

PLANNING AND ZONING BOARD

Tuesday, November 19, 2024

5:30 PM

AGENDA

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Explain the Rules of Procedure
5. Take appropriate action to approve the minutes of the regular meeting of October 15, 2024, Planning and Zoning meeting.

6. **VARIANCES**

- 6.A Take appropriate action on the following application: **3391 Ogea Road in Ward Three** - variance to allow two (2) dwellings on one lot with less than required public road frontage (required 250 feet; requesting 218.5 feet) and with less than required lot square footage (required 32,000 square feet; requesting 11,671.5 square feet). Applicant: Gibson Smith, et ux (VAR-1024-0254) (District 8, Ms. Eason)

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that permitting is subject to sewer approval from the Louisiana Department of Health and Sanitation Department.

7. **EXCEPTIONS**

- 7.A Take appropriate action on the following application: **2300 Block of Paul Bellon Road, 3000 Block of Goss Road, 4000 Block of John Koonce Road, 2000 Block of Birdnest Road, 3000 Block of Topsy Road and 4261 Topsy Road in Ward One** - exception to allow industrial development (solar energy facility). Applicant: American Sulphur and Oil Company of Louisiana, LLC, et al (EX-0724-0205) (District 1, Mr. Quinn)

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and 2) that the development must adhere to the Solar Energy Facilities regulations as per Section 26-99 of the Parish Code of Ordinances.

AGENDA NOTE: *On August 20, 2024, the Planning and Zoning Board deferred action on*

this matter.

8. **REZONING**

- 8.A Take appropriate action on the following application: **3244 Highway 171 North in Ward One** - to rezone from Agricultural (A-1) to Central Business Commercial (C-3) to allow commercial development (office and storage). (RZ-0924-0281) (District 1, Mr. Quinn)

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 1. that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2. that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering. 3. that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties; 4. that outdoor storage is prohibited; and 5. that the development must adhere to the Corridor Overlay District regulations as per Division 5 of the Parish Code of Ordinances.

9. The next item on the agenda is to advise that the next regularly scheduled Planning and Zoning meeting will be held on Tuesday, December 17, 2024.

10. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act,
anyone in need of special assistance to attend this meeting should contact
Stephanie Newcomb, Designated Board Secretary, at 337-721-3600.

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: VARIANCES

SUBJECT: Take appropriate action on the following application: **3391 Ogea Road in Ward Three** - variance to allow two (2) dwellings on one lot with less than required public road frontage (required 250 feet; requesting 218.5 feet) and with less than required lot square footage (required 32,000 square feet; requesting 11,671.5 square feet). Applicant: Gibson Smith, et ux (VAR-1024-0254) (District 8, Ms. Eason)

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that permitting is subject to sewer approval from the Louisiana Department of Health and Sanitation Department.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Gibson Smith VAR-1024-0254.pdf](#)

CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS



CASE NUMBER VAR-1024-0254

DATE RECEIVED 10/2/2024

FEE \$200.00

APPLICANT INFORMATION

NAME: Gibson Smith, et ux
ADDRESS: 3875 Haymark Road
Lake Charles, LA 70605
PHONE NUMBER: (Home) (Work) (Cell) (337) 302-5727 email:

PROPERTY INFORMATION

LOCATION: 3391 Ogea Road AMOUNT OF LAND: 93' x 125.5' = .27 acres
IDENTIFYING LANDMARK: Vacant
PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)
METRO. PLANNING BOUNDARY IN OUT

- ☐ REZONING
☒ ZONING VARIANCE
☐ EXTENSION
☐ CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

☐ EXCEPTION
☐ SUBDIVISION VARIANCE
☐ REVISION
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM TO

PURPOSE OF REQUEST: To allow two (2) dwellings on one lot with less than required public road frontage (required 250 feet; requesting 218.5 feet) and with less than required lot square footage (required 32,000 square feet; requesting 11,671.5 square feet).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Submitted online. DATE 10/2/24

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- 1a. IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?
b. IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?
2a. HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?
b. WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND ☐
SEPTIC TANK ☐ MUNICIPAL SEWAGE DISTRICT ☐ MECHANICAL PLANT ☐
OTHER
3. ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?
4. WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?
5. IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?
6. WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?
7. CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?
8. IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION X BFE FT.

YES NO N/A
YES NO N/A
YES NO N/A
YES NO N/A
YES NO N/A
YES NO N/A
YES NO N/A
YES NO N/A

STAFF RECOMMENDATION: Staff recommends request be granted. See brief for conditions.

Application Summary					
Applicant	Gibson Smith, et ux	Submittal Date	10/2/2024		
Case Number	VAR-1024-0254	Site Area	+/- .27 Acres		
Location	3391 Ogea Road	Police Jury District	8 – Ms. Eason		
P&Z Meeting Date	November 19, 2024	PJ Meeting Date	N/A		
Parish Code of Ordinances					
Article III Zoning, Division, 1, Section 26-35 – Minimum requirements, Chart A, Single Family Residential (R-1).					
Request(s)					
To allow two (2) dwellings on one lot with less than required public road frontage (required 250 feet; requesting 218.5 feet) and with less than required lot square footage (required 32,000 square feet; requesting 11,671.5 square feet).					
Site Characteristics					
Present Zoning Classification	Single Family Residential (R-1)				
Identifying Landmark	Vacant				
Urban Service Area	In	Flood Zone	X		
Area Characteristics					
Surrounding Zoning	Mixed Residential (R-2), Single Family Residential (R-1), and the City of Lake Charles				
Surrounding Uses	Residential				
Zoning History					
Original Zoning	Single Family Residential (R-1)	Ward	3	Date	1980
Previous Requests on this Property There has been one (1) zoning request pertaining to this property. In 2003, the Planning and Zoning Board and the Police Jury denied a request by Claude and Pamela Stelly to rezone from Single Family Residential (R-1) to Multi-Family Residential (R-M) to allow two (2) duplexes at 3391 Ogea Road.					
Zoning Requests along Ogea Road and Julia Street There have been two (2) zoning requests on Ogea Road and two (2) zoning requests on Julia Street. - In 2016, the Planning and Zoning Board and the Police Jury granted a request by Robert Trahan, et ux to rezone from Mixed Residential (R-2) to Single Family Residential (R-1) to allow a single-family residential development (Copper Ridge Subdivision) at 5217 Ogea Road. (This property has been annexed by the City of Lake Charles). - In 2016, the Planning and Zoning Board granted a request by Robert Trahan, et ux for a variance to decrease the lot size requirement (required 7,500 square feet.; requesting 6,616.46 square feet), to decrease the public road frontage requirement (required 60 feet; requesting 53 feet), and to decrease the front yard setback requirement (required 30 feet; requesting 20 feet) at 5217 Ogea Road. (This property has been annexed by the City of Lake Charles). - In 2006, the Planning and Zoning Board granted a request by Tony Stelly for a zoning variance to allow a second dwelling on one lot at 3377 Julia Street.					

- In 2002, the Planning and Zoning Board granted a request by Anjanette R. Perkins for a zoning exception to allow the replacement of a manufactured home at 3239 Julia Street.

Recent Zoning Requests in Immediate Area

In the past five years, there have been three (3) zoning requests within the immediate area.

- In 2021, the Planning and Zoning Board and the Police Jury **granted** a request by Tyler Abate to rezone from Mixed Residential (R-2) to Multi-Family Residential (R-M) to allow a multi-family residential development (three (3) duplexes) at 3359 Sances Road.
- In 2021, the Planning and Zoning Board **granted** a request by John Sturlese for a variance to allow a second dwelling with less than required lot square footage (required 32,000 square feet; requesting 21,632 square feet) and with less than required public road frontage (required 200 feet; requesting 104 feet) at 3445 Broussard Lane.
- In 2019, the Planning and Zoning Board **granted** a request by Raymond Price for a zoning variance to allow two (2) lots with less than required lot square footage (required 16,000 square feet each lot; requesting 1,244.5 square feet each lot) and with less than required public road frontage (required 125 feet each lot; requesting 75 feet each lot) at 3459 Eliza Road.

Recommendation

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions:

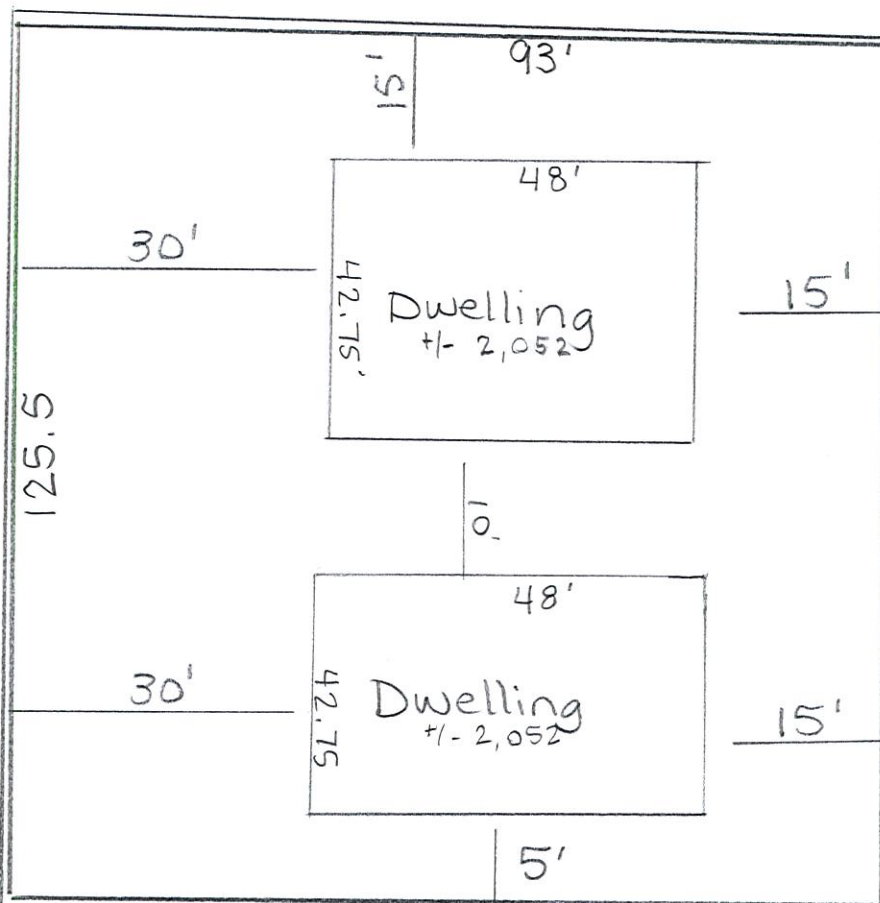
- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development;
- 2) that permitting is subject to sewer approval from the Louisiana Department of Health and Sanitation Department.



House

Julia Street

Ogea Rd.

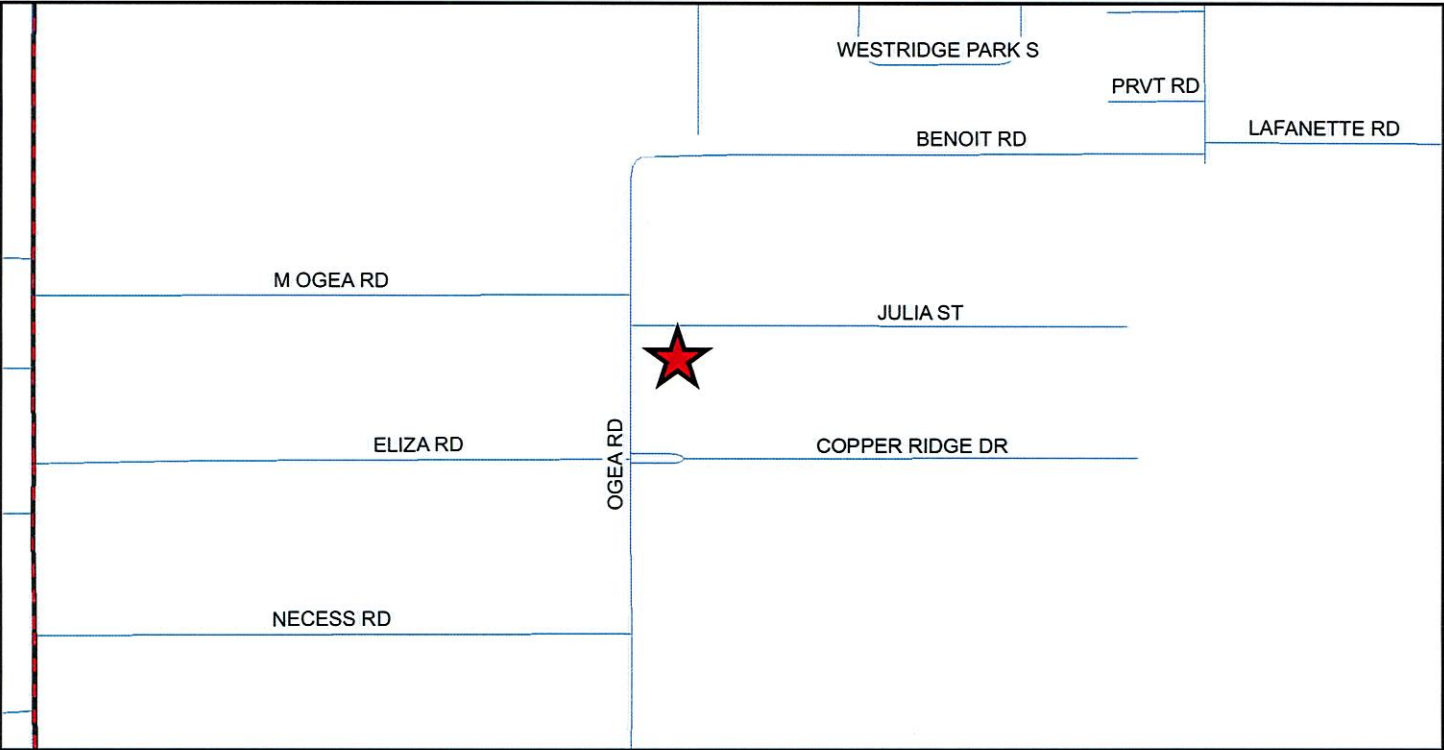


House

Copper Ridge Subdivision

Robert R. Smith

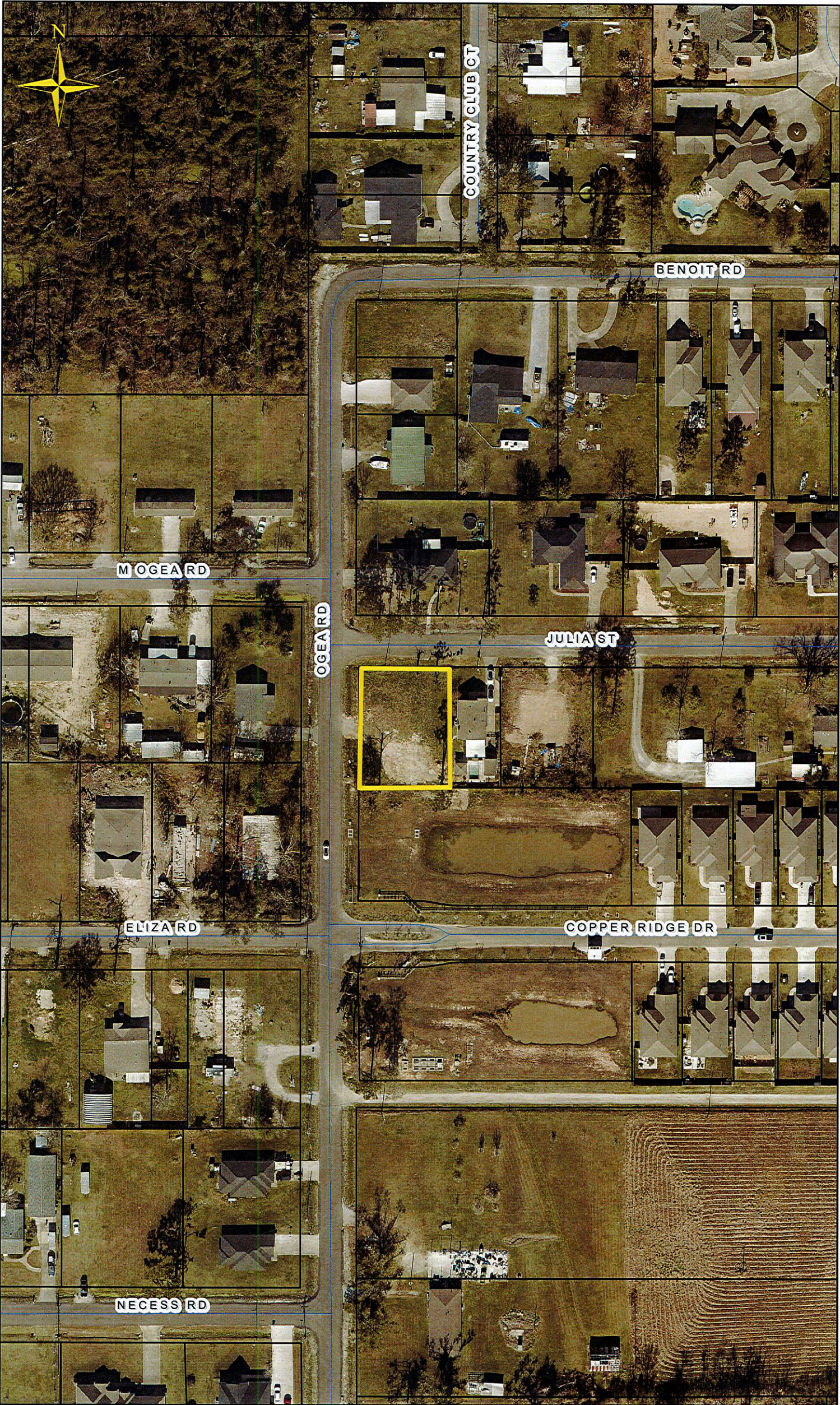
10-2-24











Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: EXCEPTIONS

SUBJECT: Take appropriate action on the following application: **2300 Block of Paul Bellon Road, 3000 Block of Goss Road, 4000 Block of John Koonce Road, 2000 Block of Birdnest Road, 3000 Block of Topsy Road and 4261 Topsy Road in Ward One** - exception to allow industrial development (solar energy facility). Applicant: American Sulphur and Oil Company of Louisiana, LLC, et al (EX-0724-0205) (District 1, Mr. Quinn)

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and 2) that the development must adhere to the Solar Energy Facilities regulations as per Section 26-99 of the Parish Code of Ordinances.

AGENDA NOTE: On August 20, 2024, the Planning and Zoning Board deferred action on this matter.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - American Sulphur - EX-0724-0205 11.5.24.pdf](#)

[Opposition emails from 8.20.24 hearing - American Sulphur.pdf](#)

[HC Drew Estate - ltr in support of America Sulphur 10.25.24.pdf](#)

CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS



CASE NUMBER EX-0724-0205 DATE RECEIVED 7/3/2024 FEE \$1,000.00

APPLICANT INFORMATION

NAME: American Sulphur and Cedar Holdco, LLC
Oil Company of Louisiana, LLC, et al Aypa Power c/o Haseeb Usmani
ADDRESS: 823 Moss Street 11801 Domain Blvd., Suite 450
Lake Charles, LA 70601 Austin, TX 78758
PHONE NUMBER: (Home) (281)222-3973
(Work) (Cell) email: husmani@aypa.com

PROPERTY INFORMATION

LOCATION: 2300 Block of Paul Bellon Road, 3000 Block of Goss Road, 4000 Block of John Koonce Road, 2000 Block of Birdnest Road, 3000 Block of Topsy Road and 4261 Topsy Road AMOUNT OF LAND: x = +/- 3,656 acres
IDENTIFYING LANDMARK: vacant and wooded property
PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
METRO. PLANNING BOUNDARY IN OUT

- REZONING
ZONING VARIANCE
EXTENSION
CORRIDOR OVERLAY DISTRICT REVIEW
ZONING REQUEST INFORMATION
EXCEPTION
SUBDIVISION VARIANCE
REVISION
ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM TO

PURPOSE OF REQUEST: To allow industrial development (solar energy facility).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Submitted online. DATE 7/3/2024

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- 1a. IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? YES NO N/A
b. IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? YES NO N/A
2a. HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? YES NO N/A
b. WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND SEPTIC TANK MUNICIPAL SEWAGE DISTRICT MECHANICAL PLANT OTHER
3. ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? YES NO N/A
4. WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? YES NO N/A
5. IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? YES NO N/A
6. WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? YES NO N/A
7. CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? YES NO N/A
8. IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA? YES NO N/A
FLOOD ZONE CLASSIFICATION X, A BFE FT.

STAFF RECOMMENDATION: Staff recommends that the request be granted. See brief for conditions.

Application Summary					
Applicant	American Sulphur and Oil Company of Louisiana, LLC, et al		Submittal Date	July 3, 2024	
Case Number	EX-0724-0205		Site Area	+/- 3,656 Acres	
Location	2300 Block of Paul Bellon Road, 3000 Block of Goos Road, 4000 Block of John Koonce Road, 2000 Block of Birdnest Road, 3000 Block of Topsy Road and 4261 Topsy Road		Police Jury District	1 - Mr. Quinn 2 - Mr. Smith	
P&Z Meeting Date	August 20, 2024		PJ Meeting Date	N/A	
Parish Code of Ordinances					
Article III Zoning, Division, 1, Section 26-35 - Minimum requirements, Chart A - permitted as exception by the planning and zoning board.					
Request(s)					
To allow industrial development (solar energy facility).					
Site Characteristics					
Present Zoning Classification	Agricultural (A-1)				
Identifying Landmark	Vacant and wooded property				
Urban Service Area	Out	Flood Zone	A, X		
Area Characteristics					
Surrounding Zoning	Agricultural (A-1)				
Surrounding Uses	Rural Residential and Agricultural				
Zoning History					
Original Zoning	Agricultural (A-1)	Ward	1	Date	1982
Previous Requests on this Property There have been no zoning requests pertaining to this property.					
Zoning Requests along Goos Road There have been no zoning requests along Goos Road.					
Recent Zoning Requests in Immediate Area In the past five years, there have been no zoning requests within the immediate area.					
Recommendation					
Because minimal impacts are to be expected, the staff recommends that the request be granted with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and 2) that the development must adhere to the Solar Energy Facilities regulations as per Section 26-99 of the Parish Code of Ordinances.					

Additional Information

Solar Energy Facilities approved within Calcasieu Parish:

- In 2023, the Planning and Zoning Board **granted** a request by Apollo Lake Charles, LLC for a zoning exception to allow industrial development (solar energy facility) in the 1100 Block of Stegal Road.

Letter of Intent

July 3rd, 2024

Calcasieu Parish Planning and Zoning Board
1015 Python St, Lake Charles
LA 70601, USA

Subject: Narrative – Zoning Exception Application

Dear Members of the Calcasieu Parish Planning and Zoning Board,

Aypa Power Development LLC (Aypa), one of the Nation’s leading energy developers, proposes to develop, own, and operate the Cajun Crescent Energy Center (CCEC), a 375 Megawatt (MWac) state-of-the-art solar facility. This letter is to inform the Board of our intent to request a zoning exception under the Solar Ordinance.

The CCEC project consists of approximately 312.5 MWac (~5/6 of the total) located in Calcasieu Parish and the remainder (~1/6 of the total) in Jefferson Davis Parish. Two affiliated companies will implement the development of CCEC: Crescent Coast Energy Center LLC (representing approximately 250 MWac in Calcasieu) and Cajun Crossroads Energy Center LLC (representing approximately 62.5 MWac in Calcasieu; and another 62.5 MWac in Jefferson Davis Parish). The Calcasieu portion of CCEC is sited on approximately 2,600 acres of rural A-1 (Agriculture) zoned land, currently used primarily for pine tree cultivation. The project will interconnect to an Entergy-owned facility following high voltage electric lines south of the project that connect into an Entergy substation at the northwest corner of Goos Road and Paul Bellon Road.

We kindly request your consideration and support in granting this zoning exception. Local approval in Summer 2024 will enable near-term procurement of long-lead equipment and completion of commercial commitments for the facility’s output to the wholesale electric market. Consistent with this schedule, on-site construction will start in 2025, and commercial operations will begin by the end of 2026.

Enclosed, you will find our formal application, complete with detailed plans, studies, and the necessary supporting documentation required by the Solar Ordinance. Extensive agency and community feedback has influenced our project design, which not only meets but exceeds Ordinance requirements. Recognizing the value of strong community engagement, we have incorporated additional setbacks, landscape buffering for neighbors, and preserved areas through and around CCEC for agriculture and wildlife.

CCEC provides affordable and dependable energy, bolstering electric reliability and helping ensure a more secure U.S. power system. Moreover, it generates significant economic benefits and job opportunities. Over the CCEC’s 30-year operational lifespan, an estimated \$77 million in new tax revenue will flow into Calcasieu Parish, funding that can be used to support local schools, roads, and infrastructure. The project is also anticipated to create up to 300 jobs during peak construction.



www.aypa.com
www.cajuncrescent.aypa.com
ph. 337-252.6188

Alongside economic and employment benefits, CCEC represents a significant investment in clean energy for the local community. CCEC will also strengthen the region’s attractiveness to new industrial electric users who emphasize clean power in their siting selection criteria. The renewable power generated by CCEC will benefit the local community, enhance regional economic development, and contribute to grid stability.

Thank you for your time and consideration. We look forward to discussing our proposal further and providing any necessary information.

Sincerely,

Forrest Forster
Senior Vice President, Development, Central

Narrative

Aypa is a Blackstone portfolio company that develops, owns, and operates standalone energy storage and hybrid renewables-plus-storage projects across North America. Aypa’s team brings decades of success in the storage and renewable industries. Together, Aypa team members have developed, constructed, and brought online more than 8 GWs of wind, solar, storage, and natural gas-fired generation projects, including a mix of tolling agreements, conventional PPAs, power hedges, and merchant assets.

Aypa proposes to develop, own, and operate the CCEC, a 375 Megawatt (MWac) state-of-the-art solar facility. The CCEC project consists of approximately 312.5 MWac located in Calcasieu Parish and the remainder in Jefferson Davis Parish. Two affiliated companies, Crescent Coast Energy Center LLC (representing approximately 250 MWac in Calcasieu) and Cajun Crossroads Energy Center LLC (representing approximately 62.5 MWac in Calcasieu), are responsible for its development.

Site Control

The Calcasieu portion of CCEC is sited on approximately 2,600 acres of rural A-1 (Agriculture) zoned land, currently used primarily for pine tree cultivation. It is situated over half a mile northeast of an electrical substation at the corner of Goos Road and Paul Bellon Road. The project site was strategically chosen due to its high elevation and avoidance of 100-year flood plains and hurricane category 5 storm surge zones.

CCEC, through its affiliated companies, Cedar Holdco LLC, Crescent Coast Energy Center LLC, and Cajun Crossroads LLC, has site control under a long a long-term option to lease agreement or servitude agreement in the table below.

Please reference **Appendix C – Recorded Memorandum of Solar Land Lease & Servitude Agreement** for more details.

Parcel Owner	Parcel Number
American Sulphur and Oil Company of Louisiana, L.L.C.	00025704, 00025690, 00033081, 00010723 00025704, 00025674
CKX Lands, Inc. & Prairie Land Company	00031119, 01126229
Robert Lee McCutcheon	01359678
Lane Plaque Lake, Denise P. Hamel and Justin A. Hamel, as Co-Trustees of the Denise P. Hamel Living Trust dated July 21, 2003, John C. Winter, Jr., Mary Eyrl Winter, Nore Vincent Winter, George Clifford Plaque, George Clifford Plaque, as Trustee of the Emma Lillian Winter Plaque Testamentary Special Needs Trust, Samuel Wilmore Plaque, IV, Jacqueline Plaque Cagley	00025453
Stream Family Limited Partnership	00030937
Woodbrook, Inc.	00034274, 01362164, 01360890,01100793,00001325
Owen Ray Bellon & Virginia Lynn Bellon	01206567
Diamond Development Incorporated	01320874

Proposed Solar Energy Facility

The proposed energy infrastructure facility is a utility-scale solar power plant with a rated capacity of up to 375 MWac.

Please note that the following project site description is based on preliminary engineering design work and represents the typical equipment intended for use at the time of submission. Final equipment procurement is subject to change.

The CCEC will feature multiple parallel rows of photovoltaic (PV) panels on single-axis tracking structures oriented north to south, allowing them to follow the sun from east to west. These PV panels will generate power in direct current (DC), which will be converted to alternating current (AC) through inverters. To minimize power loss, the power will be stepped up to medium voltage (MV) at 34.5 kV and then to high voltage (HV) at 230 kV using transformers. The HV step-up will take place at the project substation located on the solar energy facility site and will connect to the bulk electric grid via a 230 kV high-voltage transmission line linked to the nearby Entergy-owned substation at the corner of Goos Road and Paul Bellon Road.

At the time of submission, the intended solar modules, tracking system, and inverter stations are Canadian Solar 685W-715W, Genius Tracker 1P, and Power Electronics PE 4200, respectively. To preserve the current environment, CCEC intends to install aboveground MV electrical collection systems. The CCEC project will include a project substation for the MV to HV step-up within an approximately 600-foot by 240-foot footprint. This substation will feature a gravel pad, power transformer and footings, electrical control house, and concrete foundations as needed.

The proposed facility is visually depicted in **Appendix A: Conceptual Site Layout**.



TOPBiHiKu7
N-type Bifacial TOPCon Technology
685 W ~ 715 W
CS7N-685 | 690 | 695 | 700 | 705 | 710 | 715TB-AG

MORE POWER

-  Module power up to 715 W
Module efficiency up to 23.0 %
-  Up to 85% Power Bifaciality,
more power from the back side
-  Excellent anti-LeTID & anti-PID performance.
Low power degradation, high energy yield
-  Lower temperature coefficient (Pmax): -0.29%/°C,
increases energy yield in hot climate
-  Lower LCOE & system cost

MORE RELIABLE

-  Minimizes micro-crack impacts
-  Heavy snow load up to 5400 Pa,
wind load up to 2400 Pa*

-  **Enhanced Product Warranty on Materials and Workmanship***
-  **Linear Power Performance Warranty***

1st year power degradation no more than 1%
Subsequent annual power degradation no more than 0.4%

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001: 2015 / Quality management system
ISO 14001: 2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety
IEC 62941: 2019 / Photovoltaic module manufacturing quality system

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730 / CE / INMETRO / MCS / UKCA / CGC
CEC listed (US California) / FSEC (US Florida)
UL 61730 / IEC 61701 / IEC 62716 / IEC 60068-2-68
UNI 9177 Reaction to Fire: Class 1 / Take-e-way



* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

CSI Solar Co., Ltd. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 22 years, it has successfully delivered over 100 GW of premium-quality solar modules across the world.

* For detailed information, please refer to the Installation Manual.

Canadian Solar (USA) Inc.
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TECHNICAL DATASHEET

GENIUS TRACKER™ 1P

HIGH POWER PRODUCING
& FAST INSTALLING SOLAR TRACKER

ACTUATOR

Rugged design for 40-year field life
in harsh environmental climate:
IP66 rated.

SADDLE BRACKET

Allows efficient alignment
with row tube.

DRIVE POST

Available as either 8 in. [20.3 cm] wide SuperPost™
or Wide Flange.

PRE-ASSEMBLED DRIVE SYSTEM



50% FASTER

No machines or driveline for industry's
fastest install.

CONTROLLER

24V battery charged by small solar module drives.
24V actuator motor, Zigbee wireless communication.

SELF-LUBRICATING DRIVE BEARING

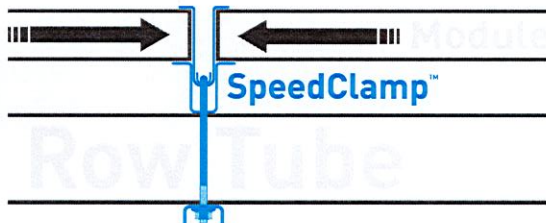
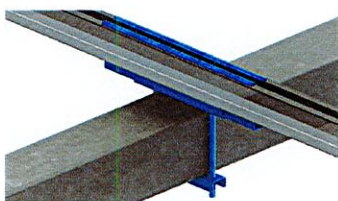
Self lubricating open form polymer bearing
that improves damping.

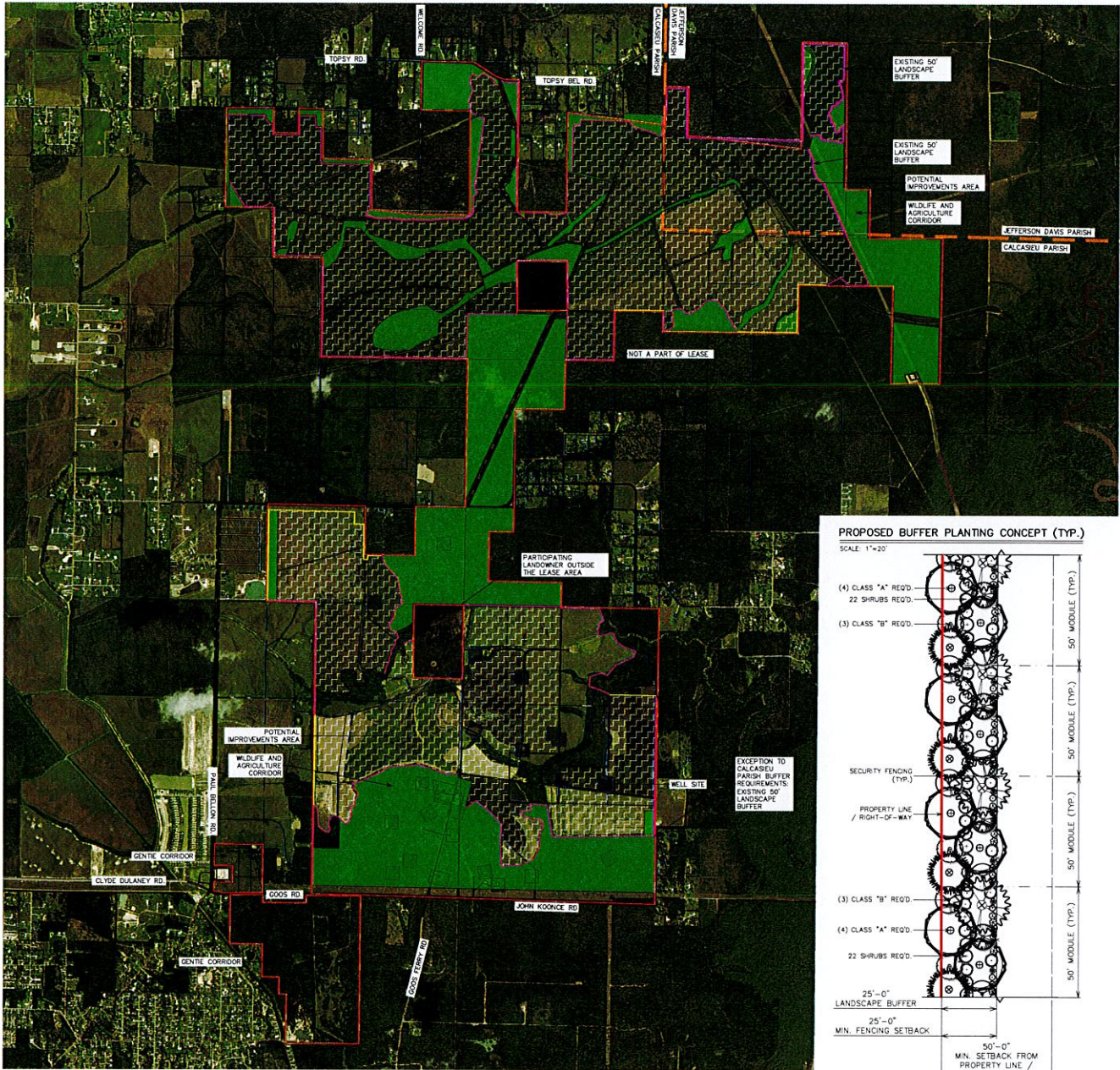
OWNER BENEFITS

UP TO **2% MORE POWER PRODUCTION**
RESULTS IN **HIGHER KWH OUTPUT**
based on project specifics

INSTALLER BENEFITS

200% FASTER INSTALL SPEED WITH **SPEEDCLAMP™** THAN ANY OTHER TRACKER





LEGEND:

[Red outline]	PROPERTY BOUNDARY (±4,122 ACRES)
[Green outline]	POTENTIAL DEVELOPABLE AREA (±2,274 ACRES)
[Blue outline]	WILDLIFE AND AGRICULTURE CORRIDOR (±1,324 ACRES)
[Yellow outline]	WELL SITE EXCEPTIONS
[Grey outline]	AREA UNDER REVIEW BY TITLE CO. AND SURVEYOR
[Dashed line]	PARISH BOUNDARY
[Orange line]	PROPOSED BUFFER PLANTING CONCEPT (11,645 LF)
[Pink line]	BUFFER WITH EXISTING VEGETATION TO REMAIN (110,310 LF)

POTENTIAL PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	SPACING	COND	COMMENTS	CLASS
626	Nuttall Oak	Quercus nuttallii	2"	As shown	B&B	6' ht. min	Class A
313	Eastern Red Cedar	Juniperus virginiana "Canadensis"	2"	As shown	B&B	6' ht. min	Class A
313	Loblolly Pine	Pinus taeda	2"	As shown	B&B	6' ht. min	Class A
313	Cedar Elm	Ulmus crassifolia	2"	As shown	B&B	6' ht. min	Class B
626	Wax Myrtle	Myrica cerifera (tree form)	2"	As shown	B&B	6' ht. min	Class B
313	Cherry Laurel	Prunus caroliniana (tree form)	2"	As shown	B&B	6' ht. min	Class B
939	Waxleaf Ligularum	Ligularum spicatum	3 gal	As shown	Cont	18" ht. min	Evergreen
939	Sweet Viburnum	Viburnum odoratissimum	3 gal	As shown	Cont	18" ht. min	Evergreen
1565	Cleander (hardy varieties)	Nerium oleander	3 gal	As shown	Cont	18" ht. min	Evergreen
939	Elaeagnus	Elaeagnus pungens "Fruitandii"	3 gal	As shown	Cont	18" ht. min	Evergreen
939	Vauclon Holly	Ilex vomitoria	3 gal	As shown	Cont	18" ht. min	Evergreen
939	Pittosporum	Pittosporum tobira	3 gal	As shown	Cont	18" ht. min	Evergreen
939	Sandhewia Viburnum	Viburnum suspensum	3 gal	As shown	Cont	18" ht. min	Evergreen

- GENERAL NOTES FOR PLANTING SHEETS**
- ALL DISTURBED AREAS NOT PLANTED OR CONSTRUCTED UPON SHALL BE SEEDING WITH HYDROSEED. SEE PLAN SHEETS. THE GRADE PREPARED TO RECEIVE SEED SHALL BE 1" BELOW THE CURB ELEVATION AND PROPOSED GRADE. THEN THE SEED SHALL BE SPREAD AND WATERED THOROUGHLY.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE FULL YEAR AND A COMPLETE GROWING SEASON. (APRIL THROUGH SEPTEMBER), BEGINNING AFTER WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE FOR THE INSTALLATION OF THE PLANT MATERIAL. AT THE CONCLUSION OF THE GROWING SEASON, OR AS REQUESTED BY THE PROJECT ARCHITECT AND/OR OWNER, ALL PLANTS THAT ARE NOT VIGOROUS, HEALTHY, AND IN GOOD CONDITION SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. THESE REPLACEMENT PLANTS SHALL MEET ALL SPECIFIED QUALITIES OF THE ORIGINAL PLANT MATERIALS AND CARRY THE SAME GUARANTEE FROM THE TIME OF REPLACEMENT.
 - CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. NOTIFY THE OWNER/OWNER'S REPRESENTATIVE OF ANY CONFLICTS WITH UTILITIES PRIOR TO PROCEEDING WITH INSTALLATION OF PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - COORDINATE WORK WITH ALL OTHER TRADES ON SITE. ANY PLANTING AREA DISTURBED AS A RESULT OF GENERAL CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY REPAIRED/REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - EXCAVATE ALL PROPOSED PLANTING BEDS 6" BELOW THE ADJACENT CURB ELEVATIONS. INSTALL A PLANTING SOIL MIXTURE. SOIL MIXTURE SHALL BE A BLEND OF 30% MANUFACTURED TOPSOIL, 30% HARDWOOD MULCH, AND 30% COARSE SAND. ALL MATERIALS ARE TO BE SCREENED TO PROVIDE A 99% 1" MAX. AND THEN BLENDED TO ASSURE A UNIFORM MIXTURE. SOIL IS TO BE WEED FREE AND FREE OF REPRODUCTIVE PARTS OF NUTGRASS.
 - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. ADVISE THE OWNER/OWNER'S REPRESENTATIVE OF THE HERBICIDE TYPE AND QUALITY PRIOR TO APPLICATION.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. NO SUBSTITUTION OF PLANT SIZE IS PERMITTED.
 - ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE SOUTH REGION.
 - STAKE AND SECURE ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER CONDITIONS OCCUR, TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE SURVIVAL AND APPEARANCE OF THE PLANTS.
 - MULCH SHRUB PLANTING AREAS 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE. MULCH SHALL BE PINE STRAW MULCH. ALL BEDS AND TREES SHALL BE MULCHED TO A 3" DEPTH UNLESS OTHERWISE NOTED.
 - THE INSTALLATION OF ALL PLANT MATERIALS SHALL CONFORM TO THE PRACTICES ILLUSTRATED IN THE PLANTING DETAILS. VARIATION FROM THESE PRACTICES REQUIRE THE WRITTEN APPROVAL FROM THE OWNER/OWNER'S REPRESENTATIVE.
 - TREES OUTSIDE OF THE MEDIAN OR TREES THAT ARE NOT IRRIGATED SHALL BE FITTED WITH A TREEGATOR ORIGINAL OR APPROVED EQUAL SLOW RELEASE WATERING BAG, 30"x16" WIDE (AT BASE) AND BE REFILLED ADHERING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - ALL SHRUBS AND GROUND COVERS INDICATED ON THE LANDSCAPE PLAN SHALL BE INSTALLED AS SPECIFIED IN THE PLANT SCHEDULE UNLESS REQUESTED IN WRITING BY THE OWNER. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE SIMILAR PLANT MATERIALS.
 - THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL THE PLANTS DELIVERY DATE AND SHALL INSPECT THEM TO SEE THAT THEY MEET MINIMUM SIZE REQUIREMENTS BEFORE THEY ARE INSTALLED.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
 - THE PLANT SCHEDULE IS PROVIDED TO THE LANDSCAPE CONTRACTOR AS A CONVENIENCE AND IS NOT GUARANTEED. CORRECT. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND AVAILABILITY OF PLANTS AND MATERIALS SHOWN ON THE PLAN PRIOR TO SUBMITTING A BID. IF SELECTED, THE LANDSCAPE CONTRACTOR SHALL MAKE PROVISIONS NECESSARY TO HAVE THE NECESSARY MATERIAL TO COMPLETE THE LANDSCAPE INSTALLATION BY THE ESTABLISHED DEADLINES.

APPROACH TO WATERING

WATERING PROPOSED PLANT MATERIAL THROUGH ESTABLISHMENT IS CRITICAL TO THE SUCCESS OF THE PROJECT. CONTINUED WATERING WILL YIELD THE BEST RESULTS RELATED TO THE REQUIRED SCREENING AS OBSERVED FIVE YEARS AFTER PLANTING. WATERING METHODS INCLUDE: 1) HAND WATERING SAUCER RINGS BETWEEN RAIN EVENTS, 2) HAND-FILLING SLOW-RELEASE DRIP BASS, OR 3) DRIP IRRIGATION SYSTEM. CSRS HIGHLY RECOMMENDS MAINTAINING A REGULAR WATERING SCHEDULE FOR THE PROPOSED BUFFER PLANTING TO ENSURE A HIGH SURVIVAL RATE. WHILE THE SELECTED PLANTS ARE UNDERSTOOD TO BE EITHER DRAUGHT TOLERANT OR DRAUGHT RESISTANT THEY WILL ONLY GAIN THIS CHARACTERISTIC ONCE THEY ARE WELL ESTABLISHED. IF PROPERLY MAINTAINED THIS WILL ALLOW THE CLIENT TO USE THE MINIMUM ALLOWED PLANT SIZE WHILE ACHIEVING THE THE FIVE YEAR PERFORMANCE SPECIFICATION REQUIRED BY ORDINANCE.

BUFFER NOTES:

THE PROPOSED BUFFER WILL BE DESIGNED IN ACCORDANCE WITH THE PARISH OF CALCASIEU, LOUISIANA ORDINANCE ARTICLE III, ZONING DIVISION 15, SOLAR ENERGY FACILITIES, SECTION 26-99, SOLAR ENERGY FACILITIES, (C) DEVELOPMENT STANDARDS AND THE PARISH OF JEFFERSON DAVIS, LOUISIANA ORDINANCE NO. 2403, ARTICLE VI, SOLAR ENERGY, (E) DESIGN STANDARDS ESTABLISHING PROVISIONS FOR SOLAR ENERGY FACILITIES.

ALL FLOODPLAINS, WETLANDS, AND SLOPES WILL BE REASONABLY PROTECTED FROM CLEARING, GRADING, FILLING OR CONSTRUCTION. THE CLIENT WILL PROVIDE MORE INFORMATION REGARDING FLOODPLAINS AND WETLANDS AT A FUTURE DATE. THE SOLAR ENERGY FACILITY WILL BE DESIGNED WHERE REASONABLY POSSIBLE, TO PRESERVE AND MAINTAIN EXISTING TREE LINES BETWEEN FIELDS, PASTURES, MEADOWS, AND MATURE WOODLANDS.

EXISTING VEGETATION WILL BE PRESERVED WITHIN THE TWENTY-FIVE (25) FOOT LANDSCAPE BUFFER IN CALCASIEU AND THE FIFTY (50) FOOT LANDSCAPE BUFFER IN JEFFERSON DAVIS WHERE REASONABLY POSSIBLE. WHERE REASONABLY POSSIBLE, IN LOCATIONS WHERE GAPS IN EXISTING VEGETATION EXISTS, TREES AND SHRUBS WILL BE ADDED TO PROVIDE FOR A YEAR-ROUND VISUAL BUFFER SUBSTANTIALLY LIKE A PLANTED BUFFER. THE FACILITY OWNER AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THE EXISTING VEGETATION MEETS THE REQUIREMENTS FOR A LANDSCAPE BUFFER PER THE ORDINANCE AND SUPPLEMENT THE BUFFER WITH ADDITIONAL PLANTS. THE SUPPLEMENTED PLANTS SHALL BE THE SAME PLANTS RECOMMENDED BY THE LANDSCAPE ARCHITECT IN THE PLANT SCHEDULE. THE QUANTITY IN THE PLANT SCHEDULE DOES NOT ACCOUNT FOR SUPPLEMENTAL PLANTING.

LANDSCAPE BUFFER ZONES WITHOUT EXISTING TREES OR SHRUBS WILL BE DESIGNED AND PLANTED TO MEET THE REQUIREMENTS FOR A (1) AGRICULTURAL ZONING DISTRICTS.

- ACHIEVE AN 80% OPACITY BY YEAR FIVE (5) OF OPERATIONS.
- EVERY 50' OF THE LANDSCAPE BUFFER WILL BE COMPRISED OF:
 - FOUR (4) CLASS "A" TREES
 - THREE (3) CLASS "B" TREES
 - TWENTY-TWO (22) SHRUBS

JEFFERSON DAVIS PARISH DOES NOT HAVE EXPLICIT REQUIREMENTS FOR THE COMPOSITION OR NUMBER OF PLANTS IN THE 50' LANDSCAPE BUFFER.

MAINTENANCE - THE FACILITY OWNER WILL REQUIRE THE USE OF GOOD HUSBANDRY TECHNIQUES WITH RESPECT TO LANDSCAPING INCLUDING BUT NOT LIMITED TO: PROPER PRUNING, PROPER MOWING, AND PROPER MULCHING, SO THAT THE VEGETATION WILL REACH MATURITY AS SOON AS PRACTICAL, AND WILL HAVE THE MAXIMUM DENSITY IN FOLIAGE. DEAD OR DISEASED VEGETATION WILL BE REMOVED AND REPLANTED AS SOON AS PRACTICABLE AND PRECEDING IDEAL. A VEGETATIVE MAINTENANCE PLAN WILL NEED TO BE PROVIDED UPON COMPLETION OF THE CONSTRUCTION DOCUMENTS PER JEFFERSON DAVIS PARISH.

LANDSCAPING ASSUMPTIONS:

AT THE TIME OF ASSEMBLING THIS CONCEPTUAL LANDSCAPE PLAN THE SITE PLAN HAS YET TO BE COMPLETED.



PRELIMINARY WORK

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR ANY OTHER SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

CSRS

CRESCENT COAST
ENERGY CENTER

CSRS

6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70806
Telephone: 225-769-0646
www.csrsinc.com

**Crescent Coast
Energy Center**

Appendix H
Conceptual Landscape Plan

Calcasieu and Jefferson
Davis Parish

AYPA Power

aypa

Revisions

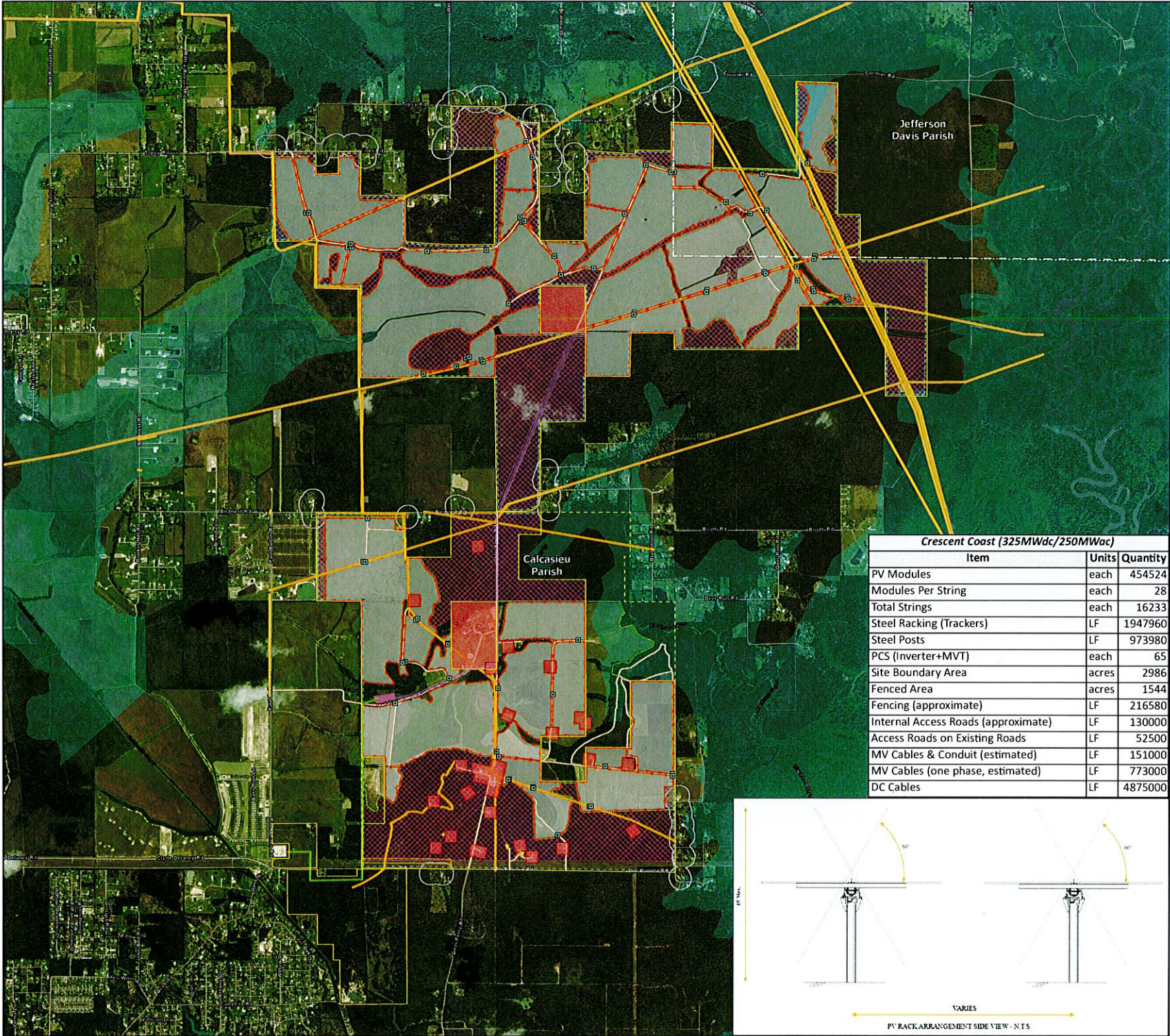
#	Date	Description



**Conceptual
Landscape Plan**

Date: July 2, 2024
Project Number: 223223
Drawn By: JGH
Checked By: WJB
Sheet

L1



NOTES

1. NOT FOR CONSTRUCTION.
2. SINGLE AXIS TRACKER WITH BIFACIAL PV MODULE (1) IN PORTRAIT ARRANGEMENT.
3. SITE CAPACITY, ARRAY CONFIGURATION, PERIMETER FENCE ALIGNMENT, INTERNAL ROAD DESIGN, ETC. TO BE DETERMINED DURING DETAILED DESIGN.
4. NO NOISE GENERATING EQUIPMENT TO BE PLACED WITHIN RESIDENTIAL BUFFER AREAS IN ACCORDANCE WITH PARISH REQUIREMENTS.
5. LANDSCAPE BUFFER (25' WIDE) TO USE AND/OR SUPPLEMENT EXISTING VEGETATION WHEREVER POSSIBLE.
6. SITE ACCESS ROADS AND OTHER UN FENCED, OPEN SPACES WITHIN THE PROJECT TO ACT AS ADDITIONAL WILDLIFE RESERVE AREAS WHEN NOT IN USE.

Legend

- Proposed Site Access Gate (24' Wide)
- Proposed MV Collection Line Routing (Width Varies)
- Existing Easements
- Proposed Gen-Tie Routing (230kV)
- Existing Pipeline
- Proposed Access Road (16' Wide)
- Proposed Access Road - Existing Dirt Road (16' Wide)
- Proposed Security Fence
- Project Setback (50' Wide)
- Project Boundary
- Participating Landowner Adjacent Property Line (Not a part of project)
- Exclusion Areas
- Proposed Project Substation (300'x500')
- Landscape Buffer (25' Wide)
- Agricultural/Wildlife Reserve Area
- Dwelling Setback (300' Radius)
- FEMA Flood Zone (100-yr)
- Proposed PV Area
- County Line

Scale

0 500 1,000 2,000 3,000 Feet

BLENDED POWER

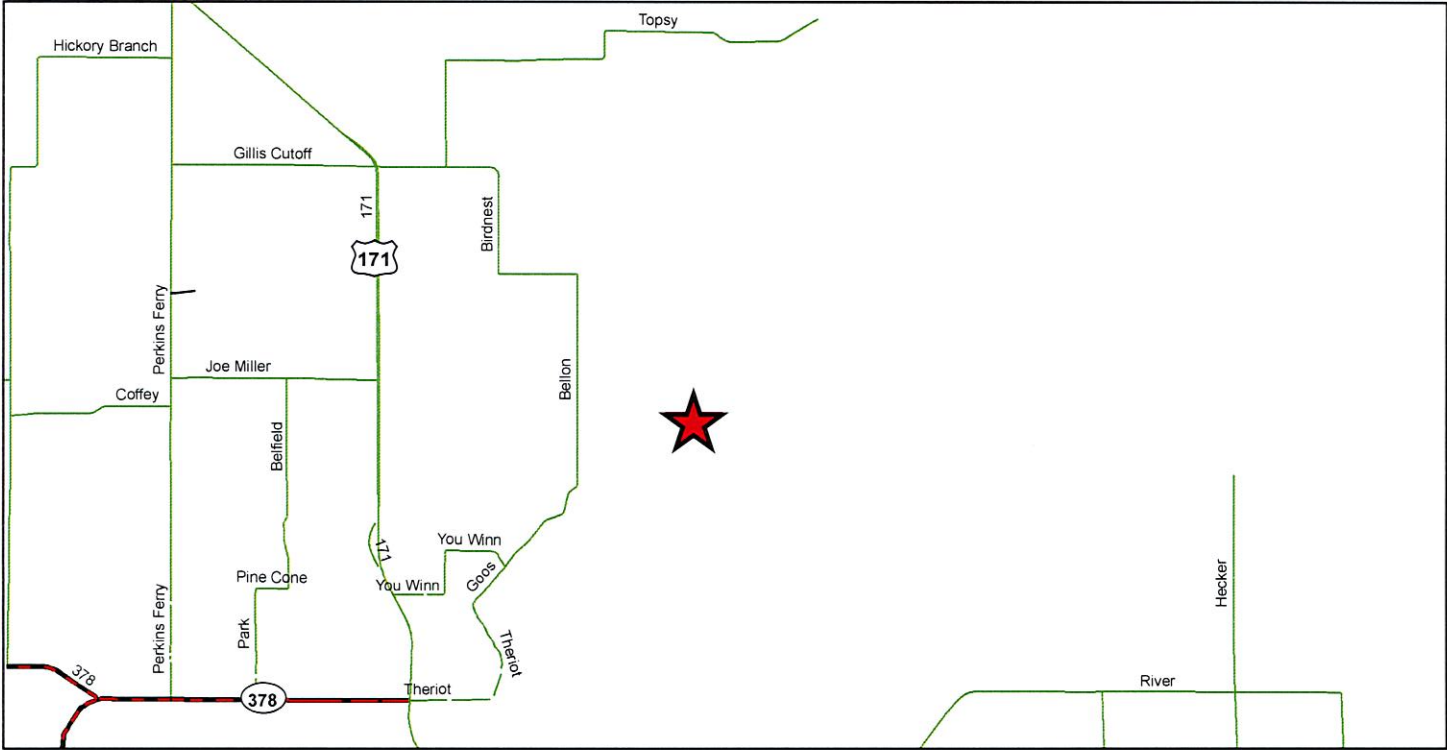
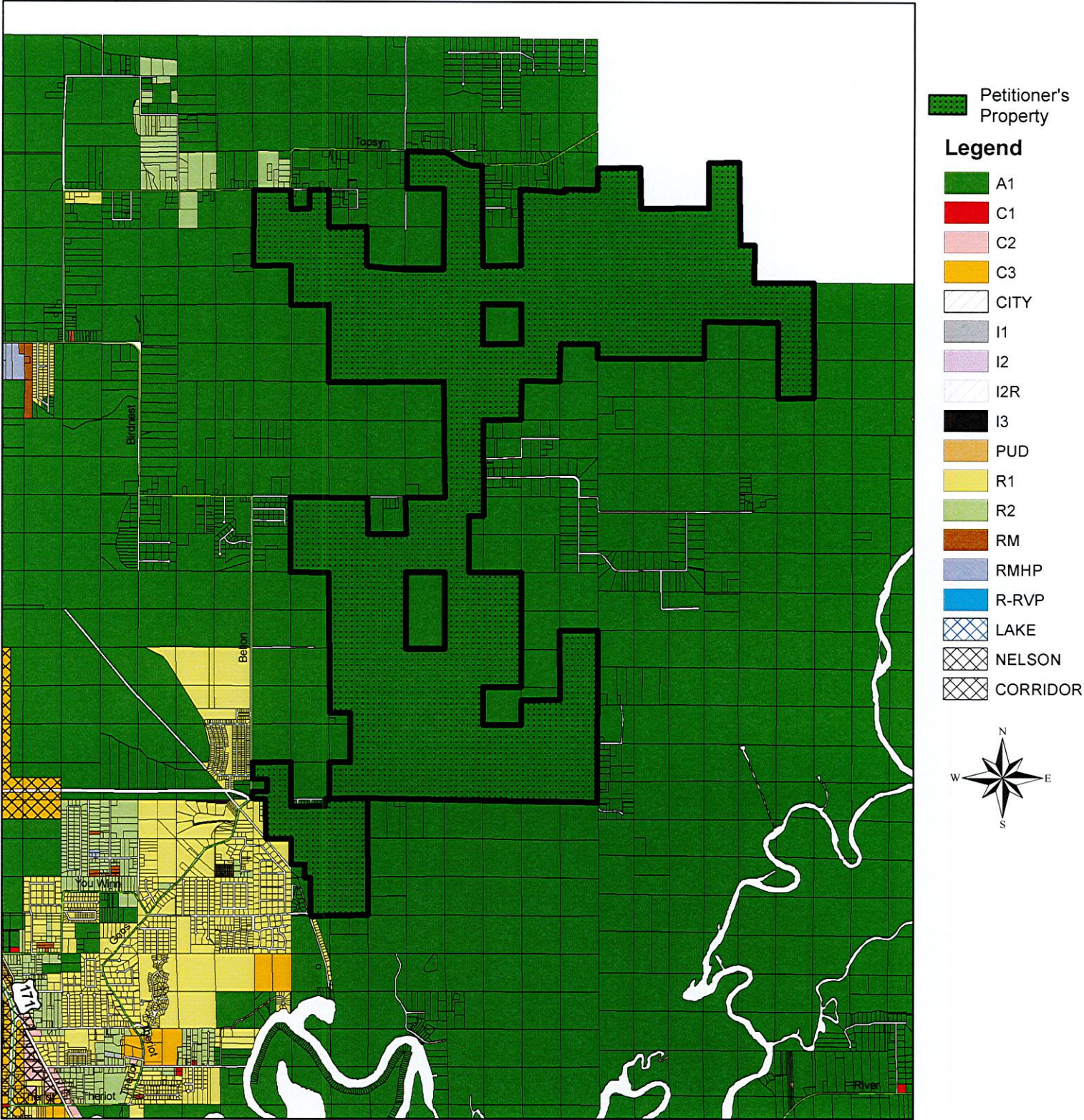
REV	DATE	REVISION DESCRIPTION	ISSUED FOR PERMIT	ISSUED	APPROVED
A	6/27/2024		PC	JR	

Project : **CRESCENT COAST SOLAR**
CALCASIEU PARISH, LA

SOLAR COMPLEX OVERVIEW

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PAGE 1 OF 12

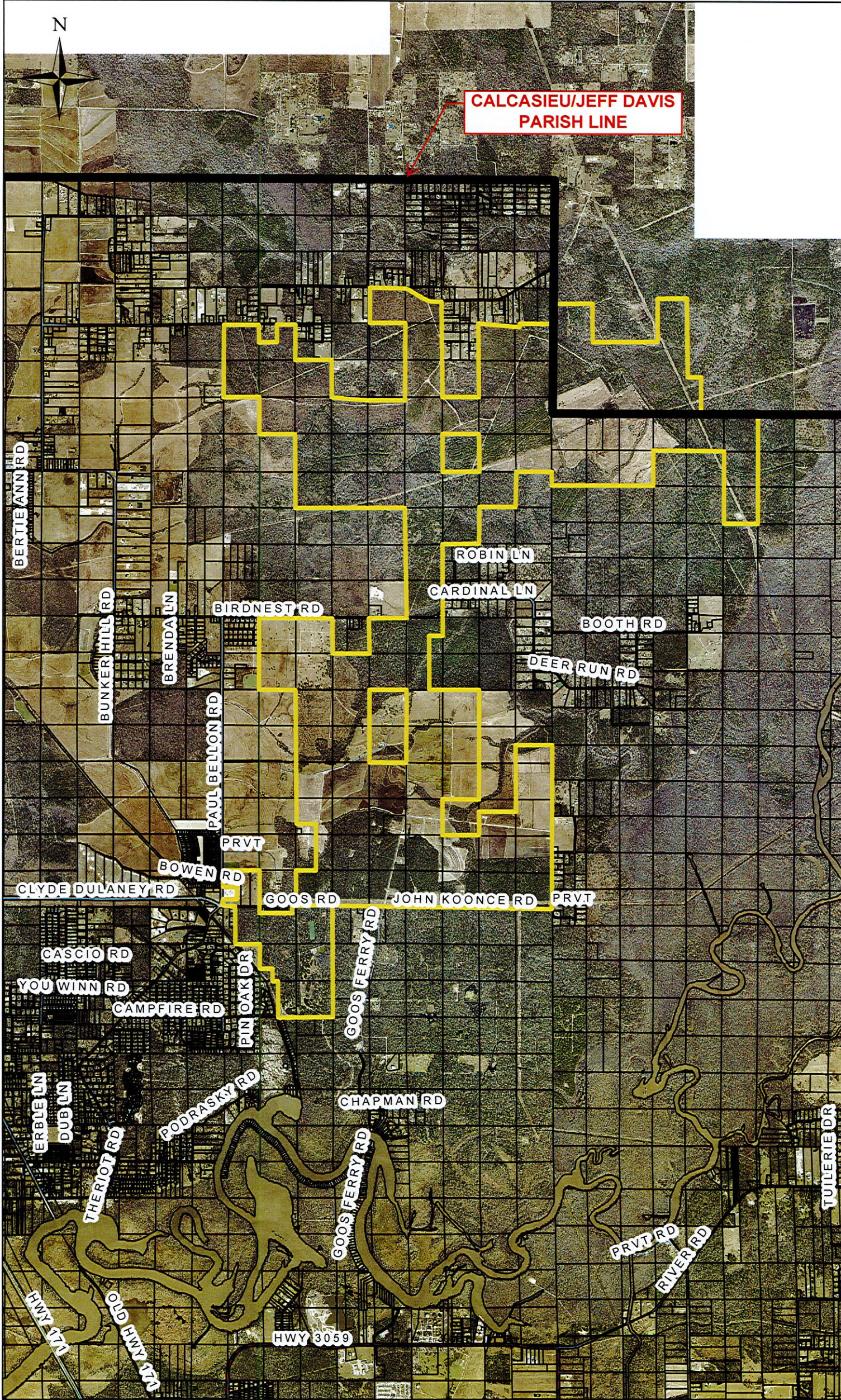












Email of Opposition

From: TRINA PLAISANCE <tmplaisance@msn.com>
Sent: Monday, August 12, 2024 7:30 PM
To: PLANNING <planning@calcasieu.gov>
Subject: Solar panel farm Gillis/topsy area

I would like to oppose item 8 on the agenda for August 20th We as a community have concerns about the solar farm project. We do not think this project is a good fit for this area. There are to many residents that will be affected by this. Thank you for your help!
Trina Plaisance

"I can do all things through Christ which strengthens me" Phillipians 4:13

From: tcroxdale@aol.com <tcroxdale@aol.com>
Sent: Tuesday, August 13, 2024 7:00 AM
To: Administration <administration@calcasieu.gov>
Subject: Proposed Solar Farm in Moss Bluff

You don't often get email from tcroxdale@aol.com. [Learn why this is important](#)

My name is Tim Croxdale, and I live NE of Moss Bluff. I have lived at my current address, 2833 Cardinal Lane, Lake Charles, La. 70611 for forty four (44) years. It is a very peaceful rural area that is experiencing tremendous growth in population. I hunt in the surrounding area of my home and have been retired for over 3 years.

I am sure you are getting inundated with folks from Moss Bluff concerning the proposed solar farm in Moss Bluff. I would like to explain my stance on this issue and the reasons for that stance.

This new solar farm will be directly across from my house and will be surrounded by acres and acres of solar panels. As you may have discovered in your research, solar panels have some positive benefits, providing electricity from these solar panels, but the negative benefits far outweigh any positive benefits. Listed below are some of those negative benefits for my local community:

1. Decreased property values, which means my estate will lose value from this nearly 3,600 acres of solar panels, which is only one of four proposed solar farms in the Moss Bluff area.
2. Health Risks - According to the World Health Organization (WHO), those who live near a solar farm could experience Electromagnetic Hypersensitivity, resulting in headaches, fatigue, skin rashes, sleep disturbances, dizziness, nausea and increased risk of Cancer.
3. Land Use/Environmental Impact - The proposed solar farm will decimate the surrounding landscape and affect wildlife habitat. The solar farm could produce hazardous water runoff to local ditches and potentially contaminate these ditches. Temperatures around solar farms can be 5 - 8 degrees F higher due to the footprint of these reflective panels. Construction of solar panels include cadmium a know carcinogen, as well as possible lead/ sulfuric acid batteries or lithium batteries.

4. Hurricane/Weather Issues - These panels are susceptible to damage due to hurricanes, storms, or other weather issues. Flying glass debris would spread of a wide area, posing dangerous conditions for the community.
5. Economic benefit for the Moss Bluff area is very low, when you compare it to the negative aspects of the solar farm.

There are other factors associated with this solar farm, which I could enumerate, but these are the most obvious negative factor of the project.

If you were in the same situation as we are facing, a project that is highly objectionable to nearly all the neighbors in the area, you too would be against this poorly designed project. Please have the same consideration if you were in our "shoes".

Thanks,

Tim Croxdale
2833 Cardinal Lane
Lake Charles, La. 70611
(337) 855-6122 - home
(337) 884-6435 cell

8/12/24

Calcasieu Parish Planning and Zoning Board

901 Lakeshore Drive

Lake Charles, LA 70601

This correspondence is to make the board aware of the concerns of its constituents regarding the proposed variance under the current agricultural ordinance of properties in the Moss Bluff, Gillis, and Topsy communities to allow a solar panel farm by AYPa Power (Cajun Crescent) and/or American Sulphur and Oil Company.

I have personally been a resident of the Gillis community for 53 years. I chose to stay and raise my family here because I value the importance of the farms and people who have built a community that has withstood many trials. If the solar panel farm were to be built, it would change the very nature of our existence. The following are concerns of myself, friends, family, and neighbors.

~Decreased Property Value

~Noise Pollution

~Deforestation which would lead to increased flooding/runoff and the loss of natural habitat for local wildlife

~Possible ground water contamination resulting from the leaching of heavy metals from panels

~Unsightly equipment in what has been wooded, residential, or farmed areas

~Increased temperatures and magnetic energy fields near the proposed sight

~Solar panels becoming projectiles in natural disasters such as hurricanes and tornadoes.

~Increased chance of wildfires

It is our belief that a solar panel farm will not be a viable source for prolonged sustainability. We are seeking to keep our community in tact as its original members planned it to be: a rural, residential farming community

Christine Liles

1244 Topsy Rd

Lake Charles, LA 70611

Crliles.cl@gmail.com

337-526-0731

Tammy Tonn

From: Gina Kingham <ginakingham1@hotmail.com>
Sent: Tuesday, August 13, 2024 12:34 PM
To: PLANNING
Subject: Proposed solar farm in Gillis

Some people who received this message don't often get email from ginakingham1@hotmail.com. [Learn why this is important](#)

To Panel members or whom it may concern,

My husband and I have lived in the Gills, La area for 36 years. We have raised 3 children in this little rural country area, and they have enjoyed the benefits of the setting; wildlife, fresh air, slightly cooler temperatures compared to the city. Now, Our Grandchildren love to come visit us in the 'country'.

We highly oppose the proposed 1,000-3,000 -acre solar panel farm in Gillis to Moss bluff La. Areas. This farm would be located close to my neighbors, and right in our area.

Besides being unsightly and ruining the rural scenery, displacing wildlife, projecting heat, and decrease in residential values, there is of concern possible damage to the panels in future storms.

Our area of Gillis, La in 2020 sustained horrific damage as a result of that hurricane, including scores of tornados that ripped paths through woods all around us. It was a nightmare struggling through insurance co. claims, and getting repairs done with hiked costs of replacement materials. We all went through it.

I have similar concerns and questions for this solar farm;

What happens if these panels are damaged by hail, tornado, hurricane? In 2020 we cleaned up metal, wood, and other debris that did not come from our structures. And with over 1,000-3,000 acres of potential debris, how will this affect the residential homes around these areas? Are these panels able to withstand cat 1, 2 ,3 hurricanes and tornadoes?

What coverage of insurance is required on these farms for replacement, remedial services for hazardous removal of panels and materials in residences yards?

When these panels are damaged by hail, wind, etc. what is the responsibility of these owners fixing them in a timely manner so contaminants are not introduced into our environment?

I also have several autoimmune diagnosed health conditions, and do not want the possibility of any soil or water contamination from solar panel damage.

Besides all the issues I have mentioned, there are no benefits to the residents of this area for this solar panel farm. Am I to understand that his solar energy harvested would go to Entergy?

We are on BECI Electric not Entergy. Why isn't this proposed in that area for those residents?

We ask that our panel members hear these objections, our neighbor's objections and stop this proposal.

Regina & Sean Kingham
5268 Mattie Reeves Rd.
Lake Charles, Louisiana, 70611
(Gillis, Louisiana)
337-794-9421

Tammy Tonn

From: Kimberly <kimbreaux77@gmail.com>
Sent: Tuesday, August 13, 2024 12:44 PM
To: PLANNING
Subject: Solar Energy Facility

[Some people who received this message don't often get email from kimbreaux77@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

PLEASE PLEASE PLEASE!!!!!!!!!!!!!!

> We do not want or support the solar energy facility that will go from Topsy to Moss Bluff. Please guide me to who ever we can talk to about this. We are going to attend the August 20 meeting about it also. Thank you in advance for your help with this matter.

Tammy Tonn

From: Abby Rougeau <abbigaler15@gmail.com>
Sent: Wednesday, August 14, 2024 6:58 PM
To: PLANNING; PLANNING
Subject: Gillis/Moss Bluff Solar Farm Zoning Exemption

Some people who received this message don't often get email from abbigaler15@gmail.com. [Learn why this is important](#)

Good evening,

I hope this message finds you well.

My name is Abbigale Rougeau and I am a resident in Gillis. I have lived across the street from and next to where they are proposing to place a solar farm my entire life and my family has lived there for 50 years. I will inherit the land that and have plans to build a home there for my future family. I was deeply disturbed to hear of this solar farm proposal for a variety of reasons, which I have listed for your review and consideration.

This land is lush and full of trees and wildlife. Destroying the natural habitat of many animals will be devastating for ecosystem. In addition, the deforestation of this forest will increase the already miserable temperatures of this area causing the increase of energy usage by the citizens in this area. Deforestation will also cause major flooding issues in areas that did not have flooding issues before which will further increase the cost of living for citizens in this area and harming people's homes who were not built to withstand flooding.

Further, by adding solar panels to this area you increase the hazards during hurricanes and tornadoes in the area. Louisiana is in tornado alley and Lake Charles is very susceptible to being hit by hurricanes. The added hazards provided by solar panels will be devastating to residents. It will destroy property and needlessly place the citizens in the area in danger due to harmful chemicals used in the production of solar energy.

Finally, this is a rural residential area. The people who live here moved here to escape the city and live a quieter life. We do not want this area to be re-zoned to allow for industry's to take over. Many people have invested hundreds of thousands of dollars into permanent homes for their families.

This solar farm will strip the appeal of this area to residents and plummet housing prices as well as land value. The solar farm will also put this families and their children in danger from the harmful chemicals needed to produce solar energy.

I compel you to oppose the exception to the zoning laws of this area for myself and the citizens who live in this area. I beg you to consider if you were in the position that we are in. A position in which your property, safety, value of your investments, and the environment surrounding you were at risk.

Thank you for your time and consideration. I hope that I have brought to light aspects of this project that you may not have previously considered.

Blue skies,

Abbigale Rougeau

Tammy Tonn

From: Joshua Thomson <ragley1977@icloud.com>
Sent: Tuesday, August 13, 2024 8:33 PM
To: PLANNING
Subject: Cajun Crescent Energy Center

[Some people who received this message don't often get email from ragley1977@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I live across the street on Topsy where this is going. I first installed solar panels 20 years ago on top of Walmart in Many, La. There are many businesses that do this as supplemental entergy. I recently spearheaded a project at work installing panels at our admin building. We lost about 1/4 of what was installed when Hurricane Laura hit. That's where the problem comes in. Solar power is still rapidly changing. The footprint/size of the panels had changed so there was no direct replacement. How will this farm handle this?

Another issue is the misleading information about these panels having a 25-30 year life expectancy. Most distributors I've dealt with will only guarantee a panel for 5 years.

I've also been told the lease on this land is only a 30 year lease. What are the plans when this lease expires? A solar panel cannot be discarded like normal trash.

Additionally, with research people can find many weather related issues. The issue with lightening is real. You take steel structures and place them in open fields you create lighting rods. This creates the biggest issue with these solar farms. Fires! A fire at a solar farm sight over 80% of the time will expand beyond the ignition point. This is being built in an area that is currently wooded and would be surrounded by woods. That's not a good combination.

Another issue is they state they will be 500' from the nearest residence. Most states that these exist require a greater distance. Floride for example, requires 1600' distance to nearest residence.

Lastly, the area across from me where this would go drains across Topsy into a parish drain ditch that is my property border. Since Laura hit we have been trying to have the ditch cleared only to be told we are next. Here we are years later and the ditch looks like a beaver dam from one end to the other from the hurricane debris. We will have flooding issues until this is cleared. So personally I don't care how much tax revenue they say will be made of this. For years things have been push using money for schools and infrastructure as ransom. This money evidently is lost somewhere. Our teachers are some of the lowest paid in the country, we rank in the bottom 3 states for education, and many of our schools are just purely outdated. So the tax revenue is a moot point.

Carve out 3000+ acres in Kisatchie National Forest, or in marshlands south of Hackberry, but do not build this in the middle of Topsy where many of us moved to get away from industry, away from the city, in the country.

Thank you
Josh Thomson

Raiechilla M. Touchstone
4083 Deer Run Road
Lake Charles, LA 70611
Phone: (337)526-1734
Email: brick1998@bellsouth.net

August 13, 2024

Calcasieu Parish
Planning and Zoning Board
901 Lakeshore Drive
5th Floor
Lake Charles, LA 70601

RE: APPLICATION OF AMERICAN SULPHUR AND OIL COMPANY OF LOUISIANA, LLC, ET AL
SUBMITTAL DATE: JULY 3, 2024
CASE #: EX-0724-0205
SITE AREA: +/- 3,656 ACRES
LOCATION: 2300 BLOCK OF PAUL BELLON ROAD, 3000 BLOCK OF GOOS ROAD, 4000
BLOCK OF JOHN KOONCE ROAD, 2000 BLOCK OF BIRDNEST ROAD, 3000 BLOCK OF
TOPSY ROAD, 4261 TOPSY ROAD

Dear Planning and Zoning Board Officers and Members (Julia Dickerson, Sharon Galicia, LaSalle Williams, Sr., Art Little, Lutricia Cobb, Jake Porche', Carl Vincent, Kirk Smith, DeAnne Winey, Genelle Hyatt, Keith M. Dubrock):

Please let this letter serve as my objection and displeasure over the proposed installation of the +/- 3,656-acre solar farm which will be situated on the following:

Parcel Owner	Parcel Number
American Sulphur and Oil Company of Louisiana, L.L.C. (Officers- Robert Noland, Amanda Noland Inzer, Doug Cook)	00025704, 00025690, 00033081, 00010723, 00025704, 00025674
CXX Lands, Inc. & Prairie Land Company (William Gray Stream)/(Madelyn Seaford, Mark Webster)	00031119, 01126229
Robert Lee McCutcheon	01359678
Lane Plauche Lake, Denise P. Hamel and Justin A. Hamel, as Co-Trustees of the Denise P. Hamel Living Trust dated July 21, 2003, John C. Winter, Jr., Mary Eyril Winter, Nore Vincent Winter, George Clifford Plauche, George Clifford Plauche, as Trustee of the Emma Lillian Winter Plauche Testamentary Special Needs Trust, Samuel Wilmore Plauche, IV, Jacqueline Plauche Cagley	00025453
Stream Family Limited Partnership (William Gray Stream)	00030937
Woodbrook, Inc. (F. Gibson Barham, Garnett Jane Barham)	00034724, 01362164, 01360890, 01100793, 00001325
Owen Ray Bellon & Virginia Lynn Bellon	01206567
Diamond Development Incorporated (James Mistretta)	01320874

My husband was born and raised in the Gillis/Birdnest community. We have raised our three children and now have seven grandchildren who are also from this community. Our family loves being able to enjoy the outdoors, the woods and the abundant wildlife. It's called country living for a reason. There absolutely will be a reduction in wildlife due to the destruction of habitat including food and water they need to survive. Our lives are here and will be greatly impacted by this travesty of this project.

Concerns:

1. **Decrease in Property Value:** We love our home and way of life that we have in our community. Living in the country away from the city noise, traffic, crime and the multitude of people was a factor in deciding where we wanted to build our home. No one wants to live near a solar farm. The value of our home should this project be approved would be negatively impacted if we have to sell to get away from this monstrosity. Per studies researched, the average loss for homes in proximity to a solar farm is 4%.
2. **Health Risks:** Health risks associated with living near a solar farm are anemia and behavioral issues. Children are especially susceptible to the health risks of exposure to solar panels, as they are in their growth stage. Gillis Elementary and all the children at this school would be at risk to these health hazards. The Applicant and the Zoning Board can absolutely not say it is 100% safe to be exposed daily to a Solar Farm when they have not been around long enough to have long term studies completed. Southwest Louisiana has been destroyed by multiple hurricanes so there is not a 100% guarantee that the panels will not be damaged and leak toxic, hazardous materials at some point in time. There are also concerns about the disposal of lithium-ion batteries. Also, according to the World Health Organization (WHO), those who live near a solar farm could experience Electromagnetic Hypersensitivity, resulting in headaches, fatigue, skin rashes, sleep disturbances, dizziness, nausea and increased risk of cancer.
3. **Environmental Impact:** Solar farms can disrupt local ecosystems and habitats. This area has a significant amount of wildlife. Removing trees and vegetation will disturb the habitat of the deer, red foxes, rabbits, birds and many other species of wildlife that make their homes in this community.
4. **Additional Flooding:** The removal of trees and vegetation will cause runoff, drainage issues to an area that already floods. Proper drainage is vital to prevent flooding. On the zoning application, the applicant checked the box "Yes" for question "#3. Are the existing natural &/or man-made drainage facilities adequate for expected surface water run-off?" If this is true and we have adequate drainage then why do we constantly flood in our area? The applicant does not live in this area and apparently has no idea about rain-fall and extreme flooding.
5. **Financial Burden:** Large-scale solar farms can raise the local temperature. This phenomenon is known as the "solar heat island effect." Beauregard Electric customers already have an extremely hard time paying unprecedented high electric bills due to actions beyond our control. Our electric bills will be ultimately affected by the added rise in temperature caused by this solar farm. Will we be compensated any for the added financial burden due to the increase in our electric bills? NO, we will not! Our community will not benefit one iota from this invasion upon the quality of our lives. Board members, why would you approve something that will hurt our community more than we are already hurting from the devastation we have experienced in the last four years?
6. **Noise Levels:** Solar farms are not completely silent. Inverter fans and other components will contribute to noise levels. Not to mention the noise from construction which would begin next year and run until late 2026. The increase in traffic including large trucks and construction equipment. Where will all these

temporary construction workers park? They will also create noise that we don't need or want in our neighborhood.

In conclusion, Zoning Board Members, please do not approve this project. The Applicant is not part of our community or parish but some of you are. Would you be happy if this was being placed in your backyard? Remember your obligation is to the residents of this community and we all have to live with the consequences of our actions. We pay taxes, we contribute to this community and value our way of life, property and land. We have a right to be respected, live safely and in peace. The Applicant can find a better place to build their solar farm. We don't want it in our neighborhood. I sincerely hope you all vote against the construction of this solar farm because your neighborhood might be next.

Sincerely,

A handwritten signature in cursive script that reads "Raiechilla Touchstone". The signature is written in dark ink and is positioned above the printed name.

Raiechilla M. Touchstone
Resident and Tax Paying Community Member

Kimberly P. Vidrine

From: Fanci Cole <fanci.cole@yahoo.com>
Sent: Thursday, August 15, 2024 3:02 PM
To: PLANNING
Subject: Gillis Solar Farm

[Some people who received this message don't often get email from fanci.cole@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern,

My name is Fanci Cole. I live on Vines Road with my spouse and 11 month old child. The house I live in was built with my family and father's hands. Across the pastures that my family has owned for more than a Century is my grandparents, and around that corner is my cousins and great grandmothers home. Needless to say, we know these lands. We have built families, traditions, and provided for ourselves by the grace of these lands. The proposed Solar Farms are the greatest risk we have faced to the land we built our lives upon. We beg of you to take the people that will be near it into consideration. We have worked and helped our communities for years and are asking you to please not do this to us. These solar farms have been proven to have detrimental impacts on human health, as well as the soil and land surrounding them. Look at the communities in Texas battling to have their lands restored after a hail storm came and destroyed the solar farms put out there, now left to rot with no accountability by the companies who placed them and no one to help with the toxic chemicals leaching themselves into the ground. These companies don't care about our area, they don't know what we have overcome to protect our people. Please, I beg your committee to reconsider and to help us put a stop to this. Once it is done, those who allowed it will be the ones who have to sleep at night knowing they put innocent peoples lives at risk, health concerns, lowered their property values, and killed thousands of wildlife for what? Something that will not even make a valuable impact on our local community. Please...help us.

Sincerely,

Fanci Cole
EMT

Kimberly P. Vidrine

From: Hoa Ewing <hoaewing@yahoo.com>
Sent: Thursday, August 15, 2024 9:17 PM
To: Hoa Ewing; PLANNING; PLANNING
Subject: Opposed Agenda No. 8.A Solar Panel Farm

[Some people who received this message don't often get email from hoaewing@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Board Members,

My name is Hoa Van Ewing, and I reside at 3619 Deer Run Road, Lake Charles, LA 70611. With my family, I have served our country for 33 years in the US Army Infantry to defend America from foreign and domestic enemies as well as protect her interests around the world. I grew up in Lake Charles, LA and have a family home that will be within vicinity of where American Sulfur and Oil Company (ASOC) plans to establish an industrial park to build a solar farm that will devalue our home and property as well as the destruction of 3600 acres of woodland and associated habitats to include those for humans. I did not inherit my home and property; I worked and earned it. I would like to leave my sons and future generations something worth keeping.

My love of this state and southwest LA was inspired by my father, a WWII Veteran who also grew up here and his father before him. We, the people of this area, are not faceless residents. We are Americans with deep roots to the land and its culture. We are people who have lived here for generations and are stewards of our environment and state. We are your neighbors, friends, and fellow Americans who value our home, family, and way of life.

According to the Harvard Business Review, solar panels are expensive to recycle and eventually will end up in a land fill. Toxic material from solar panels and associated batteries will contaminate our streams, rivers, and lakes and more importantly, our drinking water (HBR, 2021). Who will clean up the broken, shattered glass from the solar panel farm as well as properties within vicinity of the farm after a hurricane? If the ASOC runs out of funding, who will continue the construction, or will the residents of the area have to look at 3600 acres of unfinished construction with associated steady erosion and contamination?

This project will worsen the flood zone and erosion through run-offs and eventually poison our beautiful rivers, wetlands and drinking water. Our Sportsman Paradise will be transformed into an environmental disaster depleted of wildlife and more importantly drinking water. As with most green technology, it will increase utility costs now and more in the long run. It will be an environmental and monetary disaster for everyone to include future generations. It already goes without saying that solar power is the most inefficient, toxic, and expensive way to produce energy.

If this project is approved, we will also once again be dependent on the Chinese Communist Government for the solar panels because they have under sold all U.S. solar startups since Obama started the green initiative that turned into an \$80 billion dollars liability. Let's remember the Solyndra \$535 million dollars fiasco in 2011 that is a drop in the bucket as compared to over \$35 billion that has been lost through government loans to solar company startups that failed (Washington Post 2011). When will we learn?

Lastly, this area is frequented by the protected American Bald Eagles as well as many other exotic, endangered wildlife such as the protected woodpeckers. Our ecosystem is fragile, and the planned solar farm will uproot or devastate many protected and endangered wildlife habitats. Migratory birds will perish due to harmful effects of the hot glass panels. The noise that pulsates from the panels will cause stress to wildlife and humans alike. If the panels and associated batteries catch on fire, there will be no way to put out the fire and it will continue to burn thousands more acres. Nothing beneficial will come of this endeavor; the increase cost of energy will cripple Southwest Louisiana residents and

economy as well as cause irreversible health consequences from the inevitable contamination of our soil and drinking water.

In closing, the best places for solar farms are deserts not our beautiful state; however, from a financial perspective, we have much better solutions for our energy requirements than throwing good money after an inefficient, costly technology as well as destroy the land and ecosystem that thousands of generations of families call home.

Do the right thing and reject this effort that will destroy our land and devalue our homes.

Respectfully,
Hoa Ewing

Hoa Van Ewing, MBA
LTC (Ret), USA, FA59 (IN)

Cell: 337-496-4707

hoaewing@yahoo.com

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.linkedin.com%2Ffin%2Fhoaewing&data=05%7C02%7Ckpvdrine%40calcasieu.gov%7C54884d15927c4db62a6f08dcbd998856%7Cf1e50b3a0e244ba1a3d72bcf2538eea5%7C0%7C0%7C638593714336311830%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=Kcd2MBrbvWVGReYxOtIwSNjx4rypfrZ9RaznJ61eXZE%3D&reserved=0>

Kimberly P. Vidrine

From: Daron Farquhar <daronfarquhar@yahoo.com>
Sent: Friday, August 16, 2024 11:44 AM
To: PLANNING
Subject: REJECTION OF AYPa SOLAR FARM

Some people who received this message don't often get email from daronfarquhar@yahoo.com. [Learn why this is important](#)

My name is Daron Farquhar of Gillis. I am 53 with a wife and kids. We are NOT IN SUPPORT of Aypa's Solar Farm.

*****PLEASE REJECT THIS PROJECT*****

As a 50 year resident of Gillis, my family and I are very blessed to live in this community and state that we call "Sportsman's Paradise". I was raised here, attending Moss Bluff Schools with a mom that was a PE teacher at Moss Bluff Middle and attending Church at Gillis Baptist. Today I still live here, now raising kids of my own. I have a 23 year old son that has moved out and lives next to me and I am fortunate enough to still live next to my widowed mom. My family is very close and we all Love this land and the Quiet Country lifestyle that it offers up. My daughter now attends Gillis Elementary and we attend Church at First Moss Bluff. My daughter looks forward to taking a ride every day on our 45 acres to see all of the wildlife. We have Deer that lay down in our yard with their fawns and Turkeys that walk through our yard with their little ones. We watch Eagles land in our yard and eat fish out of our pond and soar over all of the property that is being proposed to be cleared for these solar panels. This land that they are wanting to clear is also rich in Native American History, as we have found many Arrow heads on the land before it was posted as private property. If you allow this project to go through, it will not only impact my family's way of life, since the solar farm would enclose my land on 3 sides, but all of the other residents in these areas would be impacted in the same way. I have researched this project in depth and its effects that it will have on this community and I cannot find any good that will come of clearing out so many trees and displacing so many animals, while killing so many that will not be able to get out of the way of the dozers. It is disheartening to know that so many people's lives will be changed for the worse. There are health concerns, Heat concerns, noise concerns, flooding concerns from the runoff, Hurricane damage to these panels will be devastating because of them being littered everywhere, while being broken, leaking chemicals into our soil and atmosphere which would be an irreversible tragedy. These things are just some of the concerns and it is big enough concerns that if this project is allowed to go through, we have already decided to move all of my family,(3 households) out of this parish that I have called home for 53 years now. I am begging you from the bottom of my heart, to please reject this project so we can remain a citizen of Calcasieu Parish.

Thank you!

Daron Farquhar

Kimberly P. Vidrine

From: BJuneau <bjuneau60@gmail.com>
Sent: Sunday, August 18, 2024 10:54 AM
To: PLANNING
Subject: Founding family of LC

[Some people who received this message don't often get email from bjuneau60@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CPPJ jurors,

I would like to ask that you vote against the solar farm variance being requested on goos ferry rd. The settling founders of LC live on Goos Ferry rd.

A statue of capt Goos is erected at the civic center.

The families do not want this destroying the ambience of the neighborhood along with the extra heat from the glass and the destruction of the natural habitat surrounding our homes. This project should be located in an industrial area not an area surrounded by homes like goos ferry rd.

Audrick Juneau
Goos Ferry Rd
70611

Kimberly P. Vidrine

From: Melissa Reeves <maluoftopsy@icloud.com>
Sent: Saturday, August 17, 2024 6:38 AM
To: PLANNING
Subject: Solar panel farm opposition

Some people who received this message don't often get email from maluoftopsy@icloud.com. [Learn why this is important](#)

To whom it may concern,

My name is Melissa Reeves and would like to express my concern over the proposed solar panel farm on the Moss Bluff, Gillis and Topsy area. I have lived on Topsy Rd my entire life and bought a home less than a mile from where I grew up. But now this country community is threatened with the proposed rezoning. Encroaching industrial plans will alter our community's lifestyle. I know you are probably quite aware of our opposition including health hazards with broken panels, loss of trees and therefore increased runoff and flooding, decreased property values, heat that will radiate off the panels causing a hot wind blown at our homes, severe weather that is associated with this heat, the distracting security lights that will illuminate the property and a constant hum of the inverters on the panels.

Now I want to speak on a personal level. My home is approximately 200 feet from the intended solar panel farm as it is directly across the street. I want to remain on my property and continue to enjoy my community of friends and neighbors. My mom and siblings all live within a 5 minute drive and 3 of us received notice of this proposal and will be directly affected. I have nieces and nephews that are still young and would love them to experience the same childhood that I had growing up on Topsy Rd. I am asking that you represent wishes of citizens of our community and decline this rezoning and proposed development that comes at our expense.

Thank you for your time,

Melissa K. Reeves
4320 Topsy Rd
Lake Charles, LA
(337)302-7157
maluoftopsy@hotmail.com

Tammy Tonn

Subject: FW: Solar Panels in Gillis

From: Lisa Martin <lannemartin10@gmail.com>
Sent: Monday, August 19, 2024 7:44 AM
To: Administration <administration@calcasieu.gov>
Subject: Solar Panels in Gillis

You don't often get email from lannemartin10@gmail.com. [Learn why this is important](#)

I am emailing you to let you know, we are against the solar panels in Gillis. They will not help us in any way and they are hazardous. And I don't see how these will help us.

If we have another hurricane, these things will catapult and fly all over causing more damage. And I bet these are a fire hazard also.

Please take our opinions and concerns into consideration and stop this. We don't want these close to our house.

Thanks!

Calcasieu Parish Planning and Zoning Board
1015 Pithon Street
Lake Charles, LA 70601

RE: Cajun Crescent Energy Center - American Sulphur and Oil Company of Louisiana, LLC, et al (EX-0724-0205)

Dear Board Members:

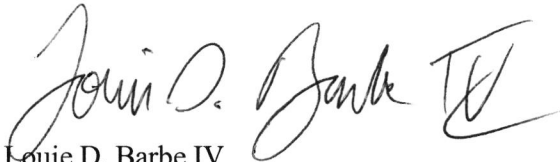
I strongly support the proposed rezoning exception for this solar project. I am aware that our Police Jury passed an ordinance specifically for solar projects that addresses all of the concerns of neighboring property owners. As a lifelong Calcasieu Parish businessman and landowner, I firmly believe that landowners throughout our parish should have the freedom to make decisions about how they utilize their land, especially when their choices conform to existing ordinances, are consistent with their financial well-being and the long-term vision for their property.

We should all be wary of those who attempt to impose their will on their neighbors. The land at issue has been owned by the current owners and used for farming and timber for generations. The landowners have been trusted stewards of their land, adapting to the needs of the times and shaping the local economy. This project provides a path for these and other landowners to diversify their income and ensure that their land remains productive and economically viable, without losing its agricultural nature. By approving this rezoning exception, the Board will affirm the rights of our agricultural community to pursue what they see as the best use of their property.

I respectfully request that the Board approve this rezoning exception, allowing our farmers and landowners to explore new opportunities while maintaining control of their future.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Louie D. Barbe IV". The signature is fluid and cursive, with a large, stylized "L" and "B".

Louie D. Barbe IV
Trustee H.C. Drew Estate
Partner NVST Real Estate Solutions

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: REZONING

SUBJECT: Take appropriate action on the following application: **3244 Highway 171 North in Ward One** - to rezone from Agricultural (A-1) to Central Business Commercial (C-3) to allow commercial development (office and storage). (RZ-0924-0281) (District 1, Mr. Quinn)

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 1. that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2. that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering. 3. that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties; 4. that outdoor storage is prohibited; and 5. that the development must adhere to the Corridor Overlay District regulations as per Division 5 of the Parish Code of Ordinances.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Advantage Plumbing LLC RZ-0924-0281.pdf](#)

CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS



CASE NUMBER RZ-0924-0281 DATE RECEIVED 9/23/2024 FEE \$200.00

APPLICANT INFORMATION

NAME: Advantage Plumbing, LLC c/o Jason Fontenot
ADDRESS: 3244 Highway 171 North
Lake Charles, LA 70601
PHONE NUMBER: (Home) (Cell)
Representative: Brandon Bellon Development
c/o Seth Jones
1134 Sam Houston Jones Parkway
Lake Charles, LA 70611
email: brandonbellondevelopment@gmail.com
Phone: 337-764-3059

PROPERTY INFORMATION

LOCATION: 3244 Highway 171 North AMOUNT OF LAND: 117.9' x 214' = .58 acres
IDENTIFYING LANDMARK: Commercial Building
PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
METRO. PLANNING BOUNDARY IN OUT

- REZONING
ZONING VARIANCE
EXTENSION
CORRIDOR OVERLAY DISTRICT REVIEW
ZONING REQUEST INFORMATION
EXCEPTION
SUBDIVISION VARIANCE
REVISION
ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)
TO Central Business Commercial (C-3)
PURPOSE OF REQUEST: To allow commercial development (office and storage).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED...
FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.
FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.
APPLICANT SIGNATURE Submitted online. DATE 9/23/2024

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- 1a. IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? YES NO N/A
b. IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? YES NO N/A
2a. HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? YES NO N/A
b. WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND SEPTIC TANK MUNICIPAL SEWAGE DISTRICT MECHANICAL PLANT OTHER
3. ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? YES NO N/A
4. WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? YES NO N/A
5. IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? YES NO N/A
6. WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? YES NO N/A
7. CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? YES NO N/A
8. IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA? YES NO N/A
FLOOD ZONE CLASSIFICATION X BFE FT.

STAFF RECOMMENDATION: Staff recommends that the request be granted. See brief for conditions.

Application Summary					
Applicant	Advantage Plumbing, LLC		Submittal Date	9/23/2024	
Case Number	RZ-0924-0281		Site Area	+/- .58 Acres	
Location	3244 Highway 171 North		Police Jury District	1 – Mr. Quinn	
P&Z Meeting Date	November 19, 2024		PJ Meeting Date	November 21, 2024	
Parish Code of Ordinances					
Article III Zoning, Division, 1, Section 26-35 – Minimum requirements, Chart A, Agricultural (A-1).					
Request(s)					
To rezone from Agricultural (A-1) to Central Business Commercial (C-3) to allow commercial development (office and storage).					
Site Characteristics					
Present Zoning Classification	Agricultural (A-1) and Central Business Commercial (C-3)				
Identifying Landmark	Commercial Building				
Urban Service Area	Out	Flood Zone	X		
Area Characteristics					
Surrounding Zoning	Agricultural (A-1), Heavy Industrial (I-2), Central Business Commercial (C-3), Mixed Residential (R-2), Light Industrial (I-1), Single Family Residential (R-1) and Multi-Family Residential (R-M)				
Surrounding Uses	Industrial, Commercial and Residential				
Zoning History					
Original Zoning	Agricultural (A-1) and Central Business Commercial (C-3)	Ward	1	Date	1982
Previous Requests on this Property There have been no zoning requests pertaining to this property.					
Zoning Requests along Highway 171 North There have been ten (10) zoning requests on Highway 171 North. • In 2015, the Planning and Zoning Board and the Police Jury granted a request by RT Properties, LLC to rezone from Multi-Family Residential (R-M) to Recreational Vehicle Park (R-RVP) to allow recreational vehicle park (63 spaces) at 3113 Highway 171 North. • In 2014, the Planning and Zoning Board and the Police Jury granted a request by Damon Wolven to amend Ordinance No. 5560 (RZ01-032-98) to remove stipulations in order to allow auto sales at 3239 Highway 171 North. • In 2014, the Planning and Zoning Board and the Police Jury granted a request by RT Properties, LLC to rezone from Manufactured Home Park (R-MHP) to Multi-Family Residential (R-M) to allow multi-family residential development (20 duplexes) at 3113 Highway 171 North. • In 2013, the Planning and Zoning Board and the Police Jury granted a request by Randall Youngblood to rezone from Agricultural (A-1) to Central Business Commercial (C-3) and Manufactured Home Park (R-MHP) to allow commercial development and a recreational vehicle park (66 spaces) at 3113 Highway 171 North.					

- In 2010, the Planning and Zoning Board **granted** a request by Julian R. Bruce to revert the west 250 feet of the property previously rezoned by virtue Ordinance No. 4605 adopted by the Police Jury on August 21, 2003, from Light Industrial (I-1) and Heavy Industrial (I-2) to Central Business Commercial (C-3) and rezone the east 288.4 feet from Light Industrial (I-1) to Heavy Industrial (I-2) to allow stockpiling of construction materials at 3270 Highway 171 North.
- In 2009, the Planning and Zoning Board **granted** a request by Total Plumbing Company for a zoning exception to allow commercial development (funeral home parking lot) on Highway 171 North.
- In 2007, the Planning and Zoning Board and the Police Jury **granted** a request by Julian Bruce and B. Lee Bruce to rezone from Light Industrial (I-1) and Heavy Industrial (I-2) to Manufactured Home Park (R-MHP) to allow a manufactured home park (25 spaces) at 3270 Highway 171 North.
- In 2003, the Planning and Zoning Board and the Police Jury **granted** a request by Julien R. Bruce to rezone from Central Business Commercial (C-3) and Agricultural (A-1) to Heavy Industrial (I-2) and Light Industrial (I-1) to allow commercial development (contractor shop and storage yard and stock piling aggregates (limestone and concrete sand) at 3270 Highway 171 North.
- In 2002, the Planning and Zoning Board and the Police Jury **granted** a request by Randall Youngblood, Sr. to rezone from Heavy Industrial (I-2) to Agricultural (A-1) to allow residential development (manufactured home) at 3113 Highway 171 North.
- In 1997, the Planning and Zoning Board **granted** a request by Neil Hungerford for a zoning exception to allow residential development (manufactured home) at 2959 Highway 171 North.

Recent Zoning Requests in Immediate Area

In the past five years, there have been no zoning requests within the immediate area.

Recommendation

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions:

1. that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development;
2. that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.
3. that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties;
4. that outdoor storage is prohibited; and
5. that the development must adhere to the Corridor Overlay District regulations as per Division 5 of the Parish Code of Ordinances.

Brandon Bellon Development

1134 Sam Houston Jones Pkwy
Lake Charles, LA 70611
337-764-3059
brandonbellondevelopment@gmail.com

September 20, 2024

CPPJ Zoning Board
Letter of Intent

To whom it may concern,

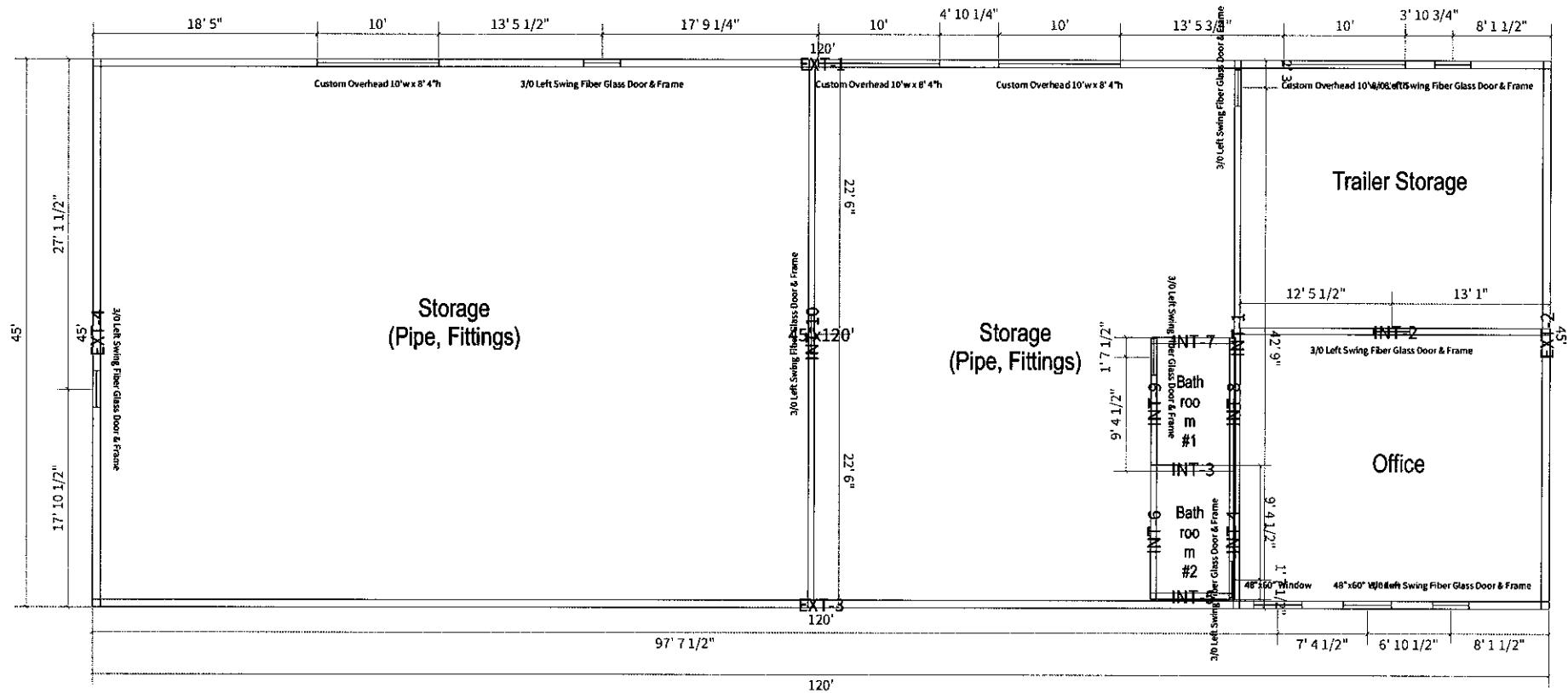
Brandon Bellon Development is requesting that the property located at 3244 tract B be rezoned to commercial in order to hold a plumbing commercial warehouse and storage that will be an accessory of the existing plumbing building on tract A.

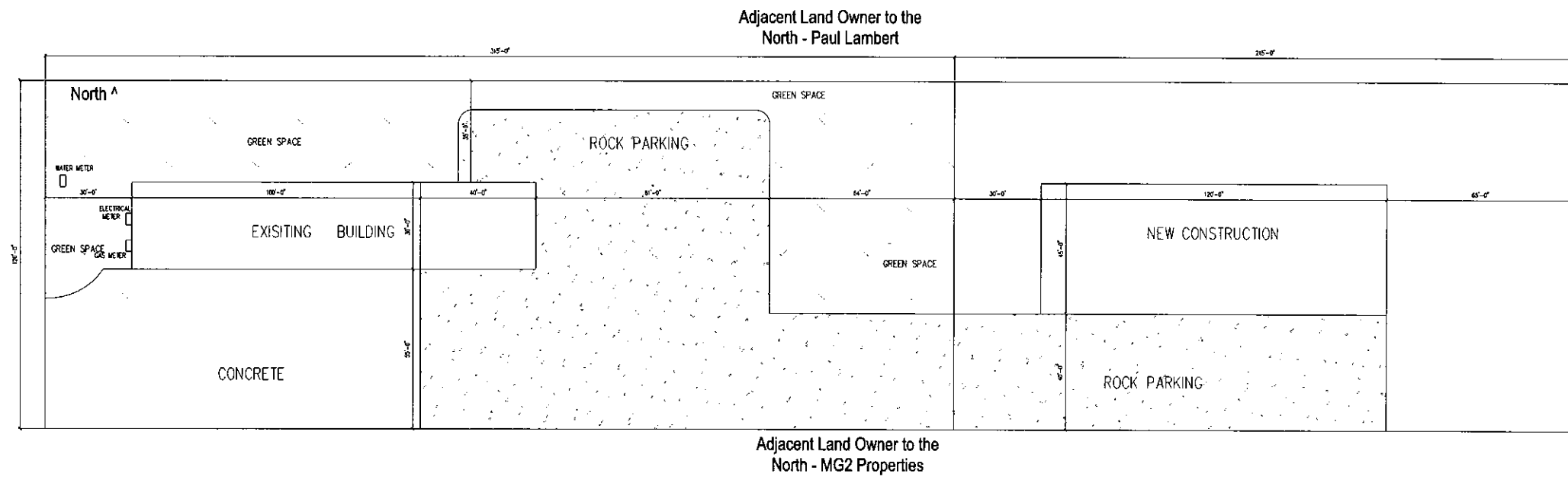
Sincerely yours,

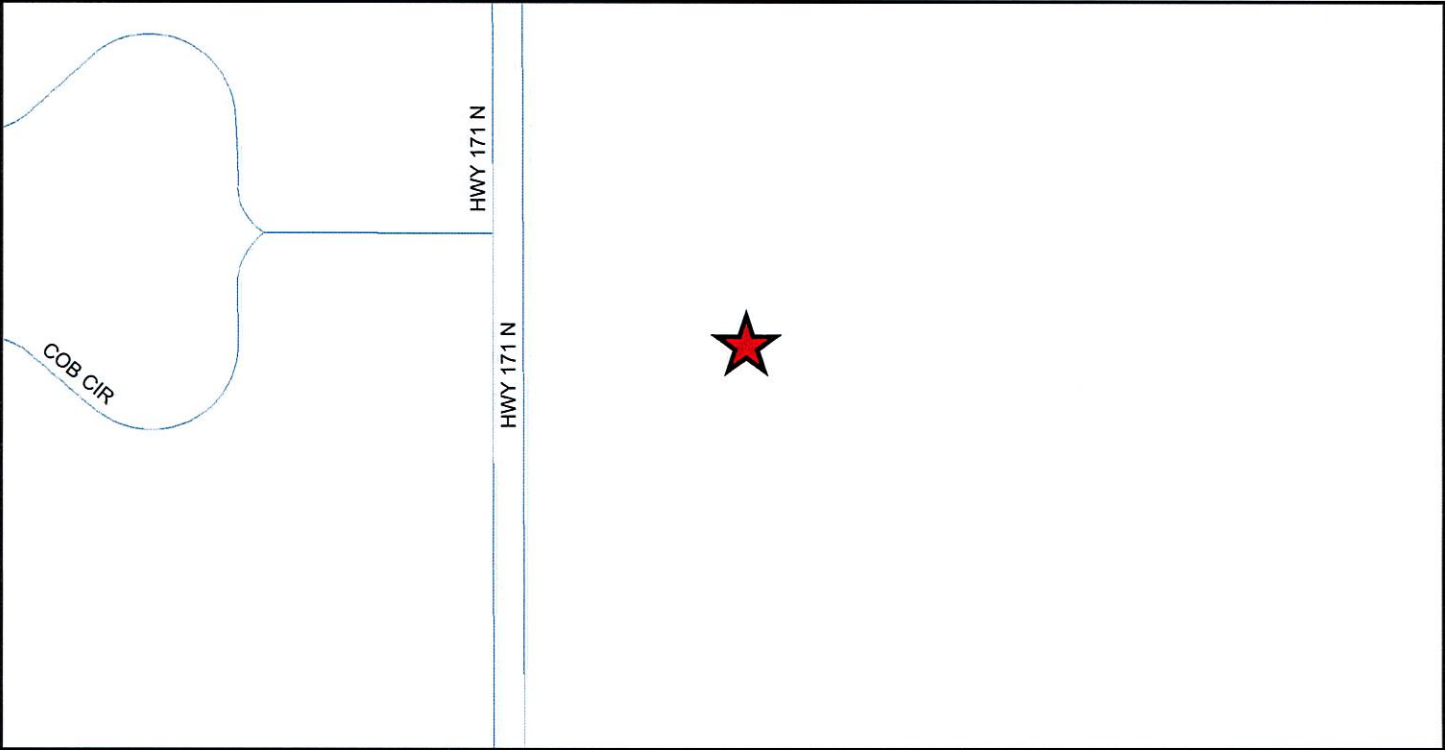
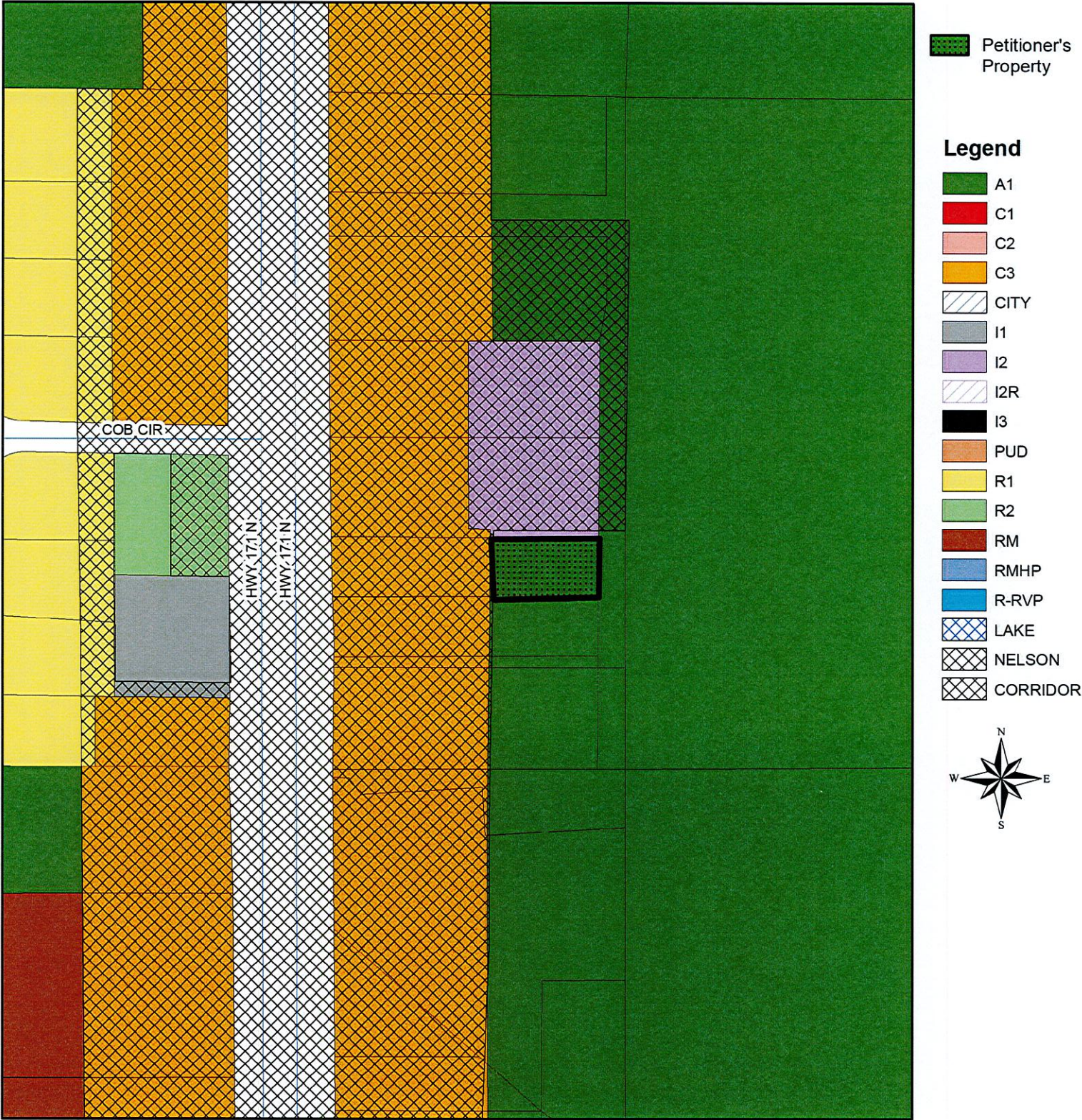
Emma Bellon LeJeune

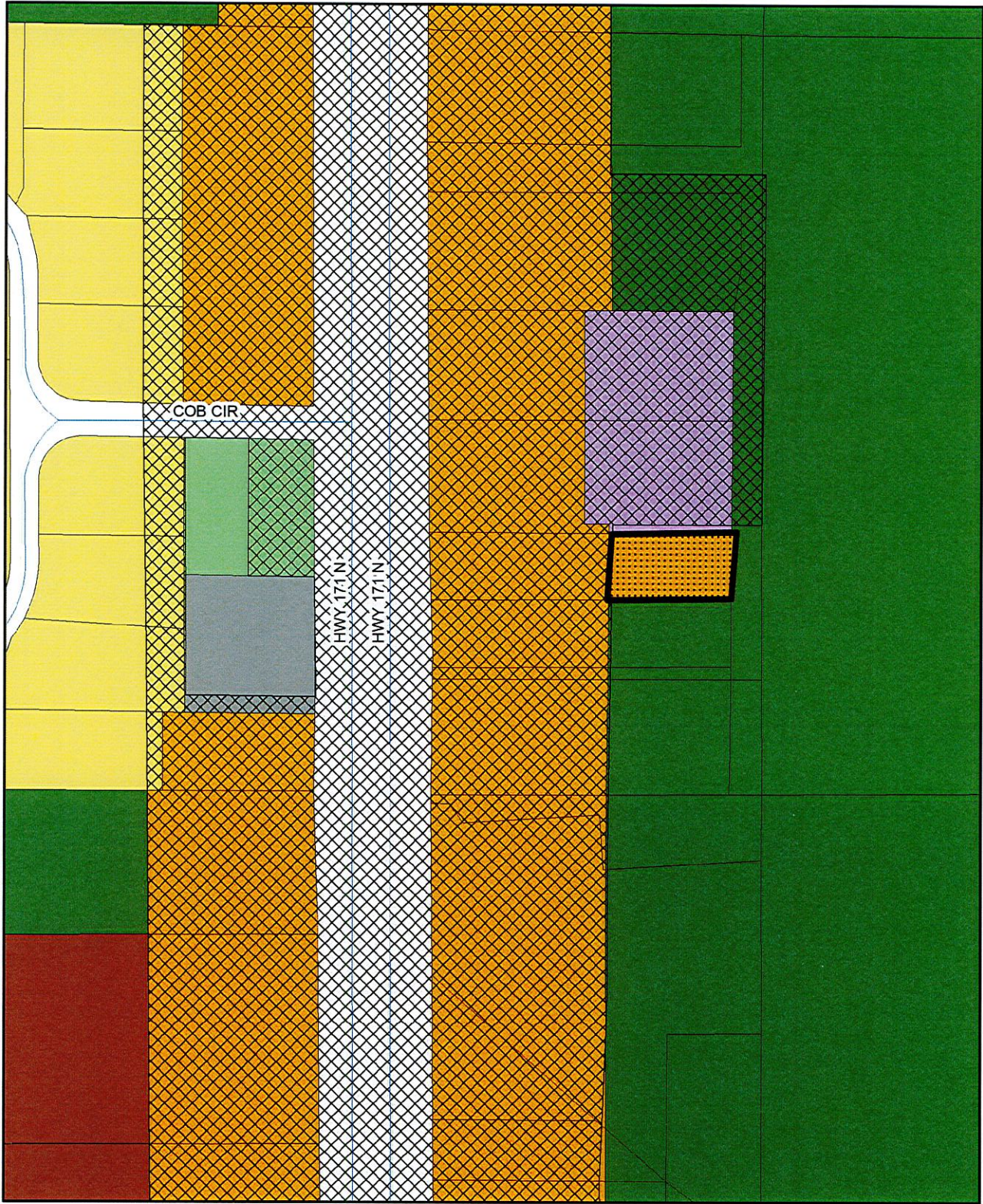
Brandon Bellon Development

Wall Layout









Final
Zoning Map

Petitioner's
Property

Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON
- CORRIDOR

