

JOINT PUBLIC NOTICE

March 16, 2020

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) 862-2046/ FAX (504) 862-2574
Brenda.a.archer@usace.army.mil
Project Manager
Brenda Archer
Permit Application Number
MVN-2015-00418-MA

(225) 219-3225/FAX (225) 325-8250
elizabeth.hill@la.gov
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 160112-01

Interested parties are hereby notified that a permit application and prospectus 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).

SOGGY BOTTOM MITIGATION BANK IN CALCASIEU PARISH

NAME OF APPLICANT: Ratcliff Development c/o G.E.C., Inc Attention: Barry McCoy 8282 Goodwood Blvd. Baton Rouge, Louisiana 70806

LOCATION OF WORK: The site is located approximately 1 miles west of Vinton, Louisiana in Calcasieu Parish, as shown on enclosed drawings (Latitude: 30.18727, Longitude: -93.599829). The Project is located within the Lower Calcasieu Watershed, Hydrologic Unit Code 08080206.

CHARACTER OF WORK: The applicant proposes to grade existing berms to natural ground elevation and fill internal field drainage swales and drainage ditches utilizing 37,100 cubic yards of on-site fill material from the berms. This work will temporarily impact approximately 11.5 acres of wet pasture. The site will be planted with an appropriate coastal prairie seed mixture and a prescribed burn management program will be implemented to reduce invasive species, reduce woody encroachment, and encourage seed germination. All work is being done to restore the natural hydrology and historic coastal prairie habitat to approximately 126.5 acres for the purpose of constructing the Soggy Bottom 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.

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

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.

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Martin S. Mayer
Chief, Regulatory Branch

Enclosure

**PROSPECTUS FOR THE PROPOSED SOGGY BOTTOM
MITIGATION BANK
CALCASIEU PARISH, LOUISIANA**



Prepared for



Prepared by



**PROSPECTUS FOR THE PROPOSED SOGGY BOTTOM
MITIGATION BANK
CALCASIEU PARISH, LOUISIANA**

Prepared for

Ratcliff Development LLC
3900 Lee Street
Alexandria, Louisiana 771306-7538

Prepared by

G.E.C., Inc.
8282 Goodwood Boulevard
Baton Rouge, Louisiana 70806
225.612.3000

February 2020

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PROSPECTUS

1.0 INTRODUCTION

The purpose of this prospectus is to summarize the existing conditions of a 160-acre property and assess its potential as the proposed Soggy Bottom Mitigation Bank (SBMB or Bank) to provide compensatory wetland mitigation for unavoidable impacts to wetlands associated with Section 404 permits issued by the U.S. Army Corps of Engineers (USACE), if determined appropriate per 33 CFR § 332.3 (1)(a) and 33 CFR § 332.3 (1)(b).

This prospectus has been prepared in accordance with 33 CFR § 332.8(d) (2).

1.1 Site Location

The SBMB is located on Leo Breaux Road approximately one mile west of Vinton, Louisiana. The Site is centered approximately at latitude 30.187° N, Latitude -93.599° W in Section 16, Township 10 South, Range 12 West of Calcasieu Parish (Figure 1). Figure 1 also indicates that the eastern half of the SBMB is located within the town limits of Vinton, Louisiana.

The SBMB consists primarily pasture habitat with both wetland and non-wetland hardwood forest habitat along the Northeast, East and South boundaries, as well as along the interior drainage canals (Figure 2).

1.2 Sponsorship and Ownership

Currently, Ratcliff Development, LLC will serve as the Sponsor and Owner of the Proposed SBMB. It is anticipated that ownership of the property will be transferred to another company prior to implementation of the mitigation bank. The new owner and their team will construct, operate, monitor, and manage the Bank. The owner will protect the property by granting the conservation servitude as described in Section 6.4.

1.3 Driving Directions to the Site

From Vinton, Louisiana drive west on U.S. Highway 90 to Cleveland Road. Turn right onto Cleveland Road and continue on this road until it turns into Leo Breaux Road. The access road to SBMB will be approximately 0.5 miles on the right from the corner of Cleveland Road and Leo Breaux Road.

2.0 PROJECT GOALS AND OBJECTIVES

The goal of this proposed bank is to restore the pasture habitat to a coastal prairie (CP) grassland and preserve the forested habitats along the northeast, east, and south boundaries of the property. Through rehabilitation and re-establishment activities, approximately 126.5 acres of historical CP grasslands will provide additional wetland functions that do not currently exist with the current land use. Restoration will result in improved localized and downstream water quality due to the removal of livestock and re-establishment of CP grass species on the Bank. Table 1 shows a complete breakdown of the acreages on the SBMB pre- and post-restoration.

Specifically, the project objectives of the proposed SBMB are to:

- Restore historical hydrologic conditions within practicable reason
- Re-establish 6.6 acres and rehabilitate 120 acres of native CP grasslands through hydrologic restoration and the establishment of native grass species
- Preserve approximately 6.5 acres of forested wetland habitat and approximately 17.5 acres of upland hardwood forest habitat as buffers between the restored coastal prairie habitat and adjacent properties. These habitats will also benefit from the removal of livestock and inclusion within the conservation servitude

- Restore 7.1 acres of upland grass buffer on non-wet pasture
- Implement active and adaptive management practices including but not limited to invasive/noxious species control, monitoring, and long-term maintenance to sustain the SBMB and ensure long-term viability
- Provide long-term protection through establishment of a conservation servitude

Table 1. Baseline Conditions and Proposed Mitigation Habitat Types

Pre-Restoration	Post Restoration	Acres
Berms and Internal Ditches	Coastal Prairie Re-Establishment	6.5
Wetland Pasture	Coastal Prairie Rehabilitation	120
Upland Pasture	Upland Buffer restoration	7.1
Wetland/Upland Forest	Habitat Buffer Preservation	24
Operations and Staging Area	Operations and Staging Area	0.5
Drainage Servitude	Drainage Servitude	4.1
Rights-of-Way (Pipeline, Railroad)	Rights-of-Way (Pipeline, Railroad)	6.4

3.0 ECOLOGICAL SUITABILITY OF THE SITE

3.1 Land Use

3.1.1 Historical Land Use

The historical land use of the project area prior to the early 1800’s was open coastal prairie. As more settlers moved into the area the coastal prairie habitat began to be converted into pasture land and crop land. Aerials from March 1940 show the Site as being cleared, and possibly farmed. The northwest corner of the Site was visibly in crop production in 1959. Based on the appearance of levees, this portion of the Site may have been in rice production. The northeast corner of the Site was allowed to return to a hardwood forest, as it is today, in the late 1990s.

3.1.2 Current Land Use

The Site consists primarily of cleared pasture land utilized for livestock grazing with hardwood forests occurring in the northeast corner of the site, along the east and south boundaries, and along the interior drainage canals (Figure 3). Surrounding land use is a combination of agriculture, residential and forestry/silviculture (see Figure 3). The Site boundary along the east and south is defined for the most part by the Sabine Canal and two unnamed parallel drainage canals, respectively. Neither of these canals are covered by a drainage servitude. Gum Gully, which cuts diagonally across the northwest corner of the property is covered by a 50-foot drainage servitude held by the Calcasieu Parish Gravity Drainage District No. 2. Gum Gully has a culvert and low water crossing located at the southwest end along the western property boundary. In addition, there is an old degraded wood bridge crossing the channel at the northeast end near the northern property boundary. A gas pipeline right-of-way (ROW) owned by Transcontinental Gas Pipe Line Company traverses north/south across the western portion of the site. Additionally, the Southern Pacific Railroad ROW traverses the very southeast corner of the project site.

3.2 Soils

The NRCS's Web Soil Survey was used to determine mapped soil series. The revised official series descriptions were used to confirm profile matrix, redox features, and texture of soils underlying the Site. The Web Soil Survey shows that the Site is underlain by Crowley-Vidrine silt loams, Judice silty clay loam, Midland silty clay loam, and Morey loam (Figure 4). Crowley-Vidrine silt loams are level and somewhat poorly drained, and occur on broad convex ridges on the Gulf Coast Prairies. Judice silty clay loam and Midland silty clay loam are level and poorly drained, occurring on slightly concave areas of the Gulf Coast Prairies. Morey loam is a level, poorly drained soil occurring on broad flats of the Gulf Coast Prairies. These soils historically would have supported tall grass prairie (SCS 1988).

Crowley-Vidrine silt loams, Judice silty clay loam, Midland silty clay loam, and Morey loam are listed as hydric on the local list (NRCS Web Soil Survey), although the hydric component for Crowley-Vidrine silt loams and Morey loam are minor components. Soil types were confirmed on Site. These results can be seen in the wetland data report submitted to the USACE New Orleans District (CEMVN) in 2014.

Soils on the Site have been heavily compacted by livestock. Saturated areas, such as those in the northern pastures, have been compacted as severely as drier areas, such as the southeast corner of the Site.

3.3 Hydrology

3.3.1 Contributing Watershed

The project area is located in the Lower Calcasieu watershed cataloguing unit (HUC 08080206), which encompasses 812,668 acres (Figure 5). It is also within the Louisiana Department of Environmental Quality (LDEQ) Sabine watershed basin, Subsegment LA110601 (Vinton Waterway – Vinton to Intracoastal Waterway), encompassing 6,548.83 acres (see Figure 5).

3.3.2 Historical Hydrology and Drainage Patterns

Historically, the hydrology of the site was provided for mostly through precipitation with some backwater flooding during extremely wet periods. Flat terrain and soils with clay pans contributed to very slow movement of surface water over the site and through the soil profile. General flow of surface water was to the west/southwest. The few small streams and bayous in the area would carry the excess surface water to the west into Gum Gully which emptied into the Vinton Drainage Canal to the south of the site. Drainage impacts began when the agricultural industry began to flourish in the area in the early to mid-1890s about the time Vinton was established. Specific to the project site, Gum Gully was channelized in the early 1950s to collect surface runoff and move it quickly off the site to aid in agriculture production. In the early 1900s, Sabine Canal was constructed along the eastern portion of the property as an irrigation canal for the area. Berms along the edge of this canal prevented water from flowing over the site, except during extreme high water events.

3.3.3 Existing/Current Hydrology and Drainage Patterns

Local precipitation remains the primary source of hydrology on the site with some derived from overbank flow of Gum Gully. A hydrologic analysis of the proposed site determined the site is situated within a low area surrounded by a slightly higher ridge

(see Figure 6). Elevations on the Site range from 8 to 20 feet above the National Geodetic Vertical Datum (NGVD) for mean sea level with the higher elevation along the east side (Figure 7). This existing topography allows for the surface water from surrounding properties to flow onto the proposed SBMB providing ample hydrology to support wetland habitat. Once on the site, the surface hydrology generally flows to the center of the site and then to the west (Figure 8). The flat terrain of the site in combination with the soil types on the site, tends to retain some of the surface hydrology. However, a large portion of the surface water is drained from the site through the two unnamed drainage ditches in the southern portion of the property. These drainage ditches along with the small internal field drainage swales, indicated on Figure 8 by blue dashed lines, collect the surface water from the interior of the site and convey it off site, reducing the availability of surface hydrology. Once in these ditches, the water flows to the west into Gum Gully, which flows west and south eventually draining into the Vinton Drainage Canal and to the Gulf Intracoastal Waterway far south of the site.

Gum Gully is a significant drainage canal for the Town of Vinton and is maintained by the Calcasieu Parish Gravity Drainage District, who holds a 50-foot drainage servitude centered on Gum Gully. When Gum Gully was channelized in the early 1950's, the spoil material was placed along the east top bank of the canal creating a berm between the adjacent pasture and the canal. There are three small gaps in the berm along the northern end of the berm that allow some surface water exchange with Gum Gully. The berm itself is overgrown with a variety of tree and shrub species. The west top bank of Gum Gully does not have a spoil berm, allowing surface water to flow freely into the canal. Lack of maintenance on this side has also allowed the top bank to become overgrown with various tree and shrub species. Within the drainage servitude of Gum Gully, there is a small plugged culvert and low water crossing at the southwest end of the canal along the western property boundary and an old degraded wood bridge at the northeast end near the northern property boundary. The low water crossing will remain to provide access to the northwestern corner of the property. The degraded wood bridge will be removed.

Sabine Canal was constructed in the early 1900s as an irrigation canal by the Sabine Canal Company, which maintained a 150-foot maintenance servitude along the canal through the site. However, this servitude has since reverted back to the current landowner and is no longer maintained. Since Sabine Canal is located along the highest elevations of the site and there is a spoil bank along the west bank of the canal, Sabine Canal does not receive any surface runoff from the site west of the canal. Any surface water flowing into Sabine Canal would be from north or east of the site. Since this canal is no longer in service as an irrigation canal and is no longer maintained, Sabine Canal does not have a flow under normal circumstances. Soil dams along the canal have created impoundments within the canal that provide valuable wetland habitat along the east side of the site that will be preserved as a habitat buffer from the adjacent properties and future developments northeast and east of the site. Under normal circumstances, Sabine Canal does not contribute to the hydrology of the remaining portion of the project site due to the isolation created by the spoil berm along the west bank of the canal. During extreme high water events, some water may over top the spoil berm but is not the sustaining hydrology source for the Site.

Even though the Site already has wetland hydrology, the filling of the internal drainage ditches and grading the spoil berms will create a more natural hydrologic regime characteristic of a coastal prairie, by allowing the surface water to flow more slowly and evenly across the Site.

3.3.4 Wetland Delineation

A request for Preliminary Jurisdictional Determination was submitted to the CEMVN on February 26, 2014. A determination was received on May 16, 2014. The Bank contains 131.5 acres of Section 404 Jurisdictional Wetlands, and 11,341.6 linear feet of other waters. The preliminary Jurisdictional Determination is included as Appendix A. While 131.5 acres of the SBMB has been determined to have wetland hydrology, removing and/or grading the berms will reduce drainage from the central and southern portions of the Site and increase overbank flow from Gum Gully onto the SBMB.

3.4 Vegetation

3.4.1 Historical Plant Community

The historical vegetation community was likely extremely diverse and dominated by grasses. Common CP grassland species included brownseed paspalum (*Paspalum plicatulum*), paspy grasses (*Paspalum* sp.), little bluestem (*Schizachyrium scoparium*), slender bluestem (*S. tenerum*), big bluestem (*Andropogon gerardi*), broomsedge (*Andropogon* sp.), three-awned grasses (*Aristida* sp.), love grasses (*Eragrostis* sp.), switch grass (*Panicum virgatum*), panic grasses (*Panicum* sp.), Indiangrass (*Sorghastrum nutans*), dropseeds (*Sporobolus* sp.), and purple-top (*Tridens* sp.). Important sedges in the community included caric sedges (*Carex* sp.), umbrella sedges (*Cyperus* sp.), beaked sedges (*Rynchospora* sp.) and nutrushes (*Scleria* sp.). An abundance of forbs would have included Indian plantain (*Cacalia ovata*), sunflower (*Helianthus mollis*), blazing-stars (*Liatris* sp.), milkweeds (*Asclepias* sp.), rosin-weed (*Silphium* sp.), prairie clovers (*Petalostemum* sp.), indigos (*Baptisia* sp.), blue star (*Amsonia tabernaemontana*), brown-eyed Susans (*Rudbeckia* sp.), spurge (*Euphorbia* sp.), flat-topped goldenrods (*Euthamia* sp.), bluets (*Hedyotis nigricans*), wild petunia (*Ruellia humilis*), water primroses (*Ludwigia* sp.), tickseed (*Coreopsis* sp.), goldenrods (*Solidago* sp.), false foxgloves (*Agalinis* sp.), and thoroughworts (*Eupatorium* sp.). Historical hydrology on the Site was derived mostly from precipitation but also from some overbank flow from Gum Gully. The proposed site is situated in a low area surrounded by a slightly higher ridge creating a bowl (see Figure 6). Gum Gully has since been channelized and overbank flow, limited by the presence of a spoil bank along the east bank of the canal; however, the area remains wet.

3.4.2 Existing Plant Community

The SBMB consist of a combination of pasture and hardwood forest. Approximately 127 acres of the SBMB are open pasture dominated by ryegrass (*Lolium perenne*) and native grasses and sedges. Dominant vegetation in the native pasture include leathery rush (*Juncus coriaceus*), tapertip rush (*Juncus acuminatus*), blunt spikerush (*Eleocharis obtusa*), Florida paspalum (*Paspalum floridanum*), bahiagrass (*Paspalum notatum*), swamp vervain (*Verbena hastata*), tall flatsedge (*Cyperus eragrostis*), broomsedge (*Andropogon virginicus*), panicgrass (*Dichanthelium commutatum*), and marsh elder (*Iva annua*). Eastern baccharis (*Baccharis halimifolia*) can also be found scattered throughout the pasture.

The forested areas are dominated by water oak (*Quercus nigra*), sugarberry (*Celtis laevigata*), and Chinese tallow (*Triadica sebifera*). Dominant shrubs include wax myrtle (*Morella cerifera*) and Chinese privet (*Ligustrum sinense*). Herbaceous vegetation in the forested areas is dominated by dewberry (*Rubus trivialis*), cypress knee-sedge (*Carex decomposita*), Virginia creeper (*Parthenocissus quenquifolia*), wingstem (*Verbesina alterniflora*), and poison ivy (*Toxicodendron radicans*).

3.5 General Need for the Project in this Area

This project will restore, approximately 126.5 acres of CP grasslands through habitat re-establishment and rehabilitation. Much of the surrounding area has been converted to agricultural and residential land uses. Historically, southwest Louisiana consisted of approximately 2.5 million acres of coastal prairie but only a small fraction (less than 100 acres) of coastal prairie remains today. The loss of coastal prairie habitat has contributed to the decline of many species that rely on this habitat. Restoration of the Site to CP grasslands will preserve much needed coastal prairie habitat and help in the survival of many plant and wildlife species native to this habitat type. Restoration will also result in improved water quality with the removal of cattle from the Site and creation of CP grassland habitat, which will provide increased filtration of surface water flowing across the Site.

4.0 ESTABLISHMENT OF THE SOGGY BOTTOM MITIGATION BANK

4.1 Site Restoration Plan

The Sponsor proposes, through the use of a Nationwide Permit (NWP-27), to restore 126.5 acres of CP grasslands by planting desirable species of native vegetation (Figure 9). An additional 7.1 acres of upland pasture will be managed and restored to native grassland species. Approximately 17.5 acres of upland hardwood forest and 6.5 acres of hardwood wetland forest will be preserved as habitat buffers from adjacent properties.

4.2 Hydrology Restoration

The Sponsor will take appropriate actions to re-establish natural hydrologic conditions on the site. Re-establishment of the natural hydrologic regime will include the filling of internal field drains (represented as dashed blue lines on Figure 10) and the unnamed internal drainage ditches traversing through the southern portion of the restoration area of the Site. Additionally, the majority of the large spoil berm along the eastern bank of Gum Gully will be graded to natural ground level. A small 1-foot berm will remain on the east top bank and another 1-foot berm will be constructed along the west top bank of Gum Gully. These berms will assist in isolating the hydrology effects of Gum Gully from the Site and restore a more natural hydrologic regime of a coastal prairie by reducing runoff from the Site. Figures 10 through 19 provide a hydrologic Restoration map and the associated cross sections for the proposed modifications. Currently, internal drains on the Site expedite flow from wetlands to Gum Gully and off the Site, while the large berm along the east side of Gum Gully impedes the rate of natural overbank flow. While 127.5 acres of the SBMB has been determined to have wetland hydrology, removing and/or grading the berms will reduce drainage from the central and southern portions of the Site and increase overbank flow from Gum Gully onto the SBMB. This was likely the historical condition of the Site before Gum Gully was straitened and the two unnamed internal drainage ditches were constructed along with the associated spoil berms. Removal of the internal drainage ditches will provide for a more natural sheet flow of surface water across the site and reduce the rate of water flow from the site.

The Sabine Canal will remain, providing a natural buffer between the SBMB and any future development to the east. Natural hydrology on the Site flows away from the Sabine Canal, ensuring that, while the canal may provide backwater flow during high rain events, it will not otherwise drain the Site. Post restoration hydrology will create a more natural flow regime from the on-Site canals, resulting in additional water flow to the Bank during rain events (Figure 20).

4.3 Coastal Prairie Restoration

CP will be restored by preparing the Site and planting an appropriate CP seed mixture of facultative or wetter species in the fall season following approval. Site preparation will include herbicide treatment, surface tillage, prescribed burns, and shallow ripping to remove non-native/invasive species and reduce compaction caused by cattle. The seed mix will consist of species described in the “Natural Communities of Louisiana” (LNHP, 2009) and will be obtained from local seed producers.

A prescribed burn management program will be implemented to reduce invasive species, reduce woody encroachment, and encourage seed germination. A burn event will be conducted during the dormant season of the first year, and every one to three years following until desirable species dominate the SBMB. Additional burns are anticipated every three to five years, or as needed, to maintain desirable conditions. The Sponsor has communicated with the Fire Chief of the Vinton Fire Department about the requirement to burn the Site and the necessary permits required for the burn. The Fire Chief has provide a “Letter of No Objection” for the burning as long as the conditions of that letter are followed and maintained (Appendix B).

4.4 Technical Feasibility

The construction work required to complete restoration is routine in nature, consisting primarily of filling and grading drainage features, removing the spoil berm along Gum Gully, prescribed burning, and soil tilling to restore the historical hydrological conditions to the extent practicable. Appropriate vegetation plantings will be implemented to restore the Site to native historical CP grassland species. Soil types mapped on the Site are historically supportive of the CP grassland species proposed for restoration of the Site.

4.5 Current Site Risks

There are two major canals traversing through the property: Gum Gully and Sabine Canal. Gum Gully is protected by a drainage servitude with the Calcasieu Parish Gravity Drainage District No. 2. This servitude is 50 feet wide, centered on the canal centerline. Maintenance on this drainage canal has not been performed in several years, which has allowed the banks to become overgrown with a variety of tree and shrub species. The Drainage District has been contacted regarding the proposed project and the District has provided a “Letter of No Objection” to the project and are willing to work with the Sponsor to minimize access and damage within the servitude as much as practicable (Appendix C). Maintenance activities along Gum Gully will consist of removing trees and shrubs within the channel and the ROW, excavating sediment accumulation within the channel to maintain the designed bottom elevation, and continued vegetation control within the channel when necessary either by removal or herbicide application. The Sponsor will provide an additional 15 feet on each side of the current servitude to allow ample space for the Drainage District to access and maintain the canal when necessary. Access to this servitude will be provided from the site access road, which parallels Gum Gully to the west of the Site. This servitude acreage will not be included within the mitigation bank

limits proposed for credit release. However, the Sponsor will manage and maintain the servitude as if it were part of the Bank to minimize encroachment of non-native/invasive species.

Sabine Canal was constructed in the early 1900's to provide water for irrigation to surrounding agriculture fields. At the time the canal was protected by a 150-foot servitude held by the Sabine Canal Company. In the late 1900's, the need for the irrigation canal began to diminish and the Sabine Canal Company allowed the servitude to revert back to the current landowner. Therefore, this canal is no longer protected by a servitude and has developed into a significant wetland feature on the property. The Sponsor will preserve this wetland feature along with wetland and non-wetland hardwood forests adjacent to the east side of the canal as buffer habitat between the Bank and adjacent properties.

The eastern half of the SBMB is located within the city limits of Vinton, Louisiana, which poses concerns in regards to required prescribed burns to maintain the CP habitat on the Site and lose of potential areas of development. The City of Vinton Fire Department Chief has been contacted and briefed on the nature of the management actions required on the site, specifically prescribed burns. These discussions have resulted in a "Letter of No Objection" from the Department as long as the prescribed burn events are coordinated with the Department prior to the initiation of the burns and the specific conditions of the letter are followed (see Appendix B).

The proposed project has been presented to the Mayor and City Council of Vinton. Concerns were raised with the proximity to the town in regards to lost areas for development. Since the majority of the Site is determined as jurisdictional wetlands and it is situated in the lowest elevation in relation to the remaining portion of Vinton, this location would not provide the most suitable area for development. Additionally, residential and commercial development within the vicinity of Vinton, Louisiana has been minimal over the past 10-15 years, according to census data (Appendix D). Review of aerial photographs from 1998 and 2019 show very little change within the vicinity of the town of Vinton, especially on the western side of Vinton (figures 21 and 22).

A small portion of a railroad right-of-way (ROW) crosses over the very southeast corner of the property (see Figure 2). This ROW will be separated from the Bank by the hardwood forest buffer habitat along the east and south boundaries. Maintenance of this ROW by the Railroad Company will not affect the Bank and the management of the Bank should have no effect on the railroad ROW.

Transcontinental Gas Pipeline Company, LLC (Transcontinental) owns a 100-foot pipeline ROW that traverses through the western half of the SBMB. Representatives of the SBMB contacted Transcontinental representatives to discuss the feasibility of implementing the required prescribed burns for the SBMB over the existing pipeline ROW. Transcontinental provided a "Letter of No Objection" granting permission to conduct prescribed burns in the vicinity of the pipeline ROW, subject to the standards and specifications of the 2019 Williams Developer's Handbook (Appendix E). This ROW will be managed and restored as coastal prairie mitigation habitat within the SBMB and be included in the area requested for credit release.

4.6 Long-Term Sustainability of the Site

Active and adaptive management will ensure the long-term sustainability and viability of the Bank. This includes, but is not limited to, invasive species control, prescribed burns, monitoring, and long-term maintenance. With grading and filling of any internal drainage features, hydrology on the Bank will be influenced by overland flow from the drainage canals and precipitation. Therefore, there will be no long-term structural management requirements.

5.0 PROPOSED SERVICE AREA

The SBMB is located within the Lower Calcasieu Watershed Cataloging Unit (HUC 08080206), which includes portions of Calcasieu and Cameron parishes in the lower Calcasieu River Basin (Figure 23). SBMB will provide Coastal Prairie mitigation credits for HUC cataloging units 08080102, 08080103, 08080201, 08080202, 08080203, 08080205, and 08080206.

6.0 OPERATION OF THE SOGGY BOTTOM MITIGATION BANK

6.1 Project Representatives

Sponsor: Ratcliff Development, LLC
3900 Lee Street
Alexandria, Louisiana 771306-7538
POC: Greg H. Thompson
(318) 787-6816
Gregg.Thompson@ratcliffdevelopment.com

Agent: G.E.C., Inc.
8282 Goodwood Blvd.
Baton Rouge, Louisiana 70806
POC: Barry McCoy
(225) 612-4174
bmccoy@gecinc.com

6.2 Qualifications of the Sponsor

Ratcliff Development is part of a family of companies that has been in business since 1927. Ratcliff is a leader in the development and construction industries. From planning to construction, Ratcliff has personnel experienced in every aspect of the construction industry. Prior to implementation of this mitigation bank, it is anticipated that another company will join with Ratcliff as owners of the property. Together these companies will develop a team of knowledgeable and experienced land management professionals capable of constructing and managing the property as designed.

6.3 Proposed Long-Term Ownership and Management Representatives

The long-term owner, sponsor, and manager of the Bank will be Ratcliff Development, LLC. However, the Sponsor may appoint a long-term steward if such appointment is approved by the CEMVN.

6.4 Site Protection

To ensure long-term protection of all lands included in the Mitigation Banking instrument, the Sponsor, its heirs, assigns, or successors will be responsible for maintaining and protecting lands contained within the restored portion of the Bank in perpetuity (Figure 24), unless the lands are transferred to a state or federal resource agency, non-profit conservation organization, or this

responsibility is contractually conveyed to another person, all of which will be subject to approval by the New Orleans District. A Conservation Servitude will be prepared to include a non-profit or state agency as the Holder. This conservation servitude specifically prohibits activities that would reduce the quality of the re-established wetlands. The conservation servitude also specifies permissible activities such as hunting, fishing, and recreational use given this activity causes no negative effect on the functions and values of the restored wetlands. Impacts that adversely affect the function and value of the Site and that are caused by permissible activities will require permitting and subsequent mitigation.

6.5 Long-Term Strategy

Long-term management will consist of vegetation management, invasive species control, monitoring, Site protection, and funding of these activities. The wetland habitats will be managed to maintain and increase the functions of the Bank through periodic inspections of the Site for the encroachment of invasive species or any unauthorized modification to hydrology. Invasive species control will involve prescribed burns to prevent woody species encroachment as well as herbicidal application when necessary. After grading and filling internal drainage features on the property, no additional structural management will be required for hydrologic or vegetative restoration.

A long-term management plan will be included with the Soggy Bottom Mitigation Banking Instrument which will detail the requirements for long-term management, including activities, funding, and a mechanism for funding as outlined in 33 CFR § 332.7 (d).

7.0 REFERENCES

Allain, L, M. Vidrine, V. Grafe, C. Allen, and S. Johnson (1999) Paradise Lost? The coastal prairie of Louisiana and Texas. U.S. Fish and Wildlife Service and U.S. Geological Survey (Lacassine National Wildlife Refuge, Lake Arthur, LA).

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Louisiana Natural Heritage Program (2009) The Natural Communities of Louisiana. Louisiana Department of Wildlife and Fisheries.

Natural Resources Conservation Service (NRCS) (2020) Web Soil Survey [website]. U.S. Department of Agriculture. Natural Resources Conservation Service, Soil Survey Staff. Available URL: <http://websoilsurvey.nrcs.usda.gov/app/>.

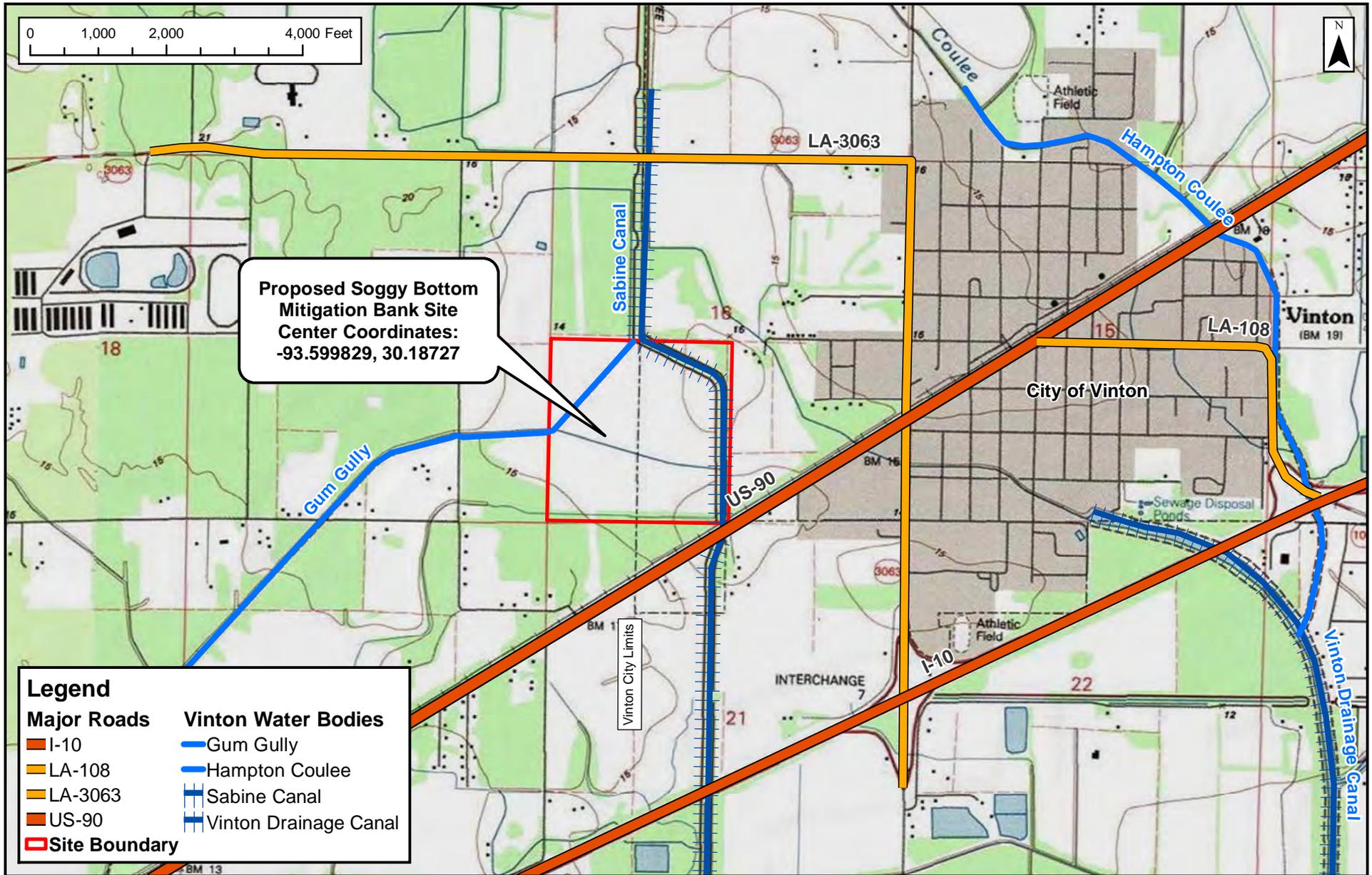
Natural Resources Conservation Service (NRCS) (2020) The Plants Database. Available URL <http://plants.usda.gov>.

Soil Conservation Service (SCS) 1988 Soil Survey of Calcasieu Parish, Louisiana. USDA Soil Conservation Service and Louisiana Agriculture Experiment Station.

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Vitrine, M.F. (2010) The Cajun Prairie: A Natural History.

FIGURES



SITE LOCATION MAP

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana

Service Layer Credits: Copyright:© 2013 National Geographic Society, i-cubed



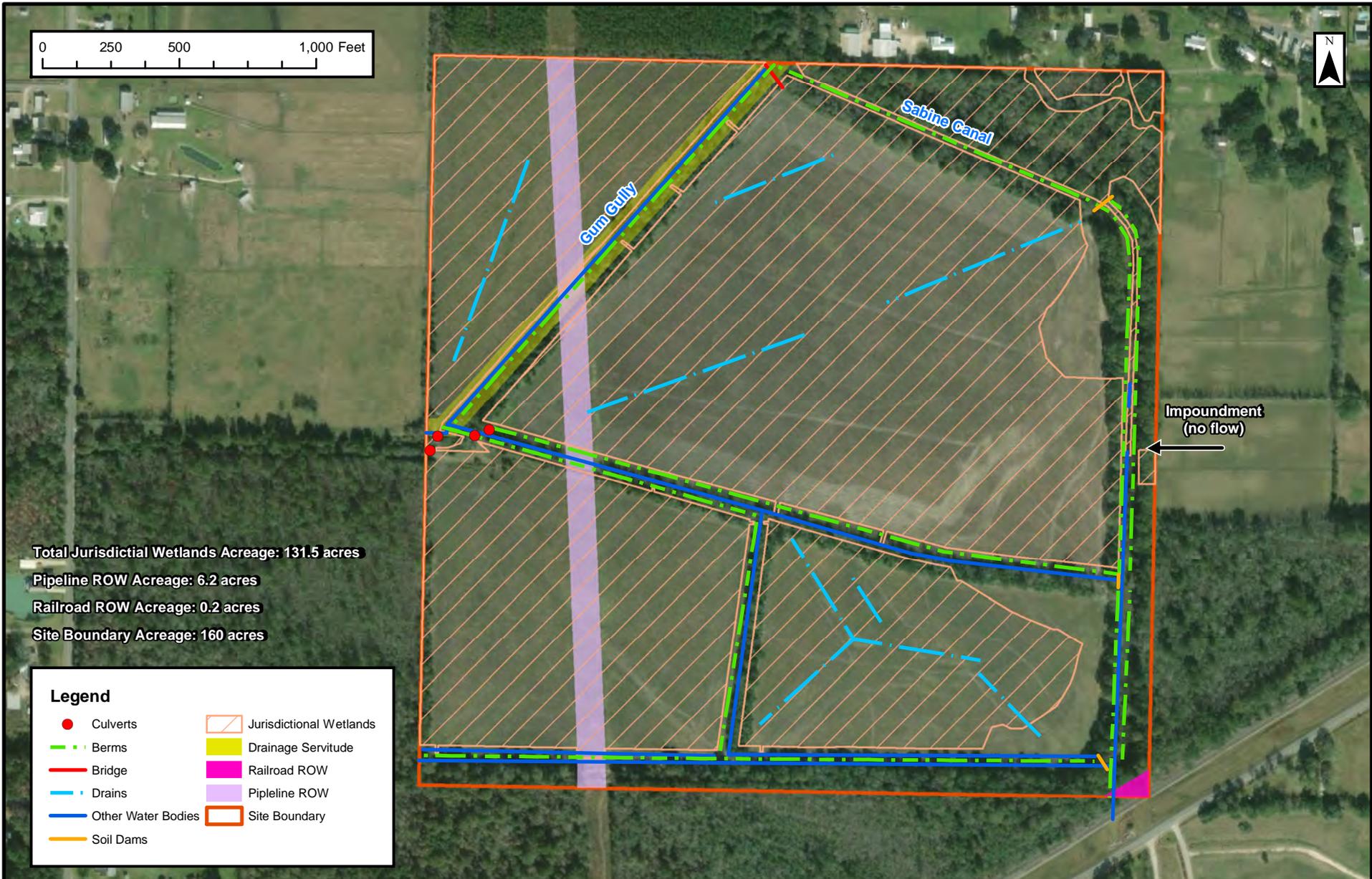
Figure: 1

Date: February 2020

Scale: 1:24,000

Source: GEC

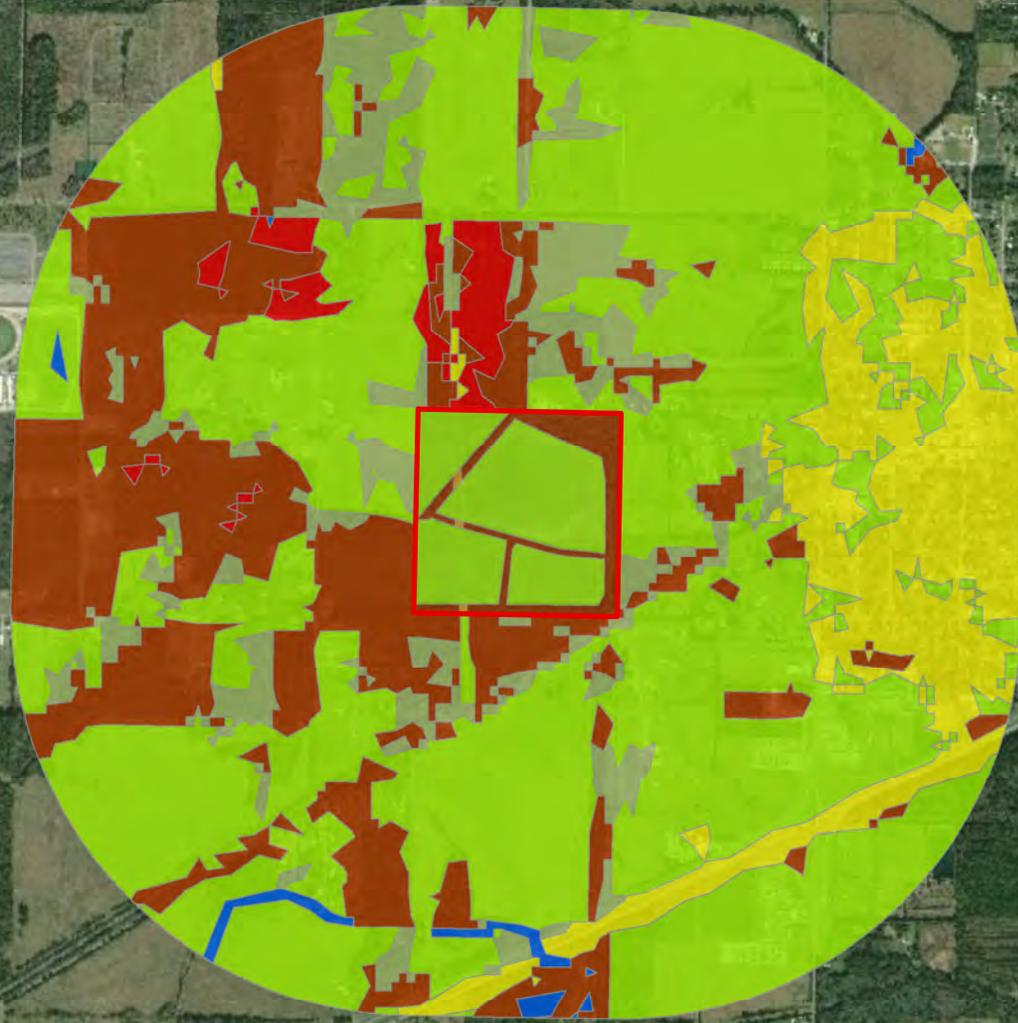
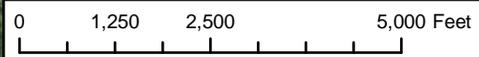
Map ID: 0014.0001000.000



OVERVIEW MAP
Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 2
 Date: February 2020
 Scale: 1:6,000
 Source: GEC
 Map ID: 0014.0001000.000



Legend

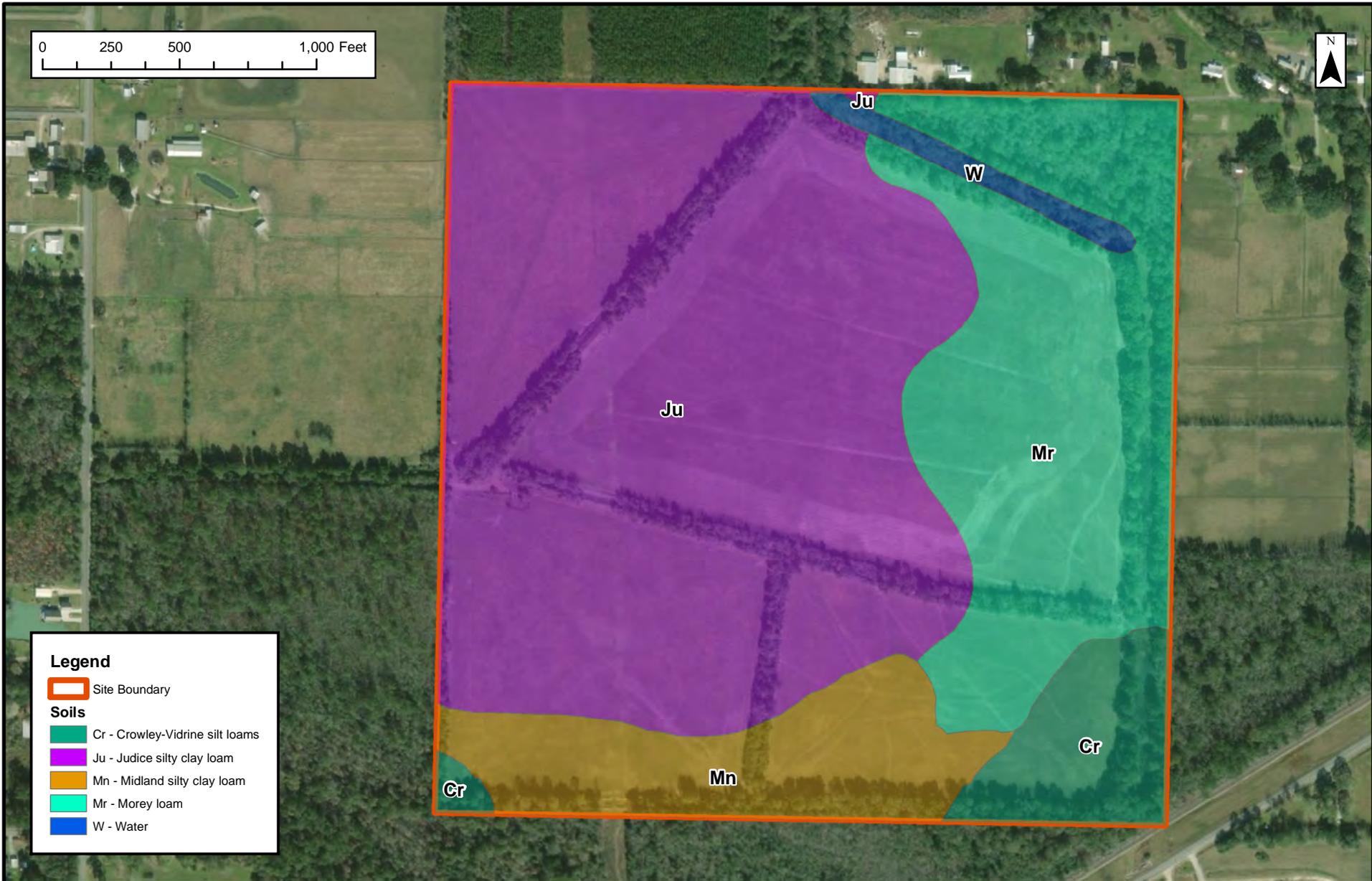
- Site Boundary
- Land Use**
- Agricultural
- Forested
- Pipeline
- Residential
- Shrub
- Thicket
- Water

EXISTING LAND USE
Soggy Bottom Mitigation Bank
Calcasieu Parish, Louisiana



Figure: 3
Date: February 2020
Scale: 1:30,000
Source: GAP/GEC
Map ID: 0014.0001000.000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- Site Boundary

Soils

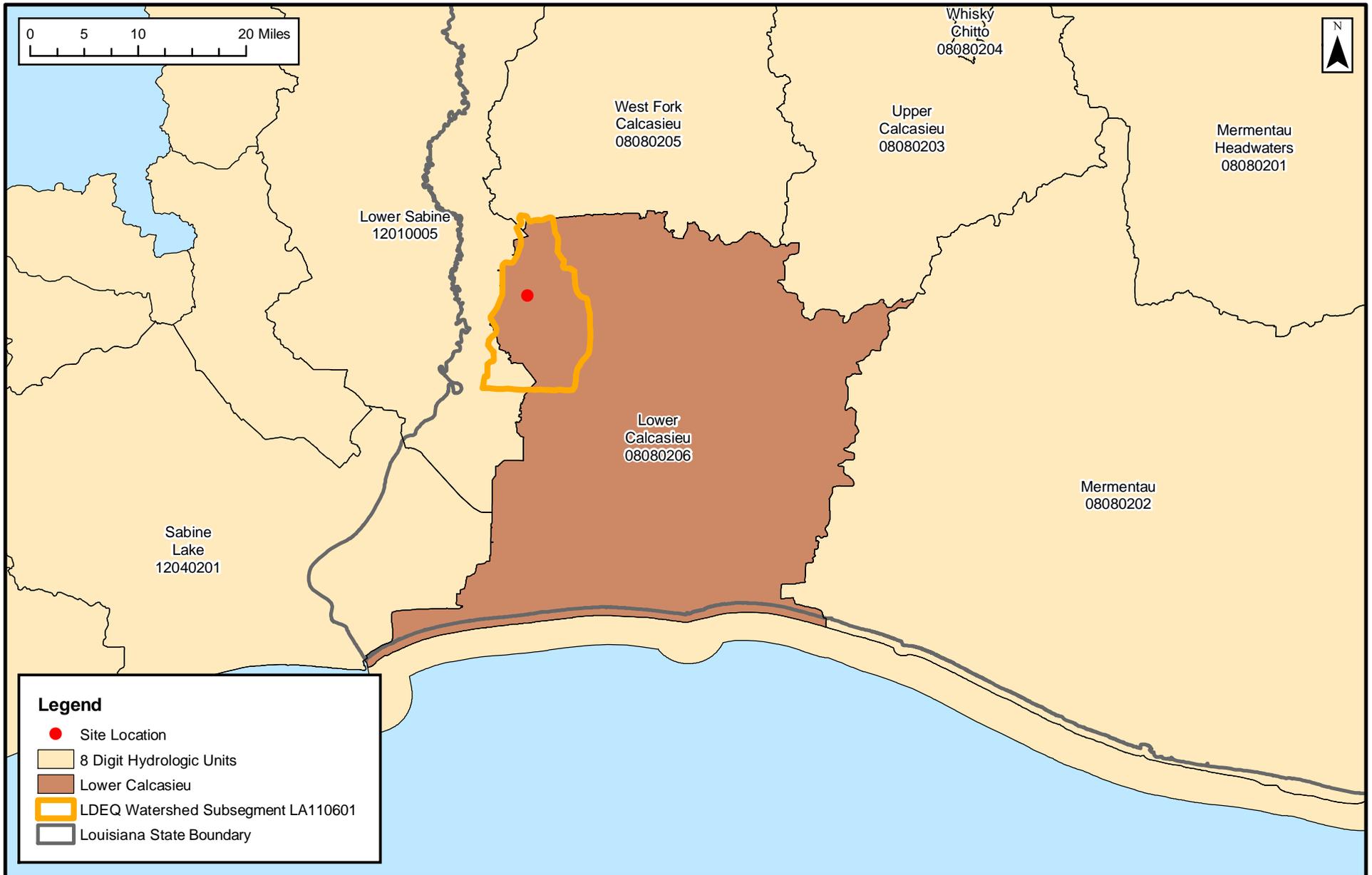
- Cr - Crowley-Vidrine silt loams
- Ju - Judice silty clay loam
- Mn - Midland silty clay loam
- Mr - Morey loam
- W - Water

NRCS SOILS SURVEY MAP
 Soggy Bottom Mitigation bank
 Calcasieu Parish, Louisiana



Figure: 4
Date: February 2020
Scale: 1:6,000
Source: GEC
Map ID: 0014.0001000.000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

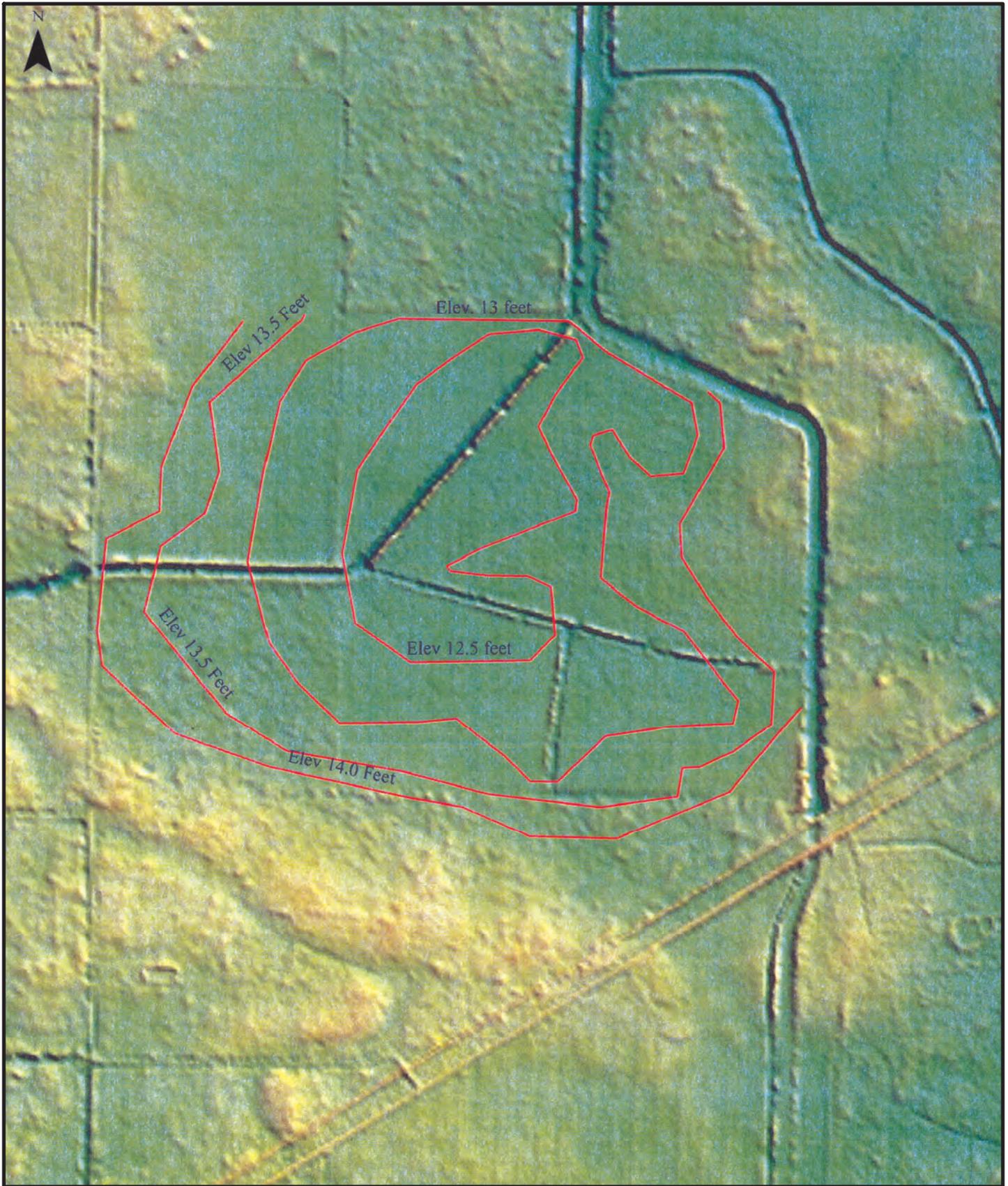


LOWER CALCASIEU WATERSHED (HUC 08080206)

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 5
Date: February 2020
Scale: 1:800,000
Source: GEC
Map ID: 0014.0001000.000



LIDAR AND TOPOGRAPHIC MAP

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



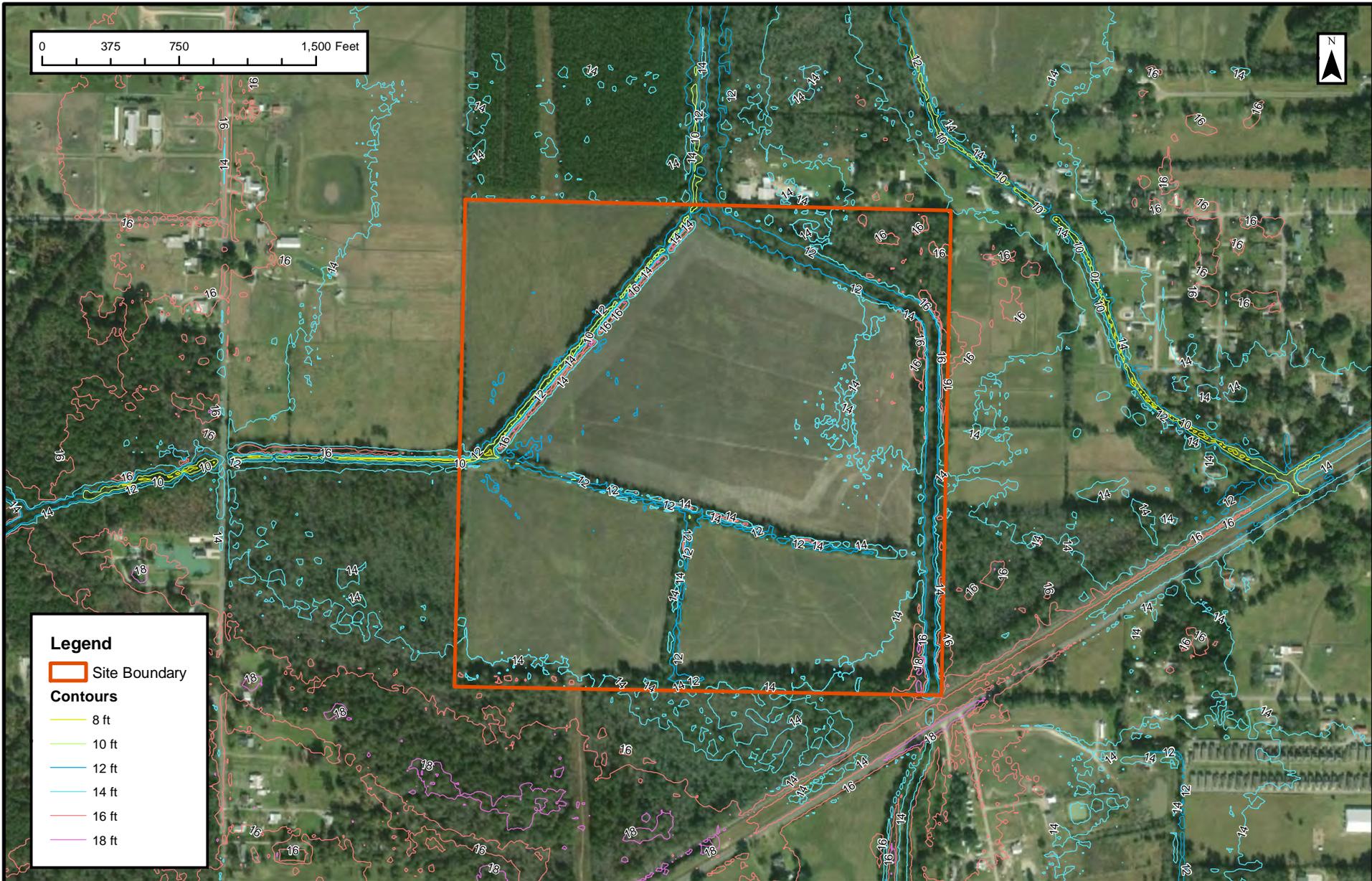
Figure: 6

Date: February 2020

Scale: N/A

Source: GEC

Map ID: 0014.0001000.000



Legend

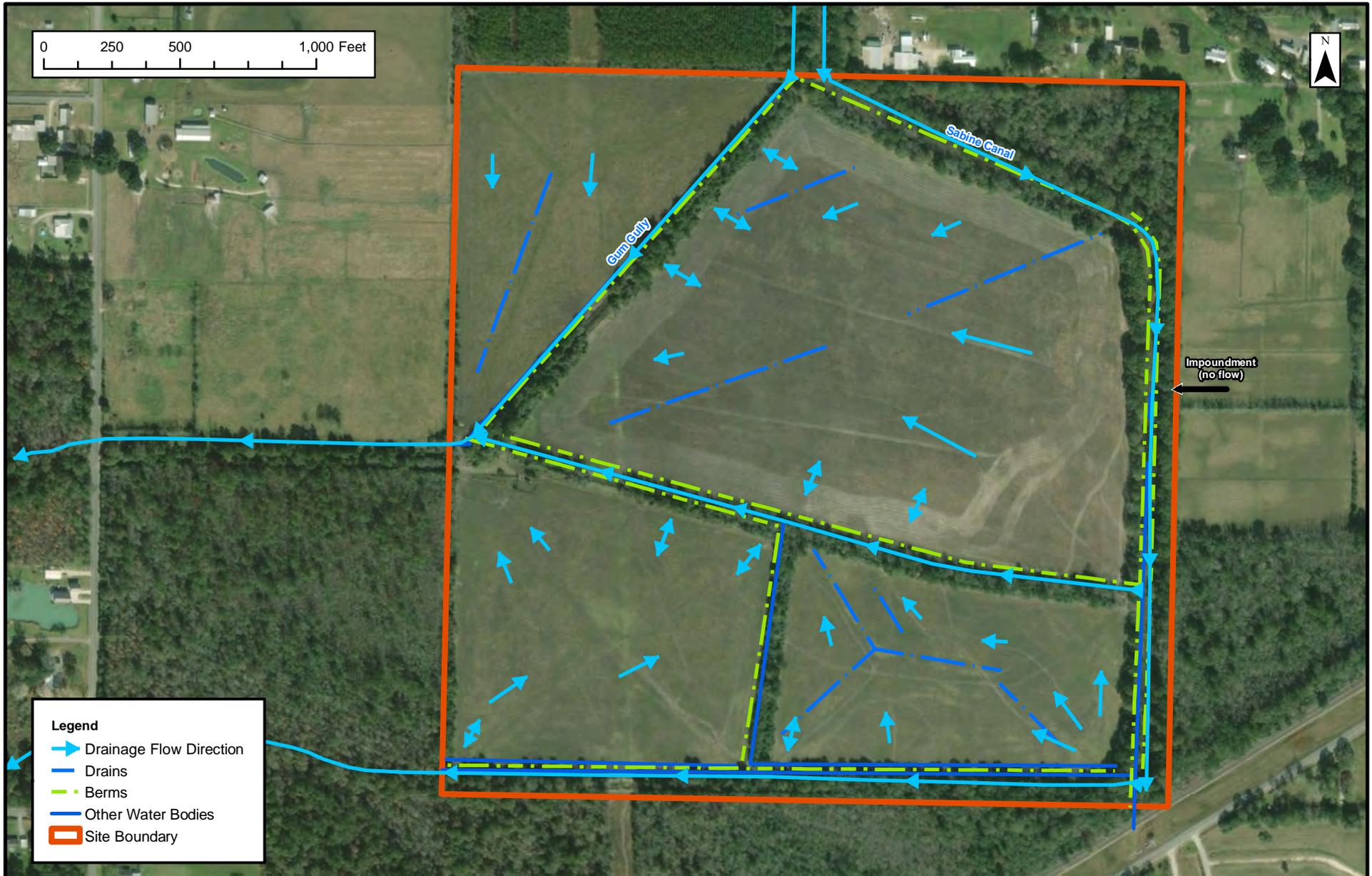
- Site Boundary
- Contours**
- 8 ft
- 10 ft
- 12 ft
- 14 ft
- 16 ft
- 18 ft

TOPOGRAPHIC MAP
Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 7
Date: February 2020
Scale: 1:9,000
Source: GEC
Map ID: 0014.0001000.000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



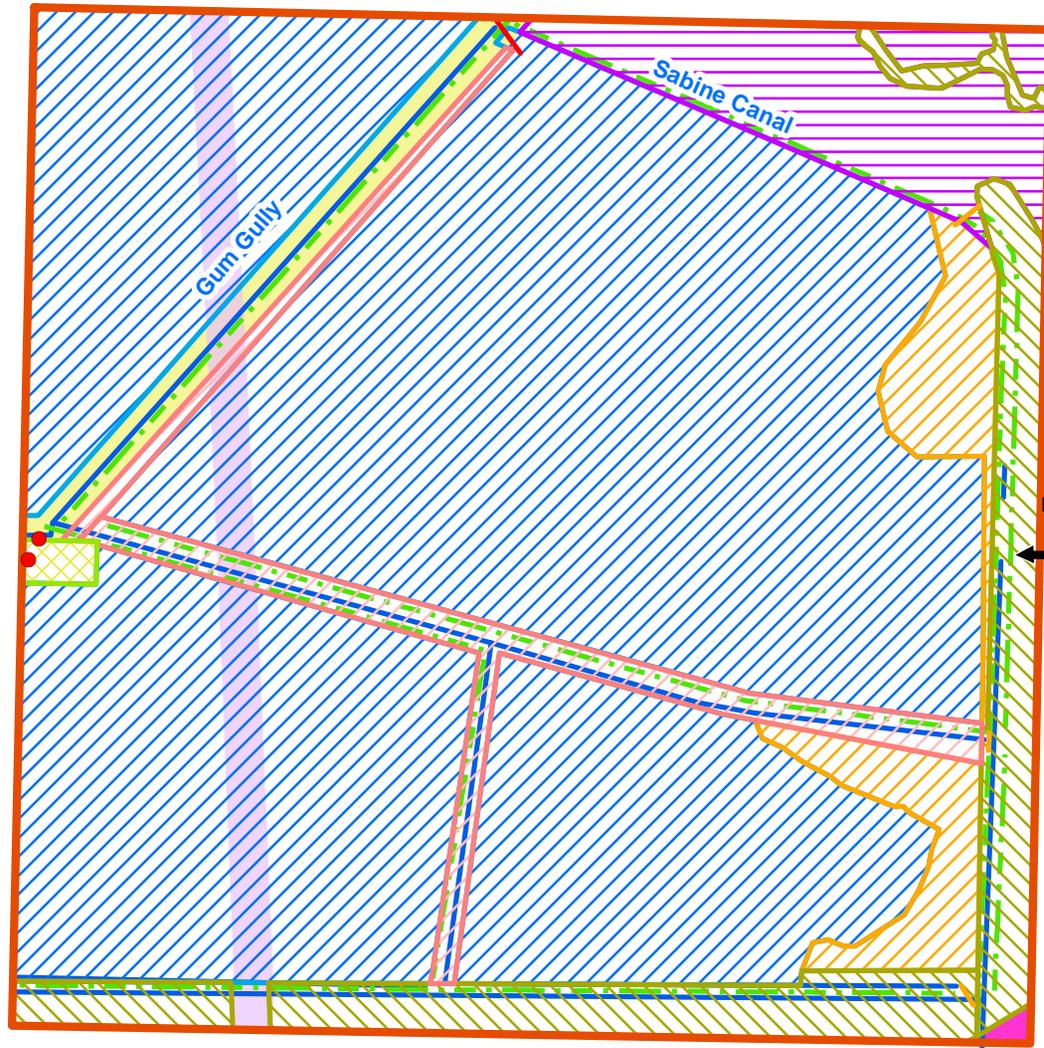
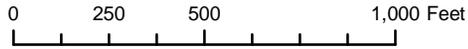
CURRENT HYDROLOGIC FEATURES MAP

Soggy Bottom Mitigation Bank
 Calcasieu Parish, Louisiana



Figure: 8
Date: February 2020
Scale: 1:6,000
Source: GEC
Map ID: 0014.0001000.000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

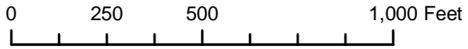


HABITAT RESTORATION PLAN

Soggy Bottom Mitigation Bank
Calcasieu Parish, Louisiana



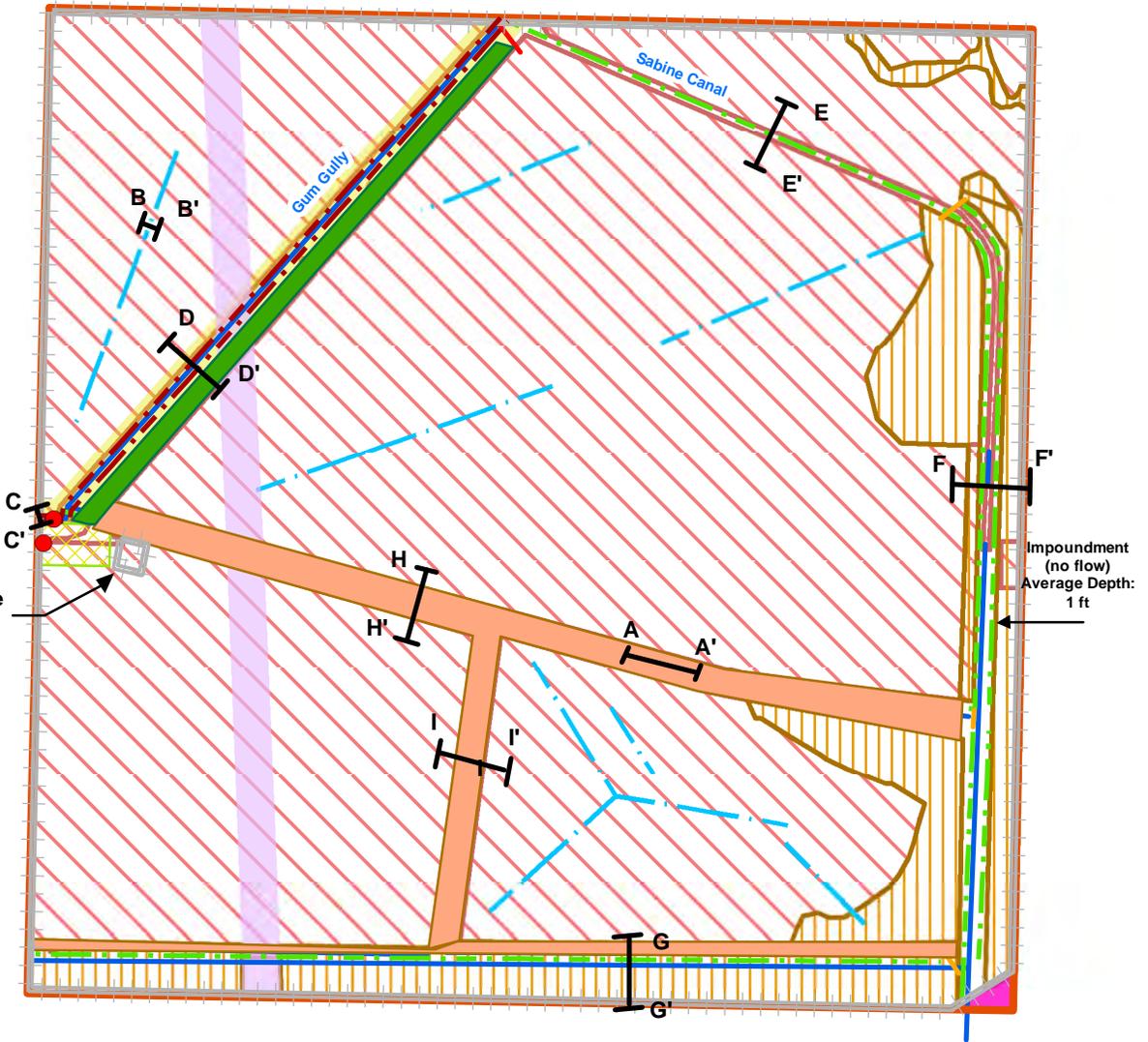
Figure: 9
Date: February 2020
Scale: 1:6,000
Source: GEC
Map ID: 0014.0001000.000



Legend

- Culverts
- Constructed Berms
- Barbed Wire Fence
- Berms
- Bridge
- Drain to be Graded
- Other Waters (7,829 ft)
- Soil Dams
- Grade
- Fill and Grade
- Staging Area (0.5 acres)
- Jurisdictional Wetlands (131.5 acres)
- Drainage Servitude (4.1 acres)
- Pipeline ROW (6.2 acres)
- Railroad ROW (0.2 acres)
- Upland Habitat (No Hydrology, Non-Wetland; 20.1 acres)
- Site Boundary (160 acres)

Barbed Wire Fence to be Removed

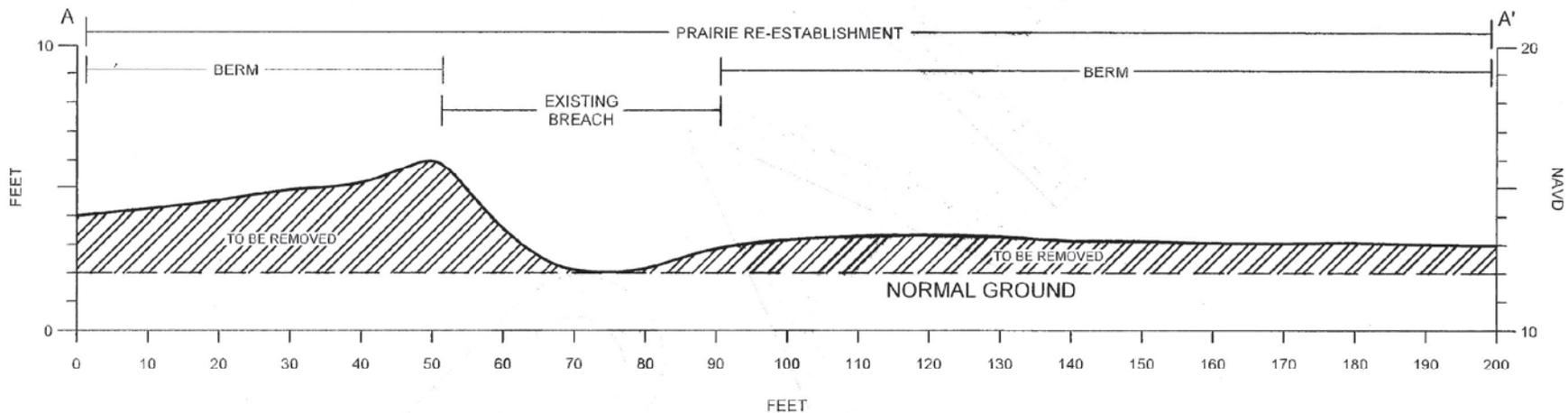


HYDROLOGIC RESTORATION MAP

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 10
Date: February 2020
Scale: 1:6,000
Source: GEC
Map ID: 0014.0001000.000

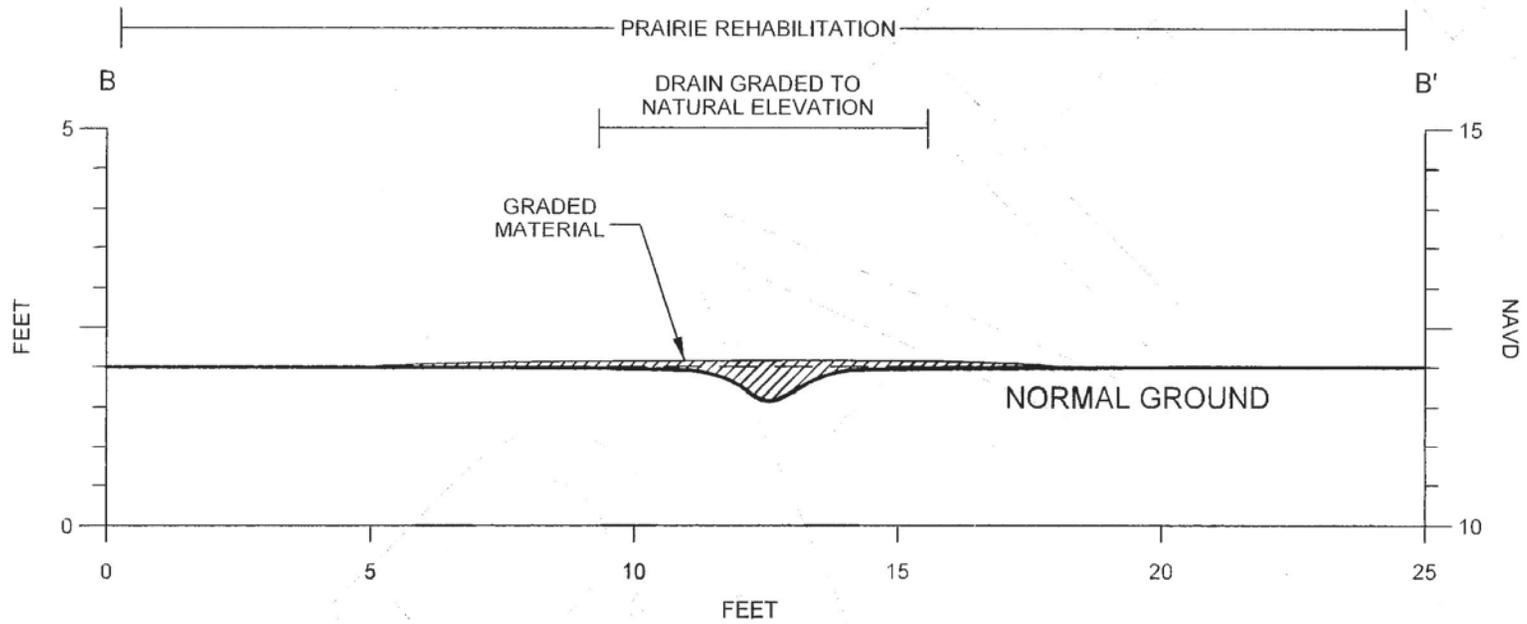


CROSS SECTION A

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 11
Date: February 2020
Scale: N/A
Source: GEC
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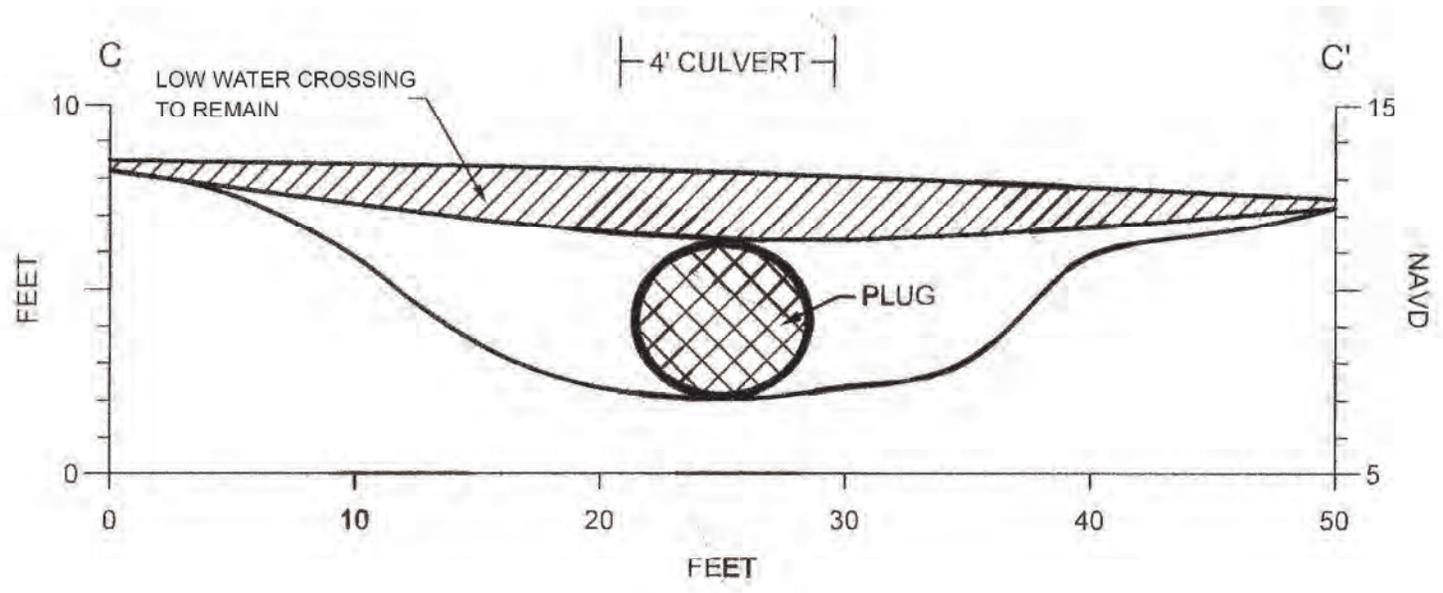


CROSS SECTION B

Soggy Bottom Mitigation Map
 Calcasieu Parish, Louisiana



Figure: 12
Date: February 2020
Scale: N/A
Source: GEC
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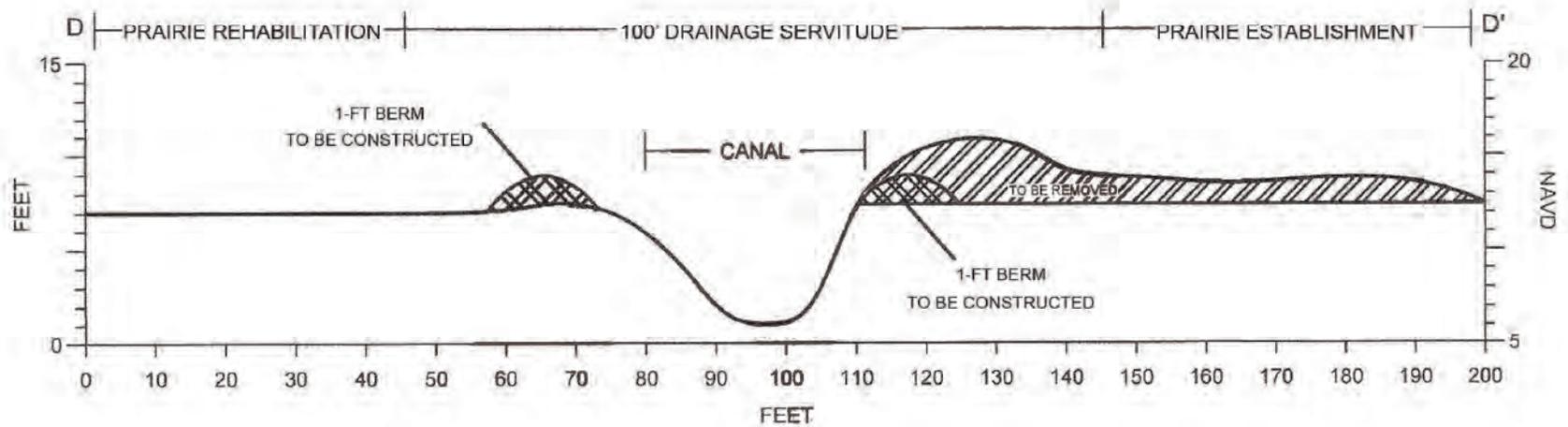


CROSS SECTION C

Soggy Bottom Mitigation Map
 Calcasieu Parish, Louisiana



Figure: 13
Date: February 2020
Scale: N/A
Source: GEC
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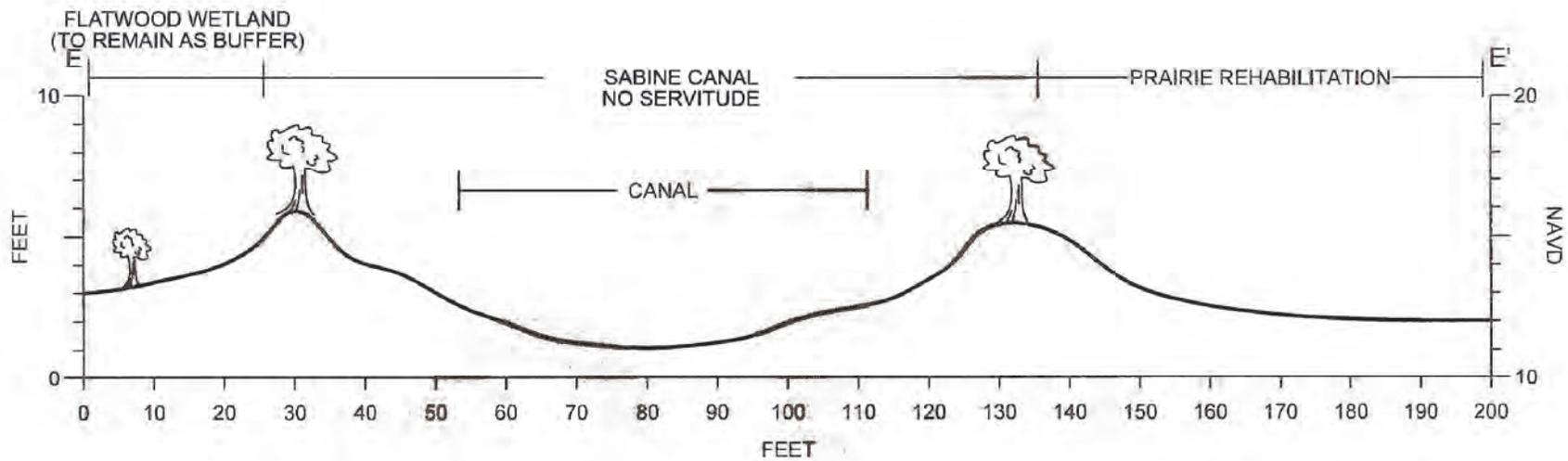


CROSS SECTION D

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 14
Date: February 2020
Scale: N/A
Source: GEC
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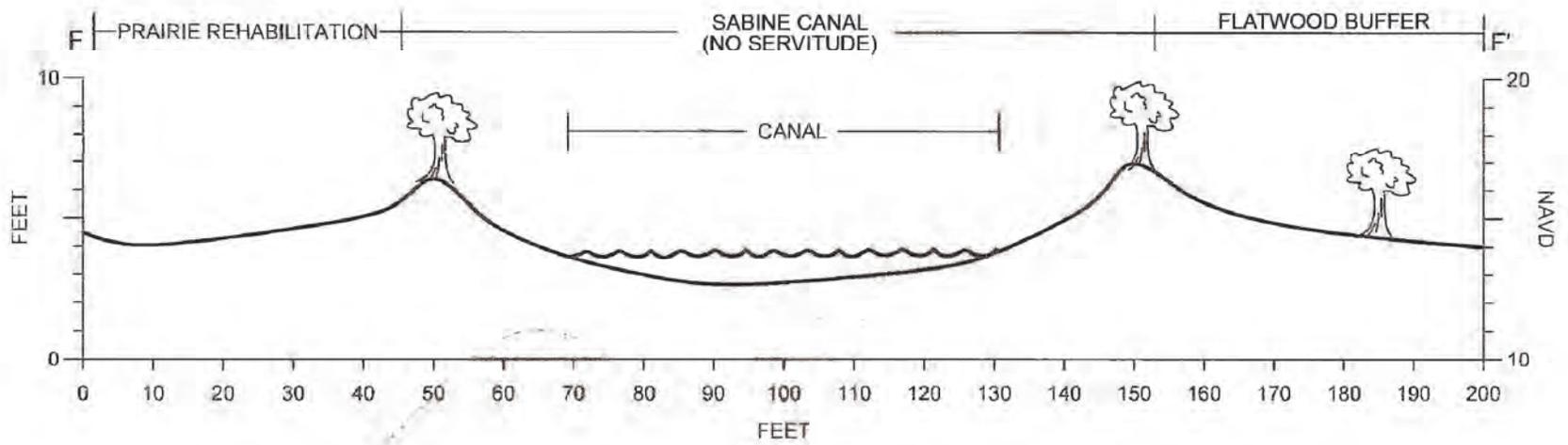


CROSS SECTION E

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 15
Date: February 2020
Scale: N/A
Source: GEC
Map ID: 0014.0001000.000

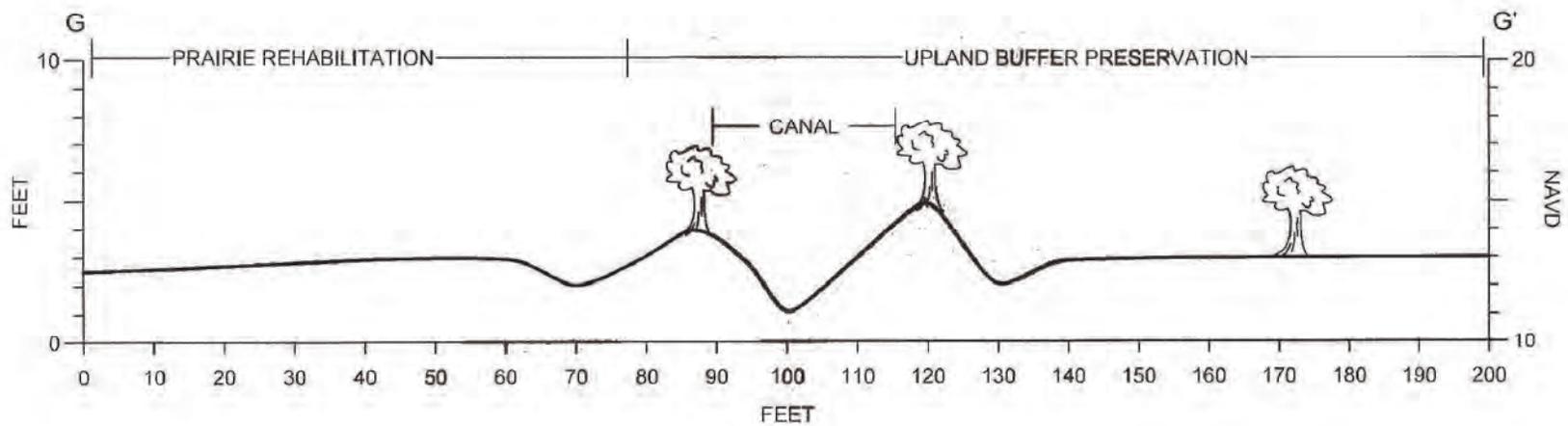


CROSS SECTION F

Soggy Bottom Mitigation Map
 Calcasieu Parish, Louisiana



Figure: 16
Date: February 2020
Scale: N/A
Source: GEC
Map ID: 0014.0001000.000

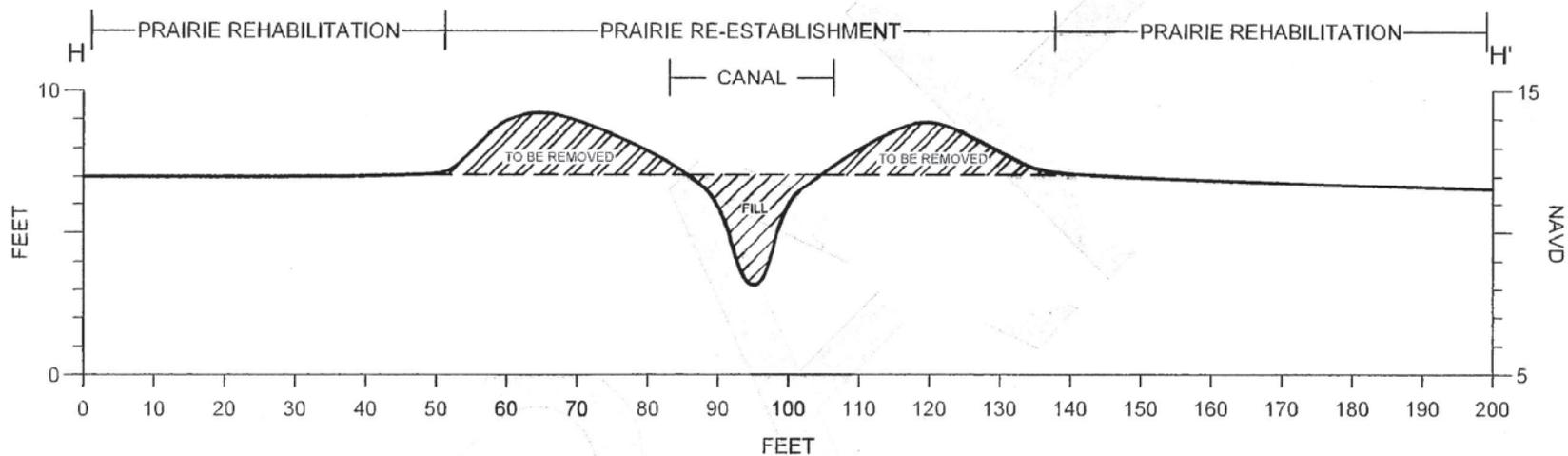


CROSS SECTION G

Soggy Bottom Mitigation Map
 Calcasieu Parish, Louisiana



Figure: 17
Date: February 2020
Scale: N/A
Source: GEC
Map ID: 0014.0001000.000

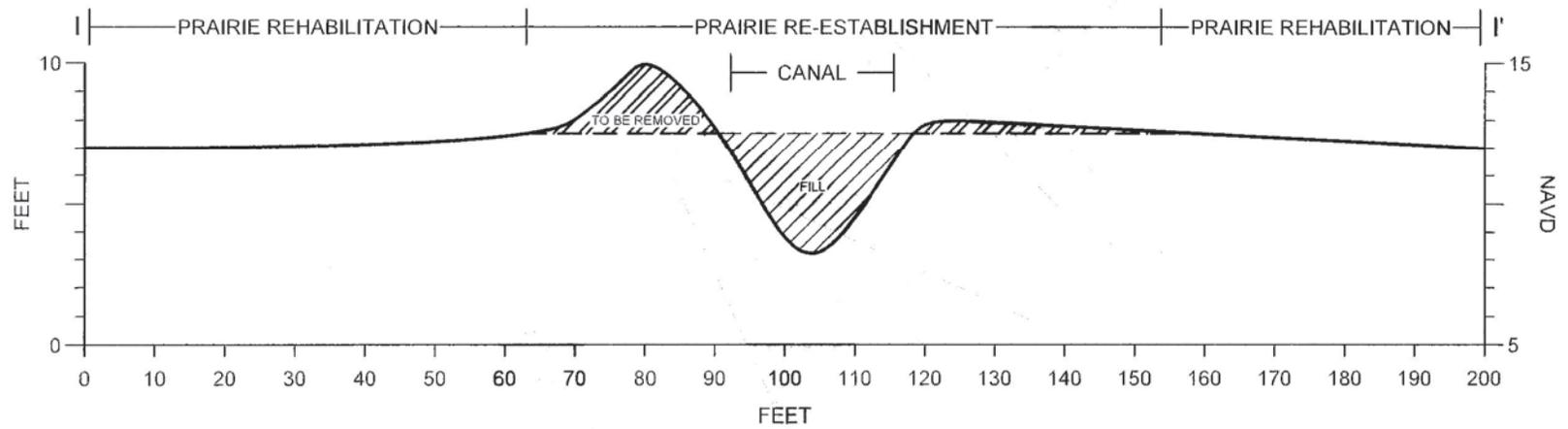


CROSS SECTION H

Soggy Bottom Mitigation Map
 Calcasieu Parish, Louisiana



Figure: 18
Date: February 2020
Scale: N/A
Source: GEC
Map ID: 0014.0001000.000

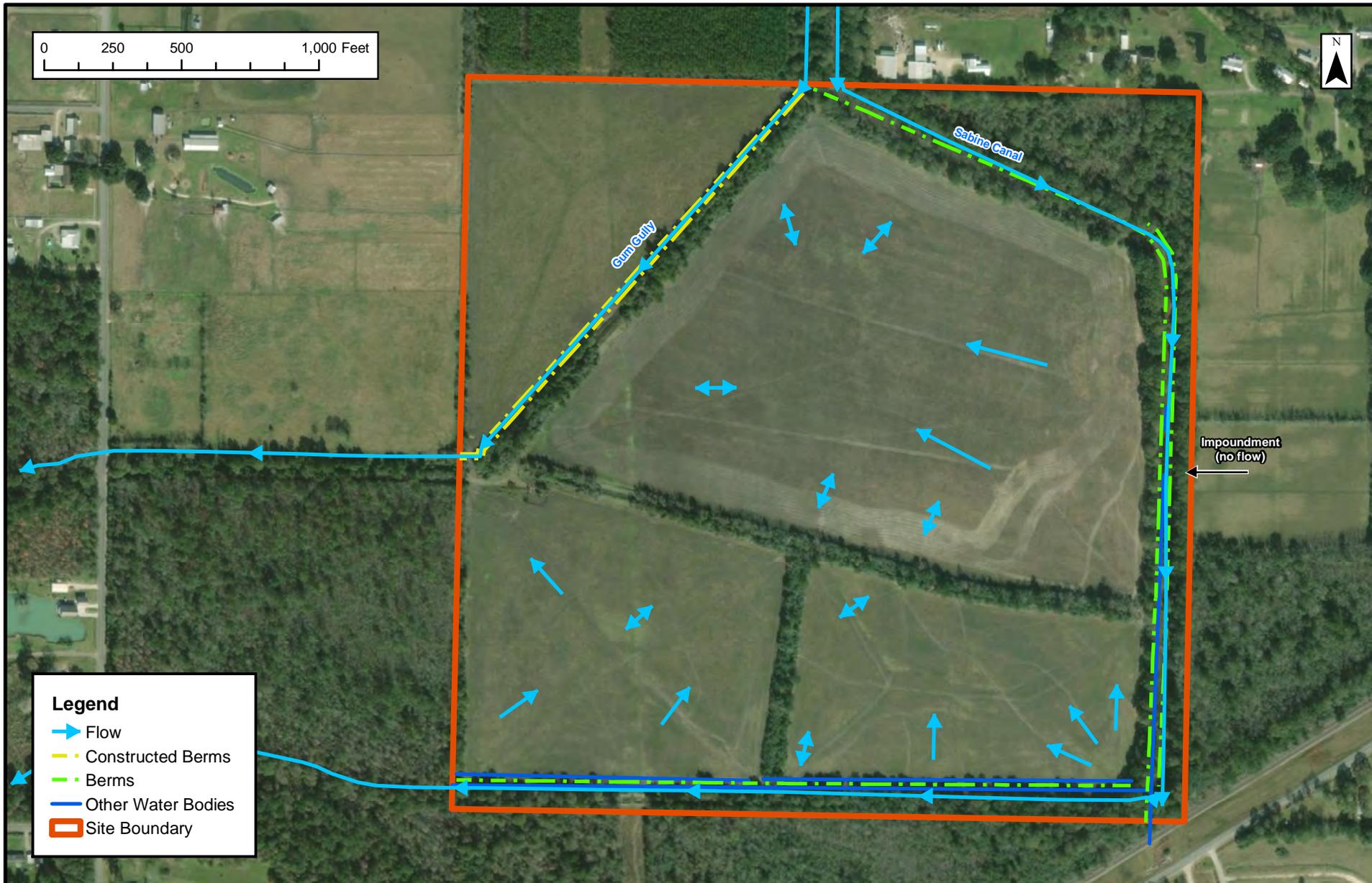


CROSS SECTION I

Soggy Bottom Mitigation Map
 Calcasieu Parish, Louisiana



Figure: 19
Date: February 2020
Scale: N/A
Source: GEC
Map ID: 0014.0001000.000



Legend

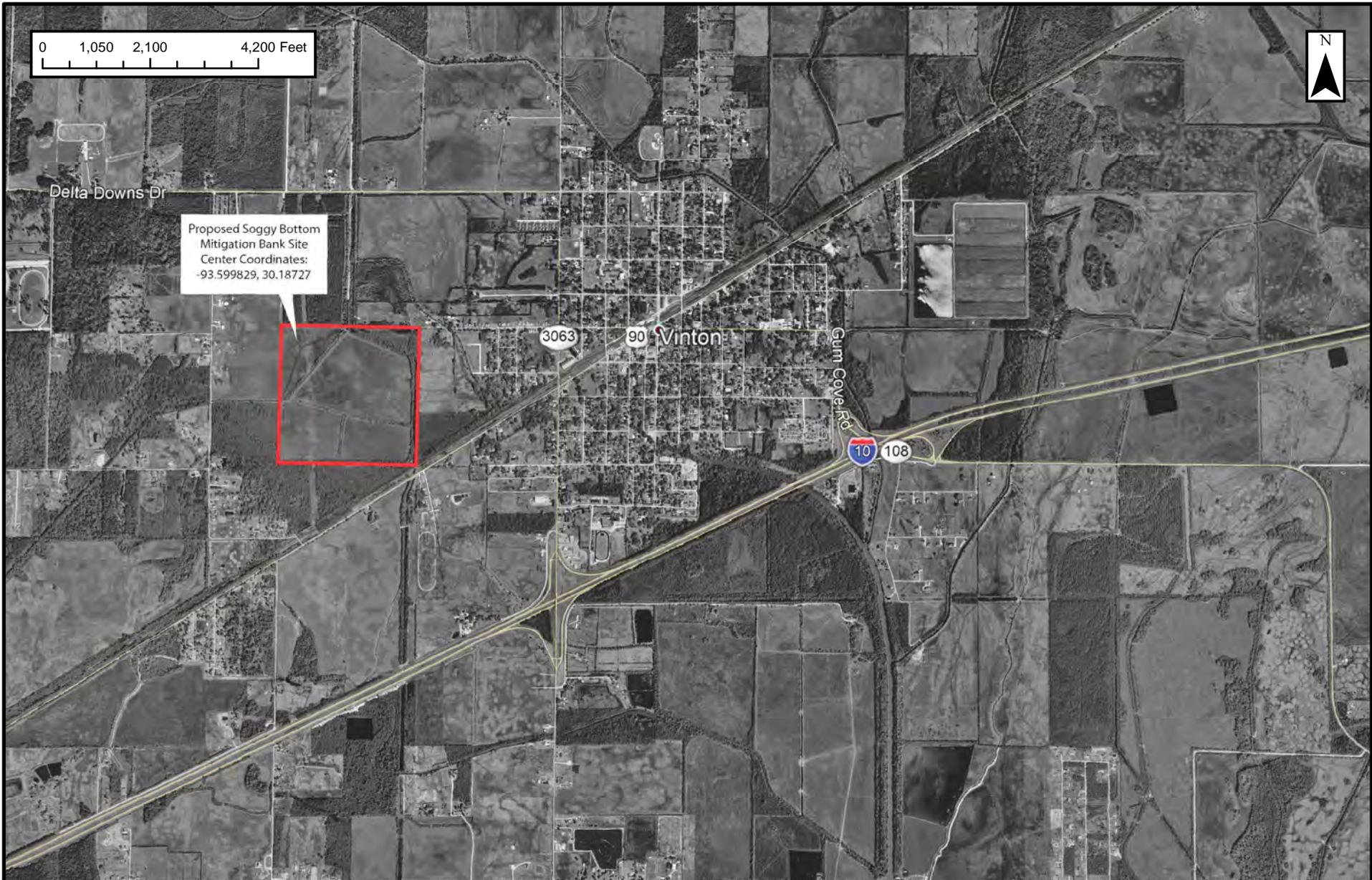
- Flow
- Constructed Berms
- Berms
- Other Water Bodies
- Site Boundary

POST RESTORATION HYDROLOGIC FEATURES MAP

Soggy Bottom Mitigation Bank
Calcasieu Parish, Louisiana



Figure: 20
Date: February 2020
Scale: 1:6,000
Source: GEC
Map ID: 0014.0001000.000



AERIAL VIEW OF VINTON, 1998

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 21

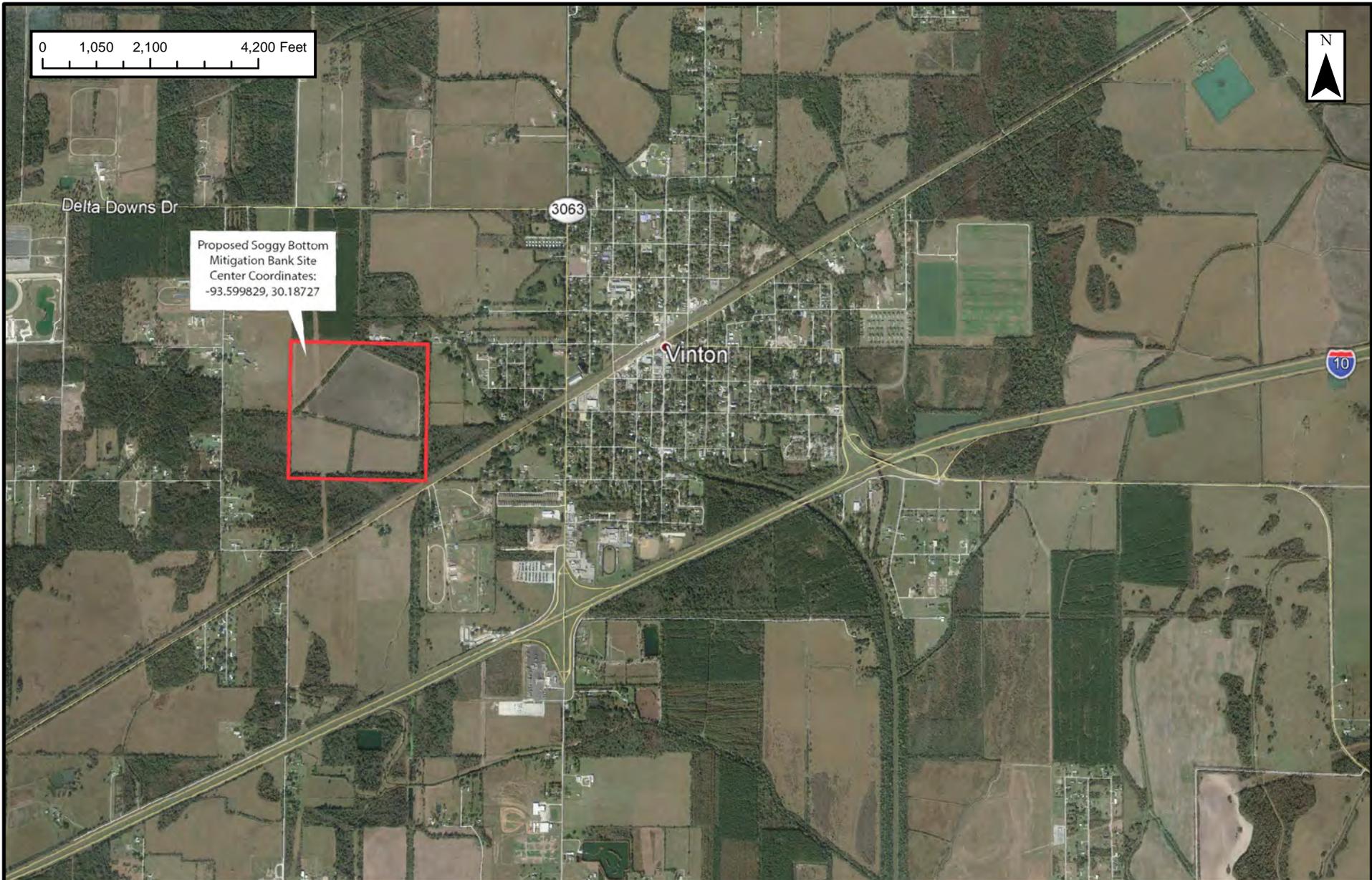
Date: February 2020

Scale: 1:32,000

Source: GEC

Map ID: 0014.0001000.000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



AERIAL VIEW OF VINTON, 2019

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 22

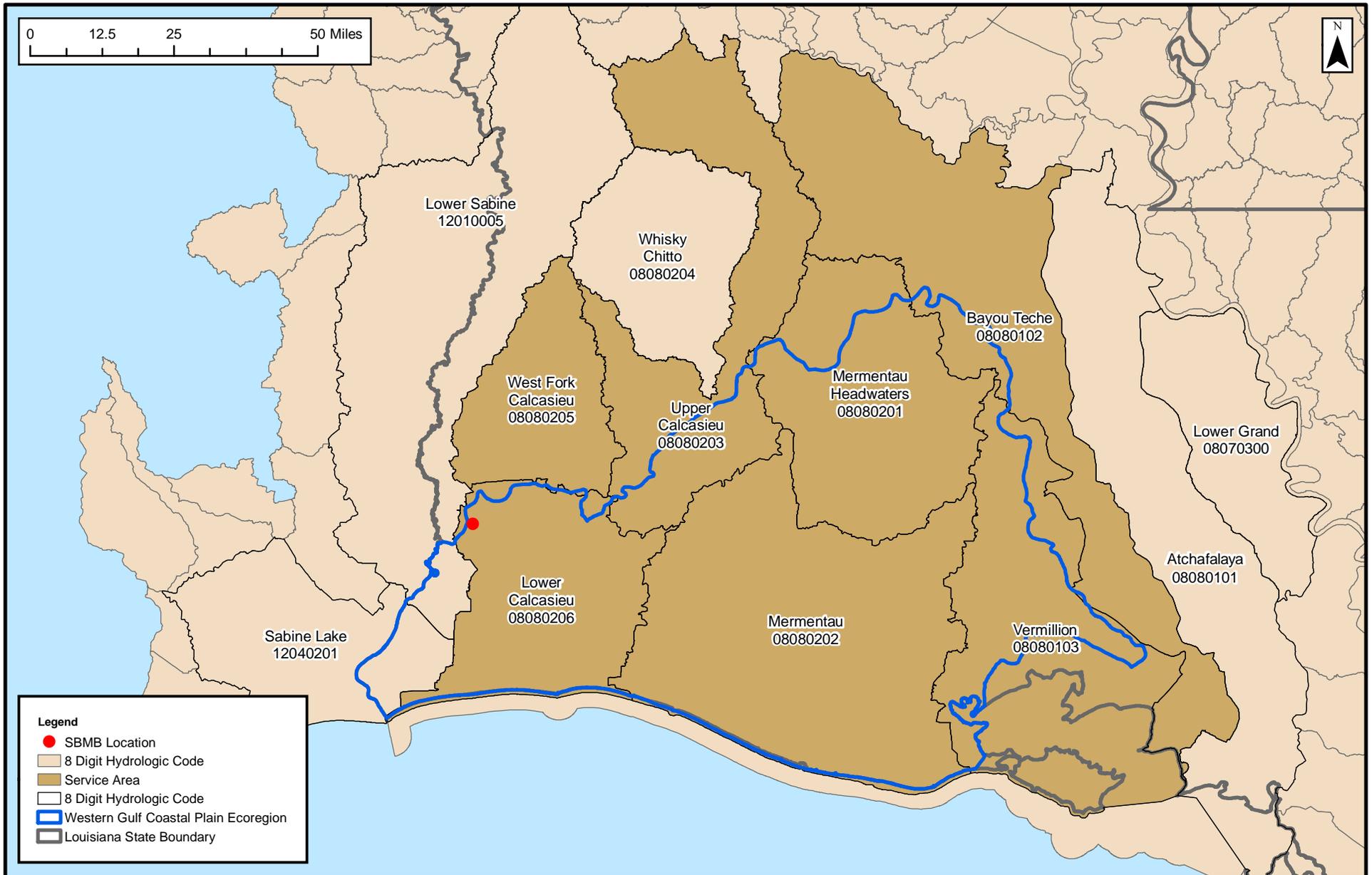
Date: February 2020

Scale: 1:32,000

Source: GEC

Map ID: 0014.0001000.000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



COASTAL PRAIRIE SERVICE AREA MAP

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



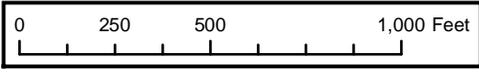
Figure: 23

Date: February 2020

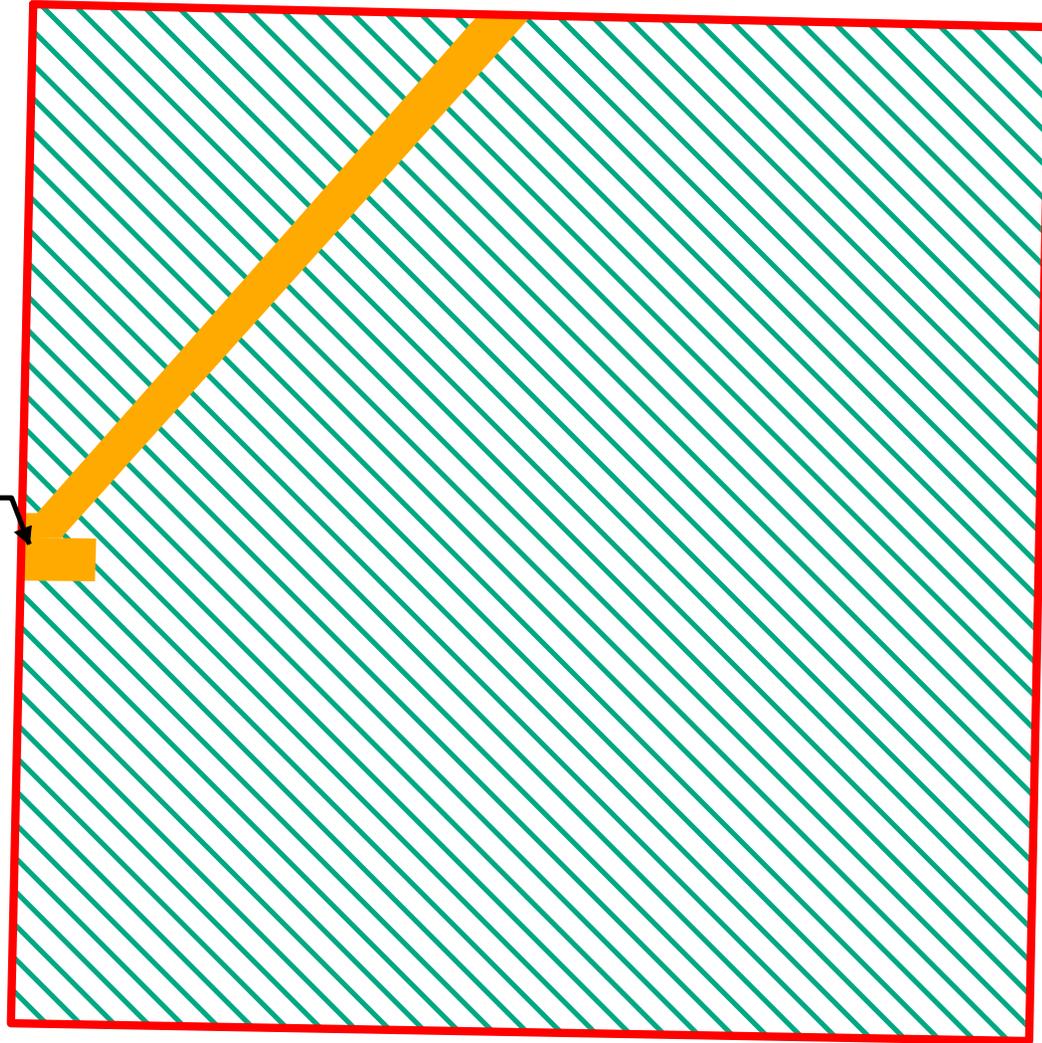
Scale: 1:1,500,000

Source: GEC

Map ID: 0014.0001000.000



Operations & Staging Area



Legend

-  Exceptions
-  Conservation Servitude
-  Site Boundary

CONSERVATION SERVITUDE MAP

Soggy Bottom Mitigation Map
Calcasieu Parish, Louisiana



Figure: 24
Date: February 2020
Scale: 1:6,000
Source: GEC
Map ID: 0014.0001000.000

Appendix A

PRELIMINARY JURISDICTIONAL DETERMINATION



DEPARTMENT OF THE ARMY
NEW ORLEANS DISTRICT, CORPS OF ENGINEERS
P.O. BOX 60267
NEW ORLEANS, LOUISIANA 70160-0267

REPLY TO
ATTENTION OF

NOV 12 2014

Operations Division
Surveillance and Enforcement Section

Mr. Joshua Soileau
Conestoga-Rovers & Associates, Inc
5551 Corporate Blvd, Suite 200
Baton Rouge, Louisiana 70808

Dear Mr. Soileau:

Reference is made to your request, on behalf of Ratcliff Development, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Section 16, Township 10 South, Range 12 West, Calcasieu Parish, Louisiana (enclosed map). Specifically, this property is identified as a 160 acre tract northwest of US-90, southwest of Center Street, and east of Leo Breaux Road, in Vinton, LA.

Based on review of maps, aerial photography, soils data, the information provided with your request, and a site visit conducted on October 16, 2014, we have determined that part of the property is wetland and may be subject to Corps jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army (DA) permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into other waters subject to Corps' jurisdiction. Other waters that may be subject to Corps' jurisdiction are indicated in blue on the map.

You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

This delineation/determination has been conducted to identify the limits of the Corps' Clean Water Act jurisdiction for the particular site identified in your request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If the property owner or tenant is a USDA farm participant, or anticipates participation in USDA programs, a certified wetland determination should be requested from the local office of the Natural Resources Conservation Service prior to starting work.

Should there be any questions concerning these matters, please contact Dr. Rosie Schwamenfeld at (337) 291-3045 and reference our Account No. MVN-2014-02009-SR.

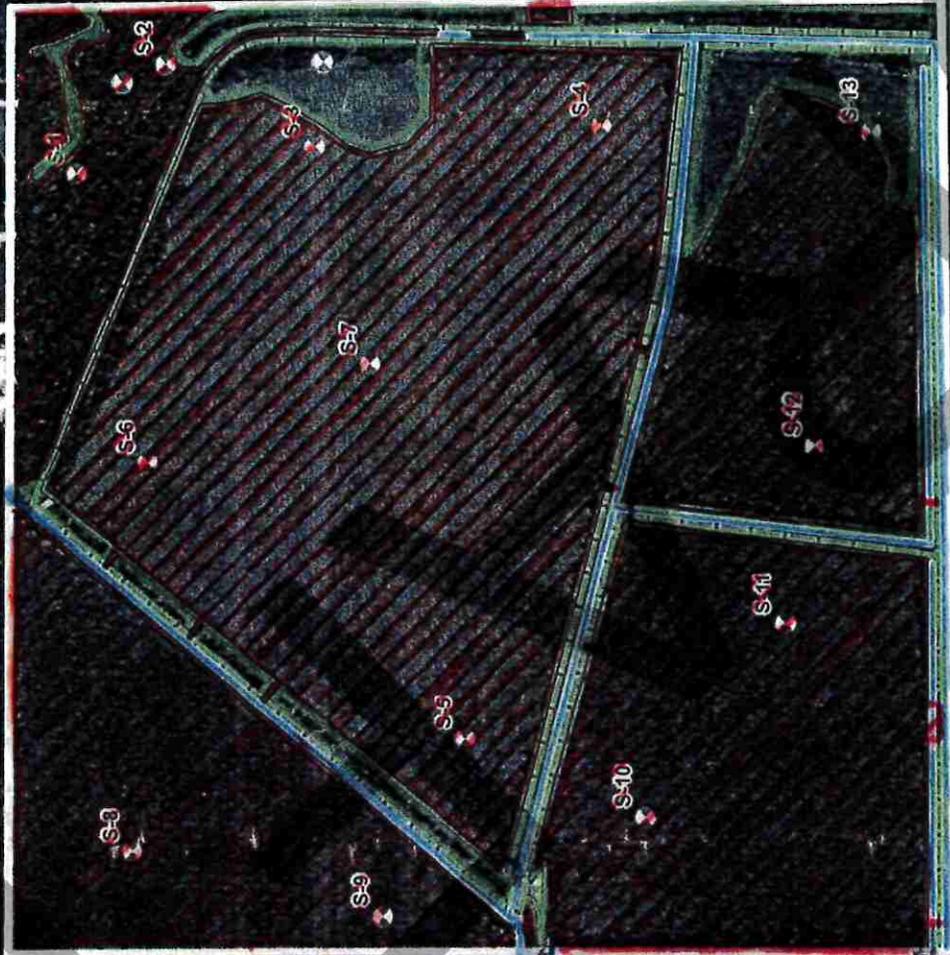
If you have specific questions regarding the permit process or permit applications, please contact our Western Evaluation Section at (504) 862-2261.

Sincerely,

Robert A. Heffner
for Martin S. Mayer
Chief, Regulatory Branch

Enclosures

DRAFT



PRELIMINARY

JURISDICTIONAL DETERMINATION

Figure 2
AERIAL SITE PLAN
ECOLOGICAL ASSESSMENT
VINTON SITE, CALCASIEU PARISH, LOUISIANA
Ratcliff Development, LLC, Alexandria, Louisiana

USACE Section 16, T10S, R12W
FSV / IH Date: 10-16-14
 Botanist: Rosie Schwamenfeld
 Requestor: Joshua Soileau
 # **MVN-** 2014-02009-SR

Source: Esri
 Aerial Imagery

Legend

- Nonwetland
- Sample Locations
- Culvert
- Other Waters (Sec 404)
- Bridge
- Levee
- Sec 404 Jurisdictional Wetlands (131.5 Acres)
- Site Boundary (160.0 Acres)



PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

District Office	New Orleans District	File/ORM #	2014-02009-SR	PJD Date:	Oct 31, 2014
State	LA	City/County	Calcasieu	Name/ Address of Person Requesting PJD	Joshua Soileau Conestoga-Rovers & Associates, Inc 5551 Corporate Blvd, Suite 200 Baton Rouge, Louisiana 70808
Nearest Waterbody:	Gum Gully and tributaries				
Location: TRS, Lat/Long or UTM:	T10S, R12W, Section 16 Lat: 30.187272, Long: -93.599880				

Identify (Estimate) Amount of Waters in the Review Area:	Name of Any Water Bodies on the Site Identified as
Non-Wetland Waters: <input type="checkbox"/> 1510 linear ft width acres Stream Flow: <input type="checkbox"/> Intermittent & Perennial	Section 10 Waters: <input type="checkbox"/> Tidal <input checked="" type="checkbox"/> Non-Tidal <input type="checkbox"/> Office (Desk) Determination <input checked="" type="checkbox"/> Field Determination Date of Field Trip:
Wetlands: <input checked="" type="checkbox"/> 131.5 acre(s) Cowardin Class: Palustrine	

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite quad name: Vinton
- USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS 9999
- National wetlands inventory map(s). Cite name(s):
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is:
- Photographs: Aerial (Name & Date): CIR: 98, 04, 05, 08, 10, 12, 13
- Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature and Date of Regulatory Project Manager (REQUIRED) 10-31-14	Joshua Soileau by mail dated 7-30-14 Signature and Date of Person Requesting Preliminary JD (REQUIRED, unless obtaining the signature is impracticable)
--	---

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise its option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant is expected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Ratcliff Development	File No.: MVN-2014-02009-SR	Date: NOV 12 2014
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/lnet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 93.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will reevaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Appendix B

LETTER OF NO OBJECTION VINTON FIRE DEPARTMENT

"Gateway to the Teche Country"

KENNETH O. STINSON
MAYOR

MARY O. VICE, MMC
CLERK, TREASURER, TAX COLLECTOR

TERRY J. VICE
DIRECTOR OF PUBLIC WORKS

TOWN OF VINTON

1200 HORRIDGE STREET

PHONE: 337-589-7453 • FAX: 337-589-6127

VINTON, LA 70668

EMAIL: cityclerk@cityofvinton.com

WEBSITE: www.cityofvinton.com

COUNCIL MEMBERS

BLISS BUJARD
STEPHANIE HARDY
WILLIAM "BB" LOYD
PAUL PATIN
PATRICK C. VICE

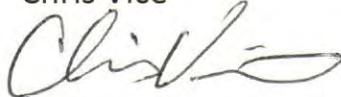
Mr. Racca,

Per our conversation about the proposed mitigation project, which is partially inside the town limits of Vinton, the Vinton Fire Department has no problem working with the land managers to allow periodic controlled burning. I just ask that they provide our department with a couple of days' notice prior to burning. They also will need to get a \$5 permit ahead of time at either city hall or after hours at the police station. This permit is good for 7 days after purchase. I am attaching a copy of the town's burn ordinance which will explain what can and cannot be burned. The only additional stipulation that I have is for the land manager to try to burn when the winds are blowing the smoke away from the town limits as much as possible.

Hopefully this answers any questions that you may have but if you need anything further please don't hesitate to contact me.

Thank you,

Chris Vice



Fire Chief

Vinton Fire Department

Appendix C

LETTER OF NO OBJECTION CALCASIEU PARISH GRAVITY DRAINAGE DISTRICT NO. 2

GRAVITY DRAINAGE DISTRICT #2

P.O. BOX 866

VINTON, LOUISIANA 70668

PHONE: 337-589-7536

FAX: 337-589-0979

February 28, 2020

Mr. Johnny B. Bradberry
G.E.C., Inc.
8282 Goodwood Blvd.
Baton Rouge, LA 70806

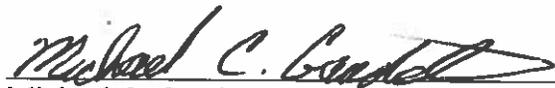
RE: Letter of No Objection

Dear Mr. Bradberry:

We have reviewed your plans regarding the proposed project site located off of Leo Breaux Road in Vinton, LA, to establish a wetland mitigation bank. The Consolidated Gravity Drainage District No. 1 (West Calcasieu) of Calcasieu Parish, in regular session convened on the 21st day of January, 2020, approved the recommendation of "No Objection" to the proposed plan for this project as submitted.

Please let me know if you need any further information.

Respectfully,



Michael C. Gaudet, Superintendent

Appendix D

VINTON, LOUISIANA CENSUS DATA

Geography	April 1, 2010		Population Estimate (as of July 1)									
	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Turkey Creek village, Louisiana												
Urania town, Louisiana	1,313	1,313	1,313	1,312	1,307	1,303	1,303	1,307	1,308	1,298	1,295	
Varnado village, Louisiana	1,461	337	338	337	333	331	329	331	332	333	333	
Vidalia town, Louisiana	4,299	4,299	4,297	4,283	4,197	4,186	4,170	4,102	4,032	3,987	3,916	
Vienna town, Louisiana	386	384	384	387	386	385	386	386	385	384	379	
Villa Platte city, Louisiana	7,430	7,431	7,420	7,381	7,349	7,354	7,300	7,250	7,198	7,148	7,071	
Vinton town, Louisiana	3,212	3,387	3,404	3,408	3,377	3,374	3,352	3,348	3,355	3,342	3,303	
Vivian town, Louisiana	3,671	3,674	3,685	3,709	3,717	3,689	3,656	3,640	3,605	3,572	3,531	
Welker town, Louisiana	6,138	6,102	6,117	6,118	6,115	6,124	6,178	6,248	6,337	6,223	6,276	
Washington town, Louisiana	964	960	960	957	954	957	957	951	948	941	929	
Waterproof town, Louisiana	688	682	679	680	646	637	625	614	597	585	569	
Welsh town, Louisiana	3,226	3,226	3,231	3,229	3,216	3,203	3,222	3,217	3,218	3,232	3,251	
Westlake city, Louisiana	4,568	4,560	4,553	4,576	4,553	4,581	4,573	4,580	4,624	4,612	4,911	
West Monroe city, Louisiana	13,065	13,085	13,102	13,100	13,064	13,032	12,941	12,913	12,816	12,642	12,431	
Westwego city, Louisiana	8,534	8,536	8,535	8,548	8,535	8,529	8,511	8,519	8,532	8,498	8,428	
White Castle town, Louisiana	1,883	1,883	1,880	1,872	1,855	1,864	1,832	1,815	1,778	1,760	1,729	
Wilson village, Louisiana	595	596	591	589	580	570	573	566	565	558	553	
Winnfield city, Louisiana	4,840	4,841	4,833	4,767	4,743	4,650	4,632	4,584	4,519	4,438	4,362	
Winnboro city, Louisiana	4,910	4,910	4,915	4,886	4,824	4,789	4,758	4,724	4,703	4,652	4,607	
Wisner town, Louisiana	964	964	965	957	946	940	933	929	927	920	913	

Note:

The estimates are based on the 2010 Census and reflect changes to the April 1, 2010 population due to the Count Question Resolution program and geographic program revisions. See Geographic Terms and Definitions at <http://www.census.gov/programs-surveys/popest/tables/2010/geographic/terms-and-definitions.html> for a list of the states that are included in each region and division. All geographic boundaries for the 2018 population estimates series except statistical area delineations are as of January 1, 2018. The Office of Management and Budget's statistical area delineations for metropolitan, micropolitan, and combined statistical areas, as well as metropolitan divisions, are those issued by that agency in August 2017. An "X" in the 2010 Census field indicates a locality that was formed or incorporated after the 2010 Census. Additional information on these localities can be found in the Geographic Boundary Change Notes (see <https://www.census.gov/programs-surveys/popest/technical-documentation/boundary-change-notes.html>). For population estimates methodology statements, see <http://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html>.

The 6,222 people in Bedford city, Virginia, which was an independent city as of the 2010 Census, are not included in the April 1, 2010 Census enumerated population presented in the county estimates. In July 2013, the legal status of Bedford changed from a city to a town and it became dependent within (or part of) Bedford County, Virginia. This population of Bedford town is now included in the April 1, 2010 estimates base and all July 1 estimates for Bedford County. Because it is no longer an independent city, Bedford town is not listed in this table. As a result, the sum of the April 1, 2010 census values for Virginia counties and independent cities does not equal the 2010 Census count for Virginia, and the sum of April 1, 2010 census values for all counties and independent cities in the United States does not equal the 2010 Census count for the United States. Substantial geographic changes to counties can be found on the Census Bureau website at <https://www.census.gov/programs-surveys/geography/technical-documentation/county-changes.html>.

Suggested Citation:

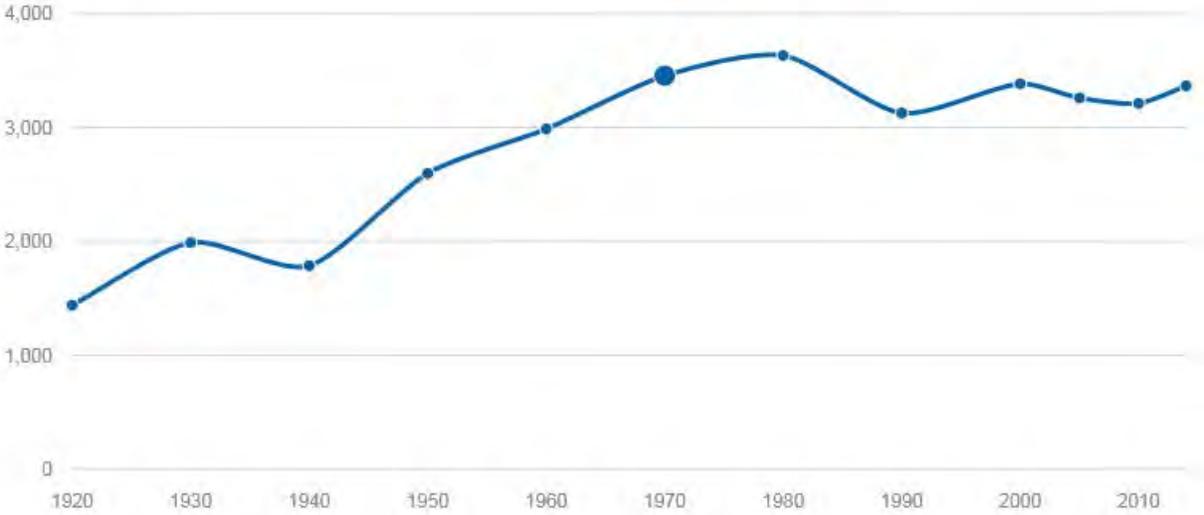
Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2018

Source: U.S. Census Bureau, Population Division

Release Dates: For the United States, regions, divisions, states, and Puerto Rico Commonwealth, December 2018. For counties, municipalities, metropolitan statistical areas, micropolitan statistical areas, metropolitan divisions, and combined statistical areas, April 2019. For cities and towns (incorporated places and minor civil divisions), May 2019.

Historical population

Historical population of Vinton town for period 1920-2014:



Appendix E

Letter of No Objection Transcontinental Gas Pipe Line Company, LLC



We make energy happen.®

December 17, 2019

Attention to
Barry McCoy
G.E.C., Inc
8285 Goodwood Blvd.
Baton Rouge, LA 70806

RE: Soggy Bottom Mitigation Bank Prescribed Burn in Vinton, LA

Dear Mr. McCoy,

This letter is in response to your request for permission for G.E.C., Inc ("Company") to "conduct" the proposed Soggy Bottom Mitigation Prescribed Burn ("Encroachment Project"), subject to the standards and specifications of the 2019 Williams Developers Handbook, "on or near" three existing pipelines, (the "Williams Facility") owned by Transcontinental Gas Pipe Line Company, LLC ("Williams") in Calcasieu Parish, Louisiana. Please be advised that Williams hereby grants to Company permission to "conduct" said Encroachment Project, subject to the standards and specifications of the 2019 Williams Developers Handbook, "on or near" the Williams Facility in consideration of Company acknowledgement and compliance with the following:

1. Company must provide notice to Williams in compliance with State One call laws (excluding weekends and holidays) prior to commencing the Encroachment Project construction or operations near the Williams Facility, Company shall notify and/or be responsible for its contractors, agents and subcontractors notifying the State One-Call System (dial 811) of the construction so that a Williams representative(s) or other designated person(s) can be present during the construction or operations.
2. Company has provided Williams with the proposed design and crossing plan for the Encroachment Project "on or near" the Williams Facility and agrees to provide Williams two business days advance notice in writing before materially deviating from such proposed design and crossing plan.
3. Williams reserves the right to have a representative stationed along Williams rights-of-way during the subject construction or other operations near Williams pipeline, facilities, and/or other equipment.
4. The proposed encroachment will "cross, or be on" Williams Facility right of way on the property owned by Ratcliff Development, LLC ("Landowner"), as represented by Company in the proposed design and crossing plan or as depicted in the vicinity map and/or site plans attached to this letter as Exhibit A. Company shall be solely responsible for obtaining any required permission or grants from the Landowners and any governmental permits or authorizations necessary for Company to begin or engage in activities related to the Encroachment Project near the Williams Facility.
5. Company does hereby agree to release, protect, defend, indemnify and hold harmless Williams, its associated and affiliated companies and partners and their agents, representatives, employees, officers, directors, insurers, successors and assigns from and against all claims, charges, fees, causes of action, demands, suits and actions or payment for damages to, or loss of property or injury to or death of, any legal entity, person or persons (including the Landowner(s), Company, third parties, and Williams) that may be caused by, arise out of or result from Company's construction, operation or maintenance of the Encroachment Project and related equipment and facilities, except for such damage or injury resulting from the sole negligence or willful misconduct of Williams. The rights granted under this Section are in addition to any and all other remedies available under law or equity.



We make energy happen.®

- 6. Williams has the right to stop the Company and its agents, contractors, or other representatives from continuing Encroachment Project work if Williams personnel determine, in their sole discretion, that there is a safety issue or risk to the integrity to the Williams Facility. This right to stop work is not an obligation to inspect or supervise the Encroachment Project installation activities and doesn't waive or release any claims Williams may have related to the Encroachment Project.

Please indicate G.E.C., Inc's acceptance of the above by having one of the originals of this letter signed and dated by a G.E.C., Inc representative, then return to:

Williams
 4233 West Richey Rd
 Houston, TX 77066
 Attention: Allison Craighead

Should you have any questions regarding Williams operating procedures, please call me at 281-895-5306.

Sincerely,
Allison Craighead
 Allison Craighead
 Land Representative

ACCEPTED AND AGREED TO BY Ratcliff Development, LLC ON THIS _____ day of _____, 20__.

Name: _____
 Title: _____



We make energy happen.®

EXHIBIT A

VICINITY MAP OR SITE PLANS

