

JOINT PUBLIC NOTICE

June 17, 2029

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch
7400 Leake Avenue
New Orleans, La. 70118

State of Louisiana
Department of Environmental Quality
Post Office Box 4313
Baton Rouge, La. 70821-4313
Attn: Water Quality Certifications

(504) 862-2595/ FAX (504) 862-2289
Jacqueline.R.Farabee@usace.army.mil
Project Manager
Jacqueline Farabee
Permit Application Number
MVN-2018-00881-MR

(225) 219-3225 FAX (225) 325-8250
Elizabeth.Hill@la.gov
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 190612-02

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

Application has also been made to the Louisiana Department of Environmental Quality, for a Water Quality Certification (WQC) in accordance with statutory authority contained in Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A(3) and provisions of Section 401 of the Clean Water Act (P.L.95-17).

LAGARTO COASTAL MITIGATION BANK IN ASSUMPTION & LAFOURCHE

NAME OF APPLICANT: Lagarto Properties, LLC; c/o Pangaea Conservation & Compliance, LLC, Attn: Leonard McCauley, P.O. Box 4034, Baton Rouge, LA 70835.

LOCATION OF WORK: The 528.7 acre site is located approximately 7.3 miles northwest of the Thibodaux, Louisiana, in Assumption and Lafourche parishes, as shown on attached drawings (Latitude: 29.854287° N, Longitude: -90.919145° W). The Project is located within the Barataria Basin, Hydrologic Unit 08090301.

CHARACTER OF WORK: The lowering/ partial degrading of existing roads, the filling and swaling of existing drainage ditches through the use of approximately 3000 cubic yards of in-situ material, as well as preparation for planting an appropriate assemblage of bottomland hardwood species for the purpose of constructing a mitigation bank.

The comment period for the Department of the Army Permit and the Louisiana Department of Environmental Quality WQC will close **30 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and/or this WQC request and must be mailed so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be mailed to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Similar letters concerning the

Water Quality Certification must reference the applicant's name and the WQC Application number and be mailed to the Louisiana Department of Environmental Quality at the address above.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources. After receipt of comments from this public notice the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the national Historic Preservation Act, as appropriate.

Our initial finding is that the proposed work would neither affect any species listed as endangered, nor affect any habitat designated as critical to the survival and recovery of any endangered species listed by the U.S. Department of Commerce,

Utilizing Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any species listed as endangered by the U.S. Department of the Interior.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of N/A acre(s) of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, before a permit is issued.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

For

Martin S. Mayer
Chief, Regulatory Branch

Enclosure

**FINAL PROSPECTUS FOR THE PROPOSED
LAGARTO COASTAL MITIGATION BANK
MVN-2018-00881**

**Bottomland Hardwood: Re-establishment, Enhancement, and Preservation
Assumption and Lafourche Parishes, Louisiana**

April 2019

Sponsored By:

**Lagarto Properties, LLC
130 Daneco Ct.
Houma, Louisiana 70360**

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- Attachment A: Jurisdictional Determination MVN-2018-00881

LAGARTO COASTAL MITIGATION BANK FINAL PROSPECTUS

1.0 INTRODUCTION

Lagarto Properties, LLC (Sponsor) submits this Prospectus to the U.S. Army Corps of Engineers - New Orleans District (CEMVN) and the Interagency Review Team (IRT) to initiate evaluation of the proposed Lagarto Coastal Mitigation Bank (LCMB) in accordance with 33 CFR 332.8(d)(2). The details pertaining to the use of this site as a mitigation bank will be specified in the subsequent mitigation banking instrument (MBI). LCMB consists of 541.7 acres currently used for agricultural and recreational purposes (Figures 1 and 2).

1.1 Site Location

The center point of the property is located at latitude 29.854287 N and longitude -90.919145 W (approximate center point) in Assumption and Lafourche Parishes, Louisiana. This location includes all or portions of Sections 70 through 77 and 111 through 116, Township 14S, Range 15E near Thibodaux, Louisiana. The property is located in Hydrologic Unit Code (HUC) 08090301 (the East Central Louisiana Coastal drainage basin / Barataria Service Area).

Driving directions to the site are as follows:

The property is located approximately 7.3 miles northwest of Thibodaux, Louisiana. To reach the property from I-10 near Sorrento, take exit 182 for Louisiana Highway 22 West toward Donaldsonville. Follow Louisiana Highway 22 for 0.5 miles to Louisiana Highway 70. Turn left onto Louisiana Highway 70, and continue for 16.2 miles. Turn left onto Louisiana Highway 308, and continue for 16.6 miles. Turn left on to an unpaved agricultural road, which will dead end into the southern boundary of the property.

2.0 PROJECT GOALS AND OBJECTIVES

2.1 Aquatic Resource Type and Functions to be Restored/Preserved

This Bank will re-establish, enhance, and preserve 528.2 acres of bottomland hardwood forest (BLH).

As defined by *The Natural Communities of Louisiana* published in 2009 by the Louisiana Department of Wildlife and Fisheries (LDWF) and the Louisiana Natural Heritage program (LNHP):

Bottomland Hardwood Forests are forested, alluvial wetlands occupying broad floodplain areas that flank large river systems. BLH forests may be called fluctuating water level ecosystems characterized and maintained by a natural hydrologic regime of alternating wet and dry periods. These forests support distinct assemblages of plants and animals

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associated with particular landforms, soils, and hydrologic regimes. They are important natural communities for maintenance of water quality, providing a very productive habitat for a variety of fish and wildlife, and are important in regulation of flooding and stream recharge.

Table 1: Current Habitat Types and Landuse (see Figure 3)

Habitat Type	Landuse	Acreage
Agricultural	Sugarcane Production	456.5
Forested Wetlands	Recreational / Silviculture	54.6
Aquaculture	Crawfish Pond	13.0
ROW	Pipeline ROW	4.6
Roads	Elevated Roads	4.9
Other U.S. Waters	Drainage Canals	8.1
Total	---	541.7

Table 2: Proposed Mitigation Bank Habitat Types (see Figure 4)

Habitat Type	Acreage	Mitigation Type
Bottomland Hardwood Forest	460.6	Re-establishment
Bottomland Hardwood Forest	13.0	Enhancement
Bottomland Hardwood Forest	54.6	Preservation
Pipeline ROW	4.6	Non-mitigation
Roads to Remain (at grade)	4.9	Non-mitigation
Other U.S. Waters (swaled ditches)	4.0	Non-mitigation
Total	541.7	---
Total Mitigation and Inclusions	528.2	---

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This project will re-establish, enhance, and preserve bottomland hardwood habitat wetland communities so that they become species rich/diverse, sustainable wetland ecosystems. This shall be accomplished through removal of the site from agricultural use and reforestation of agricultural fields in order to restore a natural assemblage of species, which will create additional wildlife habitat throughout.

2.2 Watershed Contributions

2.2.1 Watershed Need

The LCMB is proposed to provide compensatory mitigation for CEMVN approved projects within the East Central Louisiana Coastal watershed (Barataria Service Area), which encompasses approximately 2,433 square miles. In recent years, this watershed to be serviced by the LCMB has seen high demand for wetland mitigation credits.

2.2.2 Watershed Benefits

The LCMB project area is located in the drainage area to Subsegment LA020101 (Bayous Verret, Chevreuil, Citamon, and Grand) as designated by Louisiana Department of Environmental Quality (LDEQ). The western portion of the project area flows north and then east via agricultural drains which then flow through approximately 4 miles of unnamed natural and manmade drainageways to Bayou Petit Chackbay (which then flows 5.2 miles to Bayou Citamon, which then flows 4 miles to Bayou Chevreuil, which then flows 9.7 miles to Lac des Allemands). The eastern portion of the project area flows east via agricultural drains which then flow through approximately 7 miles of unnamed natural and manmade drainageways to Grand Bayou (which then flows 11.9 miles to Bayou Boeuf, which then flows 3.7 miles south to Lake Boeuf).

In the 2016 final LDEQ 303(d) list, the LDEQ-designated uses of Primary Contact Recreation (PCR) and Fish and Wildlife Propagation (FWP) for Subsegment LA020101 was identified as impaired due to high fecal coliform concentrations (from sewage discharges in unsewered areas, waterfowl, and other wildlife). Previous 303(d) lists also listed Subsegment LA020101 as being impaired due to pesticides and chloride; however, these impairments are no longer on the most recent 303(d) because more recent data shows attainment of water quality standards for these pollutants. In 2011, EPA published a Total Maximum Daily Load (TMDL) for a previous impairment for Biochemical Oxygen-Demanding Substances for Subsegment LA020101.

The cessation of agricultural activities, along with restoration of native habitats, will aid in meeting future TMDLs through the resulting water quality improvements due to increased filtration and plant uptake (i.e., nonpoint source pollution prevention).

In addition to improvement in water quality due to reduction in non-point source pollution, LCMB will improve plant and wildlife habitat and provide increased wetland function over that which is currently performed by the bank given its current condition.

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3.0 ECOLOGICAL SUITABILITY OF THE SITE

This section contains both the historical and current ecological and physical information about the Bank Site.

3.1 Land Use

3.1.1 Historical Land Use

The area was cleared of forest and herbaceous wetlands and converted to agricultural use prior to the 1960's. The property has remained in agricultural use since.

3.1.2 Current Land Use

The property is currently used primarily for agricultural purposes. The forested portion of the property is used for recreational and silvicultural purposes (see Figure 5).

3.2 Soils

The current Assumption and Lafourche Parish Soil Surveys map the soils located on the site as Schriever (SKA/SM/Sk/Sr), Fausse (FA), Cancienne (CmA/CnA/Co/Cm), and Thibaut (TbA). A soil map for the LCMB is provided as Figure 6.

- Schriever soils are frequently flooded, poorly drained, clay soils, with 0 to 1 percent slopes. These soils are common to backswamps.
- Fausse soils are frequently flooded, very poorly drained, mucky clay to clay soils, with 0 to 1 percent slopes. These soils are common to backswamps and floodplains.
- Cancienne soils are frequently flooded, somewhat poorly drained, clay soils, with 0 to 1 percent slopes. These soils are common to natural levees and deltaic fans of the Mississippi River.
- Thibaut soils are frequently flooded, poorly drained, clay soils, with 0 to 1 percent slopes. These soils are common to natural levees and alluvial flats.

A wetland delineation conducted in 2018 confirmed that these soils are present on site as depicted within the Parish Soil Surveys, do present hydric indicators, and are hydric soils as identified by the Natural Resources Conservation Service.

3.3 Hydrology

3.3.1 Historical Hydrology and Drainage Patterns

LCMB is located within the East Central Louisiana Coastal drainage basin / Barataria Service Area and is currently utilized for agricultural, recreational, and silvicultural activities.

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Historical drainage patterns are believed to have been similar to those shown on Figure 8 as proposed (post-restoration) drainage patterns. Historical water sources to the Bank included direct precipitation and backwater flooding from adjacent bayous.

A Jurisdictional Determination (MVN-2018-00881) dated April 11th 2019 is included in Attachment A.

3.3.2 Existing Hydrology and Drainage Patterns

Natural hydrology has been altered by ditches (and associated spoil banks) and elevated roads which were constructed to improve site conditions for agriculture. Currently, the site is hydrologically isolated due to elevated roads and spoil banks, and agricultural fields are drained by ditches. The hydrology on-site is currently driven by direct precipitation and backwater flow. Current and proposed drainage patterns are depicted on Figures 7 and 8. The drainage area associated with the property is depicted in Figure 9, and elevations are depicted on Figure 10.

3.4 Vegetation

3.4.1 Historical Plant Community

Species assemblages historically present on this site are assumed to have been similar to existing native habitats on site. These habitats are similar to those defined by *The Natural Communities of Louisiana* published in 2009 by the Louisiana Department of Wildlife and Fisheries (LDWF) and the Louisiana Natural Heritage program (LNHP). (See descriptions of habitat types in Section 2.1 of this Prospectus).

3.4.2 Existing Plant Community

Existing plant communities within the agricultural fields have been altered due to agricultural use. The vegetation found in the fields consists of sugar cane (*Saccharum L.*) and Horsetail (*Equisetum hyemale*) within the drainage ditches. The forested areas within the site boundary are largely undisturbed and exist much as they did historically. This forested area vegetation is indicative of a Bottomland Forest with a cypress component.

BLH species that are present on site include: *Celtis laevigata*, *Ulmus americana L.*, *Quercus lyrata*, *Acer Rubrum*, *Taxodium distichum*, and *Fraxinus pennsylvanica*.

3.5 General Need for the Project in this Area

The LCMB is proposed to provide compensatory mitigation for CEMVN approved projects within the East Central Louisiana Coastal watershed (Barataria Service Area), which encompasses approximately 2,433 square miles. In recent years, this watershed to be serviced by the LCMB has seen high demand for wetland mitigation credits.

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The restoration of this site will provide 528.2 acres of much needed natural habitat. The site will be converted to a more natural ecosystem, while also improving the water quality in the receiving waters downstream of this site.

3.6 Technical Feasibility

The LCMB has the potential to re-establish, enhance, and preserve 528.2 acres of bottomland hardwood forest (BLH). The site is underlain by hydric soils, according to the NRCS soil survey and verified via field investigations. Reference sites (on-site and adjacent to the site) were used to determine the species assemblages which historically existed at the project site. These lands will be protected by a conservation servitude and maintained by a long-term maintenance and protection fund.

4.0 ESTABLISHMENT OF THE MITIGATION BANK

4.1 Site Restoration Plan

4.1.1 Hydrologic Restoration

Elevated Access Roads and Drainage Ditches:

Currently, sheet flow and flood water recession is impeded by elevated access roads and routed to drainage ditches circumventing the site. The elevated crossings will be lowered so as to allow unimpeded flow, and drainage ditches will be filled or swaled. Removal of these impediments will contribute to the ability of flood waters on-site to rise and recede in a more natural regime. Figure 7 depicts the locations of cross-sections, and Figures 7a-7b are a typical cross-section which depict pre-and post-restoration ground elevations at locations of elevated roads and drainage ditches to be removed or swaled.

Access roads to remain will be lowered to surrounding grade, and culverts or spans will be installed to maintain hydrologic connections. These access roads will be used for maintenance and monitoring activities along with providing access to ROWs and Parish-maintained drainage canals located outside the Bank boundary to the north.

Drainage ditches to be swaled will be reshaped and allowed to revegetate. These swales will allow agricultural runoff from the adjacent field to the south to enter the bank, providing an additional source of hydrology and improving the water quality of the receiving waters to the north.

4.1.2 Vegetative Restoration

4.1.2.1 BLH Re-establishment Measures

For those 460.6 acres proposed for designation as re-establishment, including those areas cleared for agricultural purposes (cleared prior to 1950 and having remained

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cleared since that time), an appropriate combination of hard and soft mast producing bare-root stock will be planted. Species assemblages will be selected and planted based on landscape position. Proposed species assemblages to be planted will be representative of a species assemblage historically common to surrounding wetland forest and bayous of the area. These species assemblages are identified in *The Natural Communities of Louisiana* (Louisiana Natural Heritage Program, August 2009, available at: <http://www.wlf.louisiana.gov>). A proposed species list is presented in Table 3.

Proposed planting spacing in areas designated as re-establishment will be 9' x 9' (for an initial density of 538 trees per acre) for bare-root stock. Initial / interim planting success rates for re-establishment areas will be a minimum of 250 trees per acre for bare-root stock. Long-term success for all replanted areas will be 80% canopy coverage. Escrow or bond sum release rates and monitoring requirements will be consistent with other recently implemented CEMVN approved mitigation banks.

4.1.2.2 ***BLH Enhancement Measures***

Those 13.0 acres proposed for designation as enhancement are currently vegetated with a mix of stunted trees and emergent vegetation. This area was leveed-off from the surrounding land for aquaculture purposes. The trees within this area have been adversely impacted by the constant inundation. The Sponsor proposes to degrade the levee and replant this area. A proposed species list is presented in Table 3.

Proposed planting spacing in areas designated as enhancement will be 9' x 9' (for an initial density of 538 trees per acre) for bare-root stock. Initial / interim planting success rates for re-establishment areas will be a minimum of 250 trees per acre for bare-root stock.

4.1.2.3 ***BLH Preservation Measures***

Those 54.6 acres of the Bank which are designated as preservation currently exist as a functioning BLH forest.

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Table 3. Proposed BLH Species Assemblage to be Planted

Scientific Name	Common Name (USDA)	Observed In Reference Site ⁽¹⁾	Recorded In Assumption and Lafourche Parishes (USDA)	Wetland Indicator Status Region 2 (USDA)	Percent Composition (%)
Bottomland Hardwood					
<i>Celtis laevigata</i>	Hackberry	Yes	Yes	FACW	12%
<i>Ulmus americana L.</i>	American elm	Yes	Yes	FAC	12%
<i>Fraxinus pennsylvanica</i>	Green ash	Yes	Yes	FACW	12%
<i>Carya aquatica</i>	Water hickory	Yes	Yes	OBL	12%
<i>Taxodium distichum</i>	Baldcypress	Yes	Yes	OBL	12%
<i>Quercus nigra</i>	Water oak	Yes	Yes	FAC	12%
<i>Quercus texana Buckley</i>	Nuttall oak	Yes	Yes	FACW	12%
<i>Quercus lyrata</i>	Overcup oak	Yes	Yes	OBL	12%
<i>Acer rubrum L. var. drummondii (Hook. & Arn. Ex Nutt.) Sarg.</i>	Drummond's maple	Yes	Yes	OBL	4%

(1) Existing reference site of a natural (healthy) bottomland hardwood community was selected on which vegetative surveys were conducted.

Those 54.6 acres of the Bank which are designated as preservation will be protected from silviculture activities through a perpetual conservation servitude, adding to the contiguous protected ecosystem.

4.1.2.4 Invasive Species Control (Preservation)

Invasive plant species such as Chinese tallowtree (*Triadica sebiferum*) will be removed by cutting or herbicidal treatment during initial planting. The percent cover of invasive plants will be monitored during long-term and short-term success monitoring, and appropriate action will be taken if needed.

4.1.2.5 Monitoring

Monitoring and reporting activities (to be detailed in the MBI) will be commensurate with other recently approved mitigation banks and current MBI templates.

4.2 Current Site Risks

While there is no immediate threat of conversion to a more intensive landuse for the 456.5 acres of this site currently used for agriculture (or the 13.0 acres used as

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crawfish pond), continued use of this site for agricultural/aquacultural purposes would further degrade the water quality of the receiving water bodies and would provide limited benefit to wildlife habitat. The remaining 54.6 acres of existing forested lands could be harvested in the future, as have adjacent forested lands.

LCMB is free of liens and encumbrances. LCMB and adjacent properties are within unincorporated land and are absent of zoning regulations.

Louisiana Civil Code, Article 490, treats water resources under the theory of absolute ownership and rule of capture, provided capture does not result in harm to neighbors.

4.3 Long-Term Sustainability of the Site

LCMB will be self-sustaining, requiring minimal maintenance after the final success criteria are met. No structures are proposed or would be necessary to assure hydrologic or vegetative restoration.

5.0 PROPOSED SERVICE AREA

LCMB is located in Hydrologic Unit Code (HUC) 08090301 (the East Central Louisiana Coastal drainage basin). LCMB will provide BLH mitigation credits primarily to the Barataria Service Area (Figure 11). This proposed service area is consistent with the LRAM and other CEMVN approved mitigation banks within this region.

6.0 OPERATION OF THE MITIGATION BANK

6.1 Project Representatives

Sponsor: Lagarto Properties, LLC
POC: Dane Ledet
130 Daneco Ct.
Houma, Louisiana 70360

Agent: Pangaea Conservation & Compliance, LLC
P.O. Box 40345
Baton Rouge, LA 70835

Landowner / Long-Term Manager:
Lagarto Properties, LLC
POC: Dane Ledet
130 Daneco Ct.
Houma, Louisiana 70360

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Qualifications of the Sponsor

Lagarto Coastal Mitigation Bank staff members have extensive experience in land management and currently manage thousands of acres for wildlife habitat and agricultural land.

6.2 Proposed Long-Term Ownership and Management Representatives

The long-term owner of the bank is proposed to be Lagarto Properties, LLC, and the long-term management of the bank is proposed to be conducted by Lagarto Properties, LLC.

A long-term maintenance and protection escrow account will provide funding for long-term boundary maintenance and site protection, into perpetuity. These long-term maintenance and site protection activities will be conducted by the Sponsor. The conservation servitude will protect the site from any activities that would diminish the quality of restored wetlands on the site. No structures are proposed or would be necessary to assure hydrologic or vegetative restoration.

6.3 Site Protection

LCMB will be protected in perpetuity by a conservation servitude pursuant to Louisiana Revised Statute 9:1271 et seq. The servitude will be held by a conservation-oriented 501(c)(3) organization. The servitude will inure and run with the property title.

The servitude will prohibit activities, such as clear cutting, fill discharges, cattle grazing, or other commercial surface development that would diminish the quality or quantity of restored wetlands.

6.4 Long-Term Strategy

A long-term maintenance and protection escrow account will provide funding for long-term boundary maintenance and site protection, into perpetuity. These long-term maintenance and site protection activities will be conducted by the Sponsor. The conservation servitude will protect the site from any activities that would diminish the quality of restored wetlands on the site. No structures are proposed or would be necessary to assure hydrologic or vegetative restoration.

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7.0 REFERENCES

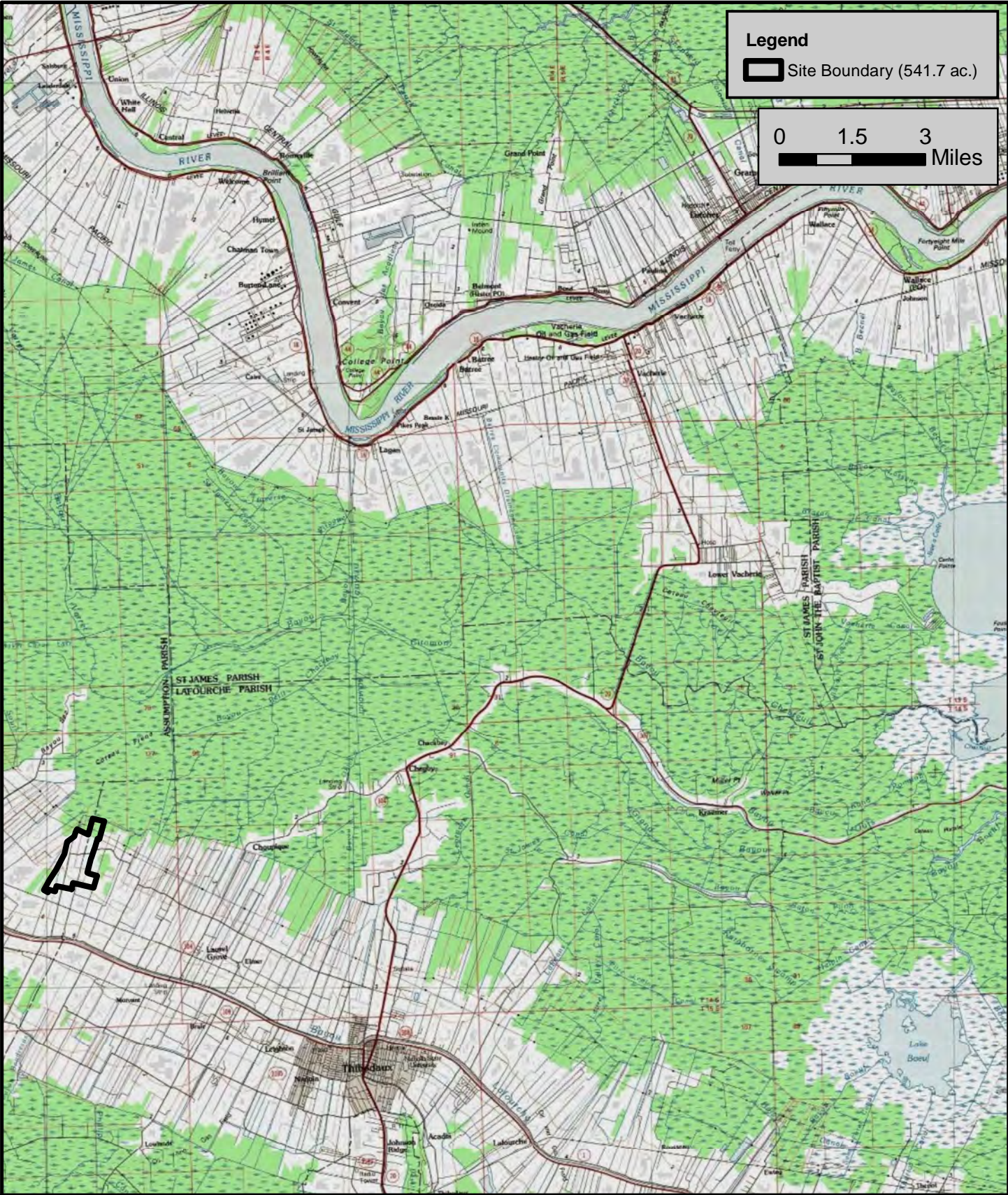
Code of Federal Regulations, Title 33, Parts 325 and 332 and Title 40, Part 230, as published on pages 19594-19704 in the Federal Register dated 10 April 2008.

United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey, Louisiana, Retrieved 2018.
http://soils.usda.gov/survey/online_surveys/louisiana/index.html


United States Department of Agriculture – Natural Resources Conservation Service, PLANTS Database – USDA PLANTS, Retrieved 2018.
<http://plants.usda.gov/>

Louisiana Department of Environmental Quality 303(d) Impaired Waterbodies List, 2016.


FIGURES



Legend

 Site Boundary (541.7 ac.)

0 1.5 3 Miles

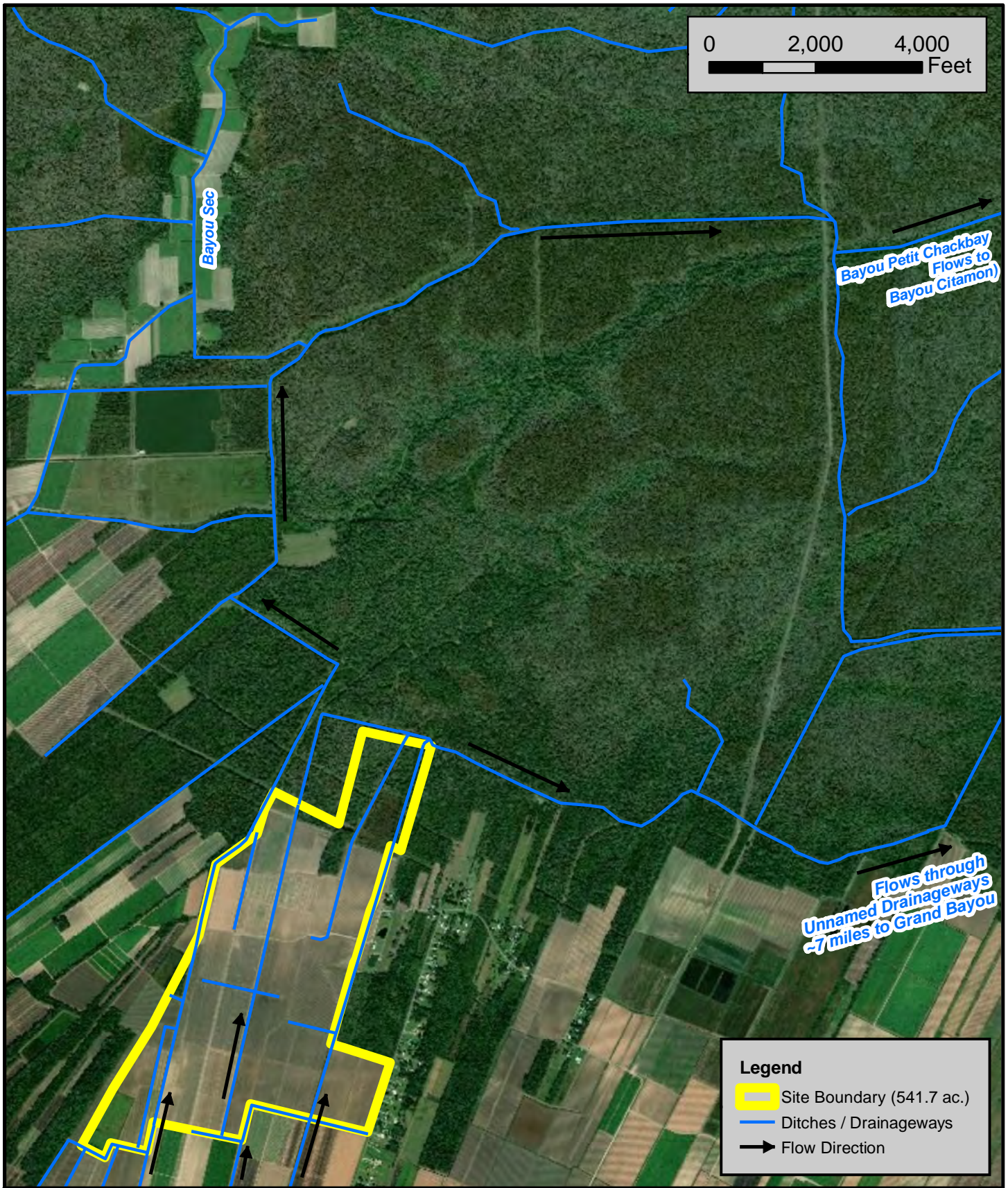



SITE VICINITY

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 1
 Date: August 2018
 Scale: 1:175,000



SITE BOUNDARY

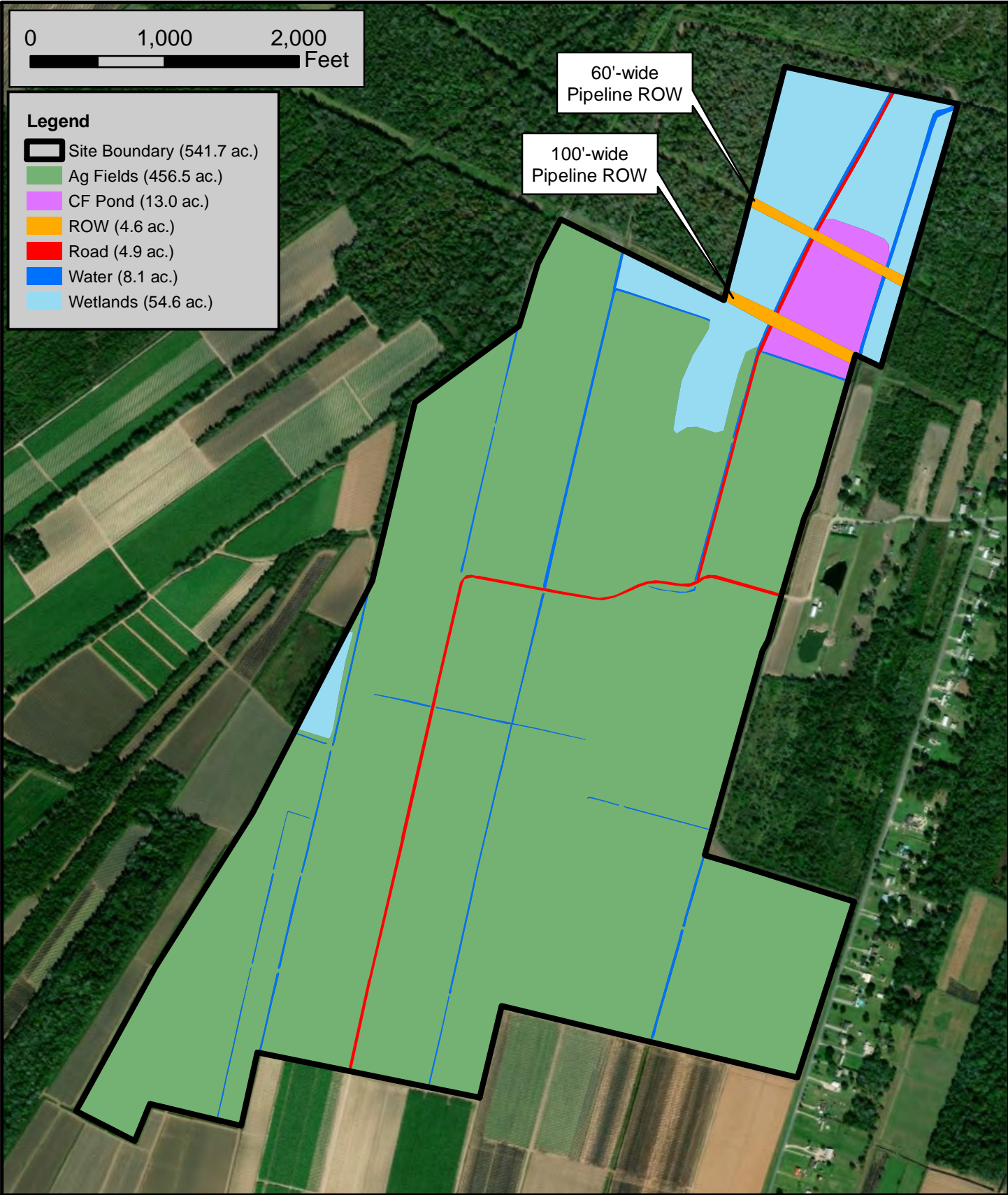
Lagarto Coastal Mitigation Bank
Assumption / Lafourche Parish
Sections 70-77 & 111-116 / T14S / R15E
29.854287°N, -90.919145°W



Figure: 2

Date: August 2018

Scale: 1:30,000



0 1,000 2,000 Feet

Legend

- Site Boundary (541.7 ac.)
- Ag Fields (456.5 ac.)
- CF Pond (13.0 ac.)
- ROW (4.6 ac.)
- Road (4.9 ac.)
- Water (8.1 ac.)
- Wetlands (54.6 ac.)

60'-wide Pipeline ROW

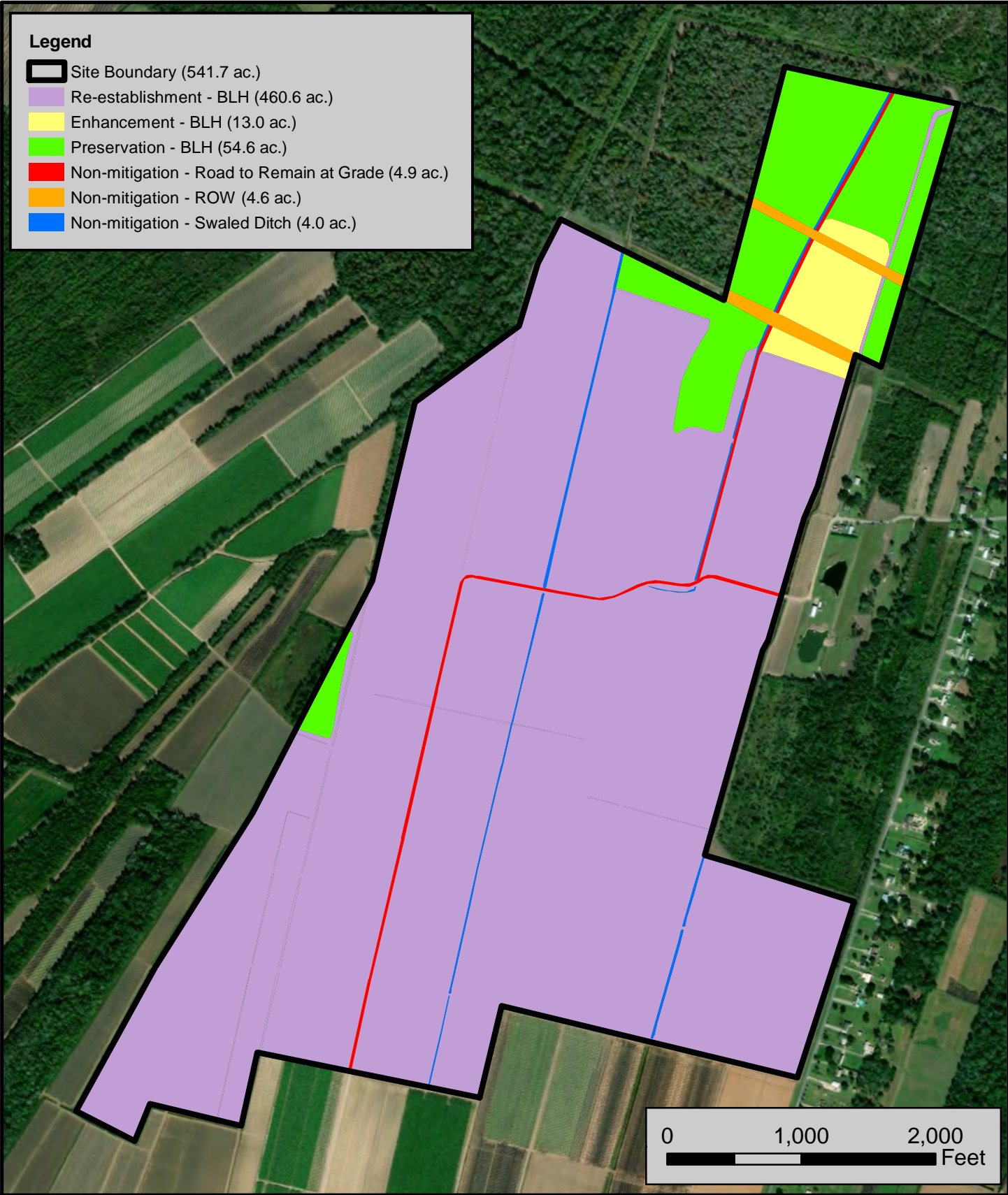
100'-wide Pipeline ROW

EXISTING CONDITIONS

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 3
 Date: August 2018
 Scale: 1:12,000



Legend

- Site Boundary (541.7 ac.)
- Re-establishment - BLH (460.6 ac.)
- Enhancement - BLH (13.0 ac.)
- Preservation - BLH (54.6 ac.)
- Non-mitigation - Road to Remain at Grade (4.9 ac.)
- Non-mitigation - ROW (4.6 ac.)
- Non-mitigation - Swaled Ditch (4.0 ac.)

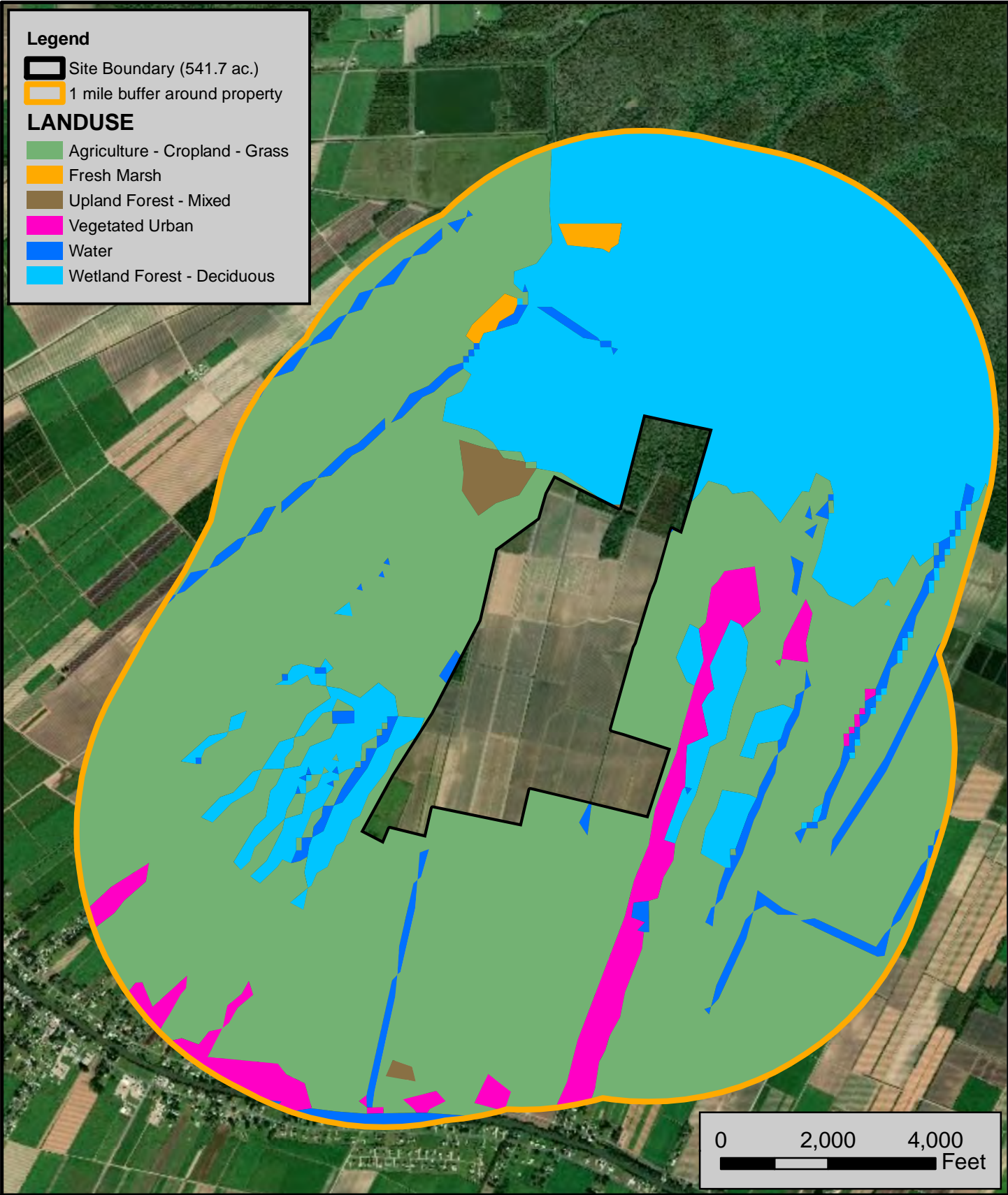


MITIGATION TYPES



Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 4
 Date: August 2018
 Scale: 1:12,000



Legend

-  Site Boundary (541.7 ac.)
-  1 mile buffer around property

LANDUSE

-  Agriculture - Cropland - Grass
-  Fresh Marsh
-  Upland Forest - Mixed
-  Vegetated Urban
-  Water
-  Wetland Forest - Deciduous

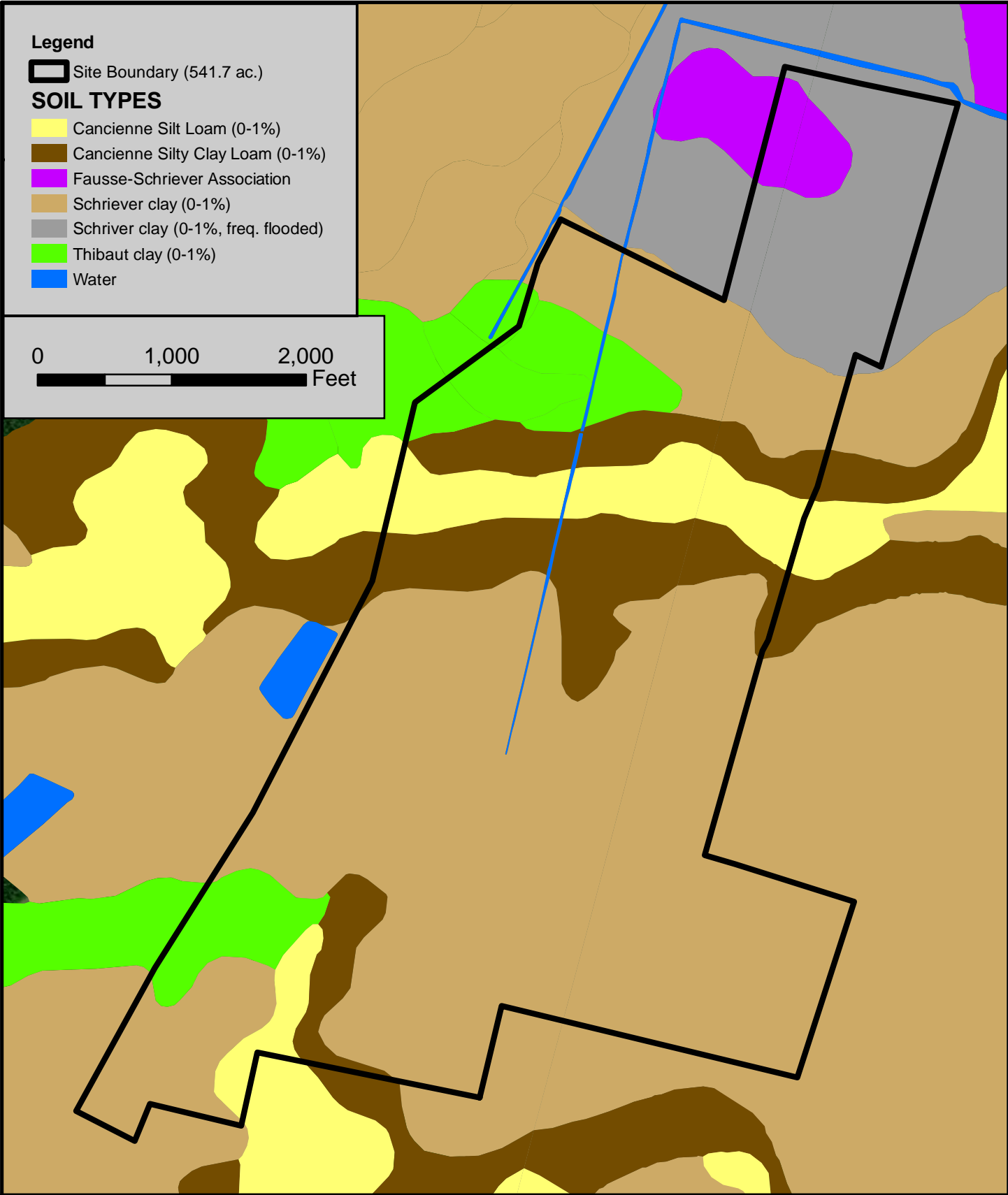


LAND USE/LAND COVER WITHIN 1 MILE BUFFER

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 5
 Date: August 2018
 Scale: 1:30,000

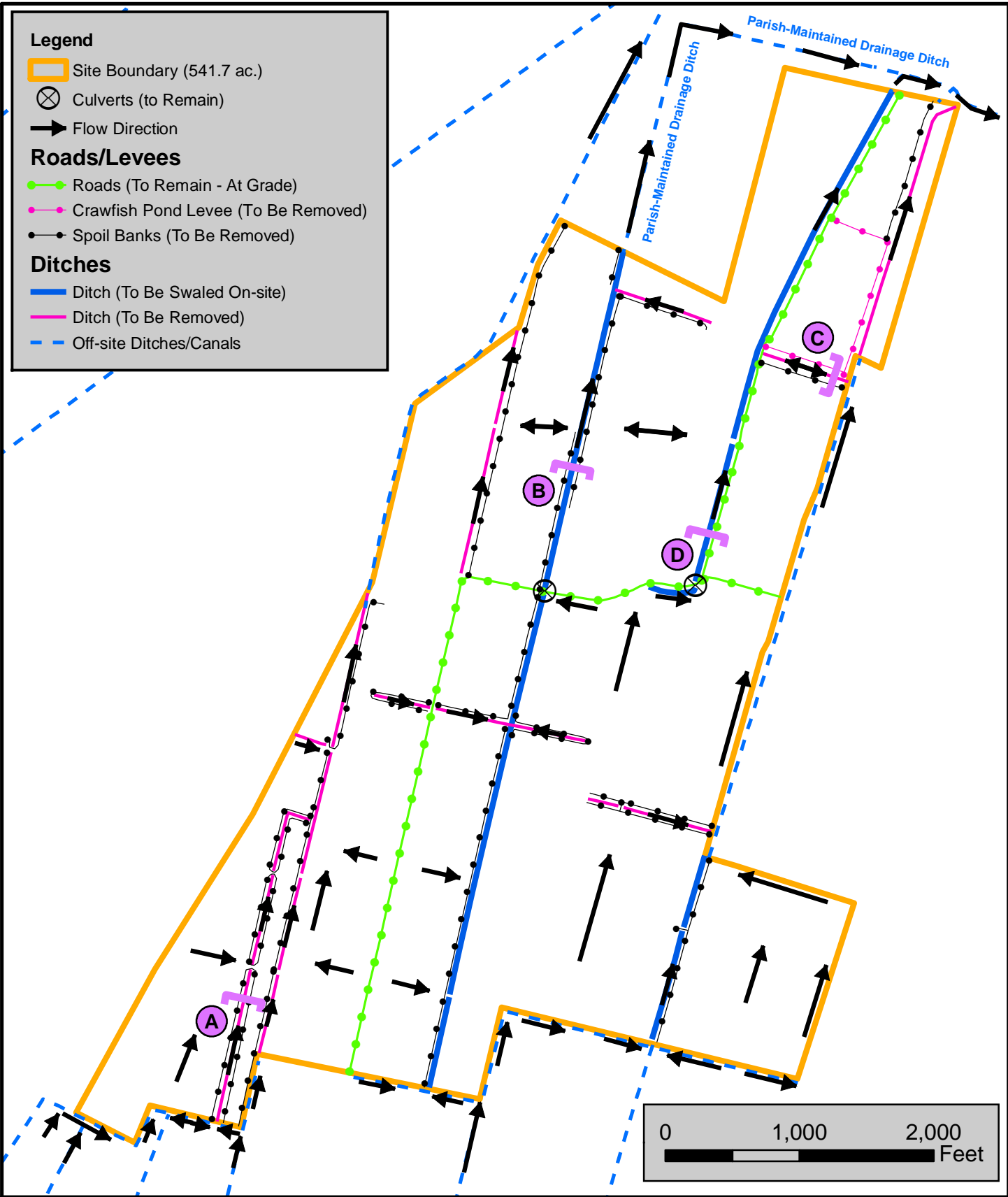


SOILS MAP

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 6
 Date: January 2019
 Scale: 1:12,000



EXISTING DRAINAGE

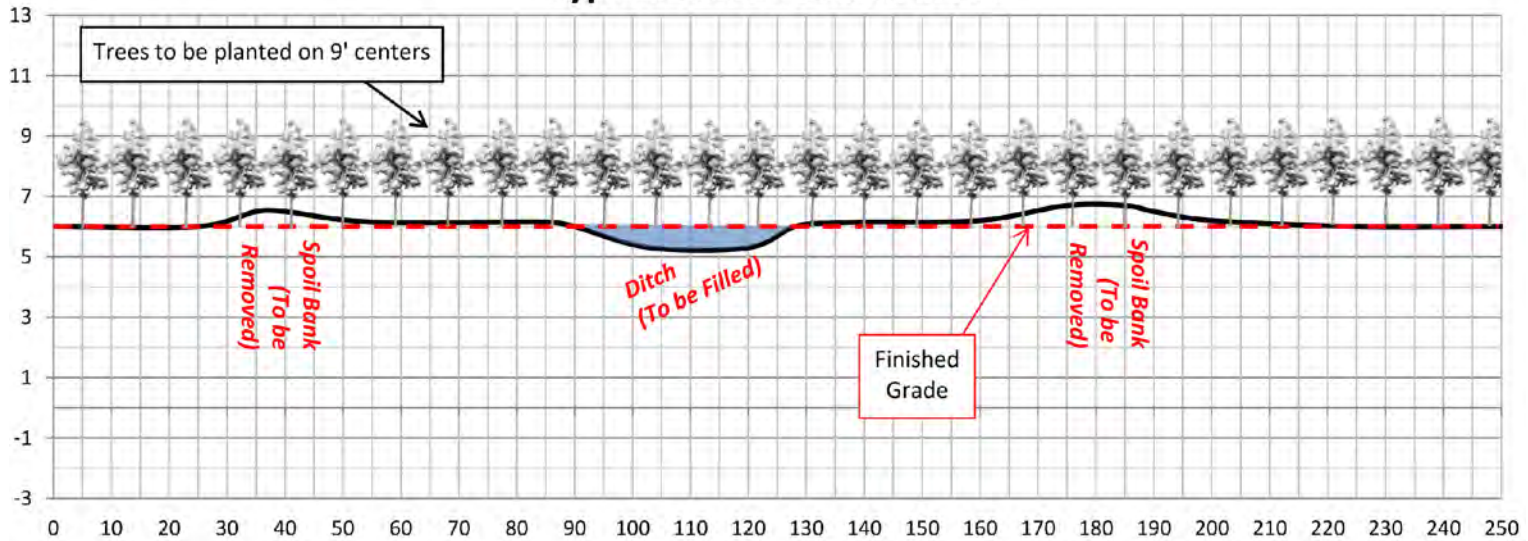
Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



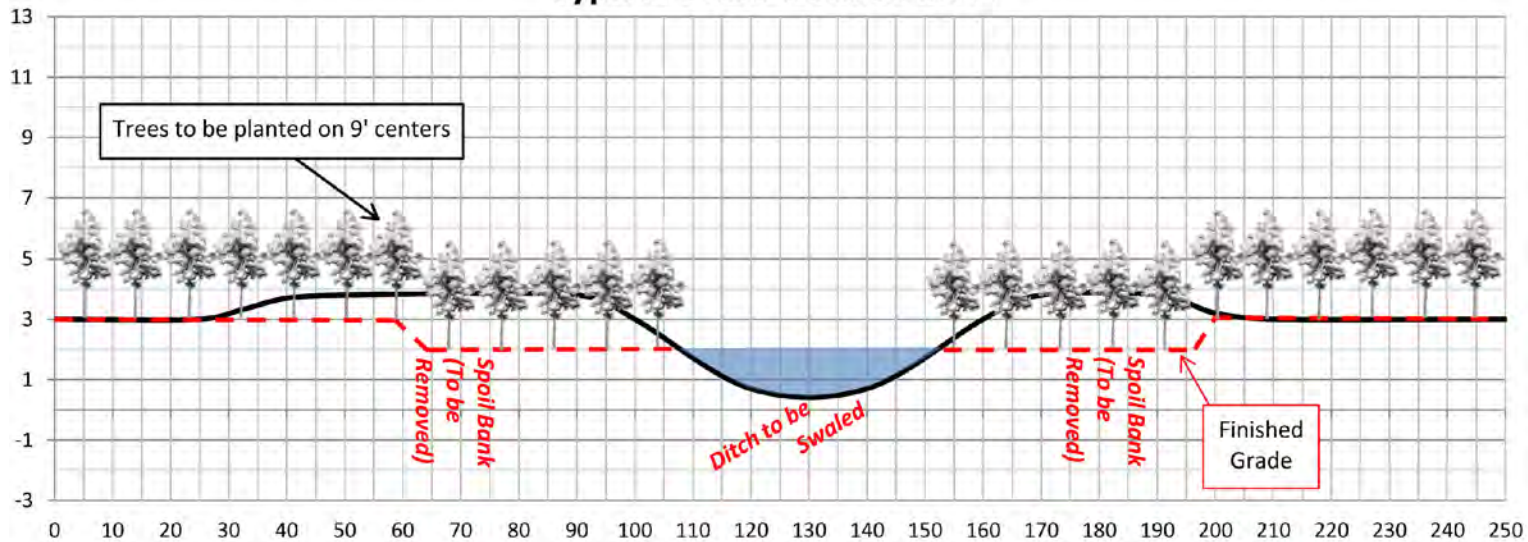
Figure: 7
 Date: January 2019
 Scale: 1:12,000

Note:
 Elevations shown are in ft NGVD (y-axis).
 Distances shown are in ft (x-axis).

Typical Cross-Section #A-A'



Typical Cross-Section #B-B'



TYPICAL CROSS-SECTIONS A-A' & B-B'

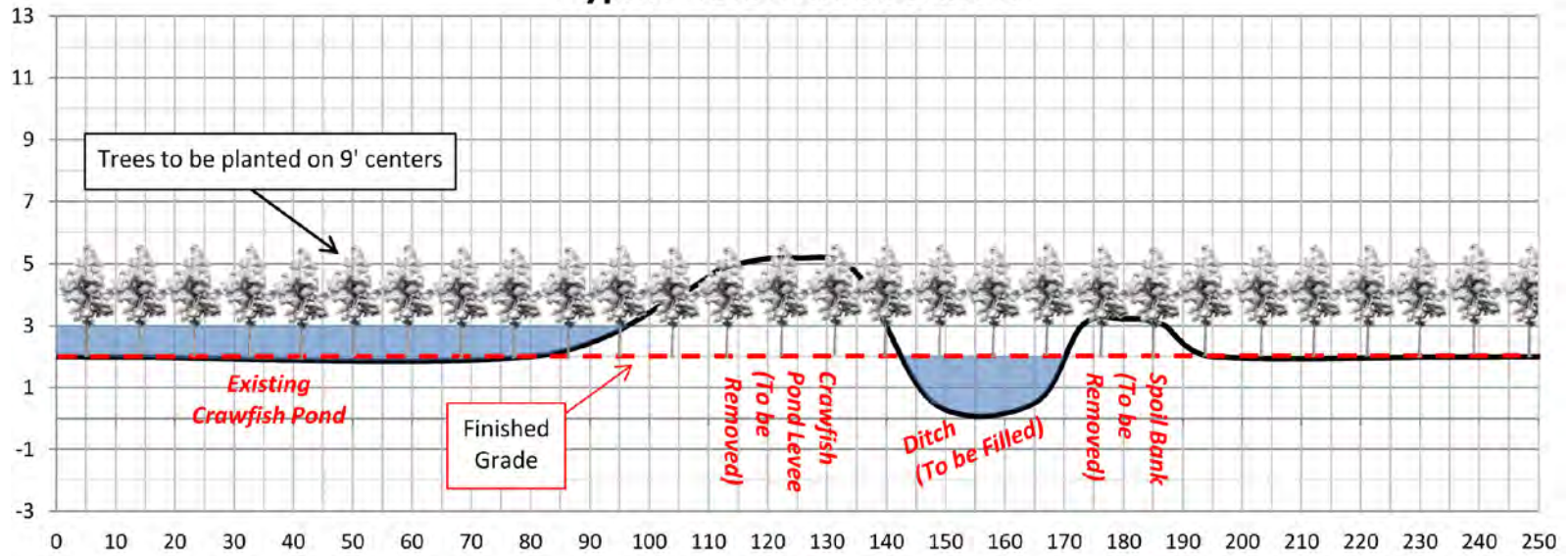
Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



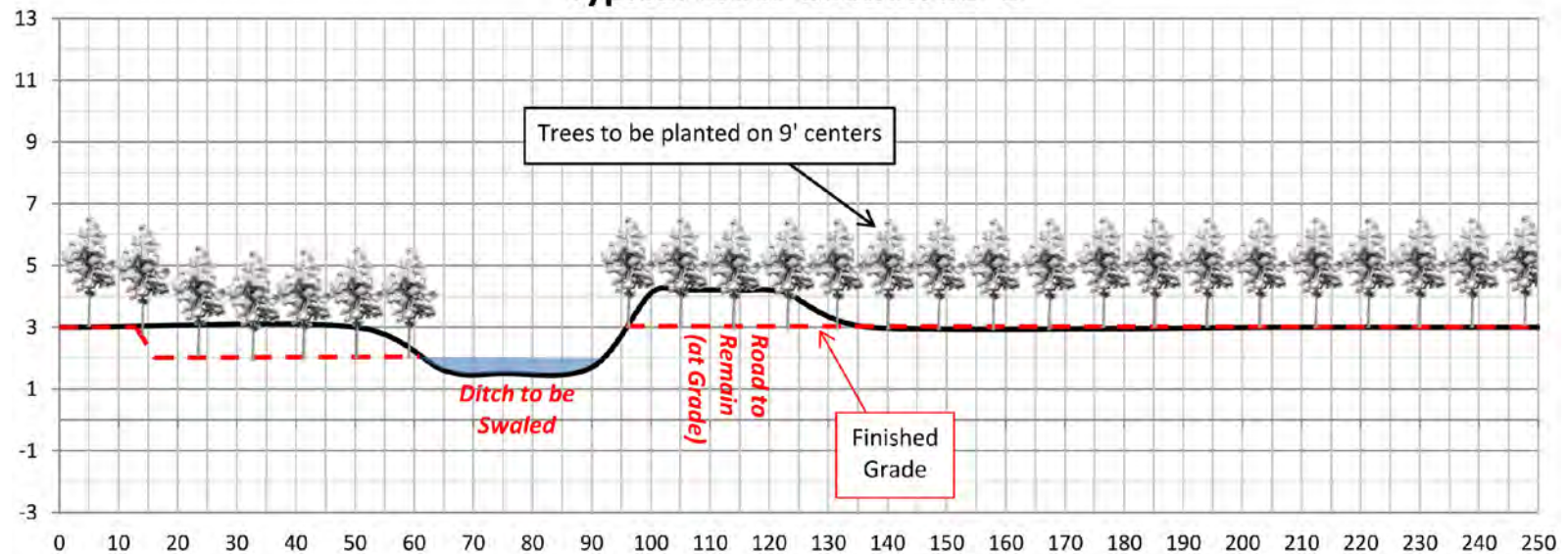
Figure: 7a
 Date: August 2018
 Scale: N/A

Note:
 Elevations shown are in ft NGVD (y-axis).
 Distances shown are in ft (x-axis).

Typical Cross-Section #C-C'



Typical Cross-Section #D-D'

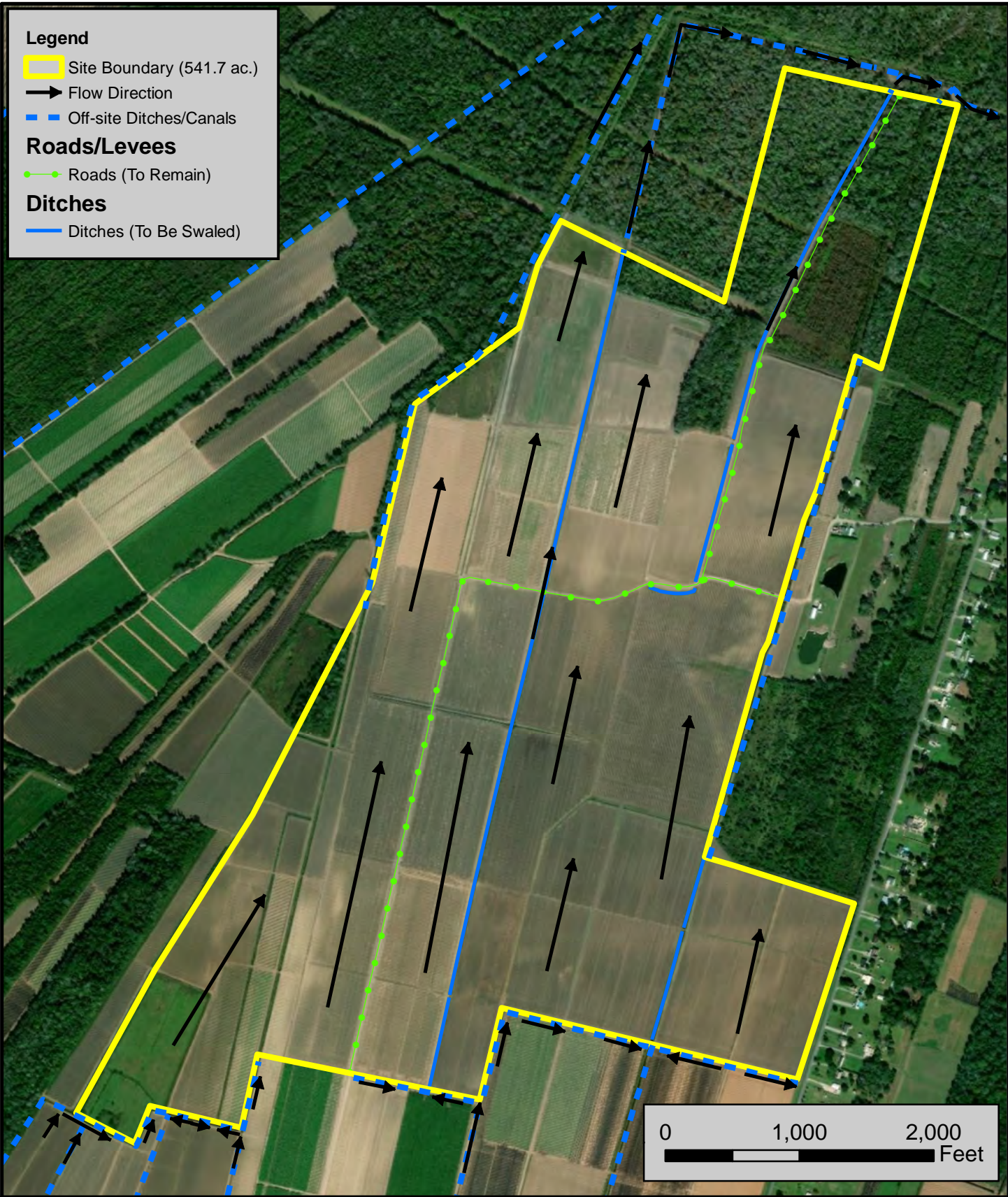


TYPICAL CROSS-SECTIONS C-C' & D-D'

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 7b
 Date: August 2018
 Scale: N/A



Legend

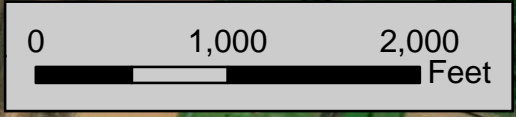
- Site Boundary (541.7 ac.)
- Flow Direction
- Off-site Ditches/Canals

Roads/Levees

- Roads (To Remain)

Ditches

- Ditches (To Be Swaled)





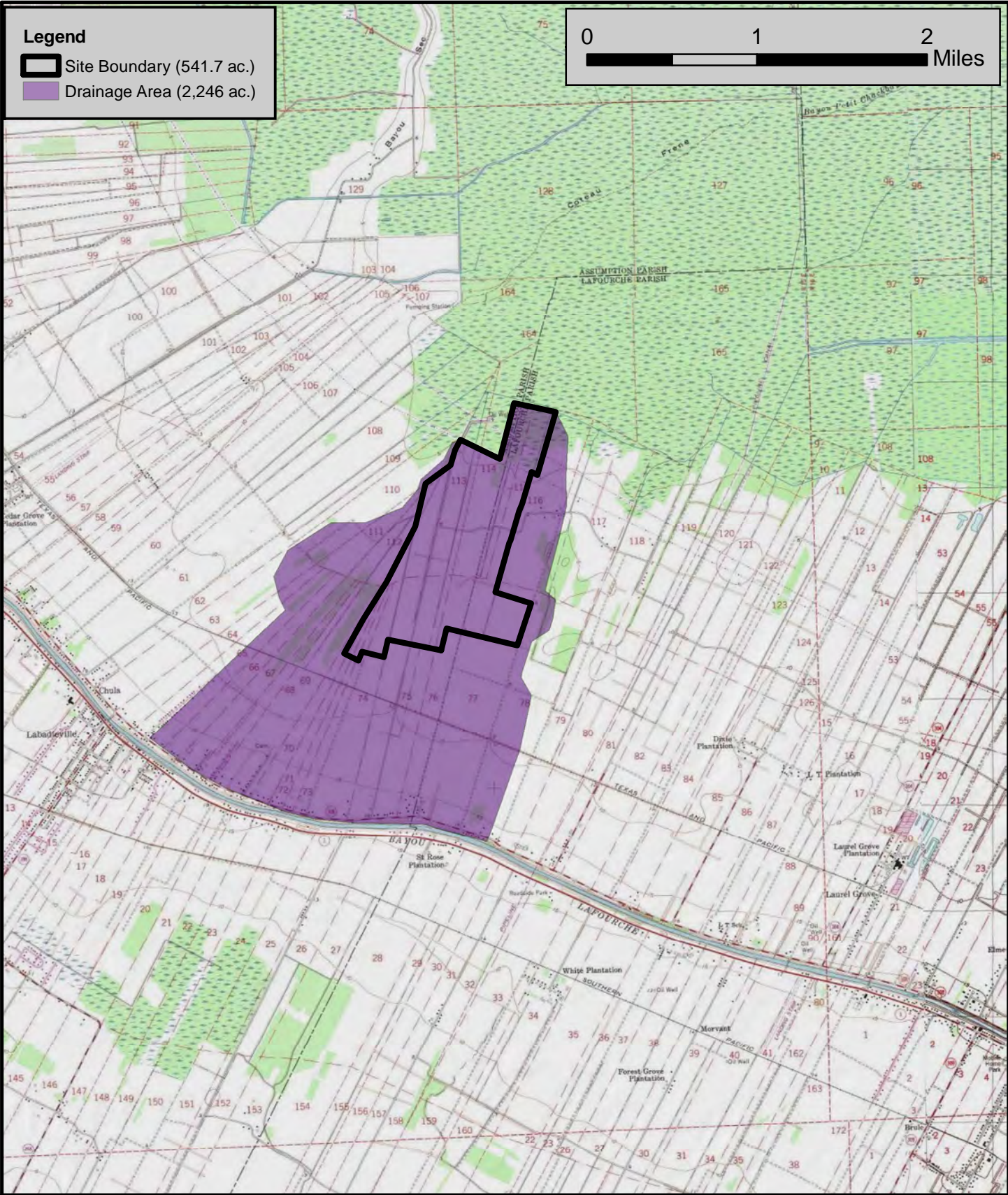
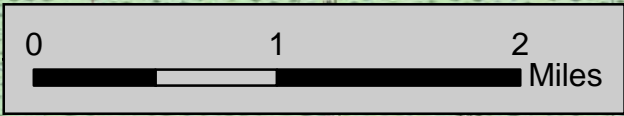
PROPOSED DRAINAGE
 Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 8
 Date: January 2019
 Scale: 1:12,000

Legend

-  Site Boundary (541.7 ac.)
-  Drainage Area (2,246 ac.)

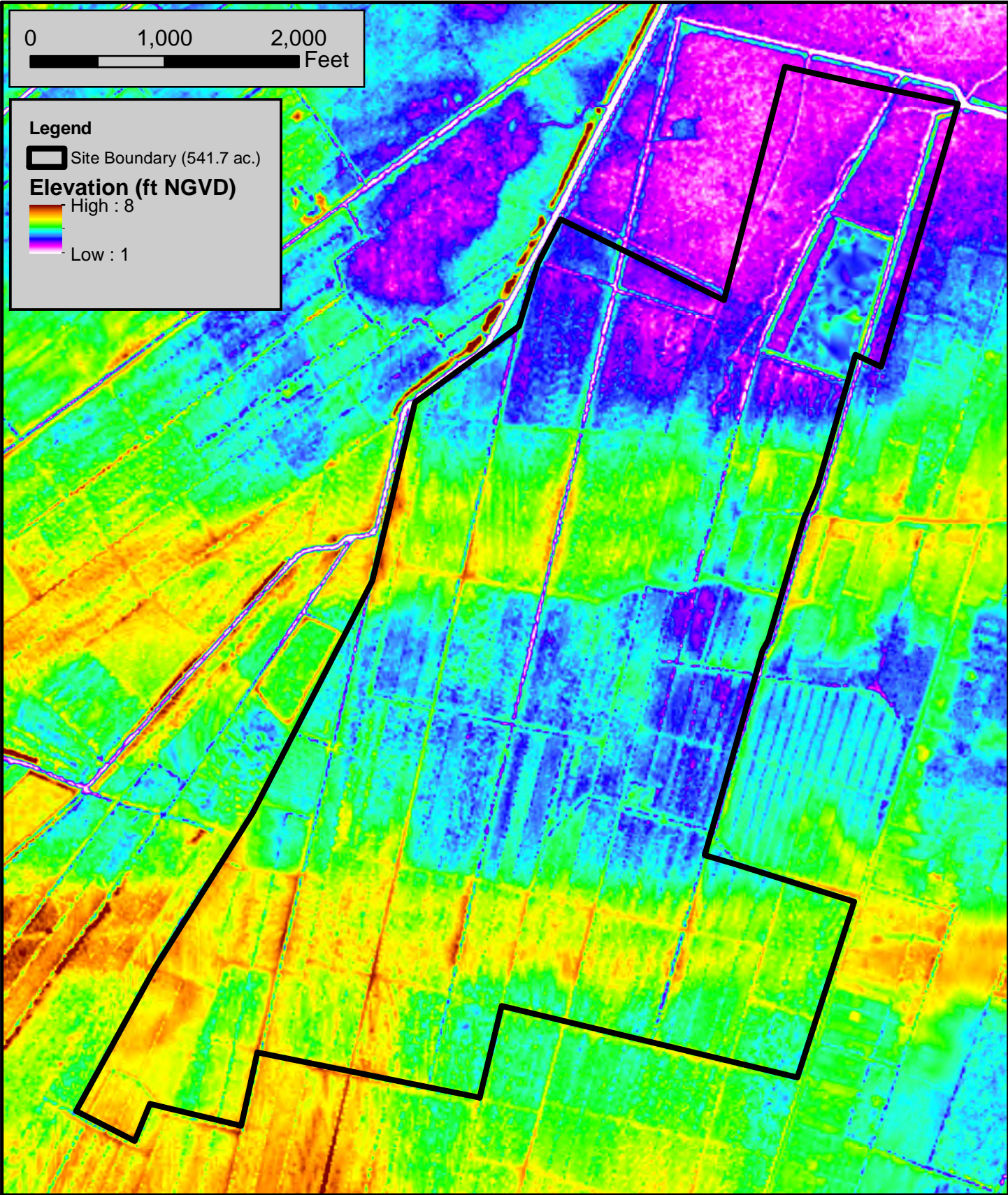


DRAINAGE AREA

Lagarto Coastal Mitigation Bank
Assumption / Lafourche Parish
Sections 70-77 & 111-116 / T14S / R15E
28.854287°N, -90.919145°W



Figure: 9
Date: August 2018
Scale: 1:50,000



Legend

 Site Boundary (541.7 ac.)

Elevation (ft NGVD)

 High : 8

 Low : 1

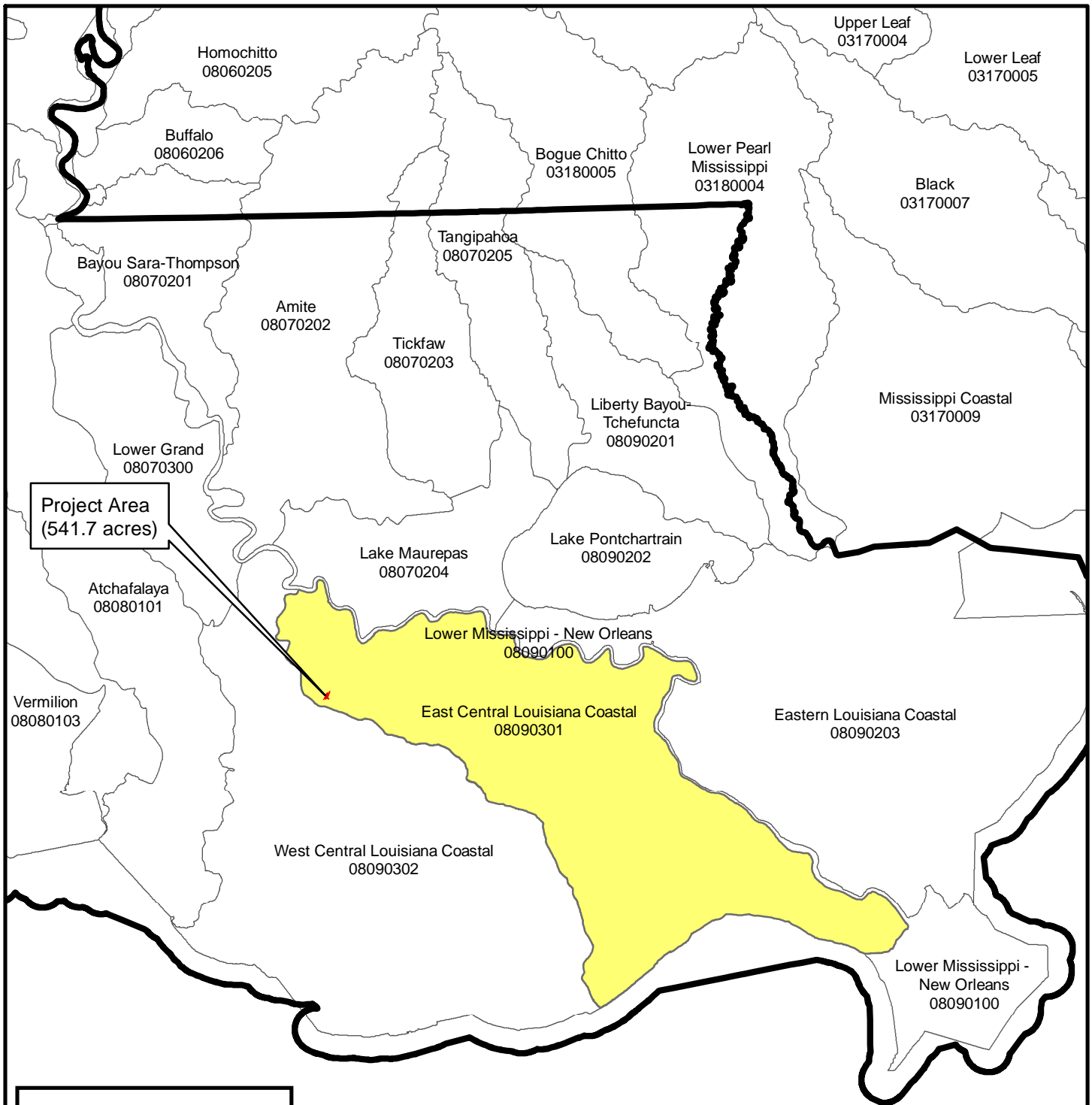


LIDAR MAP

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 28.854287°N, -90.919145°W

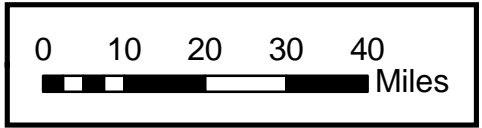


Figure: 10
 Date: August 2018
 Scale: 1:12,000



Legend

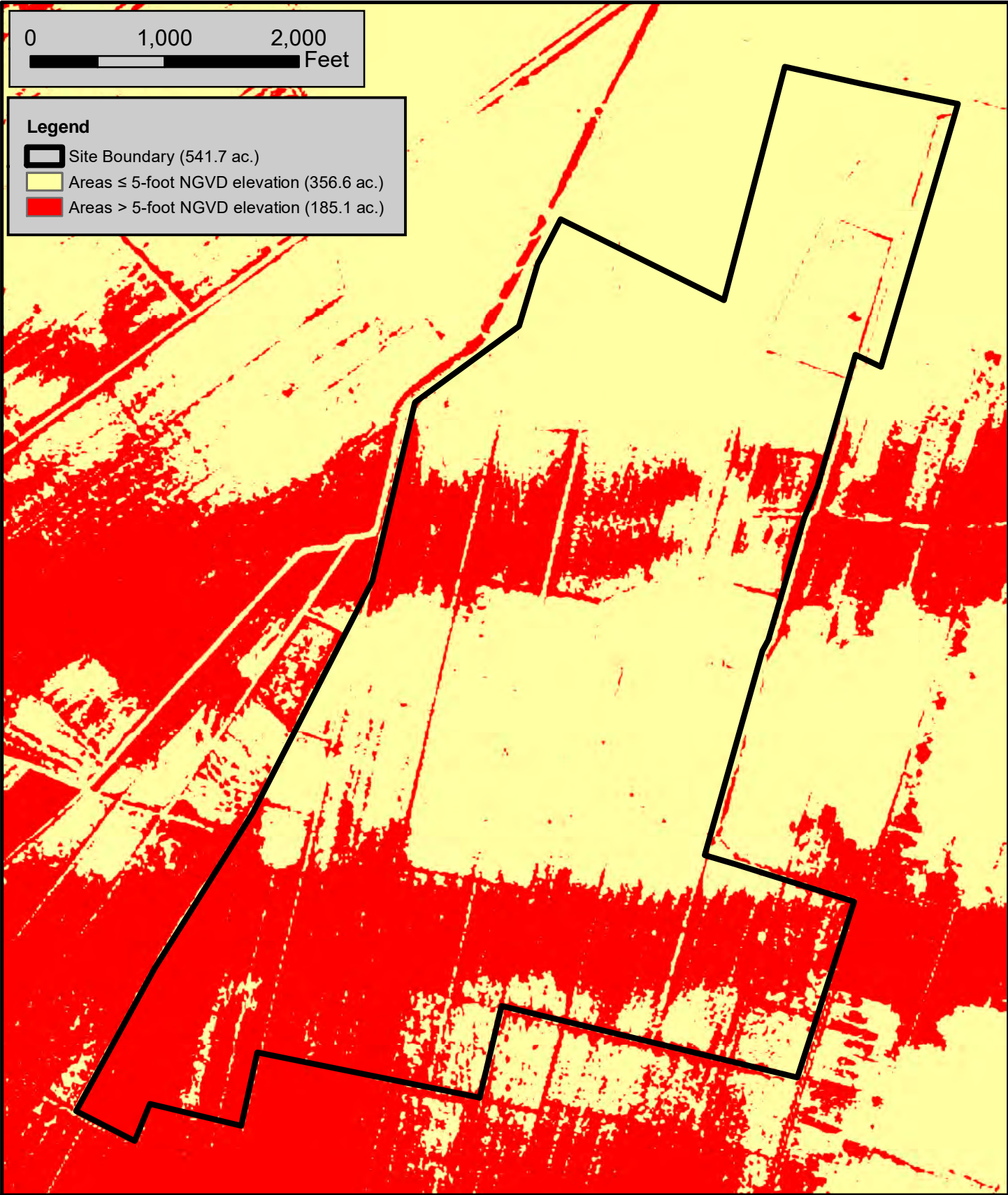
- State Boundary (Parishes)
- Project Area - LCMB
- Service Area
- 8 Digit Hydrologic Unit Code



SERVICE AREA
 Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W

PANGAEA
 Conservation and Compliance, LLC

Figure: 11
 Date: August 2018
 Scale: 1:1,500,000



Legend

- Site Boundary (541.7 ac.)
- Areas ≤ 5-foot NGVD elevation (356.6 ac.)
- Areas > 5-foot NGVD elevation (185.1 ac.)



AREAS > 5-FOOT NGVD ELEVATION

Lagarto Coastal Mitigation Bank
 Assumption / Lafourche Parish
 Sections 70-77 & 111-116 / T14S / R15E
 29.854287°N, -90.919145°W



Figure: 12
 Date: January 2019
 Scale: 1:12,000

ATTACHMENT A

United States Army Corps of Engineers

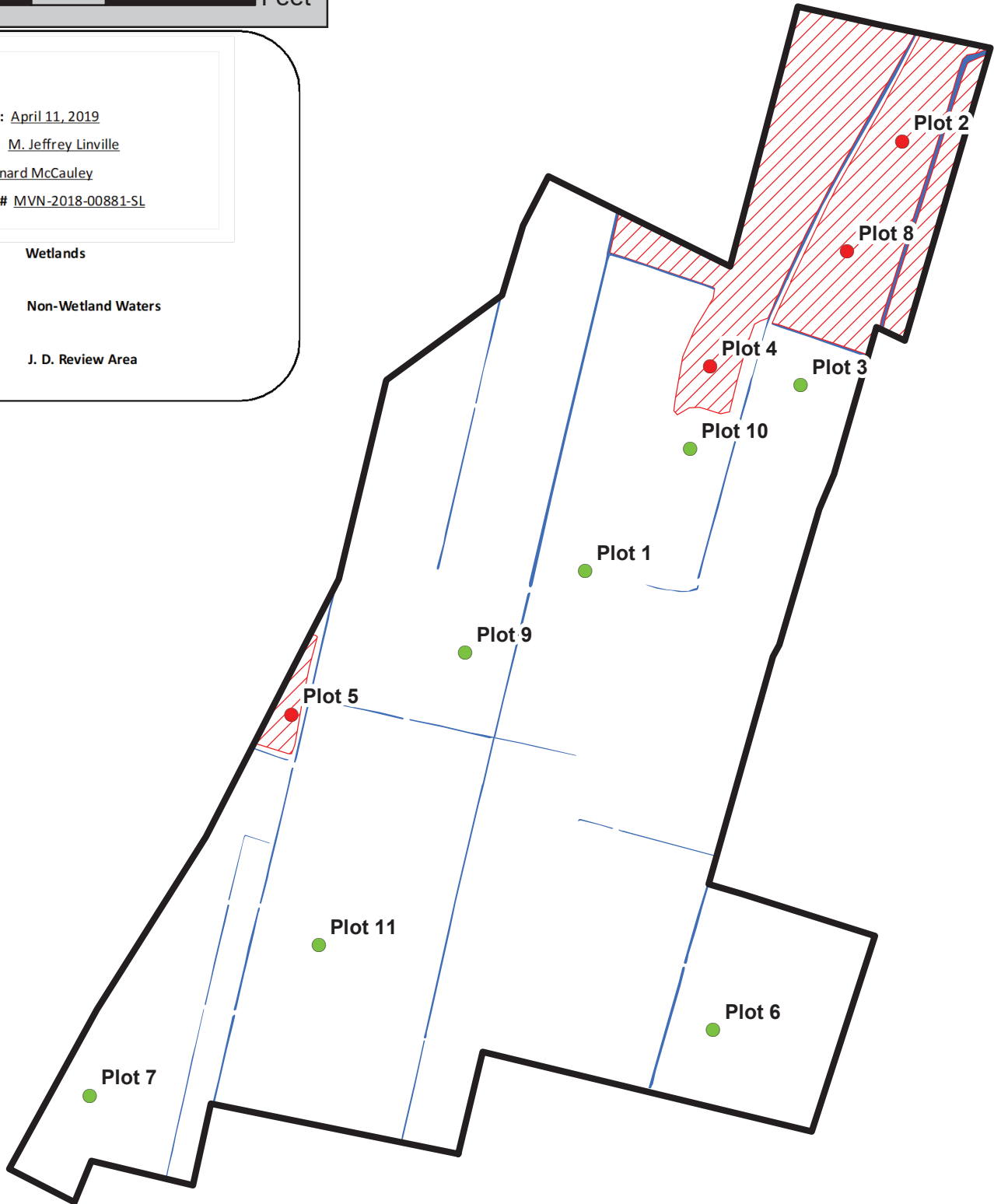
Preliminary Jurisdictional Determination



USACE

In House: April 11, 2019
Botanist: M. Jeffrey Linville
For: Leonard McCauley
Account # MVN-2018-00881-SL

-  Wetlands
-  Non-Wetland Waters
-  J. D. Review Area



WETLANDS MAP

Lagarto Properties, LLC
Assumption / Lafourche Parish



Figure: 4
Date: November 2018
Scale: 1:12,000