, depending on the site and the major highways accessing the site.

At least one roadway map should highlight the nearest Interstate highway; prospective buyers are always interested in interstate access. If the nearest interstate is too far from the site to show local highways in sufficient detail, a second roadway map zoomed in closer to the site should be included. All interstate highways on a map should be clearly labeled with one or more bold interstate logos that will be quickly spotted by prospective buyers.

Note: Certification requires either a highway adjacent to the site or clear legal ownership/title to a R-O-W, granted in perpetuity, to access the site.

J. Requirement – Legible Exhibits

LED plans to send a high-quality set of the exhibits to all prospective buyers and interested parties. To accomplish that, all exhibits must be very legible. A 2nd or 3rd generation copy is not acceptable.

LED understands that some exhibits, especially those from courthouses, are only available via microfiche and the microfiche copies from a courthouse are not always the best. Original courthouse copies are acceptable even if of poor quality. Third and 4th generation copies of a poor-quality courthouse document are not acceptable.

If the only copy of a document you have, such a parish ordinance or deed, is of poor quality, it will be necessary to contact the appropriate authorities to get a clear copy.

Copies of color maps and aerial photographs should be original print copies; not copies of copies. Colors and lines blend together with each successive photocopy of a document and prospective buyers will not be able to distinguish key features.

Refrain from using scans of color documents/maps. Scanners are very poor at copying the minute details embedded within maps. Scanners are also very poor at reproducing colors accurately. Always produce original prints for maps, not scanned prints.

K. Requirement – Site Outlined in Bold Contrasting Color

Every map that depicts the site must show the site property boundary outlined in a wide line of contrasting color. There are no exceptions to the requirement. Prospective buyers will be unfamiliar with your site and when you give them a map that does not have the site clearly outlined, they will be quickly frustrated.

IMPORTANT NOTE: Some of the required maps, such as the National Resource Conservation Soils map, the FEMA flood plain map, the National Wetlands Inventory map, etc., must be submitted with the site clearly outlined. But, the on-line Federal mapping program only gives the user a PDF of the map. The federal automated mapping program does not give the user an opportunity to outline the site. Even then, the user should NOT print a hardcopy of the PDF map, manually outline the site, and then scan the outlined map into the computer. Too many important details, colors and other pertinent data are lost via the scanning process. This process results in a map of poor quality that will frustrate prospective buyers. Instead, while it might take a bit longer and may require the brief, one-time use of an IT person, the user must edit the PDF directly (without resorting to hardcopy edits) to place the site outline in a bright contrasting color with a wide line so the site is clearly delineated. There are numerous software tools available from Adobe and others to accomplish this task.

Minimum Criteria for Entry into the Louisiana Certified Sites Program

Note: A site does not have to be certified to have its profile published on Louisiana Economic Development's interactive sites and building website.

Note#2: All sites will undergo a recertification process every five years from the date of original certification to verify the original site is still available as described in the submitted certification documents.

- **Address:** Google Maps is somewhat of a global tool available to all internet users. LED needs prospective buyers across the globe to be able to find all certified sites via an address entered in Google Maps.

However, many sites submitted for certification are given a physical address that, when entered into Google Maps, does not take the user to the site! Prospective buyers will find this disconcerting and may quickly reject the site if they cannot find it on Google Maps. So, the application asks for a "Google Maps Address." Use this slot to enter a complete address (street, city, state, zip, etc.) for the site such that, if the address is entered into Google Maps, the site will be displayed.

For example, enter a complete address like "123 Elm St, Houma, LA 70712" but only AFTER you have confirmed that entering that EXACT address results in the site being displayed. As a second example, a user might indicate a site is on "Louisiana Hwy 18" but Google knows it as "LA-18." *Give an address that Google Maps recognizes even if it is different from the one assigned by the US Postal Service.*

- **Size:** At least 25 contiguous, buildable acres, free of impediments to development such as existing structures not appropriate for future commerce, soil contaminants, wetlands, flood plain, protected species and/or cultural resources.
- **Price per Acre:** A fixed purchase price or a fixed leasing price per acre for a specified time period is required to certify and publish a site.

Sites without an offering price will be rejected.

Applications indicating "Price is negotiable" will be rejected.

- **Property Control/Ownership:** Control of the site through option, purchase or other legally binding agreement must be obtained and maintained as a condition of certification. It is required that the property can be obtained free and clear of encumbrances.
- **Buildings:** If there are any buildings of commercial value within the bounds of the site to be certified those buildings must either 1) pass with the Act of Sale and be included in the selling price or 2) be excluded from the certified site by redrawing the site boundary.

Note: The above requirement to redraw the boundary does not apply to small buildings like barns, trailers, etc. are not of significant value and would normally be considered "tear down" buildings.

- **Zoning:** The site must be zoned or otherwise approved for industrial applications. If zoned, a zoning district description and map are required.

Many rural parishes do not have zoning; nevertheless, the site needs to be otherwise acceptable to parish authorities for placement of an industrial facility. If the parish has a land use plan, the site to be certified must comport with that plan. Typically, that means the land use plan must indicate that industrial use is acceptable for the site.

Only sites suitable for industrial use will be considered. Sites adjacent to significant residential development or other land uses incompatible with industrial activities will not be considered. The 24-hr noise, lights, and truck traffic typical of a major industrial development are inherently incompatible with residential communities.

- **Flood:** At least 25 contiguous, buildable acres must be above the 100-year flood plain.

Alternatively, the applicant may provide a formal cost estimate, construction plan and funding source by which construction footprints can be elevated above the flood plain and meet FEMA standards.

Note: The flood plain map that is used to make the above determination must be the latest FEMA map, even if the latest map is still preliminary and even if the local government is protesting or appealing the map.

- **Water Supply:** Delivery prior to any potential project startup, either by line or by well, a minimum of 250,000 gallons of potable or process water per day. If an existing source of water supply is not available, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) funding source to meet the minimum level of service within a reasonable timetable.

Typically, a 4" water distribution line is the minimum size (6" or larger preferred) that can deliver the required dynamic pressure required at industrial sites.

- **Sanitary Sewer:** Provide a minimum of 250,000 gallons per day of available sanitary sewer capacity in a reasonable time period upon notification. If existing sewer capacity is not available to the property boundary, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design, and 3) a funding source to meet the minimum level of service within a reasonable timetable.
- **General Road Access:** The roads accessing the site must be paved with asphalt or concrete and be able to support vehicles with a maximum gross weight of 83,400 pounds, such as semi-trucks and trailers.

The site must have a paved roadway immediately adjacent to the site or have legal title/ownership in perpetuity of a Right-of-Way to access the site.

If a paved access road is not immediately adjacent to the site but a title to a R-O-W is, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 2) a funding source to build a road from the nearest roadway to the site along the owned R-O-W.

- **Electricity:** Identify service provider or providers that can deliver reliable 3-Phase power service to the site prior to any potential project startup. If existing capacity is not available at the site, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) a funding source to meet the minimum level of service within a reasonable timetable.
- **Natural Gas:** Natural gas must be available at the property boundary or available prior to any potential project startup. Typically, a minimum of a 4" distribution line is required with an 8" line preferred.

If natural gas is not available, certification will require submission of 1) an order-of-magnitude cost estimate, 2) a conceptual design and 3) a funding source to meet the minimum level of service within a reasonable timetable.

- **Listing:** The property owner must agree to have the site published by the Louisiana Economic Development on its interactive sites and building website.
- **Phase I Environmental Site Assessment:** The site must have undergone a Phase I Environmental Site Assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Site Assessment must be less than 5 years old from the date of submission. If the Phase 1 report requires additional sampling (a Phase II sampling and reporting effort), that sampling must be complete and show the site is "clean" before a site can be certified.

Note: Foreign buyers may not be familiar with the Phase 1 Environmental Site Assessment process and reporting. They do not know where to look within the thick report for "the results." To make it easy on the foreign buyers and other readers, please always include an executive summary at the very beginning of the document stating the basic findings. (Some consultants already do this; others do not.) Either clearly state no environmental issues of concern were uncovered or list the environmental concerns that were uncovered. You are free to include any caveats in this summary, as well, but please make the results

easy to find for the reader.

LED will accept two types of Phase 1 Environmental Site Assessments:

- 1) A standard E1527-13 Phase 1 Environmental Site Assessment for all sites, rural, urban, and forested, of any size. This standard was issued in 2013 and all practitioners should be using it. Submissions prepared using older versions of the E1527 standard will be rejected.
- 2) A standard E2247-16 Phase 1 Environmental Site Assessment for Forestlands and Rural Property. This type of Phase 1 assessment is limited, as the name implies, to rural lands and forestlands. It is a somewhat simpler assessment and is typically slightly less expensive to implement. If it is used on an urban site or a site to which it is not applicable, it will be rejected by LED.

The E2247-16 standard has been adopted for two years. Any submissions using an older standard will be rejected.

- **Remediated/Contaminated/Brownfield Sites:** If there are unresolved environmental issues, as discussed in the Phase 1 Environmental Site Assessment, the site cannot be certified until a *No Further Action* letter or its equivalent from the Louisiana Department of Environmental Quality (DEQ) is provided.
- **Due Diligence:** The following due diligence action items must be completed for certification.
 - **Phase I Environmental Site Assessment:** The site must have undergone a Phase I Environmental Site Assessment as a prerequisite for being considered for participation in the certification process. The Phase I Environmental Site Assessment must be less than 5 years old from the date of submission.

Note: Foreign buyers may not be familiar with the E-1527 or the E-2247 Phase 1 Environmental Site Assessment process and reporting. They do not know where to look within the thick report for “the results.” To make it easy on the foreign buyers and other readers, please always include an executive summary at the very beginning of the document stating the basic findings. (Some consultants already do this; others do not.) Either clearly state no environmental issues of concern were uncovered or list the environmental concerns that were identified. You are free to include any caveats in this summary, as well, but please make sure the results are easy to find for the reader.

- **Wetland and “Waters of the US” Delineation:** Applicants must have a wetland and stream field survey conducted to delineate all wetlands and “waters of the U.S.” on the site.

If the results of the wetlands delineation indicate that wetlands or water of the U.S. will likely be impacted by planned development of the site (i.e., wetlands are in the middle of the site or in areas likely to undergo construction), the applicant must also submit the wetlands delineation to the U.S. Army Corps of Engineers for a formal Jurisdictional Determination (JD). This formalizes the wetlands delineation and provides some assurance from the Corps that wetlands are no more extensive than the delineation purports.

Notes: A Corps of Engineers wetlands permit application (which is the process required to mitigate on-site wetlands) does NOT have to be submitted to the Corps and wetlands *mitigation* is NOT required of an applicant. That said, applicants with wetlands in the prime areas of their site are encouraged to mitigate those wetlands.

- **Topographic Survey and 100-year Flood Plain Designation:** Obtain a USGS “Quad” map of the site. The map should be zoomed in close enough to the site so the prospective buyer can

read the topographical data (elevations). As with all maps, the site must be outlined on the map using a wide, bold line in a contrasting color.

Note: Quad maps are available electronically on the web. The electronic map can be zoomed in close to the site with no loss of fidelity. Photocopying a hardcopy of a quad map results in a serious loss of fidelity in the map quality and may be rejected.

Obtain the latest FEMA DFIRM map, whether preliminary or final. Demonstrate that the site is either above the 100-year flood plain or a site manufacturing pad can be cost effectively constructed to raise the site above the flood plain. (Be sure to outline the site on the map in a wide, bold line of contrasting color.)

LDAR data may be added to this map but the LDAR data should not be so prominent as to obscure the flood plain areas. The flood plains should be clearly visible.

- **Preliminary Geotechnical Investigation:** Obtain a preliminary geotechnical investigation of the site generally characterizing the site's soil, rock and *groundwater conditions*. Substantiate that unfavorable geotechnical conditions do not exist at the site.

The geotechnical investigation required for certification should involve no less than 2 and no more than 5 borings spread evenly across the site. More than 5 borings are generally not required, regardless of the size of the site since the goal here is to establish general soil bearing pressures/characteristics.

The narrative in the geotechnical report should clearly state the approximate load bearing capacity of a 14" concrete or pipe pile or other similar, commonly used geotechnical support structures used in a major petrochemical plant. It should also estimate the approximate size of spread footings for 2-3 types of industrial structures (tanks, pipe racks, etc.).

Here is LED's guidance for the required number of borings and depth of borings.

25-50 acres, 2 borings with one to 50'

50 – 250 acres, 3 borings with one to 100'

250+ acres, 5 borings with at least one to 100'.

As stated above, more than 5 borings for a preliminary geotechnical investigation is generally not advised.

Note: If the applicant has recent geotechnical data from a project in the immediate vicinity of the site, that data may be deemed acceptable to LED.

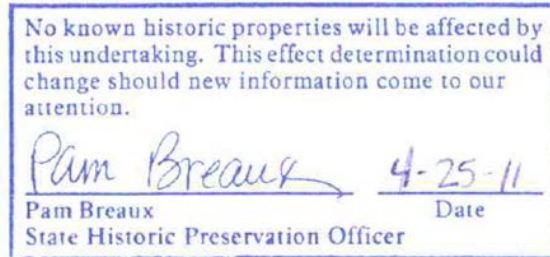
- **Cultural Resources Investigation:** All certified sites must be cleared for development by the State Historic Preservation Office (SHPO) to verify there are no historic or prehistoric archeological sites that will be destroyed by an industrial development. (The SHPO review will also verify that the views of and from a historical site will not be impacted negatively.) The process to clear a site typically requires two steps:
 - 1) Check the SHPO's Database: Hire a qualified third-party archeologist to check the SHPO's electronic database to see if the site has been surveyed for cultural resources in the past. This will typically take under an hour to complete.

If the site has already been surveyed in the past, then get a letter or email from the SHPO indicating the site is cleared for development. Put this letter/email in the binder, as an Exhibit, and you are done.
 - 2) If the site has not been surveyed in the past, the SHPO will likely require that a Phase 1

Cultural Resources Assessment be conducted. Again, you will need to hire a qualified archeological team to conduct the field work and write a report acceptable to the SHPO. Once the study is done, the SHPO will review the report and issue a site clearance, assuming nothing of significance is found during the survey.

Below is a copy of the SHPO stamp that they sometimes use when clearing a site. A letter from SHPO stating the same thing is acceptable.

The SHPO recently (01/19) revised their approval language. The letter from SHPO may use alternative and more complicated phrasing similar to this: *If the proposed project will require federal permits, licenses, funds, loans, grants, or assistance for development, we would recommend to the federal or state agency the no historic properties have been identified within the certified site*



boundaries and no additional cultural resource surveys are required. This phrasing indicates that "if asked by a state or federal agency," SHPO would tell them that no historic properties would be impacted and the site is ready for development.

Note: The SHPO's site clearance must CLEARLY state something akin to the site "is cleared for development" or "we have no further concerns about development of this site." If the letter/email just says "we have received the report and agree with its findings," that is insufficient. Please request a letter or email that states the site is cleared for development.

- **Endangered Species Investigation:** Secure a letter from the Louisiana Department of Wildlife and Fisheries (LDWF) indicating that development on the site will not impact any protected or endangered species on or near the site. It is very rare but the LDWF will occasionally ask for a "habitat survey" to determine if certain species have habitat on the site. If so, this study must be conducted in order for the site to be certified.

An Endangered Species Study is not required or desired. There is no reason to pay money to send a scientist to the site to look for endangered species. A letter from the LDWF is all that is needed.

- **Railroad Accessibility:** If the site can be served by railroad, please provide a brief narrative describing how rail access will be provided. Be sure to indicate in the narrative if roads, highways, streams, bayous or other water bodies must be crossed. Please include a map as an additional exhibit if the suggested route for access crosses any of the previously mentioned obstacles.
- **Utility, Oil/Gas Well, Drainage, and Pipeline Easements and Rights-of-Way:** Identify any and all existing easements, utility rights-of-way, well heads, pipelines, etc. on the site that may be potential impediments to fully utilizing the site.

Minimum Criteria Check List		
Criteria	Minimum Requirement	Yes/No
Acres above 100-yr flood plain using <i>latest</i> DFIRM maps	25 acres or greater	Yes
Price per acre	Clearly stated numerical Price/Lease Amount quoted in writing	Yes
Control of property	Ownership/Option/Other clearly stated.	Yes
Use classification (zoning)	<p>If the site is in an area with zoning, the site must be zoned for industrial use (or capable of being rezoned for industrial use within a reasonable timetable) and, if zoned, a zoning map and zoning regulations attached.</p> <p>If the site is not in an area with zoning, the site must be appropriate for medium to heavy industrial use with 24-hr noise, lights and truck traffic with no significant residential areas nearby.</p> <p>If the parish has a land-use plan or similar document, the site must comport with the uses designated in that plan.</p>	Yes
Potable water supply	A minimum of a 4" water line and a capacity of 250,000 gal/day or greater is available on site within a reasonable timetable. If the water source is not available to the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Wastewater service	250,000 gal/day or greater is available at the site within a reasonable time frame. If existing capacity is not available at the property boundary, a construction plan, schedule, and cost estimate is attached.	Yes
Electrical supply	Reliable 3-phase electrical power is on site or a construction plan, schedule, and cost estimate is attached.	Yes
Natural gas availability	4" minimum sized distribution line must be available at the property boundary or a construction estimate, schedule, and plan for bringing natural gas to the site attached.	Yes
Environmental clearance	Phase I Environmental Site Assessment (less than 5 years old) indicates the site has no issues (RECs). Phase 2 may be required if Phase 1 indicates issues exist on the property.	Yes

Cultural resources	<p>SHPO's letter or stamp clears the entire site for development.</p> <p>A Phase I Cultural Resources study may be requested by the SHPO to get the site cleared.</p>	Yes
Endangered species clearance	A clearance letter from the Louisiana Department of Wildlife and Fisheries (LDWF) is attached indicating that development on the site will not impact threatened/endangered species.	Yes
Wetlands delineation	<p>A Wetlands Delineation has been completed and the report is included in the application.</p> <p>Note that a Jurisdictional Determination from the Corps of Engineers is NOT required.</p>	Yes
Geotechnical testing	A geotechnical firm was hired and the required minimum number of geotechnical borings to appropriate depths (see previous guidance) were made on the site and the report is included in the application.	Yes
Highway accessibility	<p>The site is adjacent to an existing paved roadway or has legal title/ownership of a R-O-W in perpetuity from the nearest roadway to the site.</p> <p>All highways required to access the site from the nearest Interstate highway are paved and capable of supporting 83,400 pounds gross weight.</p>	Yes
Bound and tabbed copies of application and all exhibits	<p>Two copies of the application and all exhibits (in 1st generation copies) are submitted in a 3-ring or similar binder with tabs separating each exhibit.</p> <p>Submittal includes a flashdrive of all documents with each exhibit being a separate file.</p> <p>The site is outlined in a wide, bold contrasting color on EVERY map.</p> <p>All exhibit names match the filenames <i>exactly</i>.</p>	Yes
Maps and attachments	All REQUIRED Maps and attachments, as a minimum, been included with this submittal. (See list of REQUIRED Exhibits near the end of the application.)	Yes

I. Verification of Site Availability

A. Site Identification		
1.	Site name	I-12 Industrial Site
	If a brochure, pictures of the site, or other special exhibits are available, please list them here (one exhibit name per line) As a minimum, please cite the Exhibit# and title for both the aerial photo and the boundary survey here.	Exhibit C. I-12 Industrial Site Property Boundary Aerial Exhibit Exhibit U. I-12 Industrial Site Drive Time Map Exhibit A. I-12 Industrial Site Color Aerial Photo Map Exhibit B. I-12 Industrial Site Oblique Aerial Photo Map Exhibit JJ. I-12 Industrial Site Field Visit Photo Index Exhibit KK. I-12 Industrial Site Executive Summary & Developable Area Exhibit
	Special comments about the site. Comments can be used to describe interesting features, explain site issues, etc. or discuss any other aspect of the site.	The I-12 Industrial Site is located along U.S. Highway 190 and is approximately 6 road miles north of Interstate 12. The site is also 18.9 road miles east of Interstate 55. The site is within close proximity to an existing Walmart Distribution Center. The site is not located within a zoning district and has approximately 90 acres of jurisdictional wetlands on site. The landowner has a permitted wetlands mitigation bank for impacts to jurisdictional wetlands on their property. The wetland mitigation bank credits are for sale for purposes of wetland mitigation
2.	Address or physical location (Additionally, include accurate latitude/ longitude in decimal notation (not Deg/Min/Sec))	At this time, no specific street address has been assigned for the site. Please enter the following Plus Code to view the site in Google Maps Plus Code: GP3W+JX Covington, Louisiana Latitude: 30.50088° Longitude: -90.25318°
3.	City/town (nearest), State/Zip code	Robert, Louisiana 70455
4.	Parish	Tangipahoa Parish
5.	Google Maps Address (See Instructions. Please enter the EXACT text of a complete address that users world-wide can enter into Google Maps to find the site.)	At this time, no specific street address has been assigned for the site. Please enter the following Plus Code to view the site in Google Maps Plus Code: GP3W+JX Covington, Louisiana
6.	Contact person and title	Jeanine Connelley, General Manager
7.	Street address for contact	23107 Zemurray Gardens Drive
8.	City/State/Zip for contact	Loranger, Louisiana 70446

9.	Telephone	Office (985) 878-8022	Cell (985) 320-2800
10.	E-mail for key contact(s)	Jeanineconnelley@charter.net	
11.	Total acres for lease/sale? (acres)		257.99 (acres)
	Total contiguous developable acreage above the 100-year flood plain (when assessed using the latest flood plain maps, even if the maps are preliminary and are being protested by local authorities.)		241.49 (acres)
12.	Number of parcels making up acreage		1 (parcel)
13.	Number of owners of the separate parcels		1 (owner)
14.	Total selling price for all acres (\$)		\$7,739,700.00
	Note: Include a total price, not a unit price per acre or per sq. foot. You may include both total and unit costs but a total cost is required.		
15.	Total acreage annual lease (\$)		Not Applicable
16.	Is there a lease-purchase option? (YES/NO)		No
	If yes, description/comment on lease-purchase option:		
	Not Applicable		
17.	Is there a right-of-first-refusal feature? (YES/NO)		No
	If yes, description/comment on right-of-first refusal option:		
	Not Applicable		
18.	Has a title abstract been submitted with this application? (YES/NO)		Yes
	Note: A title abstract is REQUIRED for sites designated as future LED mega-sites.		
	If YES, Exhibit# and title of document?		Exhibit F. I-12 Industrial Site Partial Title Abstract

19.	Is the acreage sub-divisible? If yes, complete box 18a. (YES/NO)			Yes
19a.	Parcel description	Acres	Lease or selling price per acre (\$)	Total Lease or selling price (\$)
	Parcel No.: 02334208	257.99 (acres)	\$30,000.00	To be determined upon acreage
	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable

A. Site Identification (continued) – Owner#1 information			
1.	Site name	I-12 Industrial Site	
2.	Owner name	Marietta & Warren Trusts	
3.	Contact person	Jeanine Connelley, General Manager	
4.	Street address	23107 Zemurray Gardens Drive	
5.	City/State/Zip	Loranger, Louisiana 70446	
6.	Telephone	Office (985) 878-8022	Cell (985) 320-2800
7.	E-mail(s)	Jeanineconnelley@charter.net	
8.	Total acres, or percent ownership, of the site owned by this owner (acres or %, or both)	(257.99 Ac. +/-) (100%)	
9.	Total selling price for this owner's proportional share (\$)	\$7,739,700.00	
10.	Total annual lease price of this owner's share (\$)	Not Applicable	
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit G. I-12 Industrial Site Memorandum of Agreement	
12.	Comments regarding the immediate availability of this parcel: Parcel is immediately available for purchase.		

A. Site Identification (continued) – Owner #2 information			
1.	Site name	I-12 Industrial Site	
2.	Owner name	Not Applicable	
3.	Contact person	Not Applicable	
4.	Street address	Not Applicable	
5.	City/State/Zip	Not Applicable	
6.	Telephone	Office Not Applicable	Cell Not Applicable
7.	E-mail (s)	Not Applicable	
8.	Total acres, or percent ownership, of the site owned by this owner (acres or %, or both)	Not Applicable	
9.	Total selling price for this owner's proportional share (\$)	Not Applicable	
10.	Total annual lease price of this owner's share (\$)	Not Applicable	
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No Not Applicable	
12.	Comments regarding the immediate availability of this parcel:		
	Not Applicable		

A. Site Identification (continued) – Owner #3 information			
1.	Site name	I-12 Industrial Site	
2.	Owner name	Not Applicable	
3.	Contact person	Not Applicable	
4.	Street address	Not Applicable	
5.	City/State/Zip	Not Applicable	
6.	Telephone	Office Not Applicable	Cell Not Applicable
7.	E-mail (s)	Not Applicable	
8.	Total acres, or percent ownership, of the site owned by this owner (acres or %, or both)	Not Applicable	
9.	Total selling price for this owner's proportional share (\$)	Not Applicable	
10.	Total annual lease price of this owner's share (\$)	Not Applicable	
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No Not Applicable	
12.	Comments regarding the immediate availability of this parcel:		
	Not Applicable		

A. Site Identification (continued) – Owner #4 information			
1.	Site name	I-12 Industrial Site	
2.	Owner name	Not Applicable	
3.	Contact person	Not Applicable	
4.	Street address	Not Applicable	
5.	City/State/Zip	Not Applicable	
6.	Telephone	Office Not Applicable	Cell Not Applicable
7.	E-mail (s)	Not Applicable	
8.	Total acres, or percent ownership, of the site owned by this owner (acres or %, or both)	Not Applicable	
9.	Total selling price for this owner's proportional share (\$)	Not Applicable	
10.	Total annual lease price of this owner's share (\$)	Not Applicable	
11.	Has an "intent to sell" letter from this owner regarding their share been included with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No Not Applicable	
12.	Comments regarding the immediate availability of this parcel:		
	Not Applicable		

B. Option to Purchase Site (if applicable)			
1.	Option holder	I-12 Industrial Site	
2.	Contact person and organization (as appropriate)	Not Applicable	
3.	Street address	Not Applicable	
4.	City/State/Zip	Not Applicable	
5.	Telephone	Office Not Applicable	Cell Not Applicable
6.	E-mail (s)	Not Applicable	
7.	Total number of acres under option to purchase (acres)		Not Applicable
8.	Option expiration date (MM/DD/YYYY)		Not Applicable
9.	Is the option assignable? (YES/NO)		Not Applicable
10.	Is there a mechanism to renew the option upon expiration? (YES/NO)		Not Applicable
11.	Has a copy of the option to purchase been included with this application? (YES/NO) If YES, include Exhibit# and title of document.	No Not Applicable	
12.	Special comments, if any, relative to option to purchase:		
	Not Applicable		

C. Site Zoning, Tax Assessment, and Special Economic Development Districts

1.	Is site within incorporated municipal limits? (YES/NO)		No
	If YES, what municipality?	Not Applicable	
	If the site is NOT within an incorporated municipality, what is the distance to the boundary line of the nearest incorporated area (miles)?	5.72 (miles)	
	What is the name of the incorporated municipality/city/town?	Covington, Louisiana	
2.	Is the site within a zoning district? (YES/NO)		No
	If YES, contact name (including title and email address), agency name, address and phone number of zoning authority.	Tangipahoa Parish Government – Planning 15485 West Club Deluxe Road Hammond, Louisiana 70403 Bridget Bailey, Community Development Director bbailey@tangipahoa.org (985) 340-9028	
	If the site is zoned, briefly describe the property's current zoning classification.		Not Applicable
	If the site is zoned, has a copy of the required zoning map (with the site clearly outlined in a bold, contrasting color) and zoning regulation for that zoning classification been included?		No
	If the site is zoned, include Exhibit# and title of document.		Not Applicable
	If the site is not in a zoned area, is the site within the bounds of a parish or local land use plan or similar construct? (YES/NO)	According to the Tangipahoa Parish Comprehensive Plan, the site is currently considered Forested, Vacant that promotes warehousing, transportation and other industrial uses.	
	If YES, include Exhibit# and title of land use plan document.		
3.	If YES, does industrial use of the site fit well within the planned uses outlined within the land use plan?	Yes	
		Exhibit H. I-12 Industrial Site Zoning Map	
4.	Are there any zoning restrictions, land use restrictions, or other ordinances that limit noise levels? (YES/NO)		No
	If YES, please describe:	Not Applicable	
5.	Are there any height restrictions due to zoning regulations, aviation restrictions, etc.?(YES/NO)		No
	If YES, please describe:	Not Applicable	
6.	Describe any other land use restrictions (e.g., hours of operation; lighting ordinances, etc.)		Not Applicable
7.	If the site must be rezoned to attain an Industrial classification, how long will it take for required re-zoning permits or other required permits to be issued? (months)		N/A
7.	If the site is zoned, are adjacent properties zoned the same as the site? (YES/NO)		N/A
	If NO, what zoning applies to adjacent properties? If NO, a zoning map of the area zoomed in to within a mile of the site must be included with the submittal. Please include Exhibit# and Title.	The adjacent areas have the same general land use guidelines at the site. The land immediately to the west of the site is located in St. Tammany Parish and is zoned A-1.	

	Please describe previous and current uses of the adjacent sites and planned projects within a 2-mile radius of the centroid of the site.	
	Please note any nearby schools, churches, daycare, or residential developments. Be sure to specifically reference any schools, hospitals, or other major government or residential developments by name.	
	Also, please note, by name, any highways, railroads, or other transportation arteries adjacent to the site in your response.	
8.	<p>North: The site is bounded to the north by U.S. Highway 190, rural residential dwellings, Sam's Body Supply and Tool, forested and undeveloped land, Gottschalk Road, Bedico Creek, Entergy 3-phase and single-phase electrical distribution lines, a natural gas transmission pipeline right-of-way, and Woodward Millwork Group.</p> <p>East: The site is bounded to the east by the Florida Parishes Juvenile Detention Center, a pond, U.S. Highway 190, Rivers Retreat Center, forested and undeveloped land, and St. Tammany Parish. St. Tammany Parish defines the eastern boundary of the detention center.</p> <p>South: The site is bounded to the south by forested and undeveloped land, Interstate 12, Bedico Creek Subdivision, Bedico Baptist Church, and Bedico Creek.</p> <p>West: The site is bounded to the west by Bedico Creek, a Walmart Distribution Center, U.S. Highway 190, forested and undeveloped land, Fire Tower Road, and several rural residential dwellings.</p>	
9.	What is the current property tax millage applied to the site? Include units (per acre, etc.) (mills)	97.18 (mills)
10.	What is the current assessed valuation of the whole site? (Total assessed value in \$\$)	\$65,953.00
11.	Has a copy of the latest assessment been provided with this application? (YES/NO)	
	Yes	
	If YES, include Exhibit# and title of document.	Exhibit F. I-12 Industrial Site 2018 Tax Assessment
12.	Is the site located within a Foreign Trade Zone? (YES/NO)	No
13.	Is the site located within a Renewal Community? (YES/NO)	No
14.	Is the site located within a Louisiana Enterprise Zone? (YES/NO)	Yes
15.	Is the site located within a Louisiana Opportunity Zone? (YES/NO) Description of Opportunity Zones: https://www.opportunitylouisiana.com/business-incentives/opportunity-zones Map of Opportunity Zones: http://www.arcgis.com/apps/Viewer/index.html?appid=ce11422bc4f34756b684599be84f8b3d	No

D. Existing Structures on-site					
	Buildings (within the bounds of the site)	Size (sq ft)	Year Built	Latest use	Included in sale (YES/NO)
1.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.	Paved surfaces (including roadways, driveways, parking areas, etc.)				
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
3.	Fences				
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
	Not Applicable	Not Applicable	Not Applicable		
4.	Are there any cemeteries located on the site? (YES/NO)				No
	If YES, please describe.	Not Applicable			
5.	Can any structures not included in the sale be removed within a reasonable timetable such as 180 days or less? (YES/NO)				No
	If current and existing structures will be removed, does a work plan exist to remove structures? (YES/NO) If YES, include Exhibit# and title of document.			No Not Applicable	

E. Land Transferability and Encumbrances		
1.	Has a copy of the deed been included with this application? (YES/NO) NOTE: Deeds that have no deed restrictions are not required documents; deeds with any form of easements, right-of-ways, limitations of use, or other encumbrances MUST BE attached as an exhibit.	Yes
	If YES, include Exhibit# and title of document.	Exhibit J. I-12 Industrial Site Property Deed Report
2.	Has the required boundary/property survey been included with this application? (YES/NO) Note: The boundary survey <i>must be</i> on a white background. A boundary survey using an aerial photo for the background is also appreciated, as a second survey exhibit, if available.	Yes
	If YES, include Exhibit# and title of document.	Exhibit D. I-12 Industrial Site Property Boundary Exhibit
3.	List and describe rights-of-way (include property survey indicating rights-of-way). Feel free to attach as a separate Exhibit, if lengthy. Note: Each encumbrance of any type must be listed here. <i>List each one on a separate line. List the acres encumbered for each separate encumbrance.</i> If there is a utility right-of-way, a drainage right-of-way, wetlands, cultural resource sites, etc., list each of them on a separate line.	
	Include Exhibit# and title of document if attached as a separate document. Exhibit E. I-12 Industrial Site Property Rights of Way Exhibit 1. Drainage Servitude (Ins. 132778) – 0.85 acres Total – 0.85 acres The I-12 Industrial Site is under an existing Oil, Gas and Mineral Lease with Silverhawk Resources III, LLC (Bk. Pg. 1499/68). It is not anticipated this lease would impede future development of the site.	
4.	List and describe other easements (include property survey indicating easements.) <i>Each easement must be listed on a separate line. Include approximate acreage for each easement.</i>	
	Include Exhibit# and title of document if attached as a separate document. None known at this time.	
5.	List and describe any liens against the property.	
	Include Exhibit# and title of document if attached as a separate document. None known at this time.	
6.	List and describe any judgments impacting development of the site.	
	Include Exhibit# and title of document if attached as a separate document. None known at this time.	

7.	<p>List and describe any restrictive covenants associated with the site, each on a separate line.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p> <p>None known at this time.</p>
8.	<p>List and describe other encumbrances, each on a separate line.</p> <p>If wetlands, waters of the US, or cultural resources remain on the site and have not been listed in the previous questions about encumbrances, list them here on separate lines. Include the number of encumbered acres.</p> <p>Include Exhibit# and title of document if attached as a separate document.</p> <p>Exhibit K. I-12 Industrial Site Wetlands & Cultural Encumbrances</p> <ol style="list-style-type: none"> 1. Wetlands – 90.14 acres 2. Other Waters of the U.S. – 3.76 acres <p>The landowner has agreed per the attached Exhibit GG. I-12 Industrial Site Wetlands Mitigation Letter & Mitigation Bank Prospectus to negotiate costs based on impacts to jurisdictional wetlands and/or waters of the U.S.</p>

F. Fire Protection Rating and Proximity to Emergency Medical Care

1.	Is the site within the coverage area of a fire department? (YES/NO)	Yes
2.	Name, address and phone of agency (or other provider) responsible for fire protection services at the site.	Eighth Ward Volunteer Fire Department 42382 Louisiana Highway 445 Ponchatoula, Louisiana 70454 (985) 542-6417
3.	Rating of fire service provider (ISO PPC rating)	5 (ISO PPC rating)
4.	Distance to fire station that will be serving the site (road miles)	7.95 (road miles)
	Name, address and phone of the Fire Station providing services to the site.	Eighth Ward Volunteer Fire Department 42382 Louisiana Highway 445 Ponchatoula, Louisiana 70454 (985) 542-6417
5.	Distance to local emergency medical care facility (road miles)	9.7 (road miles)
	Name, address, phone and brief description of nearest emergency medical care facility. If the facility is a hospital, be sure to include, as a minimum, the number of beds and the types of services rendered.	St. Tammany Parish Hospital 1202 S. Tyler Street, Covington Louisiana 70433 (985) 898-4000 St. Tammany Hospital Foundation, a 501 (c) (3) non-profit organization, was established to sustain the healing work of the physicians and staff of St. Tammany Parish Hospital. The hospital has 232 beds available. The facilities offer services including but not limited to Primary/urgent care, outpatient services, total ortho care, cancer treatment, cardiology, and pediatric services.

II. Utilities and infrastructure

A. Water Supply Infrastructure			
1.	Has a site map, with the site clearly outlined, indicating the location of all existing water utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit L. I-12 Industrial Site Potable Water Infrastructure Upgrade Letter & Map Exhibit BB. I-12 Industrial Site All Utilities Infrastructure Site Map	
2.	Company/agency name, contact name including title and email address, address, and phone of provider of potable or process water to the site	Municipal potable water lines are not currently available for the site.	
3.	Distance to the closest potable/process water line to service the site (feet) (Note: The line must be available at the property boundary or a construction plan, schedule, and cost estimate must be attached to this application.) If a construction plan is attached, include Exhibit# and title of document	Not Applicable Exhibit L. I-12 Industrial Site Potable Water Infrastructure Upgrade Letter & Map	
4.	Size of potable/process water line closest to the site (inches in diameter)	Not Applicable	
5.	Static and residual pressures of the potable/process water line closest to the site	Static N/A	Residual N/A
6.	Source of potable or process water (lake, well, or another source)	Proposed: Well	
7.	Total potable/process water system capacity (millions of gallons per day)	Proposed: 0.25 (millions of gallons per day)	
8.	Current average daily use of the water system (millions of gallons per day)	Not Applicable	
9.	Peak demand (millions of gallons per day)	Not Applicable	
10.	Excess capacity of the existing water system (millions of gallons per day)	Not Applicable	
11.	Has a letter from the provider, confirming the excess capacity, been provided with this application? (YES/NO) If YES, include Exhibit# and title of document.	No Not Applicable	
12.	Distance to closest elevated potable water storage tank (miles)	Not Applicable	

13.	Capacity of closest elevated potable water storage tank (gallons)	Not Applicable	
14.	Distance to the appropriate booster station (miles)	Not Applicable	
15.	<p>Is or will there be adequate pressure and flow at site to combat fires? (YES/NO)</p> <p>If NO, please include an attachment from an engineering firm or other appropriate entity explaining how sufficient water will be made available to fight fires.</p> <p>If NO, include the Exhibit# and title of document.</p>	<p>No</p> <p>Exhibit L. I-12 Industrial Site Potable Water Infrastructure Upgrade Letter & Map</p>	
16.	<p>Has a plan to improve or upgrade the existing water system (including construction budget and schedule) been provided with this application? (YES/NO)</p> <p>If YES, include Exhibit# and title of document.</p>	<p>No</p> <p>Not Applicable</p>	
	<p>If YES, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)</p>	<p>Yes</p>	
	<p>If the plan can be implemented within a reasonable time frame, what is the basis for this assertion? Discussions with water company? Engineering schedule? Contractor discussions?</p> <p>Preliminary engineering measures.</p>		

B. Wastewater Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing wastewater utilities been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit M. I-12 Industrial Site Wastewater Infrastructure Upgrade Letter & Map Exhibit BB. I-12 Industrial Site All Utilities Infrastructure Site Map
2.	Provider of sanitary sewer service (company name, municipal name, etc.). Include agency name, address, phone, contact name including title and email address, as appropriate.	The site does not have current municipal sanitary service.
3.	Distance to the closest wastewater collection line to service the site (feet) (Note: Line must be available at the site boundary or a construction plan, schedule, and cost estimate must be attached.)	Not Applicable
4.	Size of wastewater collection line closest to the site (inches diameter)	Not Applicable
5.	Is there a force main at or near the site? (YES/NO)	No
6.	Capacity of nearest lift station (gallons/day)	Not Applicable
7.	NPDES permit number of sewer provider	Not Applicable
8.	Total capacity of wastewater system (gallons/day)	Proposed: 250,000 (gallons/day)
9.	Current average daily use of wastewater system (gallons/day)	Not Applicable
10.	Peak load on wastewater system (gallons/day)	Not Applicable
11.	Excess capacity of wastewater system (gallons/day)	Not Applicable
12.	Has a letter from the provider confirming the excess capacity been provided with this application? (YES/NO)	No
	If not, what is the basis for the excess capacity assertion?	Discussion with local service provider and preliminary engineering estimates.
13.	If the site's industrial wastewater will be discharged to a local municipal sewer system, what are the pre-treatment requirements to discharge industrial wastewater to the municipal wastewater system? If lengthy, please include the pretreatment requirements as a separate attachment.	
	If included as a separate document, please include Exhibit# and title of document here. Not Applicable	
14.	Has a plan to improve or upgrade the existing wastewater system (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No Not Applicable
	If YES, can this plan be executed within a reasonable time frame such as 180 days or less? (YES/NO)	N/A
15.	Has a plan to establish an on-site wastewater treatment facility been provided with this application? (YES/NO) If YES, please include the Exhibit# and title of document.	Yes Exhibit M. I-12 Industrial Site Wastewater Infrastructure Upgrade Letter & Map

C. Electricity Infrastructure		
1.	Has a site map, with the site clearly outlined, indicating the location of all existing electrical lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit N. I-12 Industrial Site Electrical Distribution Infrastructure Map Exhibit O. I-12 Industrial Site Electrical Transmission Infrastructure Map Exhibit BB. I-12 Industrial Site All Utilities Infrastructure Site Map
2.	Local provider of electrical power (company name, address, phone and contact name including title and email address, as appropriate)	Entergy Louisiana 4809 Jefferson Highway Jefferson, Louisiana 70121 Ana Gale-Orellana, Project Manager (504) 840-2617 agale@entergy.com
3.	Distance to provider's nearest distribution line (feet)	Adjacent to site
4.	Size of provider's nearest distribution line (kV)	34.5 (kV)
5.	Distance to nearest transmission line equal to or greater than 69 kV (miles)	4.2 (miles) Cleco Power
6.	Is reliable 3-phase service available at the site today? (YES/NO) (Note: If existing 3-phase service is not available at the site, certification will require submission of a formal cost estimate, schedule, construction plan and funding source to meet the minimum level of service within a reasonable timetable.)	Yes
	If 3-Phase is NOT available at the site, include Exhibit# and title of document containing the plan to install 3-phase.	Not Applicable
	What additional services are to be included with this upgrade?	Not Applicable
	Can these upgrade plans be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Not Applicable
7.	Is dual feed available? That is, can the site be supplied power from two substations such that if one substation has an outage, the site still has power? (YES/NO)	No
8.	Peak load capacity available at site (MW)?	3 (MW)
9.	Distance to nearest substation to serve the site (miles)	5 (miles)
10.	Distance to the next closest substation to serve the site (miles)	10 (miles)

D. Natural Gas Infrastructure		
1.	Has a map, with the site clearly outlined, indicating the location of all existing natural gas distribution and transmission lines near/adjacent to the site been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit P. I-12 Industrial Site Natural Gas Infrastructure Upgrade Letter & Map Exhibit BB. I-12 Industrial Site All Utilities Infrastructure Site Map
2.	Local distribution/supplier of natural gas (Company/agency name, address, phone and contact name, including title and email address, as appropriate)	Atmos Energy 720 South Morrison Hammond, Louisiana 70403 Chris Farkas, Sales Representative (985) 345-8444 cfarkas@atmosenergy.com
3.	Distance to nearest distribution service line (NOT transmission line) (feet)	830 (feet)
4.	Size of distribution service line (inches)	4 (inches)
5.	Pressure of distribution service line (psi)	35 (psi)
6.	If the distribution line is not on or immediately adjacent to the site, has a plan to extend the line (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit P. I-12 Industrial Site Natural Gas Infrastructure Upgrade Letter & Map
	If the line needs to be extended to the site, can this plan be executed within a reasonable timetable such as 180 days or less? (YES/NO)	Yes
	What is your basis for asserting that the plan can be completed in a reasonable timetable? Engineering/construction estimate? Letter from natural gas supplier? etc.	
	Discussions with utility service provider and preliminary engineering measures.	
7.	Transmission provider (Company/agency name, address, phone and contact name, as appropriate) of natural gas	Gulf South Pipeline Company 9 Greenway Plaza, Suite 2800 Houston, Texas 77046 Ruth Redmon, DOT Compliance Analyst (502) 287-3112 Ruth.redmon@bwpmlp.com
8.	Distance to nearest transmission line (NOT distribution line) (miles)	0.45 (miles)
9.	Size and pressure of transmission line (inches and PSI)	6 (inches) 300 (psi)
10.	Are any known transmission or distribution upgrades or infrastructure improvements planned that will impact service to the site? (YES/NO)	No

11.	List and describe services to be upgraded or improved.	
	Not Applicable	
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If so, what is the basis for this assertion?	
	Not Applicable	

E. Local Product Pipeline Crossings

1.	Do any pipelines of any type (natural gas, water, crude oil, sewer, brine, etc.) cross the site? (YES/NO)	No Exhibit Q. I-12 Industrial Site Local Product Pipelines Map
	If YES, has a map, with the site clearly outlined, depicting the location of any existing or proposed underground (or above-ground) product pipelines been provided with this application? (YES/NO)	
	If YES, please include Exhibit# and title of document.	
2.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
3.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
4.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
5.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable
6.	Pipeline owner	Not Applicable
	Primary contents of pipeline	Not Applicable

F. Telecommunications Infrastructure		
1.	Has a map, with the site clearly outlined, indicating the location of all existing telecommunications lines been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	Yes Exhibit R. I-12 Industrial Site Telecommunications Infrastructure Map Exhibit BB. I-12 Industrial Site All Utilities Infrastructure Site Map
2.	Local provider of telecommunications services (Company, name, address, phone and contact name including title and email address, as appropriate)	AT&T Louisiana 72337 Industry Park Covington, Louisiana 70435 Brad Thompson, Engineering Manager (985) 327-6352 Bt9598@att.com
3.	Distance to provider's nearest telecommunications line (feet)	100 (feet)
4.	Distance to nearest central office (CO) serving the site (miles)	8.5 (miles)
5.	Is digital switching available at the site? (YES/NO)	Yes
6.	Is fiber optic cable currently available at the site? (YES/NO)	Yes
7.	Are T-1 lines available at the site? (YES/NO)	Yes
8.	Are T-3 lines available at the site? (YES/NO)	Yes
9.	Is cellular or PCS wireless service available at the site? (YES/NO)	Yes
10.	Is satellite of commercial grade with an unobstructed view of the sky available at the site? (YES/NO)	Yes
11.	If a plan is underway to improve telecommunications at/near the site, has a copy of the plan to improve the existing telecom lines or systems (including construction budget and schedule) been provided with this application? (YES/NO) If YES, please include Exhibit# and title of document.	No Not Applicable
	If a plan has been developed, which services are to be included:	
	Not Applicable	
	Can these plans be executed within a reasonable timetable such as 180 days or less? (YES/NO) If YES, what is the basis for this assertion?	
	Not Applicable	

G. Roadway Transportation Infrastructure

1.	<p>Has the required map, with the site clearly outlined, indicating the location of all existing roadways in the vicinity of the site been provided with this application? (YES/NO)</p> <p>Note: See guidance on transportation map requirements in the Instructions.</p> <p>Note: There is no need to list a parish, state, or US highway if it is not used to access the site.</p> <p>If YES, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit S. I-12 Industrial Site Roadway Transportation Infrastructure Map</p> <p>Exhibit T. I-12 Industrial Site Roadway Transportation Infrastructure Wide Map</p> <p>Exhibit U. I-12 Industrial Site Drive Time Map</p>			
2.	Nearest roadway	Roadway number (and local/common name)	Distance from site (road miles)	Number of lanes	Width of lanes
	Parish road	Site is primarily accessed by U.S. Highway 190.	Not Applicable	Not Applicable	Not Applicable
	State highway <i>(Give local/common name, too.)</i>	LA Highway 1077 (Turnpike Road)	2.7 (road miles)	2 lanes	12 feet
	U.S. highway <i>(give local/ common name, too)</i>	U.S. Highway 190 (no known common name)	Adjacent to site.	2 lanes	12 feet
	North-south Interstate highway	Interstate 55	18.9 (road miles)		
	East-west Interstate highway	Interstate 12	6.1 (road miles)		
3.	Can parish road sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				No
4.	What is the weight limit of the parish road in pounds (lbs)?	Site is accessed by U.S. Highway 190.			
5.	Can state highway sustain HS20 capacities (3-4 axle vehicles, such as semi-trucks and trailers)? (YES/NO)				Yes
6.	What is the weight limit of the state highway in pounds (lbs)?				83,400 (lbs)
7.	Is access to site controlled by a traffic light? (YES/NO)				No

	Are there any known improvements planned for the typical roadways that might be used to access the site? (YES/NO). If YES, please complete the blocks below.		Yes
8.	Roadway to be improved	Description of improvement, Including controlling or funding authority	Schedule
	Interstate 12	I-12: Livingston P/L – US 51 Bus Over pass; asphalt overlay of asphalt pavement	Estimated completion end of 2019.
	Not Applicable	Not Applicable	Not Applicable
	Not Applicable	Not Applicable	Not Applicable
9.	Are there any known road improvements planned that will impact access to the Interstate highway? (YES/NO)		Yes
	If YES, how long will access to the interstate be impacted?	12-18 months	
10.	Are any roadway improvements required to access the site? (YES/NO)		No
	If YES, please describe required improvements.	Not Applicable	
	If YES, is there a state or local commitment to making these improvements? (YES/NO)		No
11.	Do any rights-of-way need to be obtained to provide roadway access the site? (YES/NO)		No
	Note: Permanent legal ownership/title to a R-O-W, granted in perpetuity, is required for certification for those sites not adjacent to a roadway.		
	If YES, please describe Right-of-Way needs.	Not Applicable	
	If YES, what is the time schedule for obtaining these rights-of-way?		Not Applicable

H. Air Transportation Infrastructure		
1.	Name and address of nearest commercial airport with scheduled passenger service Please include link to airport website.	Louis Armstrong New Orleans International Airport 900 Airline Drive Kenner, Louisiana 70062 (504) 464-0831 www.flymsy.com
2.	Distance in road miles to the nearest commercial airport (road miles)	50 (road miles)
3.	Average travel time to nearest commercial airport (minutes)	56 (minutes)
4.	Number of air carriers serving nearest commercial airport	12 carriers
5.	Is direct international passenger service available at this airport? (YES/NO)	Yes
6.	Is international passenger service available within a two-hour flight? (YES/NO)	Yes
7.	Is international cargo service available? (YES/NO)	Yes
Optional – Enter a second commercial airport that might be near your facility if your site can be accessed fairly easily from two airports.		
8.	Name and address of second closest commercial airport with scheduled passenger service. Please include link to airport website.	Baton Rouge Metropolitan Airport 9430 Jackie Cochran Drive Baton Rouge, LA 70811 www.flybtr.com
9.	Distance in road miles to the second closest commercial airport (road miles)	66 (road miles)
10.	Average travel time to second closest commercial airport (min)	67 (minutes)
11.	Number of air carriers serving second closest commercial airport	4 carriers
12.	Is direct international passenger service available at this airport? (YES/NO)	No
13.	Is international passenger service available within a two-hour flight at this airport? (YES/NO)	Yes
14.	Is international cargo service available at this airport? (YES/NO)	No

I. Rail Infrastructure		
1.	Is there a rail spur already on-site or is a rail line adjacent to the site? (YES/NO)	No
2.	Name of carrier of nearest freight railroad line?	Canadian National Railway
3.	Distance to the nearest carrier's freight railroad line (miles)	12 (miles)
4.	<p>If the site is accessible by rail, please provide a brief narrative describing the route the rail will take to access the site. If the route will cross any roads/highways or waterbodies (bayous, canals, rivers, etc.) be sure to mention these crossings in the narrative.</p> <p>Include a map of the proposed route if any right-of-way must be acquired in order to bring rail to the site.</p> <p>If a map is included, please include Exhibit# and title of document.</p>	Rail service is not feasible for the site.
5.	Second carrier's closest freight railroad line, if a second carrier can reasonably provide service to the site. Otherwise, answer "N/A."	Not Applicable
6.	Distance to the second closest carrier's freight railroad line (miles or N/A)	Not Applicable
7.	Ownership/Operator and approximate location of nearest intermodal rail yard	Norfolk Southern Rail Yard 111 Cliff Mitchell Road Picayune, Mississippi 39466
8.	Distance to nearest intermodal rail yard (rail miles)	47 (road miles)
9.	If rail is not already on or adjacent to the site, has a plan to provide service (including construction budget, construction plan, schedule, and source of funding) been attached? (YES/NO)	No
	If YES, please include Exhibit# and title of document.	Not Applicable
	In what time frame can rail service be provided to the site? (months)	Not Applicable
	What is the basis for this assertion? Engineering estimate? Letter from rail company? etc.	Not Applicable
10.	If rail is not currently on or adjacent to the site, do rights-of-way (ROW) exist for extension of rail line to site? (YES/NO)	No
	Do these rights-of-way cross federal, state, or parish roadways? (YES/NO)	N/A
11.	What party is responsible for ongoing maintenance of line extended to the site?	Not Applicable

J. Water Transportation Infrastructure		
1.	Name, address, phone, contact name including title and email address (as appropriate) of nearest shallow draft port . Please include link to port website. Note: If a deep-water port is the closest port to the site and can handle shallow water/barge traffic, enter it here and in the spaces designated for a deep-water port.	South Tangipahoa Parish Port Commission – Port Manchac 31450 Highway 51 South Manchac, Louisiana 70421 Patrick J. Dufresne, Executive Director/CEO (985) 386-9309 portmanchac@i-55.com www.portmanchac.com
2.	Name of waterway at shallow draft port	North Pass
3.	What types of cargo ships/barges can be loaded and unloaded at this port (dry bulk (coal, grain, ores, etc.), Reefer (fruits, vegetables, meats, etc.), Ro-Ro, bulk liquid, containers, chemicals, crude, automobiles, etc.)?	The facility is capable of handling bulk, break-bulk, neo-bulk, and containerized cargo by barge, rail, and truck.
4.	What water depth is maintained at the shallow water port? (feet)	9 (feet)
5.	Distance in road miles to nearest shallow draft port (road miles)	31.8 (road miles)
6.	Does the shallow water port site currently have barge docking facilities? (YES/NO)	Yes
7.	Name, address, phone and contact name including title and email address (as appropriate) of nearest deepwater port . Please include link to port website. (Note the name of the shallow water port and deepwater port may be the same. Most deep-water ports can also service shallow water vessels, like barges.)	Port of New Orleans 1350 Port of New Orleans PI New Orleans, Louisiana 70160 (504) 522-2551 Brandy D. Christian, President/CEO (504) 528-3201 Brandy.christian@portnola.com www.portnola.com
8.	Name of body of water at deepwater port	Mississippi River
9.	What types of cargo ships/barges can be loaded and unloaded at this port (dry bulk (coal, grain, ores, etc.), Reefer (fruits, vegetables, meats, etc.), Ro-Ro, bulk liquid, containers, chemicals, crude, automobiles, etc.)?	The port can handle containerized cargo such as coffee, plastics, apparel, food products and consumer merchandise. Breakbulk cargo such as steel, non-ferrous metals, rubber, wood paper, etc. Heavy lift/project cargo, Ro-Ro, temperature sensitive cargo, etc.
10.	Distance to the nearest deepwater port? (road miles)	50.1 (road miles)
11.	Does the deepwater port currently have deepwater vessel docking facilities? (YES/NO)	Yes
12.	How much draft can this deepwater port accommodate? (feet)	45 (feet)

K. Geography and Geological Assessment		
1.	<p>Has the required U.S. Geological Survey quad map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Note: The map must be zoomed in to the site close enough to where the topographical data (elevations) is clearly legible. LED does not need the whole USGS quad map but would appreciate it if both exhibits are attached.</p> <p>Note: See cautionary statement about using hardcopy quad maps in the Instructions.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit V. I-12 Industrial Site U.S. Geological Survey Quad Map</p>
2.	<p>Has the required Soils Conservation Service (SCS) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit W. I-12 Industrial Site Soils Conservation Service Map</p> <p>Exhibit X. I-12 Industrial Site Soils Map Report</p>
3.	<p>Has the required National Wetlands Inventory (NWI) map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit Y. I-12 Industrial Site National Wetlands Inventory Map</p>
4.	<p>Has the required FEMA 100-year flood plain map, with the site clearly outlined, been provided with this application? (YES/NO)</p> <p>Note: Applicants must use the latest FEMA DFIRM map, even if the map is preliminary and the map is being contested by local authorities.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit Z. I-12 Industrial Site FEMA 100 Year Flood Plain Letter & Map</p>
5.	Minimum topographical elevation (ft, MSL)	30 (ft, MSL)
6.	Maximum topographical elevation (ft, MSL)	40 (ft, MSL)
7.	Topographical variation (maximum elevation minus minimum elevation) (ft)	10 (feet)
8.	Indicate the general grade or percentage slope of the site.	0.8%
9.	Describe the general terrain of the site (e.g., flat, gently rolling, greatly sloping, etc.).	Gently rolling
10.	Describe the general type of vegetation on the site (forest, grass, crops, etc.)	forested
11.	Identify any bodies of water or wetlands on or abutting the site.	Identify authority with jurisdiction over these water bodies.
	Wetland (90.14 acres)	United States Army Corps of Engineers
	Other Waters of the U.S. (3.76 acres)	United States Army Corps of Engineers
	Not Applicable	Not Applicable

12.	Has a copy of the required geotechnical study been provided with this application? (YES/NO) Note: See Instruction for geotechnical requirements. Please include Exhibit# and title of document.	Yes Exhibit AA. I-12 Industrial Site Preliminary Geotechnical Engineering Report
	If YES, does the geotechnical study indicate that the site is compatible with industrial development? (YES/NO)	Yes
	If YES, does the study indicate the soils are suitable for building foundations and/or construction of on-site roadways?	Yes
	If YES, is soil augmentation required for construction of a "typical" 100,000 sq ft industrial manufacturing building? (YES/NO)	Yes
13.	Depth to groundwater (ft)	13-16 (feet)
14.	Has the required color aerial photo (from the past 24 months, with the site clearly outlined, been provided with this application? (YES/NO) Please include Exhibit# and title of document.	Yes Exhibit C. I-12 Industrial Site Property Boundary Aerial Exhibit Exhibit A. I-12 Industrial Site Color Aerial Photo Map Exhibit BB. I-12 Industrial Site Oblique Aerial Photo Map

L. Environmental Site Assessment		
1.	<p>Has the required copy of the Phase I Environmental Site Assessment that is less than 5-years old been included with this application? (YES/NO)</p> <p>Note: Only the basic report should be included in the binder with the complete report included on the flashdrive.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit CC. I-12 Industrial Site Phase I Environmental Site Assessment</p>
2.	<p>Was the recommendation from the Phase I "No Further Action"? (YES/NO)</p> <p>If NO, list the "Recognized Environmental Conditions (RECs)" that were identified (line-by-line) and what additional recommendations were made in the report.</p>	Yes
3.	Do the findings of Phase I suggest/require a Phase II? (YES/NO)	No
	If YES, has a Phase II environmental assessment been completed? (YES/NO)	N/A
	If a Phase II has been completed, a copy must be included as an exhibit. Has a copy of the Phase II assessment executive summary been provided with this application? (YES/NO)	No Not Applicable
	If YES, please include Exhibit# and title of document.	
	Was the recommendation from Phase II "No Further Action"? (YES/NO)	N/A
4.	<p>Has the required letter from the LA Dept. of Wildlife and Fisheries (LDWF) indicating that development will not impact any endangered species and that the site is cleared for development been included with the application? (YES/NO)</p> <p>Note: No field study is required. Just the letter.</p> <p>Please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit DD. I-12 Industrial Site LA Dept. of Wildlife & Fisheries Letter</p>
5.	Has the required wetlands delineation (less than 5 years old) been conducted for this site? (YES/NO)	Yes
	A color copy of the entire wetland delineation report must be provided with this application.	Exhibit EE. I-12 Industrial Site Wetlands Delineation Report
	Please include Exhibit# and title of document.	
	If a wetlands delineation has been conducted, did it indicate the presence of wetlands and/or other "waters of the U.S." on site? (YES/NO)	Yes
	If wetlands were identified on site, has the optional Jurisdictional Determination (JD) been requested from the Corps of Engineers? (YES/NO)	Yes
	Note: Sites submitted for certification are NOT required to have a JD. Only a wetlands delineation is required.	
	If the optional JD was requested, the JD application must be attached here.	Exhibit FF. I-12 Industrial Site USACE Jurisdictional Determination
	Please include Exhibit# and title of document.	

<p>If wetlands were present, was a Corps of Engineers Sec 404 Permit Application submitted to mitigate the wetlands? (YES/NO)</p> <p>Note: This is optional. LED does not require any sites to seek a Sec 404 permit and/or mitigate the wetlands on site.</p> <p>If YES, please include Exhibit# and title of document.</p>		<p>No</p> <p>Not Applicable</p>
<p>If a Sec 404 wetlands permit application was submitted, has a Corps of Engineers Sec 404 Permit been received? (YES/NO)</p> <p>If YES, please include Exhibit# and title of document.</p>		<p>No</p> <p>Not Applicable</p>
<p>If a wetlands permit (404 permit) was received from the Corps, have all wetlands on the site been mitigated? (YES/NO)</p> <p>Note: LED does not require that wetlands be mitigated for a site to be certified.</p> <p>If YES, please include Exhibit# and title of document showing signed agreement with wetlands bank or other substantiation.</p>		<p>No</p> <p>Not Applicable</p>
<p>Any other comments related to the possible presence of wetlands on site?</p>	<p>The landowner has a permitted wetlands mitigation bank for impacts to jurisdictional wetlands on their property. The wetland mitigation bank credits are for sale for purposes of wetland mitigation.</p> <p>Exhibit GG. I-12 Industrial Site Wetlands Mitigation Letter & Mitigation Bank Prospectus</p>	
<p>6.</p>	<p>Has the required Phase 1 Cultural Resources study been completed (now or any time in the past)? (YES/NO)</p> <p>Note: The "SHPO" in Louisiana is the Louisiana Office of Culture, Recreation and Tourism (CRT), Division of Historic Preservation. They have a database of the entire state of Louisiana and know which areas have already had a Phase 1 study. If a site has already been surveyed, it is not necessary to re-do the Phase 1 study for certification.</p> <p>If a Phase 1 Cultural Resources study was completed as part of the site certification process, please include Exhibit# and title of document.</p>	<p>Yes</p> <p>Exhibit HH. I-12 Industrial Site Phase I Cultural Resources Assessment Report</p> <p>Exhibit II. I-12 Industrial Site LA SHPO Letter or Recommendation</p>
	<p>If a Phase 1 Cultural Resources study was completed as part of the site certification process, was the report submitted to the SHPO for their concurrence with the archeologist's recommendations? (YES/NO)</p>	<p>Yes</p>
	<p>In the letter issued by the SHPO, did the SHPO mention any historical or prehistoric areas on the site that must be avoided during development? (YES/NO)</p>	<p>No</p>
	<p>Has the SHPO cleared the <i>entire</i> site, as outlined on the boundary survey, for development? (YES/NO)</p>	<p>Yes</p>
	<p>If the SHPO has NOT cleared the entire site for development, is a Phase 2 or 3 Cultural Resources study planned? (YES/NO)</p>	<p>No</p>
	<p>If YES, please include an explanation and, if needed, cite an Exhibit# and title of document.</p>	<p>Not Applicable</p>

- 1. U.S. Geological Survey quad map **with the site outlined**
- 2. Color aerial photo from the past 24 months **with the site outlined**
- 3. Boundary survey (including all rights-of-way, building set-backs, servitudes, and easements)
- 4. Copy of the deed or other documents, including parish, state or federal ordinances that would restrict construction or operations at the site of any type.
- 5. Topographical map **with the site outlined** (The USGS Quad map will satisfy this requirement if the topo/elevation data is clearly visible on the portion of the Quad map included as an exhibit.)
- 6. Roster of all owners
- 7. Site map, **with the site outlined**, indicating the location of all existing paved (concrete/asphalt) roadways abutting and/or crossing the site. At least one map should clearly show the site in relationship to the nearest Interstate highway interchange. Interstate highways must be clearly labeled with bold interstate logos.
- 8. Site map, **with the site outlined**, indicating location of existing water, wastewater, electrical, natural gas, telecommunications and other utility lines. These exhibits are best if shown on separate maps. A consolidated map is useful, as well.
- 9. USDA Natural Resources Conservation Service Web Soil Survey map **with the site outlined**
- 10. National Wetlands Inventory (NWI) map **with the site outlined**
- 11. A wetlands delineation must accompany submission. (It must be completed by a Professional Wetlands Scientist (PWS) or, as a minimum, someone who has been through the Army Corps' Wetland Delineation course.)

The submitted wetlands delineation does not have to be a "jurisdictional wetlands determination," that is, a delineation officially approved by the Corps of Engineers is not required unless the site is slated to be a mega-site. Mega-sites must seek a Jurisdictional Determination.

- 12. If a Jurisdictional Determination was submitted to the Corps, a copy of the Corps' Jurisdictional Determination must be included as an exhibit.
- 13. LED does not require that wetlands be mitigated but if a Section 404 Wetlands Permit Application was submitted to the Corps (in order to start the process of mitigating on-site wetlands), a copy of the application must be included as an attachment.
- 14. If the Corps has issued a Sec 404 Permit, allowing the on-site wetlands to be mitigated/destroyed, a copy of the Corps permit must be attached.
- 15. FEMA 100-yr flood plain map **with the site outlined**. Applicants must use the latest flood plain map, even if it is preliminary and is being protested by local agencies.
- 16. Phase I environmental site assessment (must be within the last 5 years). Include the base report in the binder; include the entire report on the flashdrive.

- 17. If a Phase II environmental site assessment has been completed, a copy of a Phase II assessment report in its entirety. Include the base report in the binder; include the entire report on the flashdrive.
- 18. LA Dept. of Wildlife and Fisheries (LDWF) clearance letter – A clearance letter from LDWF indicating that development will not impact any endangered species. (No field work is expected or required, unless required in the clearance letter from LDWF. This is rare.)
- 19. State Historical Preservation Officer (SHPO) letter or rubber stamp on a letter/email regarding the presence of historical or cultural artifacts on the site. The letter or stamp from SHPO will indicate that the site is cleared or may indicate that further evaluation, like a Phase 1 Cultural Resources Assessment, is required.

Note: An email or letter from the SHPO saying “the Cultural Resources report has been reviewed and we have no further comments” is insufficient. We must have something that indicates the site is cleared for development. See the Instructions for further information.

- 20. Phase I cultural resources report, unless the site was previously cleared by the SHPO and no further work was required.
- 21. Copy of a geotechnical study for the site. The report must discuss soil bearing pressures, potential piling loadings and typical size of spread footings for the site.
- 22. If the site is zoned or the site is within a local or parish land-use plan of any sort, the zoning map or land-use plan must be included along with the zoning or land use regulations. The site must be clearly outlined on the map.
- 23. If any pipelines of any sort (water, natgas, benzene, sewer, etc.) cross the site or are within the site property boundaries, those pipelines (with owner names, pipeline contents, and diameter of pipe) must be shown on a Local Pipeline Crossing map.

Desired Documents List

- 24. Copy of the deed, if not required above. Required for future mega-sites.
- 25. Copy of title abstract. Required for future mega-sites.
- 26. Copy of the latest property assessment from the parish assessor
- 27. If applicable, a plan to improve or upgrade the existing potable water system to meet 250 thousand gal/day certification threshold (including construction budget & schedule)
- 28. Letter from the local water provider confirming excess water capacity.
- 29. If applicable, a plan to improve or upgrade the existing wastewater system to meet 250 thousand gal/day certification threshold (including construction budget & schedule)
- 30. If applicable, a plan to extend existing electrical lines, or upgrade current system, to meet 3-phase certification threshold (including construction budget & schedule)
- 31. If applicable, a plan to extend the natural gas line (including construction budget & schedule)
- 32. If applicable, a plan to extend and/or improve the existing telecom lines or systems to meet certification threshold (including construction budget & schedule)
- 33. If applicable, a plan to provide rail service to the site (including construction budget and schedule)

(Last revision: July 2018)

