



St Charles Parish Planning and Zoning Commission

Proposed Oilseed Processing Facility
Destrehan, LA



Current Site Today



- Grain Terminal (1961)
- Soybean processing facility utilizing hexane extraction
 - Operating safely in the community since 1967
- Homes have been much closer to site in the past than will be with the expansion.



Clearing Up Misconceptions

- No Biofuel Production
 - We are producing Vegetable Oil
- Chevron JV: Not a 'refinery' as some may envision
 - The Veg Oil goes through a pre-treatment step of filtration and clarification
- Dust Control Measures
 - Fully enclosed unloader and belts
 - Water Curtain Sprinkler system
 - Best available control technologies and retrofitting existing equipment.
- Noise
 - Engineered design
 - Silencers on specific equipment
- Hexane
 - Onsite today and has been since 1967
 - Process is extensively used across the world in safe consistent manner.
 - Follows stringent guidelines governed by well established industry standards



Existing Hexane Extraction Process
Bldg distance to Jonathan St

Existing Hexane Extraction Process
Bldg distance to nearest resident

Distance of Existing Major Operation to
nearest Resident / R1A Zone

110'

350'

110'

Current State with Relation of Major Operations to R1A/Public Street

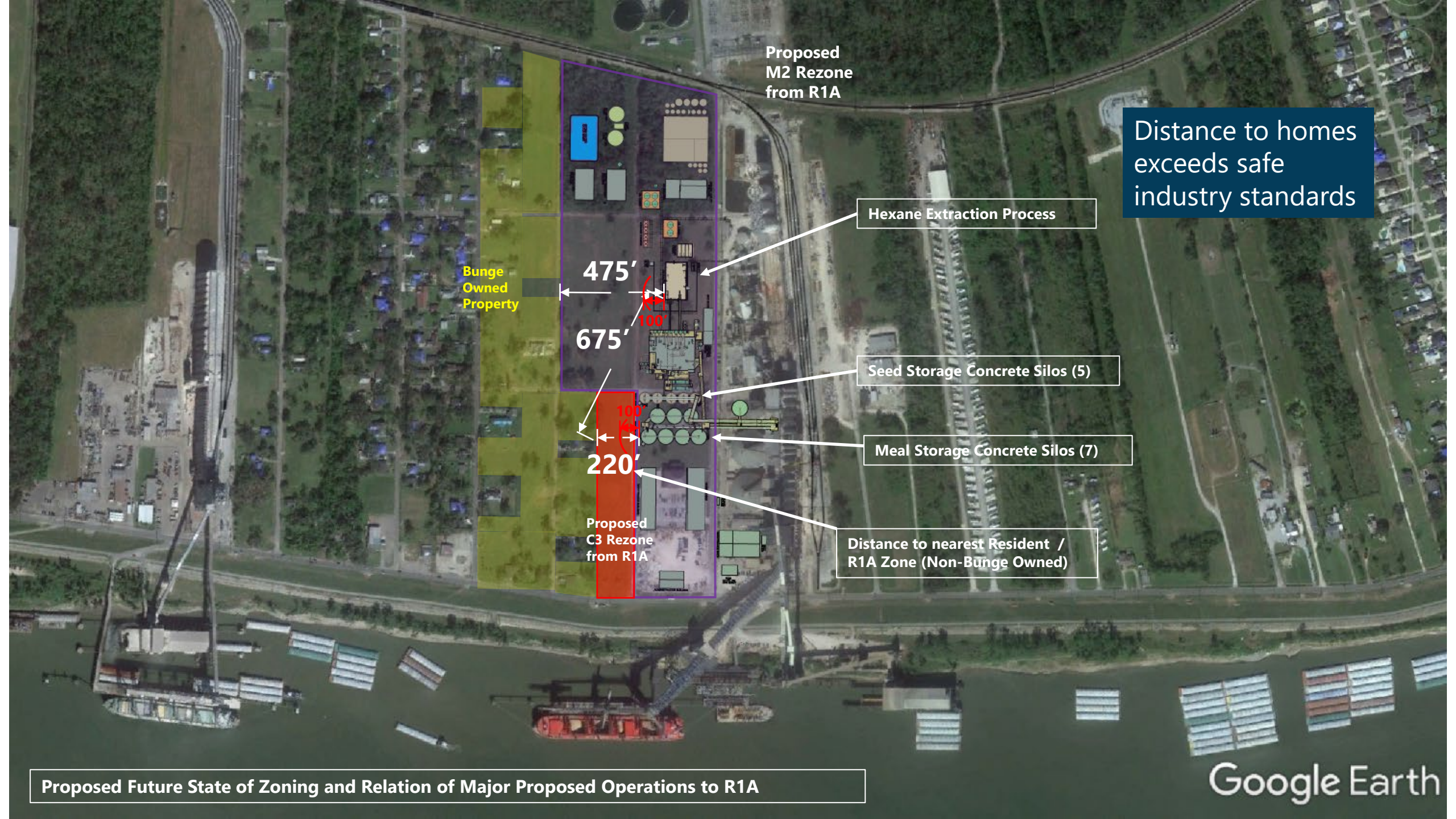
Proposed New Oilseed Processing Plant Layout



- Distance to homes exceeds safe industry standards



Proposed New Oilseed Processing Plant Layout



Proposed
M2 Rezone
from R1A

Distance to homes
exceeds safe
industry standards

Hexane Extraction Process

Bunge
Owned
Property

475'

675'

100'

Seed Storage Concrete Silos (5)

100'

Meal Storage Concrete Silos (7)

220'

Distance to nearest Resident /
R1A Zone (Non-Bunge Owned)

Proposed
C3 Rezone
from R1A

Proposed Future State of Zoning and Relation of Major Proposed Operations to R1A

Major Operation: Hexane Extraction

Applicable Standard:
NFPA 36 (2021):
Standard for Solvent
Extraction Plants; Sect
7.2.6

“...the [Hexane]
extraction process shall
be at least 30m (**100ft**)
from any public way,
any building, or any
property line that is or
can be built on.”

**Project Proposed
distance:**
475 feet



Applicable Standard:
NFPA 30 (2021):
Flammable and
Combustible Liquids
Code; Sect 1.5.3.(9)

“Installations made in
accordance with the
applicable requirements
of the following
standards shall be
deemed to be in
compliance with this
code: (9)NFPA 36”

- NFPA 30 is
referenced in Sect
VI.D.I.4.C of St
Charles Parish
Zoning Ordinance of
1981

Major Operation:
Hexane Extraction



Applicable Standard:
NESHAP (2020):
Solvent Extraction for
Vegetable Oil
Production; 40 CFR 63

- Establishes hexane loss limits on vegetable oil plants to protect public health in the community
- Limit based on the Maximum Achievable Control Technology
- EPA last reviewed in 2020 and concluded limits were protective of human health

Major Operation: Concrete Silos

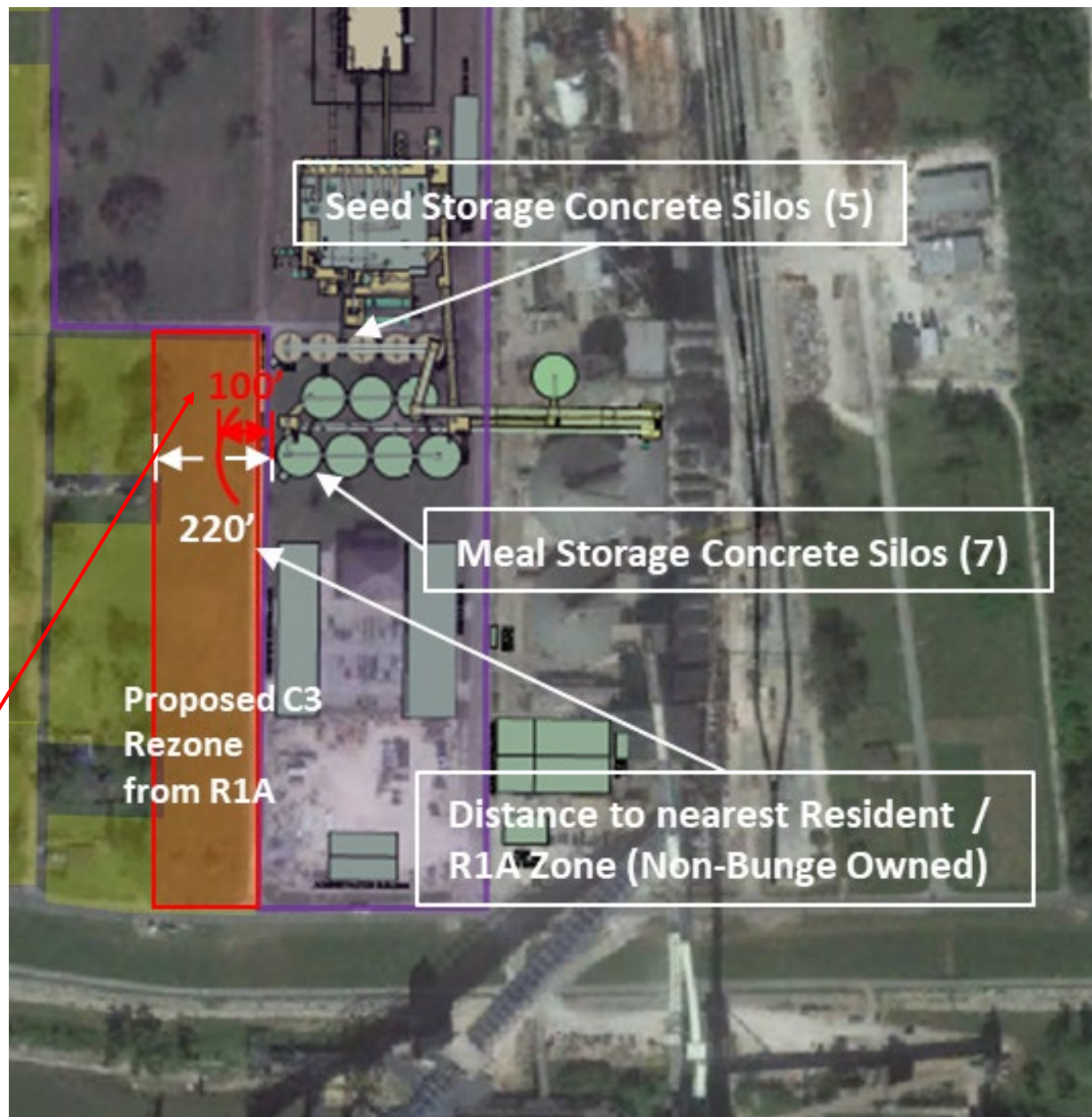
Applicable Standard:

NFPA 61 (2020):

Standard for the
Prevention of Fires and
Dust Explosions in
Agricultural and Food
Processing Facilities;
Sect 9.2.3.2.3

“Where reinforced
concrete is used in silos
and headhouses, the
separation distance
from personnel-
intensive areas shall be
at least 30m (100ft)”

**Project Proposed
distance:**
220 feet

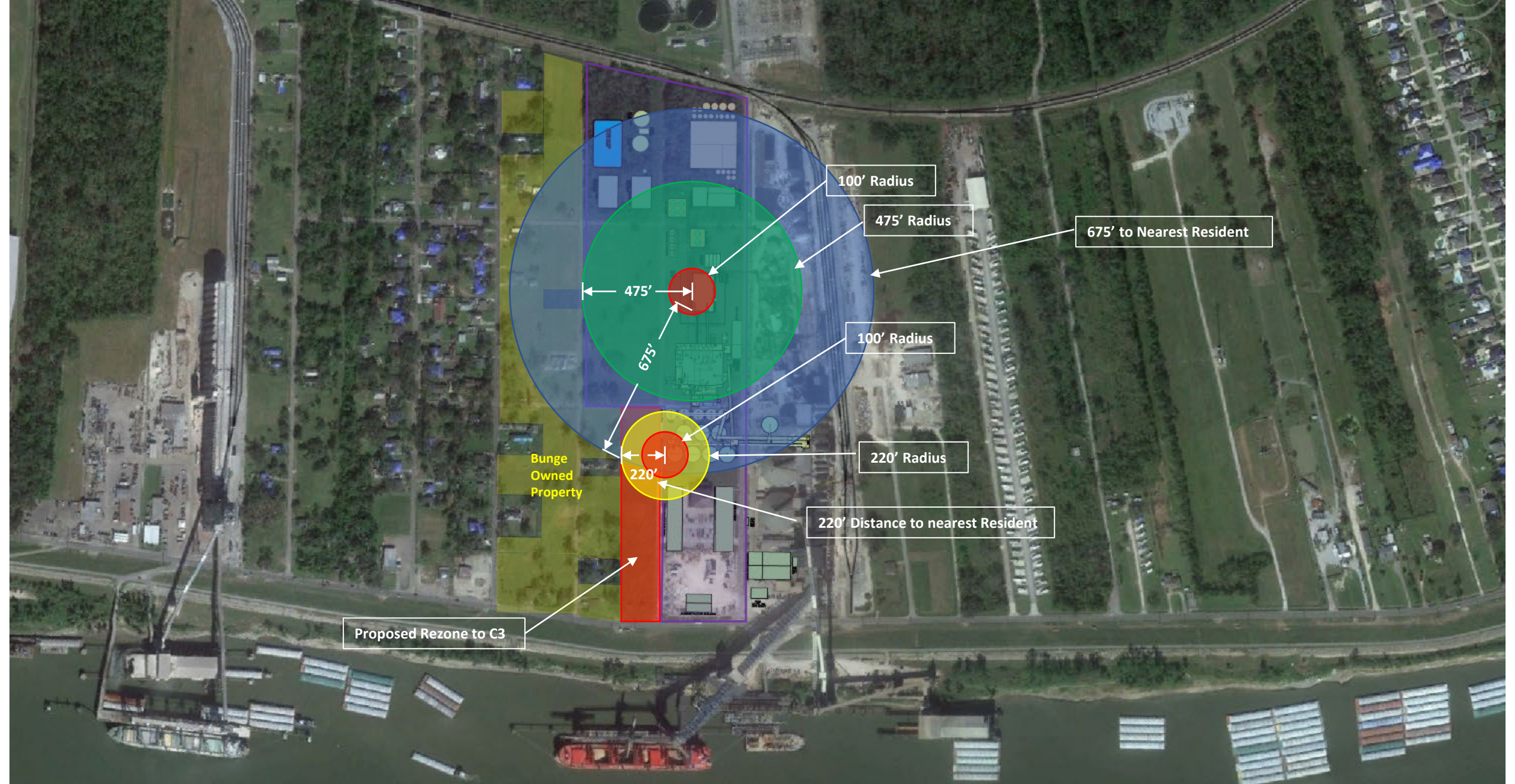


Applicable Standard:

NAAQS (2020):

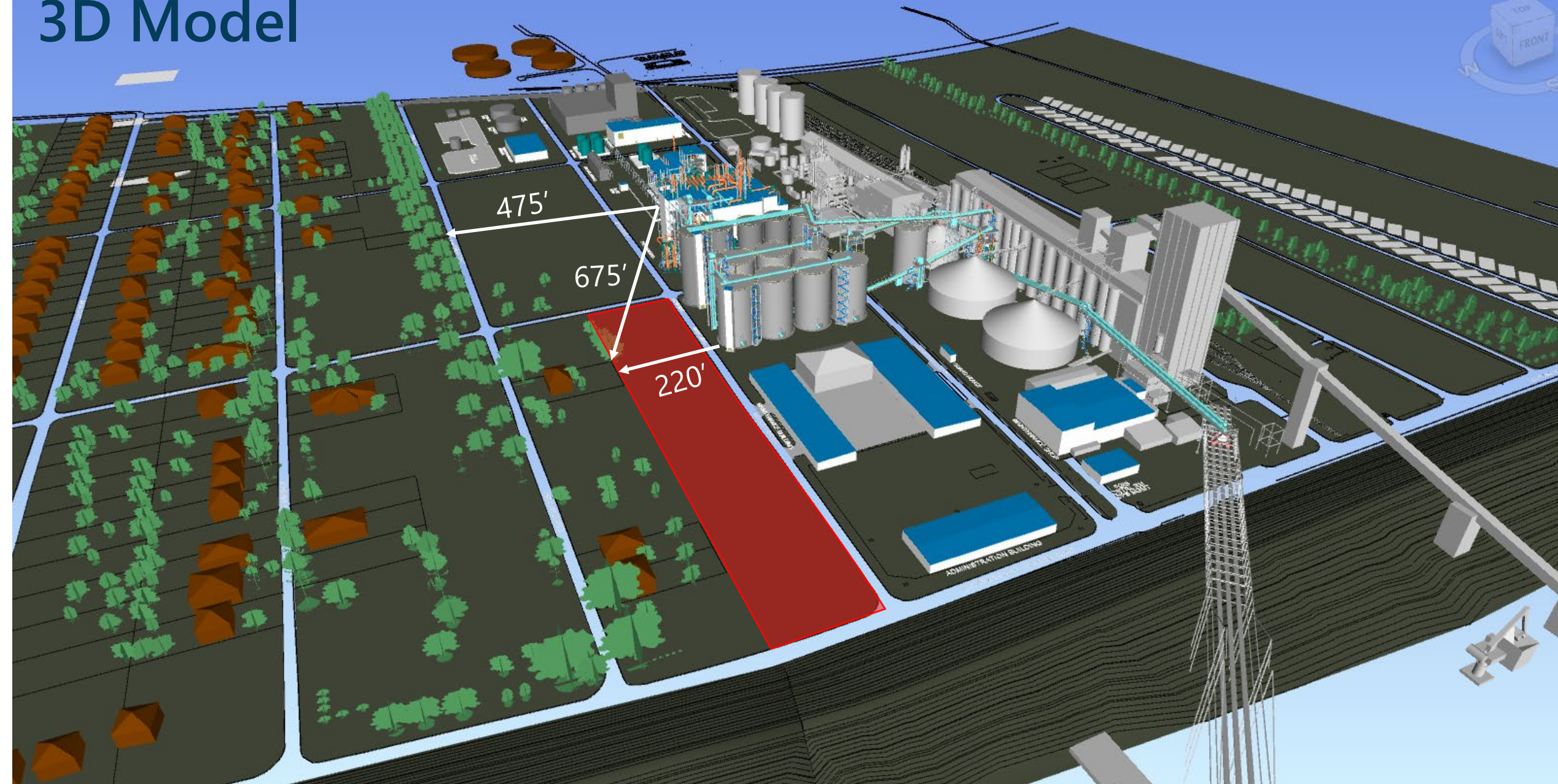
National Ambient Air
Quality Standard

- Clean Air Act requires EPA to set these standards
- Limits are set to ensure public safety
- New equipment will be Best Available Control Technology
- Existing equipment to be upgraded
- Overall result is less impact to surrounding community



Proposed Future State of Zoning and Relation of Major Proposed Operations to R1A

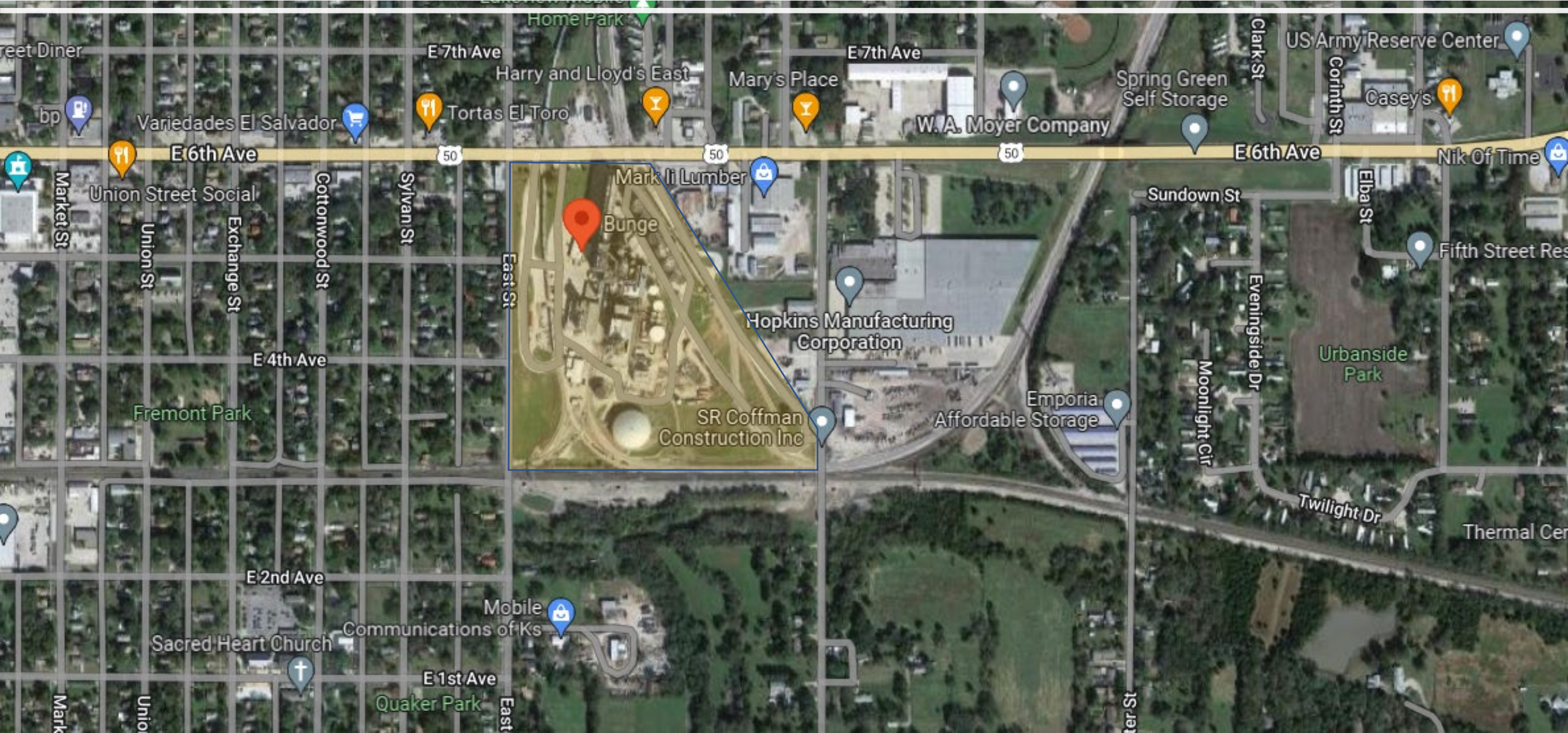
3D Model



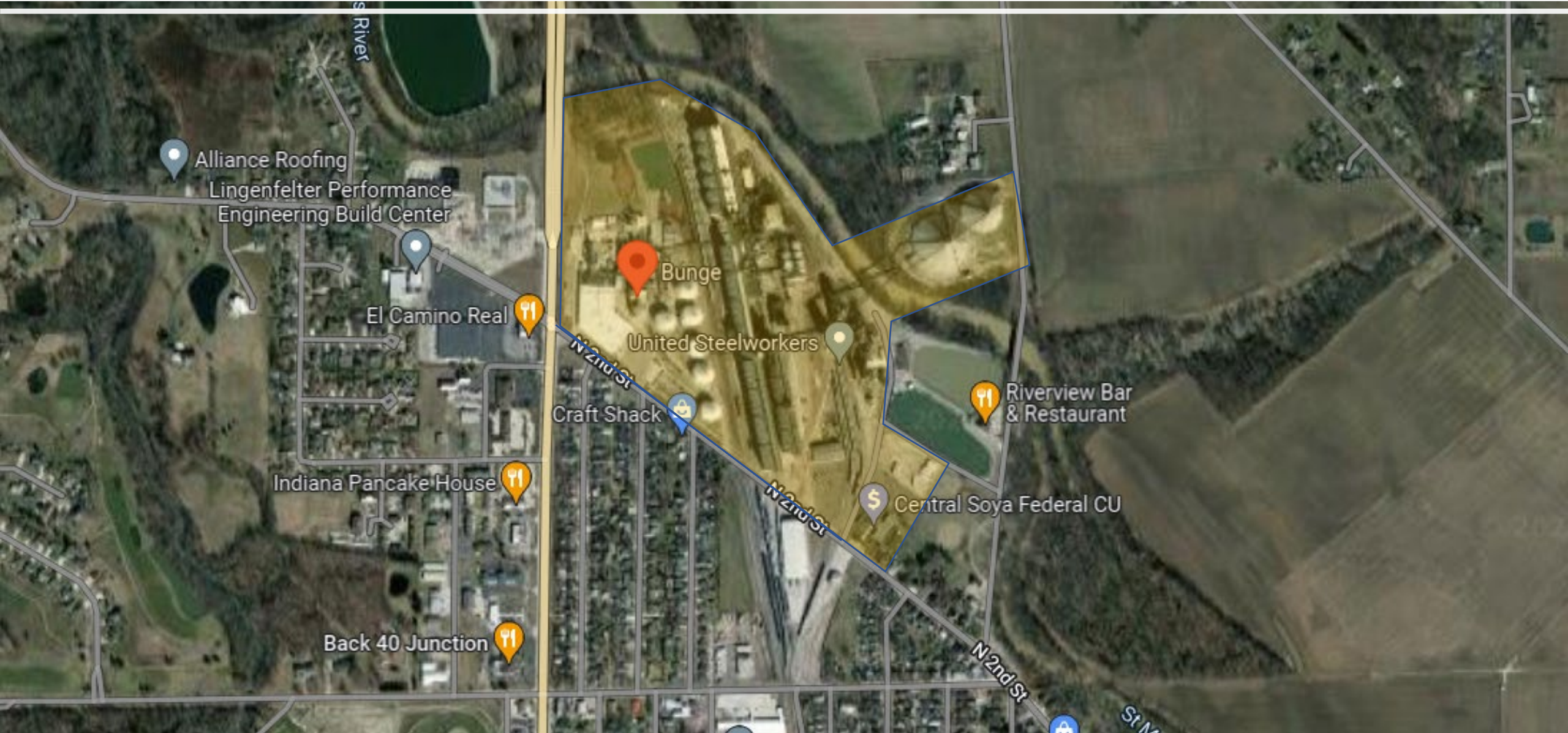
Bunge Delphos, OH



Bunge Emporia KS



Bunge Decatur, IN





Proposed Future State of Buffer Zone

Land Use Report – Guideline No. 1

- Is a Guideline
 - Trend is away from residential use
 - Can be amended
 - Precedent in St. Charles Parish for amendment with zoning change
- Not Spot Zoning
 - Involves approximately 23 acres of land
 - Next to existing Bunge facility
- 2022 Plan (currently subject to public comment)
 - Expands “Heavy Industrial” land use area
 - Replaces Residential use area with “Industrial Buffer”
- 2011 Plan: “Vastly More” zoned capacity
 - 10,000 acres; 10X the number of homes needed by 2030

Rezoning Criteria No. 1

- Conforms to Comprehensive Plan and Future Land Use Map
- No Spot Zoning Incompatible with neighborhood

Land Use Report – Guideline No. 2

➤ Staff Agrees

- Use has Changed
- Residential zoning no longer allows reasonable use
- No new house permits in the area since 2011

Rezoning Criteria No. 2

- Land-use Pattern or Character has Changed to the Extent that the Existing Zoning Does Not Allow for Reasonable Use of the Land

Land Use Report – Guideline No. 3

- Use is not Incompatible
 - Bunge operates an oilseed processing facility on the adjacent tract
 - 92.5% of Lots between Jonathan Street and Lorraine Street owned by Bunge
 - 2022 Plan Expands Heavy Industrial Area / Removes Residential Area
- Representatives of Parish: Does not Overburden
 - Separate storm water detention
 - Firewater System
- Staff says reasonable to view request as suitable if:
 - Revised Buffer Plan
 - Safety Standards and Distancing Requirements
- Low Intensity M-2 Uses Permissible Regardless of Buffer

Rezoning Criteria No. 3

- Use is Not Incompatible with Existing Neighborhood Character
- Public Facilities and Infrastructure not Overburdened

Land Use Report – Approval Criteria

➤ Approval Criteria

1. Map Amendment complies with Comprehensive Plan and Future Land Use Map
 - Trend away from Residential Use
 - 2022 Plan/Future Land Use Map: Heavy Industrial with Industrial Buffer
2. No Negative Impact to Health, Safety and Welfare of the Community
 - Focus on Safety Standards
 - New Technology
 - Community Involvement

- Application does not conflict with the goals and recommendations of the Comprehensive Plan
- Safe Distances with buffer separating the community from industrial site



LIVE UNITED



BOY SCOUTS
OF AMERICA®

SOUTHEAST LOUISIANA COUNCIL

St. Charles
Parish
Community
Center

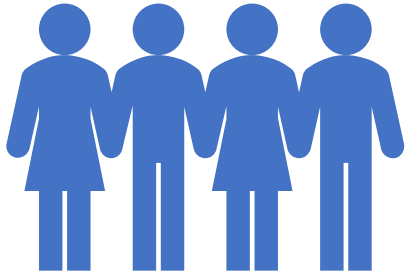


BUNGE



Bunge's Commitment

*Community
Involvement*



Bunge in St. Charles Parish



- St. Charles Parish plays a vital role for not only Louisiana but also the United States and Global Markets around the world.
- Food, Feed and Energy commodities are all channeled through SCP making the Parish a pivotal contributor to feeding the world with food and providing energy.
- This project will stake St. Charles Parish's dedication
 - To Providing:
 - Well-paying Jobs for the Parish
 - To providing Green Energy
 - To continue to make St. Charles Parish a thriving community



Closing Comments

- Additional Jobs
 - 30+ jobs with benefits
 - Average \$80,000 annually
 - 40% higher than state average
 - Indirect industry support and jobs
- Unanimous approval by Planning and Zoning on Thursday October 13th
- Bunge is committed to safety for our people, processes, and community.
- Safely operating in the community in the same manner since 1967.