

JOINT PUBLIC NOTICE

February 27, 2017

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
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Attn: Water Quality Certifications

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MVN-2016-01011-MG

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WQC Application Number
WQC # 170221-01

Interested parties are hereby notified that a prospectus and permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [X] 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).

BEACONS GULLY MITIGATION BANK IN EVANGELINE PARISH

NAME OF APPLICANT: Matrix New World Engineering, Attn: Lee Womack, 4451 Bluebonnet Boulevard, Baton Rouge, Louisiana, 70809.

LOCATION OF WORK: The site is located between Beacons Gully and Pine Point Gully, north of their confluences with Bayou Des Cannes, approximately 1.7 miles east of Mamou, Louisiana in Evangeline Parish, as shown on enclosed drawings (Latitude: 30.625601 N, Longitude: 92.377860 W). The Project is located within the Mermentau Basin.

CHARACTER OF WORK: Matrix New World Engineering proposes to degrade multiple agricultural levees and conduct vegetative plantings in order to restore the natural elevations and historical vegetation of the site. These activities are to be conducted for the purpose of establishing a wetland 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.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

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

Martin S. Mayer
Chief, Regulatory Branch

Enclosure

**PROSPECTUS FOR THE PROPOSED
BEACONS GULLY MITIGATION BANK
EVANGELINE PARISH, LOUISIANA
MVN-2016-01011-MG**

Prepared for:

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Prepared by:

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Matrix 15-655

February 6, 2017

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1.0 INTRODUCTION

The following report has been prepared to summarize the existing conditions of the proposed Beacons Gully Mitigation Bank (BGMB) and assess the potential for establishing a mitigation bank to provide compensatory wetland mitigation for unavoidable impacts to wetlands associated with Department of the Army (DA) permits authorized under Section 404 of the Clean Water of 1972 Act and Section 10 of the Rivers and Harbors Act of 1899 issued by the U.S. Army Corps of Engineers (USACE), New Orleans District. The report summarizes the mitigation potential on the proposed 444.19-acre site in Evangeline Parish, Louisiana.

1.1 Site Location

The approximate 444.19-acre tract (Site) is sited between Beacons Gully and Pine Point Gully, just north of each of their confluences with Bayou Des Cannes, approximately 1.7 miles east of Mamou, Louisiana (**Figure 1**). The Site is centered at approximate Latitude 30.625601°; Longitude -92.377860° in Sections 8, 9, 16, and 17, Township 5 South, Range 1 East of Evangeline Parish (**Figure 2**).

The BGMB is in the northern reaches of the Western Gulf Coastal Plain Level III Ecoregion and the Northern Humid Gulf Coastal Prairies Level IV Ecoregion (34a, Daigle et. al. 2006), the Atlantic and Gulf Coast Lowland Forest and Crop Land Resource Region (LRR T), which comprises 16,365 square miles, and the Gulf Coast Prairies Major Land Resource Area (MLRA 150A, NRCS 2006). The MLRA 150A is in the West Gulf Coastal Plain Province of the Atlantic Plain (Bailey 1995) and is characterized by nearly level plains that have a low local relief and are dissected by rivers and streams that flow toward the Gulf of Mexico.

Climate within Evangeline Parish is extremely favorable to growing cultivated crops and pasture plants. Evangeline Parish has a warm, subtropical climate characterized by relatively high rainfall. The average annual rainfall is 57.2 inches. Average annual daily temperatures range from a minimum of 57° to a maximum of 79° Fahrenheit (F). Additionally, an average of only 19 days per year have a minimum temperature of 32°F or lower (USDA 1974).

1.2 Sponsorship and Ownership

The Sponsor for the BGMB is Lone Oak Capital Management, LLC (Lone Oak). The legal owner of the land is Bruce and Gladys Guillory Farm, LLC (Landowner). Lone Oak has entered into a contractual agreement with the Landowner of the proposed BGMB.

1.3 Driving Directions to the Site

From US 190 west in Opelousas, Louisiana, turn right onto Louisiana (LA) 104 west. Proceed west on LA 104 for 14.6 miles. Turn right on LA 104 west/LA 29 east (S. Chataignier Rd.). Turn left on LA 104 west (L'Anse Bleau). Travel approximately 6.7 miles to LA 95 (Beacon Road) and take a left onto LA 95 (Beacon Road). Access to the

Site is via Beacon Road and an unnamed farm road approximately 0.22 mile south of the intersection of LA 95 (Beacon Road) and Freddie Road.

2.0 PROJECT GOALS AND OBJECTIVES

The proposed BGMB will encompass 444.19 acres placed in a conservation easement, including 438.00 acres of land in which re-establishment activities are proposed. The goal of Lone Oak will be to convert 430.22 acres of prior-converted agricultural (rice) field to a sustainable coastal prairie and bottomland hardwood forested ecosystem.

The objectives of the BGMB are as follows:

- Re-establish 392.47 acres of native coastal prairie wetland habitat
- Re-establish 37.75 acres of bottomland hardwood wetland habitat
- Increase bottomland hardwood forest riparian acreage around headwater tributaries of the Mermentau River within the Mermentau Basin
- Provide habitat for wildlife, including terrestrial wildlife and migratory birds
- Provide for water quality enhancement by decreasing run off and soil erosion within the Mermentau Basin
- Provide for increased flood storage capacity

Lone Oak, the bank sponsor, intends for the BGMB to serve as a coastal prairie and bottomland hardwood mitigation bank offering for sale, wetland mitigation credits as compensation for unavoidable impacts to wetlands associated with Department of the Army (DA) Section 404 permits. A conservation easement will be executed for the entire 444.19-acre tract. Through a contractual agreement with individual permit recipients, Lone Oak will, for a fee to be paid by permittees, commit to implementing the mitigation specified in DA permits and incur the responsibility of the long-term maintenance, management, protection and overall success of the BGMB.

3.0 ECOLOGICAL SUITABILITY OF THE SITE

3.1 Historical Ecological Characteristics

Based on available aerial photography (1954-2015, **Figures 6 - 13**), the BGMB and the surrounding areas have supported agricultural lands including cultivated rice and crawfish farms prior to the 1950's. Although, it is believed that agricultural practices may have begun in the area as early as the mid- to late-1800's. This may have been primarily attributed to a rail system constructed between Texas and Louisiana which was completed in the 1880's and resulted in an influx of Midwestern farmers due to the long growing seasons and annual rain fall totals far beyond that of the interior U.S. (Vidrine, M.F. et. al. 2001).

Agricultural practices, typical to the production of cultivated rice and crawfish, include manipulation of water levels and the construction of levees. According to NRCS (2006), agriculture practices have led to major soil resource

concerns, including: wind erosion, water erosion, maintenance of the content of organic matter and tilth of the soils, and management of soil moisture.

Historically, this region was a natural “tall” grass prairie with hardwood trees along rivers and streams. Little bluestem, Indiangrass, switchgrass, and big bluestem were the dominant species (NRCS 2006).

3.2 Current Ecological Characteristics

3.2.1 Soils

The NRCS Web Soil Survey shows that the Site may be underlain by two soil map units (NRCS Web Soil Survey 2016): Crowley-Vidrine complex, 0 to 1 percent slopes (Cv) and Mowata silt loam, 0 to 1 percent slopes (Mt). **Table 1** depicts the soil map unit’s individual soil components, component percentage, and hydric status within Evangeline Parish (NRCS Survey Area Data: Version 7, September 28, 2015).

3.2.2 Vegetation

All of the BGMB is designated by NRCS as prior converted (PC) cropland (**Appendix A**), currently being utilized for rice and crawfish production. The major land use on BGMB is cultivated rice (*Oryza sativa*) with two distinct locations on-site that contained no vegetation due to the recent harvest of rice, and one location was sited as an existing pump station that is dominated by Bermuda grass (*Cynodon dactylon*).

3.2.3 Hydrology

Hydrology on the Site is primarily attributed to rainfall, sheet flow, and agricultural practices including the construction of levees and the manipulation of water levels via pumps typically associated with the production of cultivated rice and crawfish. Elevation contours show that BGMB presently drains generally in a north-to-south gradient (**Figure 16**). The eastern portion of the Site, through its series of levees and culverts, drains down-gradient to the south, where water can be forced-drained into an unnamed tributary that bisects the Site. The western portion of the Site drains generally south where water can be forced-drained into another unnamed tributary that runs along the Site boundary. These two unnamed tributaries currently do not contribute to the hydrology on the BGMB. They are leveed on either side along their entire length through the tract (**Figure 3a-3c**).

3.2.4 Jurisdictional Determination

A wetland delineation was conducted by Matrix on behalf of Lone Oak on June 1, 2016. A request for preliminary jurisdictional determination (JD) was submitted to the USACE, New Orleans District, on July 27, 2016, and a subsequent preliminary JD was rendered on August 16, 2016 (MVN-2016-01011-SA). A copy of the preliminary JD is included as **Appendix B**.

3.3 General Need

Evangeline Parish is the northern most parish in Acadiana, a 5,007-square mile region in south central Louisiana, comprised of Acadia, Evangeline, Iberia, Lafayette, St. Landry, St. Martin, and Vermilion Parishes. Acadiana has seen a 6.56% increase in population from 2000 to 2010, an estimated 3.15% increase from 2010 to 2015, and projects a 3.47% increase from 2015-2020. As the region continues to grow, there will be an increased need for road improvements, new energy projects (pipelines), and maintenance on existing energy facilities, all of which may result in potential impacts to the aquatic environment within the Mermentau Basin, a majority of which falls within the parishes of Acadiana.

Three Wetland Reserve Program (WRP) easements are located within a five-mile radius of BGMB. Though now de-funded, the purpose of the WRP was to assist private landowners in the restoration, protection, and enhancement of wetlands and wildlife on their lands. The WRP was most suited for frequently flooded agricultural lands, where planned restoration will maximize habitat for migratory birds and other wildlife, and improve water quality. Similar to the three WRP easements, BGMB is located on prior converted cropland adjacent to headwater tributaries of the Mermentau River.

The re-establishment of a coastal prairie and bottomland hardwood ecosystem on the 444.19-acre BGMB will not only restore critical wetland functions, but will improve water quality by decreasing agricultural runoff, wind erosion, and help minimize non-point source pollution. Currently, the Louisiana Department of Environmental Quality's Sub-segment 050101 (Bayou Des Cannes-from headwaters to Mermentau River) is currently listed as impaired for total dissolved solids (TDS), mainly derived from agricultural practices within the sub-segment (LDEQ 2014).

Additionally, at present, only one bank with available bottomland hardwood credits and one with coastal prairie credits service the Mermentau Basin, which encompasses approximately 3,977 square miles. Projects impacting jurisdictional waters and/or special aquatic sites within the Mermentau Basin, where determined appropriate by the CEMVN, could use BGMB to compensate for wetland impacts.

3.4 Technical Feasibility

The site is relatively isolated and not threatened by surrounding land uses (current or proposed). The construction work required to complete accomplish restoration on BGMB is routine in nature and feasible, consisting primarily of removal of roads and berms in order to return the site to its pre-agriculture hydrologic conditions, as well as vegetative plantings of native coastal prairie and bottomland hardwood species.

4.0 ESTABLISHMENT OF THE MITIGATION BANK

4.1 Site Restoration Plan

The proposed mitigation work plan involves the cessation of all farming operations (rice and crawfish), restoration of surface hydrology to the maximum extent practicable by law, re-establishment of native coastal prairie, afforestation of riparian buffers, and implementing effective short and long-term management strategies. The implementation of the BGMB will restore 392.47 acres of coastal prairie wetland habitat and 37.75 acres of bottomland hardwood wetland riparian buffer (**Figures 4a-4c and 5**) through hydrological restoration and vegetation plantings.

4.1.1 Surface Hydrology

The Sponsor will restore hydrologic conditions by removing interior and exterior levees, as well as slide-gate culverts, that are typical in cultivated rice and crawfish farms. Hydrologic restoration will result in an increase in surface water retention time and improve water quality within the Bayou Des Cannes-from headwaters to Mermentau River Sub-segment and the Mermentau Basin.

Existing water mains, drainage culverts, and levees control the flow of water on and off the Site, as well as within the individual fields. The Sponsor proposes to remove 22 drainage culverts and 7 water mains from the BGMB. In addition, 33,574.16 linear feet of exterior levees and all interior agricultural levees (48,058.30 linear feet) will be removed including the levees which currently channelize the unnamed tributary to Beacons Gully and the unnamed tributary to Bayou Des Cannes. These tributaries are not proposed to be filled, due to the re-establishment of overbank events once their levees are removed. Additionally, the western tributary shares a property boundary with an adjacent landowner, in the center of the tributary, and could not be filled. Given the composition of the soils on the BGMB and their characteristics of being either slowly or very slowly permeable, the primary hydrologic influences on the site historically were rainfall and sheet flow, the removal of these levees will allow restoration of sheet flow across the BGMB in addition to seasonal over bank events from these two tributaries. Currently, drainage on the BGMB is manipulated in a north to south regime, while the historic drainage on the site flowed in a northwesterly to southeasterly fashion (Figure 17).

Six culverts will be required to remain on the BGMB, however the Sponsor does not foresee any adverse impacts to the mitigation site resulting from the continued existence of the culverts. Four of the existing culverts to remain are present on the northern boundary of the BGMB. Two of the culverts currently facilitate the movement of the unnamed tributaries of Beacon Gully and Bayou Des Cannes under Bryan Lane and two culverts will remain in the northeastern corner of the property under Bryan Lane and Barngus Road. The two culverts to remain in the northeastern corner of the BGMB are primarily present to capture runoff from Barngus Road (north of the BGMB) and facilitate its drainage to another unnamed tributary of Bayou Des Cannes east of the site. The last two culvert

to remain on the BGMB occur on the southeastern boundary of the site where historical drainage would have flowed to Bayou Des Cannes.

4.1.2 Proposed Coastal Prairie Re-Establishment

Following the hydrologic restoration, discussed above, approximately 392.47 acres will be planted with an appropriate assemblage of native coastal prairie species. Proposed species will be selected and planted to representative of native species historically common to the tall grass coastal prairies of this region. Several sources were researched to determine the appropriate species as well as their known presence within Evangeline Parish.

These references include:

- U.S. Fish and Wildlife Service, 1999, Paradise Lost? The Coastal Prairie of Louisiana and Texas.
- Louisiana Department of Wildlife and Fisheries, 2009, The Natural Communities of Louisiana – Coastal Prairie.
- U.S. Geologic Survey, 2007, Coastal prairie restoration information system—version 1 (Louisiana).

A list of endemic coastal prairie species to be planted is presented in **Table 2**. The coastal prairie plants included in **Table 2** are known to occur in Evangeline Parish (USGS 2007), and currently have a hydrophytic status of facultative to obligate (Lichvar 2016).

The areas proposed for coastal prairie re-establishment will be prepared through tilling, followed by herbicide application to remove invasive species prior to planting. Seed from regional suppliers or seed harvested from Louisiana coastal prairie habitats will be utilized to plant the coastal prairie re-establishment areas. The seeds will be applied between November and December, at a rate of one pound per acre. Prescribed burning will be conducted on a one to three-year cycle during the months of May to June, based on the abundance of fuel.

4.1.2 Proposed Bottomland Hardwood Re-Establishment

Approximately 37.75 acres, associated with two riparian corridors traversing the BGMB, will be planted with an appropriate species mixture of bottomland hardwoods during the standard planting season (December-March). The composition of tree species was determined based on a reference site located at the confluence of Beacons Gully and Bayou des Cannes, approximately 1.90 miles south of BGMB. Seedlings will be planted using 9 x 9-foot spacing, for an initial stand density of at least 538 seedlings per acre. A mixture of a maximum of 60 percent hard-mast and a minimum of 40 percent soft-mast producing species will be planted in accordance with the species list shown in **Table 3**. If seedling availability renders a discrepancy of more than five percent from the desired mixture of hard-mast to soft-mast species, New Orleans District approval to modify the plan will be obtained.

4.2 Current Site Risks

According to the Louisiana Department of Natural Resources, Strategic Online Natural Resources Information System (SONRIS), one oil and gas well (Serial Number 100817) is located within BGMB. According to SONRIS,

the well was drilled on February 7, 1964, and plugged and abandoned on February 17, 1964. No production records exist for the well. Based on historic aerial photograph, no evidence of the well remained by 1974.

Four utility corridors (three overhead electrical lines and one pipeline) traverse the site, totaling 7.78 acres. These corridor acreages have been excluded from the coastal prairie and bottomland hardwood re-establishment acreages. However, the corridors will be within the conservation servitude boundary, exterior and interior levees within the corridors will be removed and the corridors will be included in the coastal prairie seeding. Although the corridors maybe maintained by respective utility companies and will not be subordinate to the conservation servitude while the utilities are operational, they will be protected by the conservation servitude in the event the utility servitudes are terminated.

The Sponsor does not foresee any adverse impacts to the mitigation site resulting from the continued existence and operation of the neighboring land uses. The predominant land use and cover type surrounding BGMB are agricultural fields.

A boundary survey was conducted on the BGMB in September 2016, by Aucoin and Associates, Inc. The survey identified easements associated with the utilities present on the property and are depicted on the survey included as **Appendix C**. Currently a title opinion is being conducted on the BGMB, which will verify the existence of any additional easements, mortgages, liens, or other such impediments.

As is typical with cultivated rice production, the exterior levees on BGMB double as roads used to transport agricultural equipment throughout the Site. The Sponsor does not foresee any adverse impacts to the mitigation site resulting from the continued existence of the levees/roads. Sheet flow across the BGMB and over bank events from the unnamed tributaries of Becaon Gully and Bayou Des Cannes can be restored on the BGMB in the historical drainage pattern of northwest to southeast with the levees/roads remaining in place.

4.3 Long-Term Sustainability

Active and adaptive management will ensure the long-term viability and sustainability of the BGMB including, but not limited to, invasive species control, prescribed burning, appropriate monitoring, and boundary maintenance. Since all water control structures currently present on site are proposed to be removed, no long-term structural management will be required.

According to Article 667 – *Limitations On Use Of Property*, of the Louisiana Civil Code, states that although a landowner may do with his estate whatever he pleases, still he cannot harm his neighbor. The proposed BGMB will depend primarily on precipitation, high water tables, and seasonal overbank events from waters currently traversing the property. Long-term hydrology maintenance will not depend on the utilization of water captured from irrigation wells; therefore, sufficient water rights are ensured for such purposes. The Sponsor does not foresee any adverse impacts on neighboring properties as a result of this project.

5.0 PROPOSED SERVICE AREA

The BGMB is located within the Mermentau Headwaters watershed (United States Geological Survey (USGS) Hydrologic Unit Code (HUC) 08080201) of the Mermentau Basin. For compensatory mitigation sales of bottomland hardwood wetland credits, Matrix proposes that BGMB service the entire Mermentau Basin, which includes HUCs 08080201 and 08080202 (**Figure 15**) and portions of Acadia, Allen, Calcasieu, Cameron, Evangeline, Jefferson Davis, Lafayette, St. Landry, and Vermilion Parishes. Consistent with other coastal prairie mitigation banks, Matrix proposes that for compensatory mitigation sales of coastal prairie credits that the BGBM service the entire Calcasieu, Mermentau, and Vermilion Basins, including HUCs 08080102, 08080103, 08080201, 08080202, 08080203, 08080204, 08080205, and 08080206 (**Figure 16**).

6.0 OPERATION OF THE MITIGATION BANK

The Sponsor will comply with all conditions required of a mitigation bank sponsor, and established and operated through mitigation bank procedures approved by the USACE, New Orleans District. This includes, but is not limited to, review process, modifications, permit coordination, project implementation, financial assurance determination and mechanisms, credit determination, accounting procedures, credit withdrawals, and the use of credits. Details on the operation of the BGMB will be further described in the Draft Mitigation Banking Instrument.

6.1 Project Representatives

The Sponsor for the BGMB is Lone Oak Capital Management, LLC (Lone Oak). The legal owner of the land is Bruce and Gladys Guillory Farm, LLC (Landowner). Lone Oak has entered into a contractual agreement with the landowner of the proposed BGMB.

Sponsor: Lone Oak Capital Management, LLC
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6.2 Qualifications of the Sponsor

Lone Oak has approximately eight years' experience in the mitigation banking business, with four approved mitigation banks: one in the USACE New Orleans District (Pelican Echo Mitigation Bank) and four in the USACE Vicksburg District (Pelican Wardview Mitigation Bank, Pelican Foster Mitigation Bank, Dorcheat Bayou Mitigation Bank, and Dorcheat Bayou Mitigation Bank North Expansion). Currently, Lone Oak has two mitigation banks pending in the USACE Vicksburg District and one in the USACE Mobile District.

6.3 Proposed Long-Term Ownership and Management Representatives

The long-term owner of the BGMB will be Bruce and Gladys Guillory Farm, L.L.C. The management representative for the bank will be the Sponsor, Lone Oak, which is a company established exclusively to provide wetland mitigation and restoration services. In addition, Lone Oak will appoint a Long-term Steward for the BGMB in accordance with 33 CFR 332.7 (d) and subject approval of the USACE New Orleans District.

6.4 Site Protection

The Sponsor will execute a perpetual conservation servitude held by a non-profit conservation group (pursuant to the Louisiana Conservation Servitude Act, R.S. 9:1271 et. seq.). A copy of the conservation servitude will be filed in the real estate records of the Mortgage and Conveyance Office of Evangeline Parish and shall be provided to the USACE for review and approval prior to filing. After filing, a copy of the recorded conservation servitude, clearly showing the book, page and date of filing, will be provided to the USACE.

6.5 Long-Term Strategy

Long-term management will consist of monitoring, prescribed burning, vegetation management, invasive species control, boundary maintenance, site protection and funding of such activities. The wetland habitats will be managed to increase and maintain the biological, chemical, and physical wetland functions of the BGMB and to provide forested habitat capable of supporting populations for priority wildlife species (e.g., native wildlife and Nearctic-Neotropical migrants).

A long-term management plan will be included with the Draft Mitigation Banking Instrument, which will detail long-term management needs, costs and identify a funding mechanism. The Sponsor and Long-term Steward, its Owner, or its heirs, assigns or purchasers shall be responsible protecting land contained within the BGMB in

perpetuity. An interest-bearing long-term management account, specifically an escrow account, will be established to insure adequate funding is available to cover the costs of these activities in the future.

7.0 REFERENCES

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FIGURES



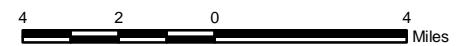
Legend

 Beacons Gully Mitigation Bank (444.19 acres)

Vicinity Map

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank

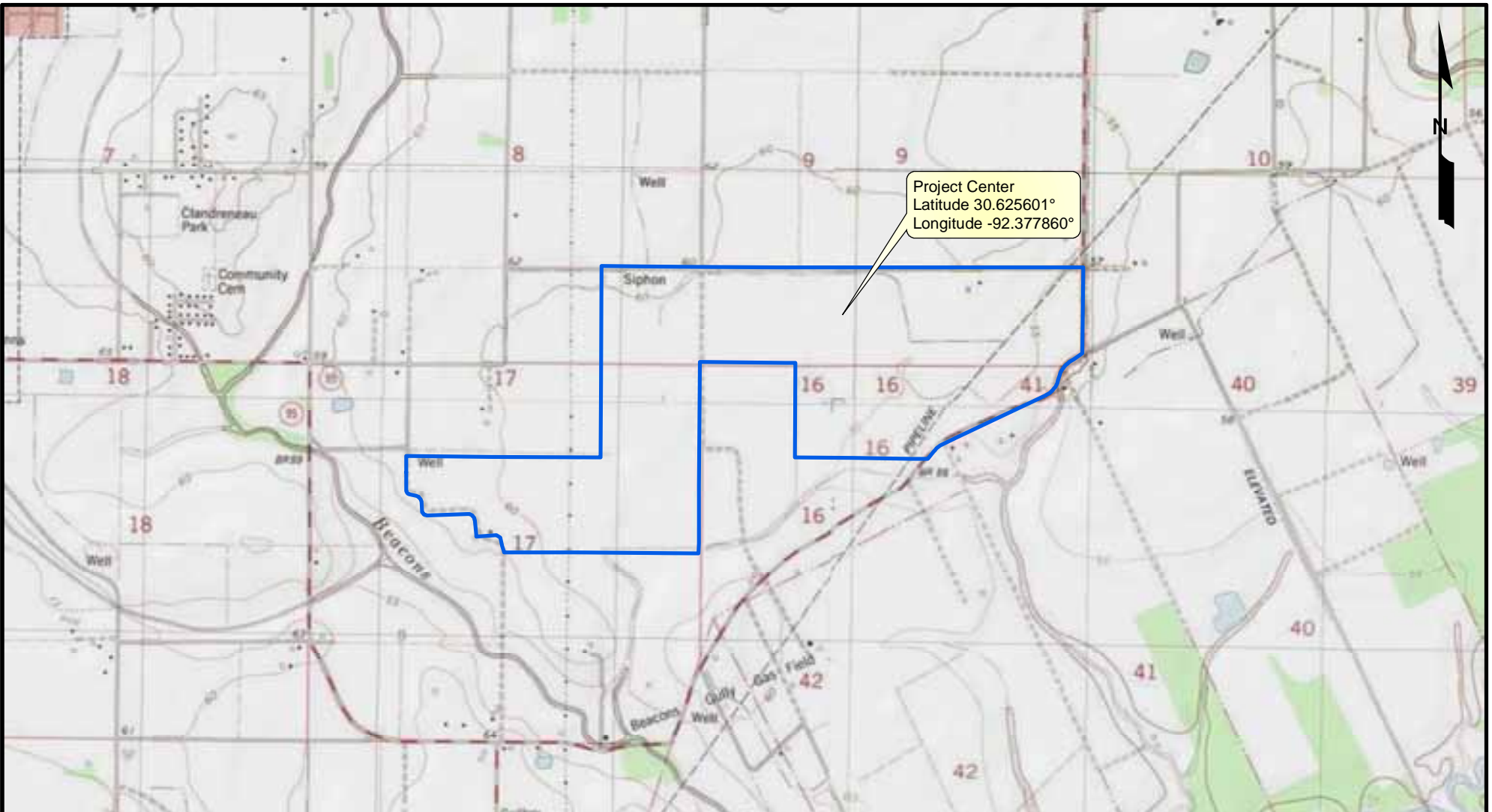


MATRIXNEWORLD
Engineering Progress

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Date	10/3/2016
Drawing No.	15-655-A010

1
Figure No.

Source: Base map comprised of ESRI StreetMap USA data.



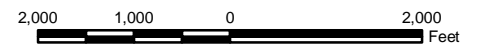
Legend

 Beacons Gully Mitigation Bank (444.19 acres)

Site Location Map

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank

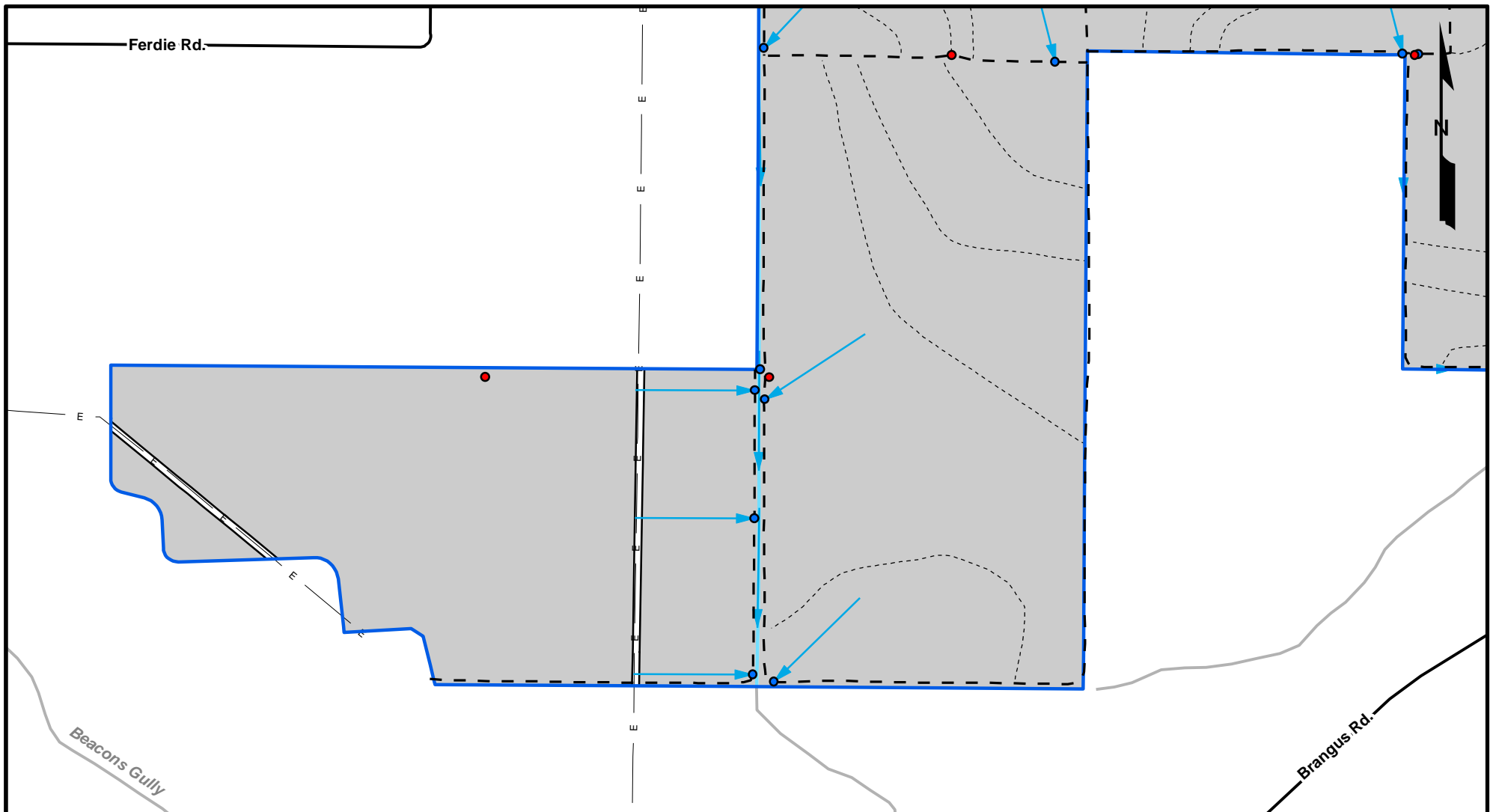


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Engineering Progress

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Date	10/3/2016
Drawing No.	15-655-A011

2
Figure No.

Source: Base map comprised of U.S.G.S. 7.5 minute topographic map, "Chataignier, LA", "Eunice North, LA", "Mamou, LA", and "Ville Platte, LA" dated 1983.



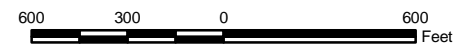
Legend

- Beacons Gully Mitigation Bank (444.19 acres)
- Prior Converted Uplands (430.22 acres)
- Unnamed Tributaries (2.78 acres; 7,050.87 linear feet)
- Exterior Levees
- Interior Levees
- Existing Roads (3.41 acres)
- Utility Corridors (7.78 acres)
- Existing Powerlines
- Existing Pipeline
- Local Roads
- Existing Culverts
- Existing Water Mains
- ➔ Drainage Flow

Pre-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

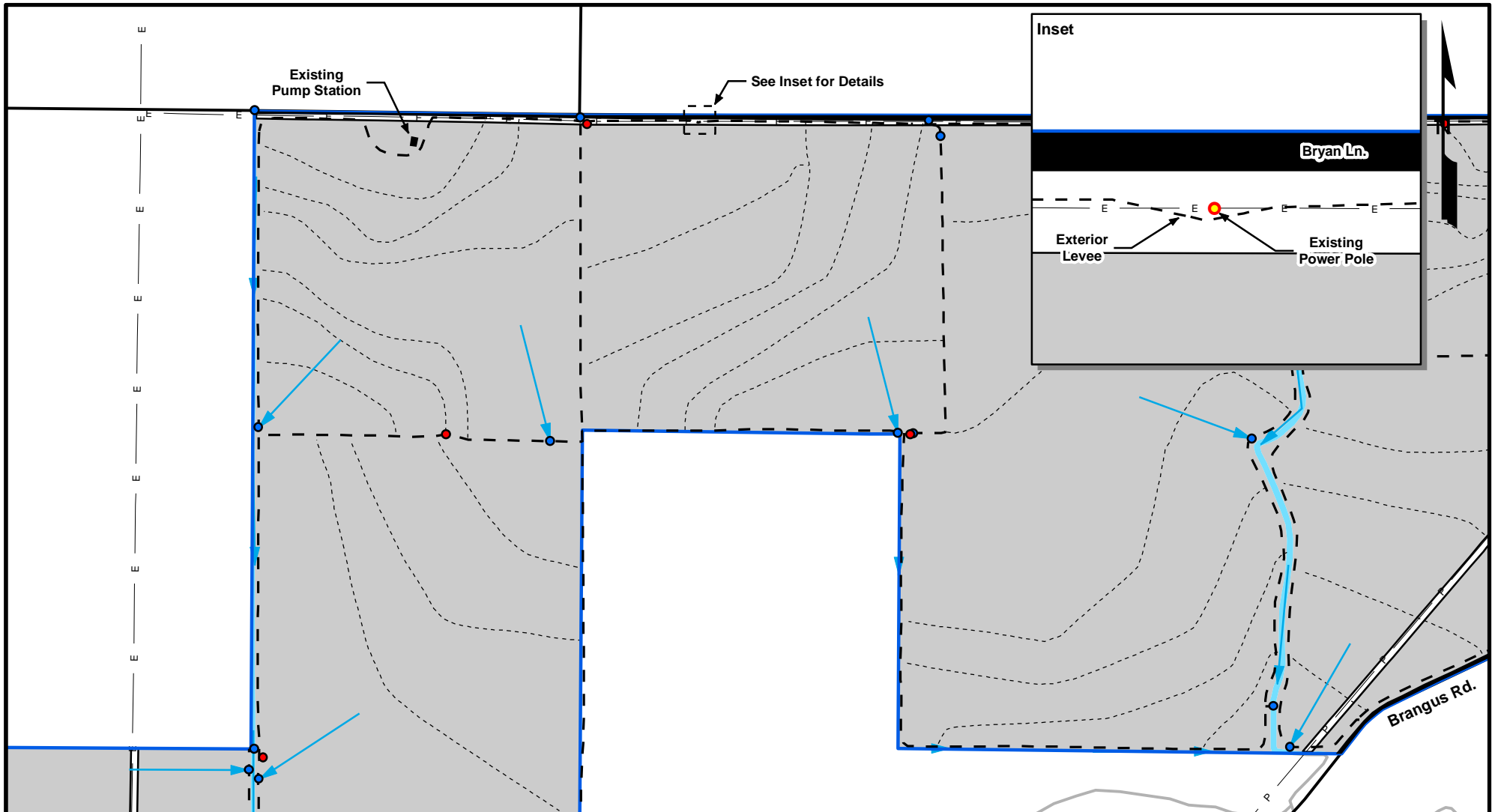
Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank



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Engineering Program

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Drawing No.	15-655-A031

3a
Figure No.



Legend

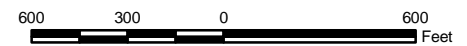
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- ➔ Drainage Flow

Pre-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

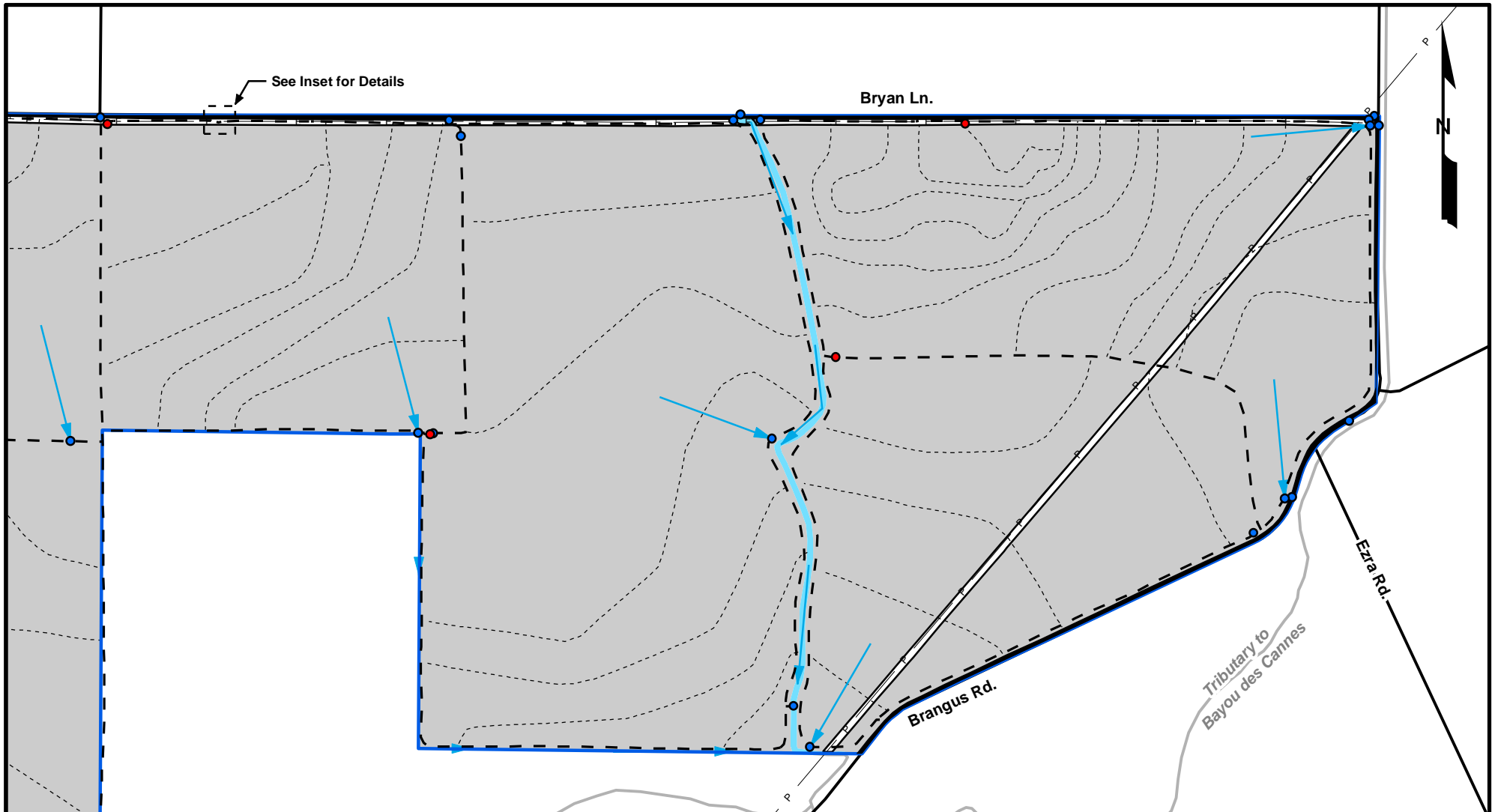
Beacons Gully Mitigation Bank



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Engineering Progress

Approved By	LAW
Date	1/31/2017
Drawing No.	15-655-A031

3b
Figure No.



Legend

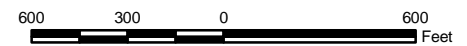
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- Local Roads
- Existing Culverts
- Existing Water Mains
- ➔ Drainage Flow

Pre-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

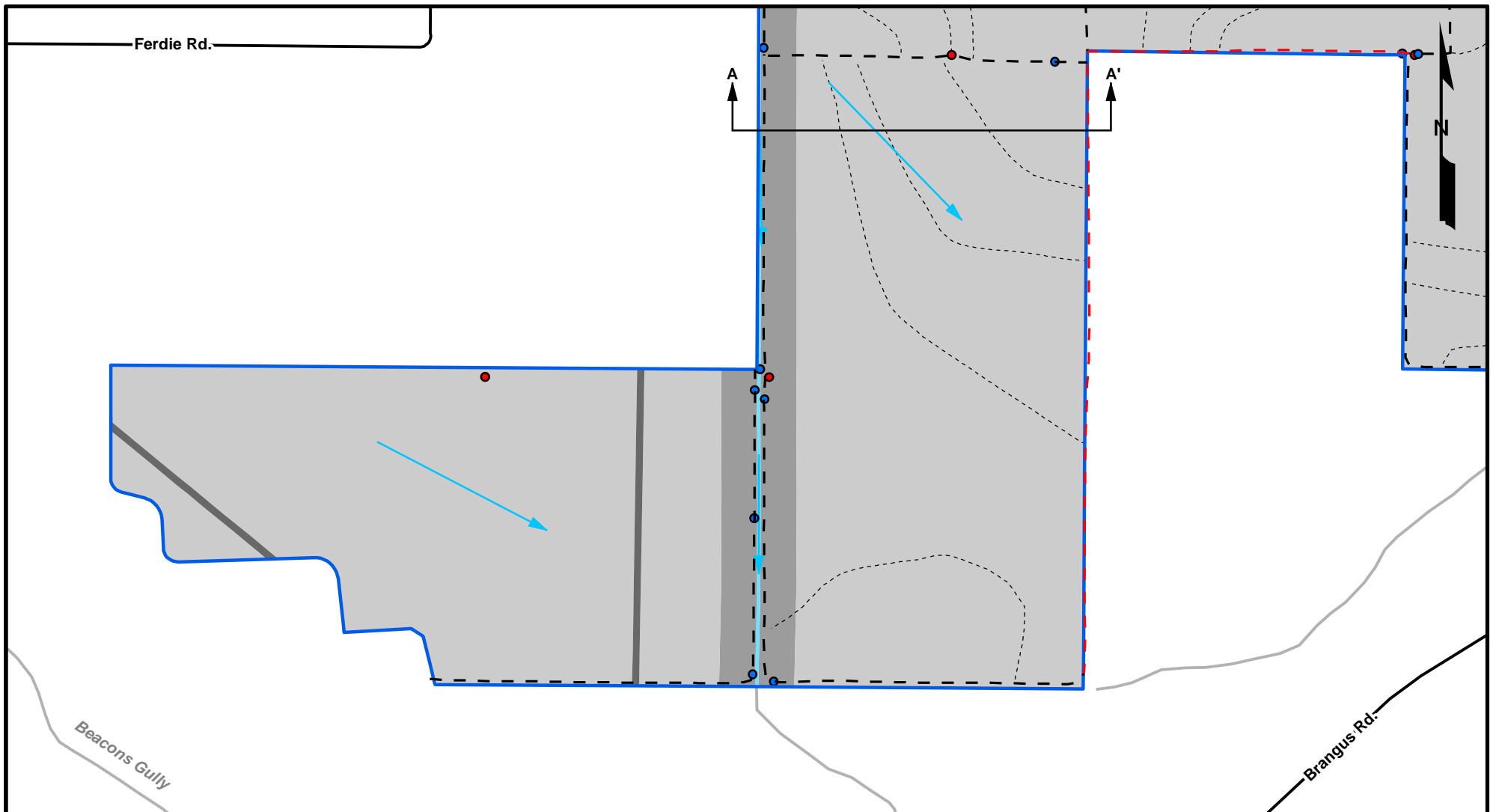
Beacons Gully Mitigation Bank



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Engineering Progress

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Drawing No.	15-655-A031

3c
Figure No.



Legend

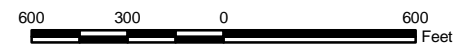
- Beacons Gully Mitigation Bank (444.19 acres)
- Coastal Prairie Re-Establishment (392.47 acres)
- Bottomland Hardwood Re-Establishment (37.75 acres)
- Utility Corridors (Hydrologic Restoration Only; 7.78 acres)
- Unnamed Tributaries (2.78 acres; 7,050.87 linear feet)
- Existing Roads (3.41 acres)
- Exterior Levees to be Removed (33,574.16 linear feet)
- Exterior Levees to Remain (3,943.74 linear feet)
- Interior Levees to be Removed (48,058.30 linear feet)
- Culverts to Remain (6)
- Culverts to be Removed (22)
- Water Mains to be Removed (7)
- ➔ Drainage Flow

Post-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

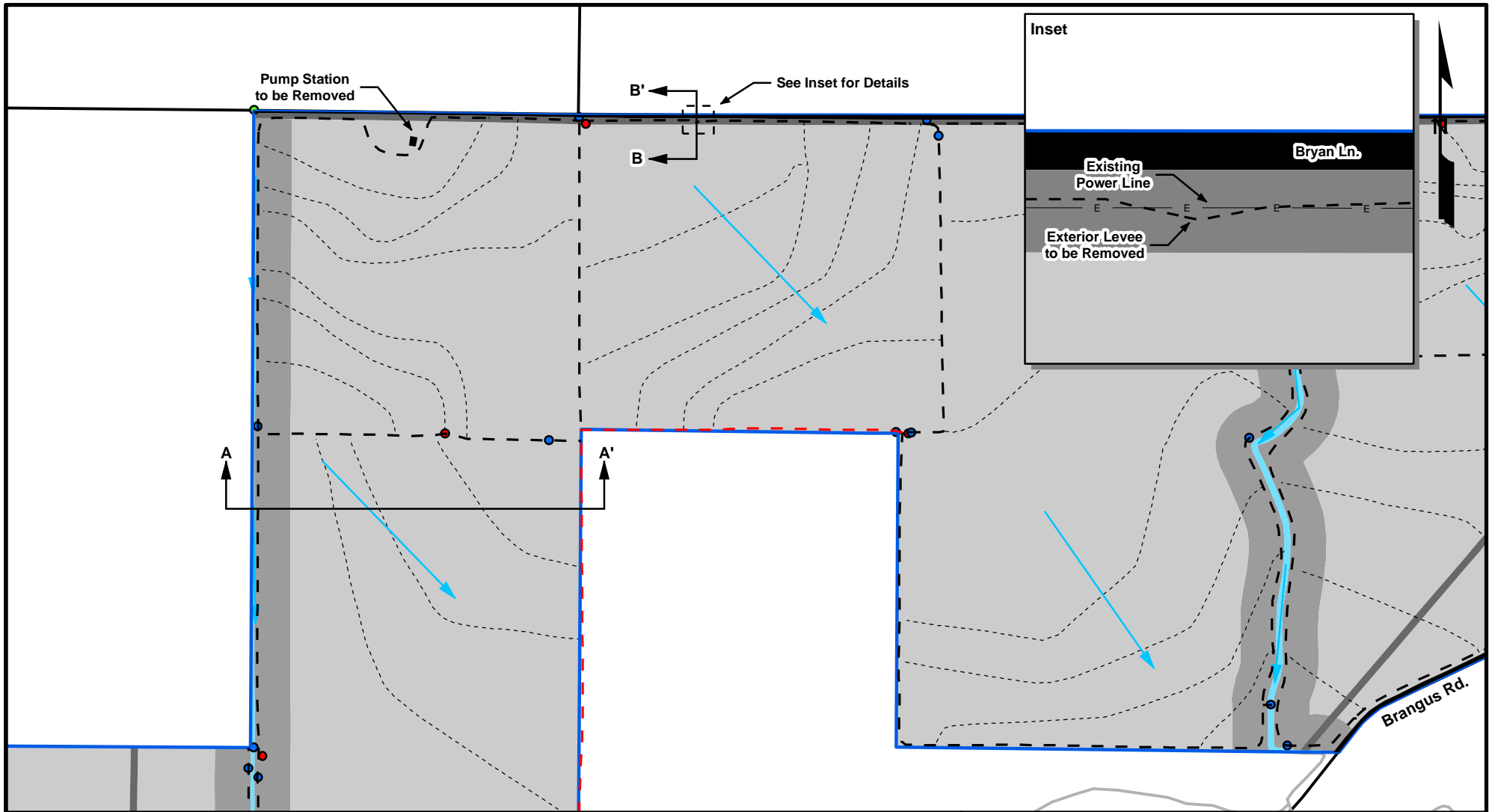
Beacons Gully Mitigation Bank



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Engineering Program

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Drawing No.	15-655-A032

4a
Figure No.



Legend

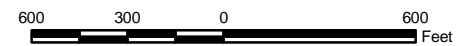
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- Culverts to be Removed (22)
- Water Mains to be Removed (7)
- ➔ Drainage Flow

Post-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

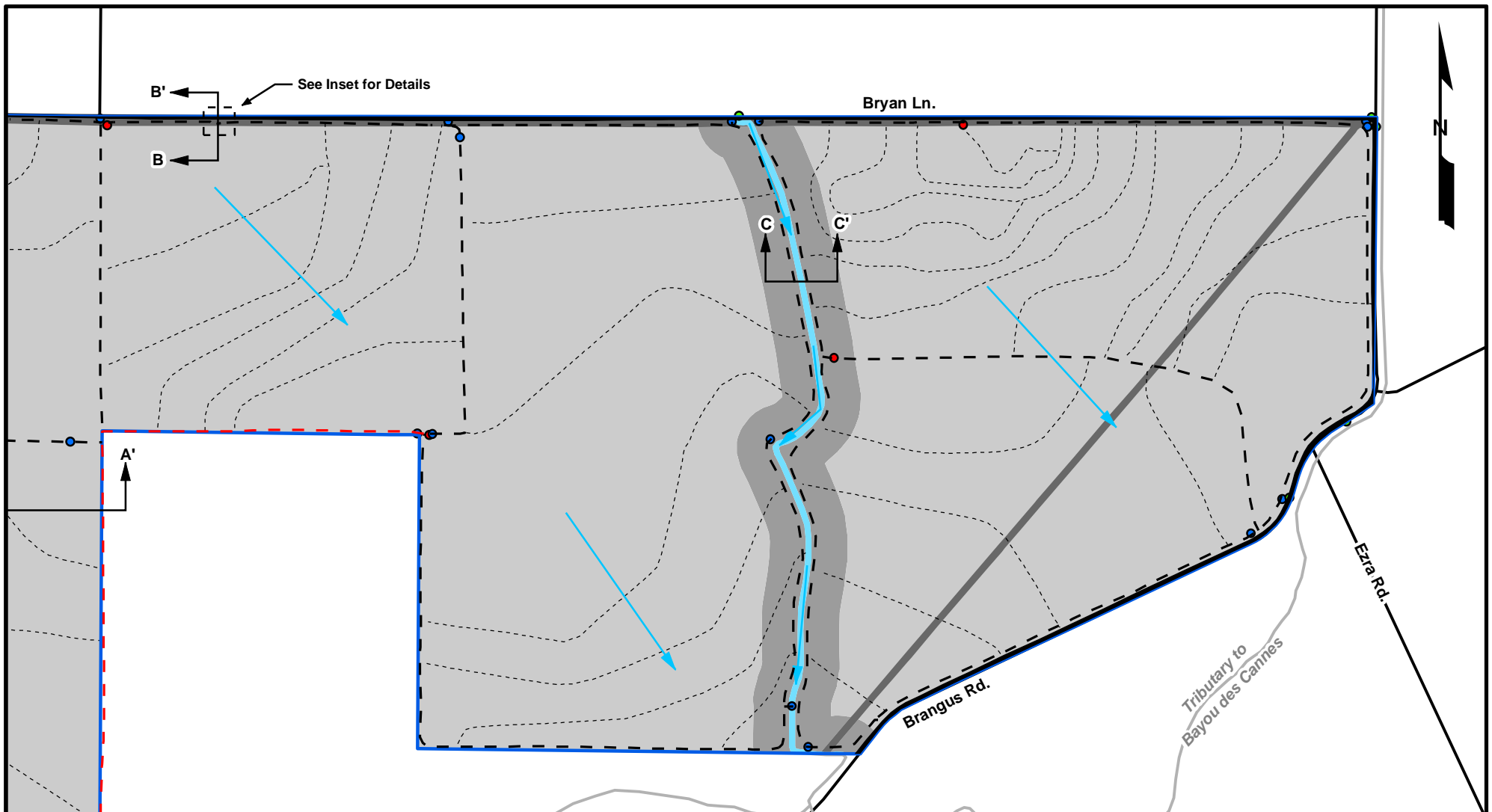
Beacons Gully Mitigation Bank



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Engineering Program

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Drawing No.	15-655-A032

4b
Figure No.



Legend

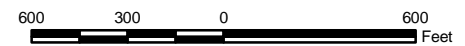
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- Water Mains to be Removed (7)
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Post-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

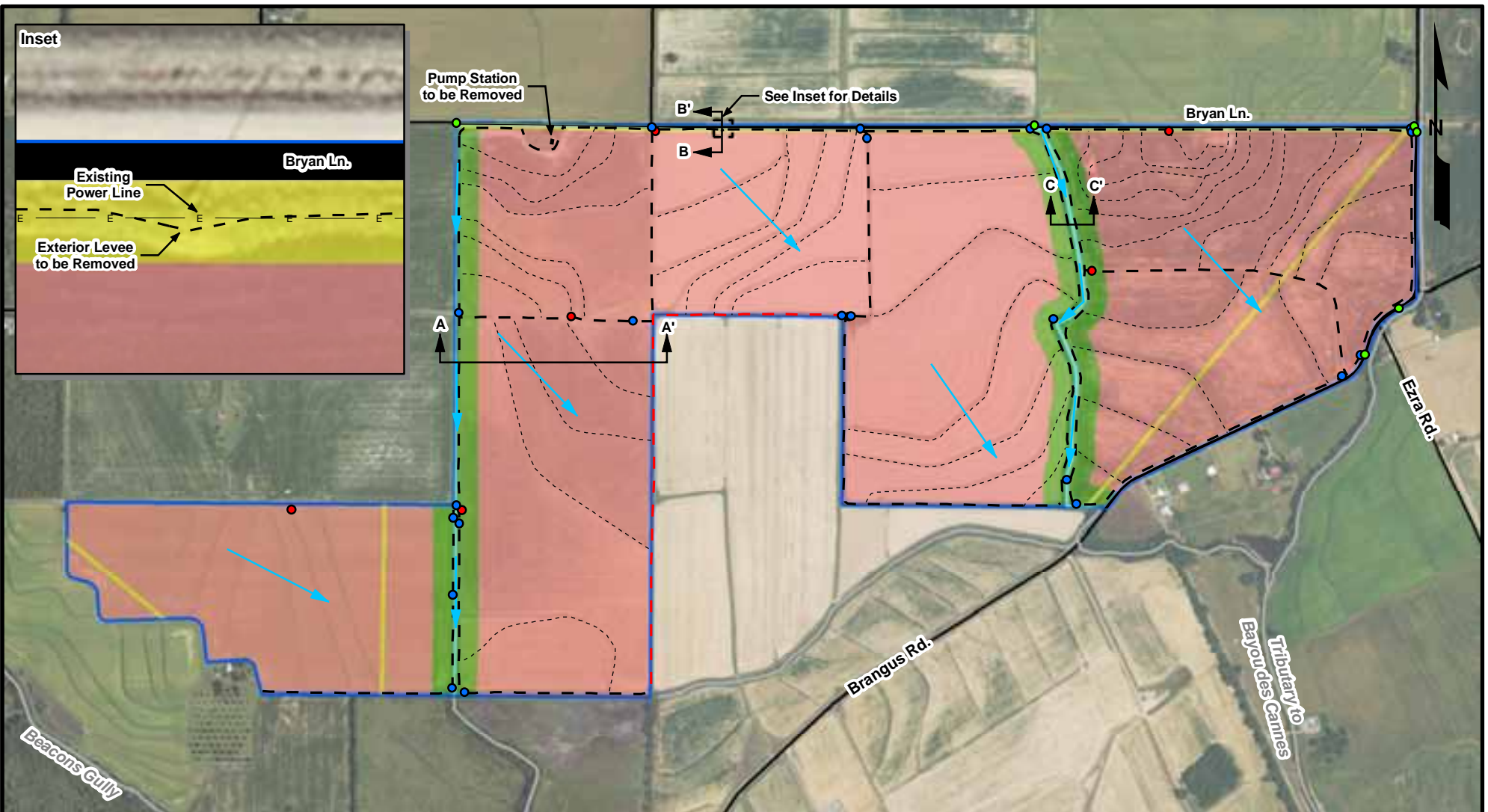
Beacons Gully Mitigation Bank



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Engineering Program

Approved By	LAW
Date	1/31/2017
Drawing No.	15-655-A032

4c
Figure No.



Legend

- Beacons Gully Mitigation Bank (444.19 acres)
- Coastal Prairie Re-Establishment (392.47 acres)
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- Drainage Flow

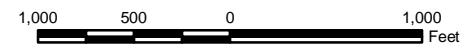
Source: Base map comprised of ESRI World Imagery.

Post-Restoration Plan

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank

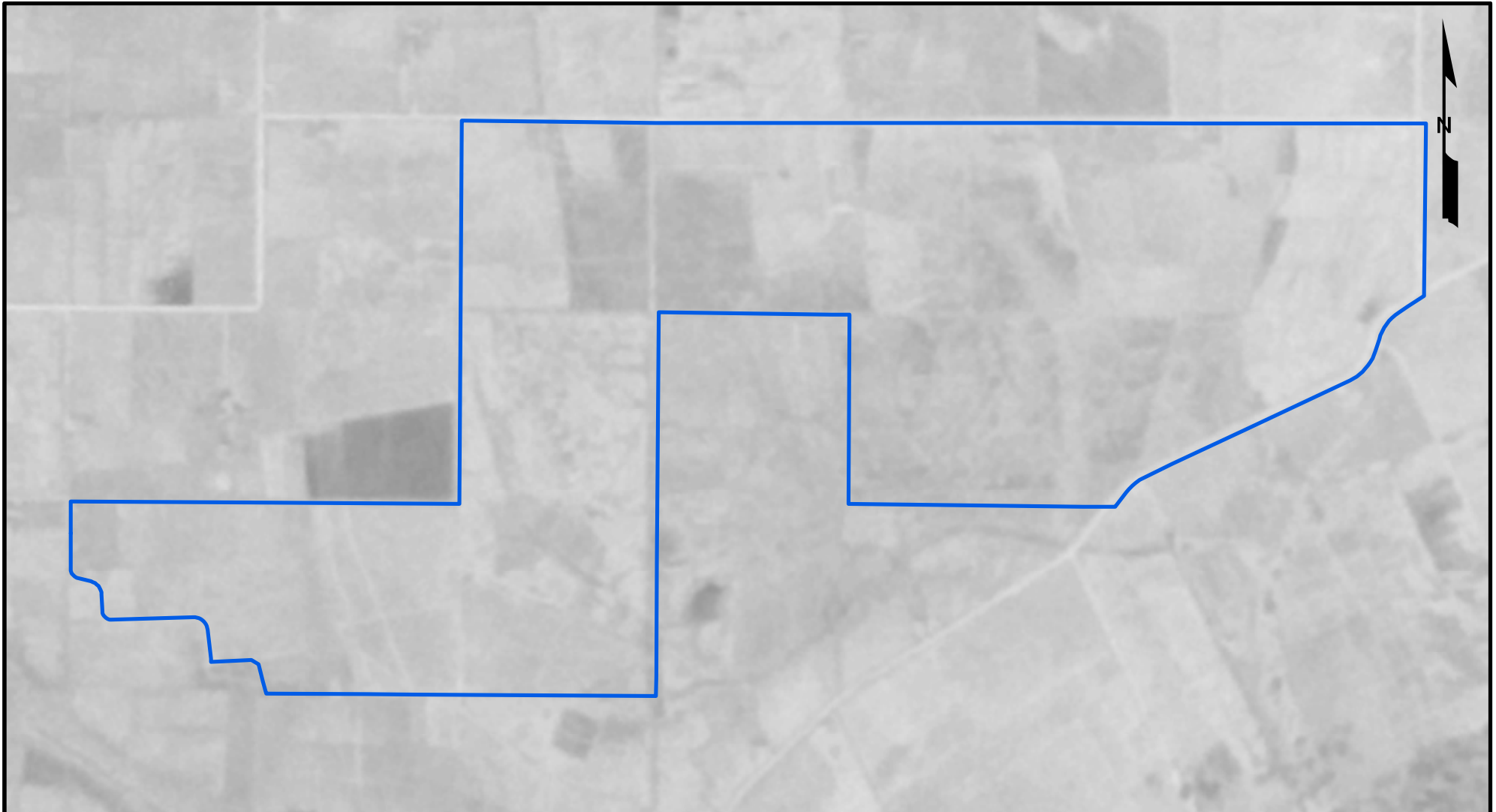


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Engineering Programs

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Drawing No.	15-655-A033

5

Figure No.



Legend

 Beacons Gully Mitigation Bank (444.19 acres)

1952 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank

1,000 500 0 1,000
Feet

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Drawing No.	15-655-A015

6

Figure No.

Source: U.S. Geological Survey (U.S.G.S). Aerial Single Frame Photo ID: ARA000960030474 [aerial photo]. Sioux Falls, S. Dak.: EROS Data Center, February, 7 1952.



Legend

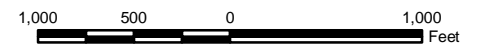
 Beacons Gully Mitigation Bank (444.19 acres)

1974 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank

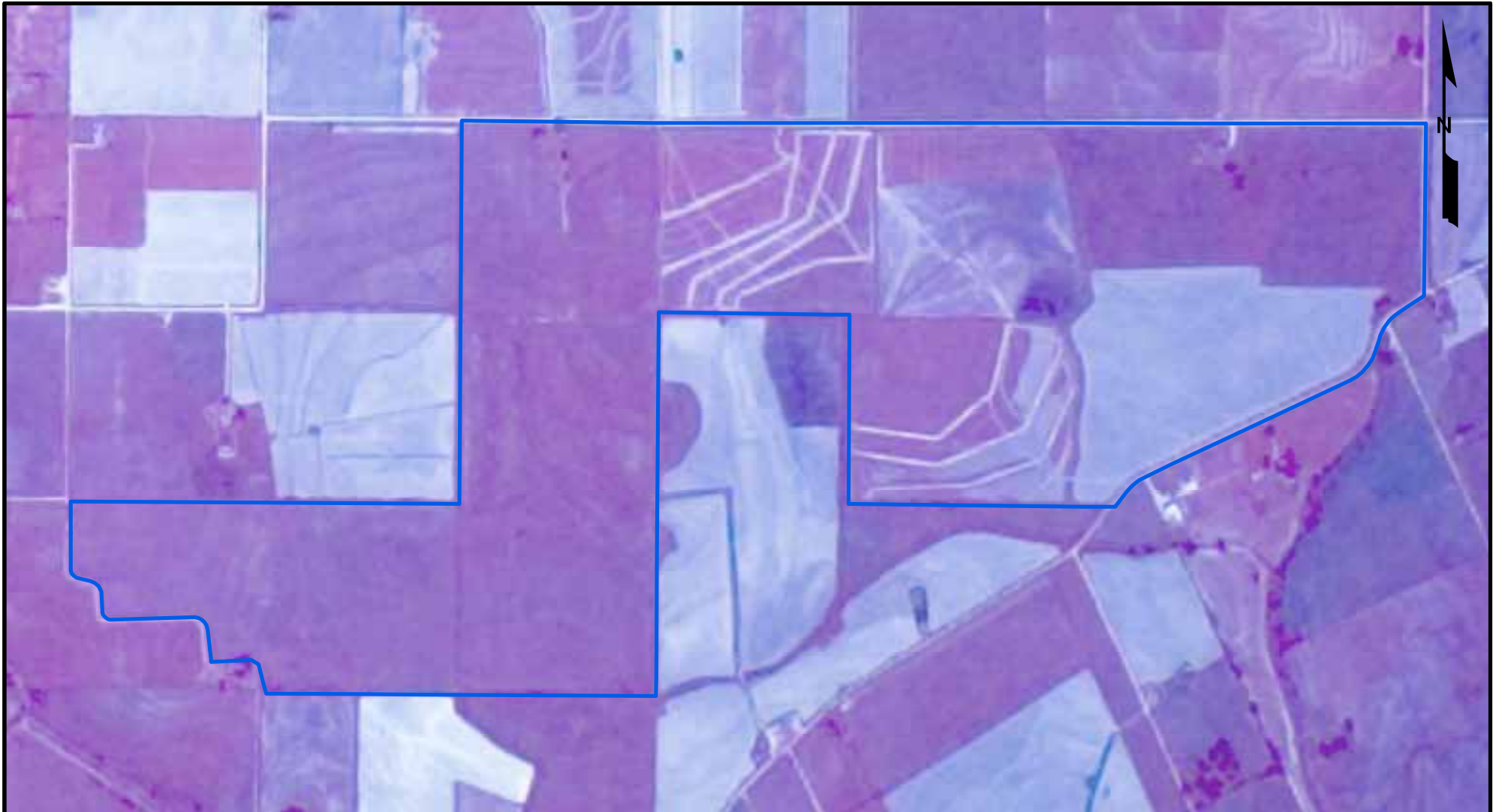


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Engineering Progress

Approved By	LAW
Date	10/5/2016
Drawing No.	15-655-A016

7
Figure No.

Source: U.S. Geological Survey (U.S.G.S). Aerial Single Frame Photo ID: AR1VDMMI0010031 [aerial photo]. Sioux Falls, S. Dak.: EROS Data Center, November 15, 1974.



Legend

 Beacons Gully Mitigation Bank (444.19 acres)

1978 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank

1,000 500 0 1,000 Feet

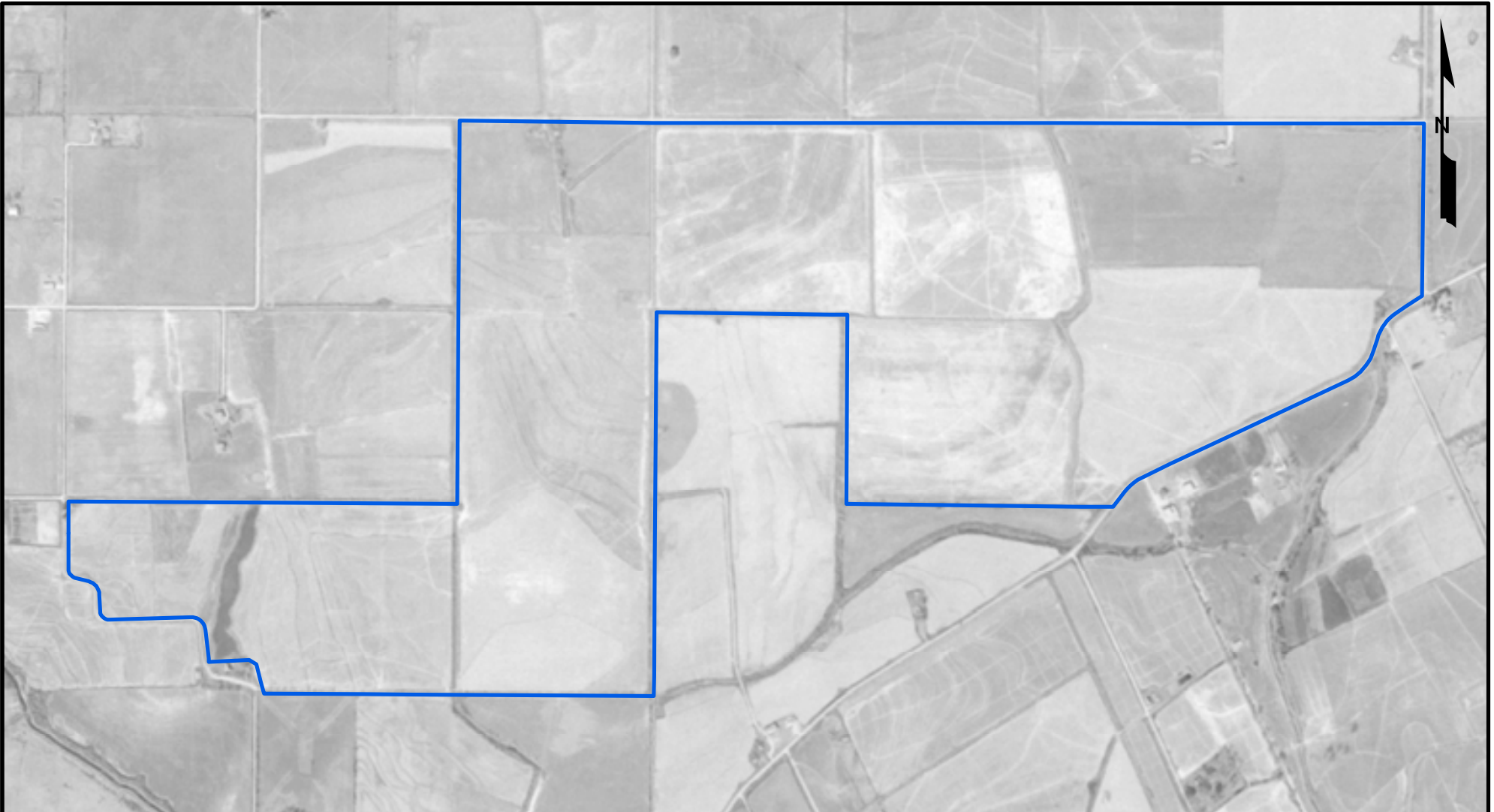
MATRIXNEWORLD
Engineering Progress

Approved By	LAW
Date	10/5/2016
Drawing No.	15-655-A017

8

Figure No.

Source: U.S. Geological Survey (U.S.G.S). Aerial Single Frame Photo ID: AR5780026920469 [aerial photo]. Sioux Falls, S. Dak.: EROS Data Center, October 10, 1978.



Legend

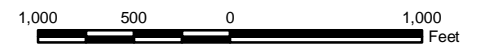
 Beacons Gully Mitigation Bank (444.19 acres)

1980 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank



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Date	10/5/2016
Drawing No.	15-655-A018

9

Figure No.

Source: U.S. Geological Survey (U.S.G.S). Aerial Single Frame Photo ID: AR1VEVW00010227 [aerial photo]. Sioux Falls, S. Dak.: EROS Data Center, February 1, 1980.



Legend

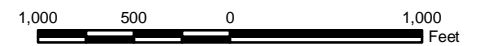
 Beacons Gully Mitigation Bank (444.19 acres)

1985 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank



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Date	10/5/2016
Drawing No.	15-655-A019

10
Figure No.

Source: U.S. Geological Survey (U.S.G.S). Aerial Single Frame Photo ID: AR5850035512208 [aerial photo]. Sioux Falls, S. Dak.: EROS Data Center, December 15, 1985.



Legend

 Beacons Gully Mitigation Bank (444.19 acres)

1998 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank

1,000 500 0 1,000
Feet

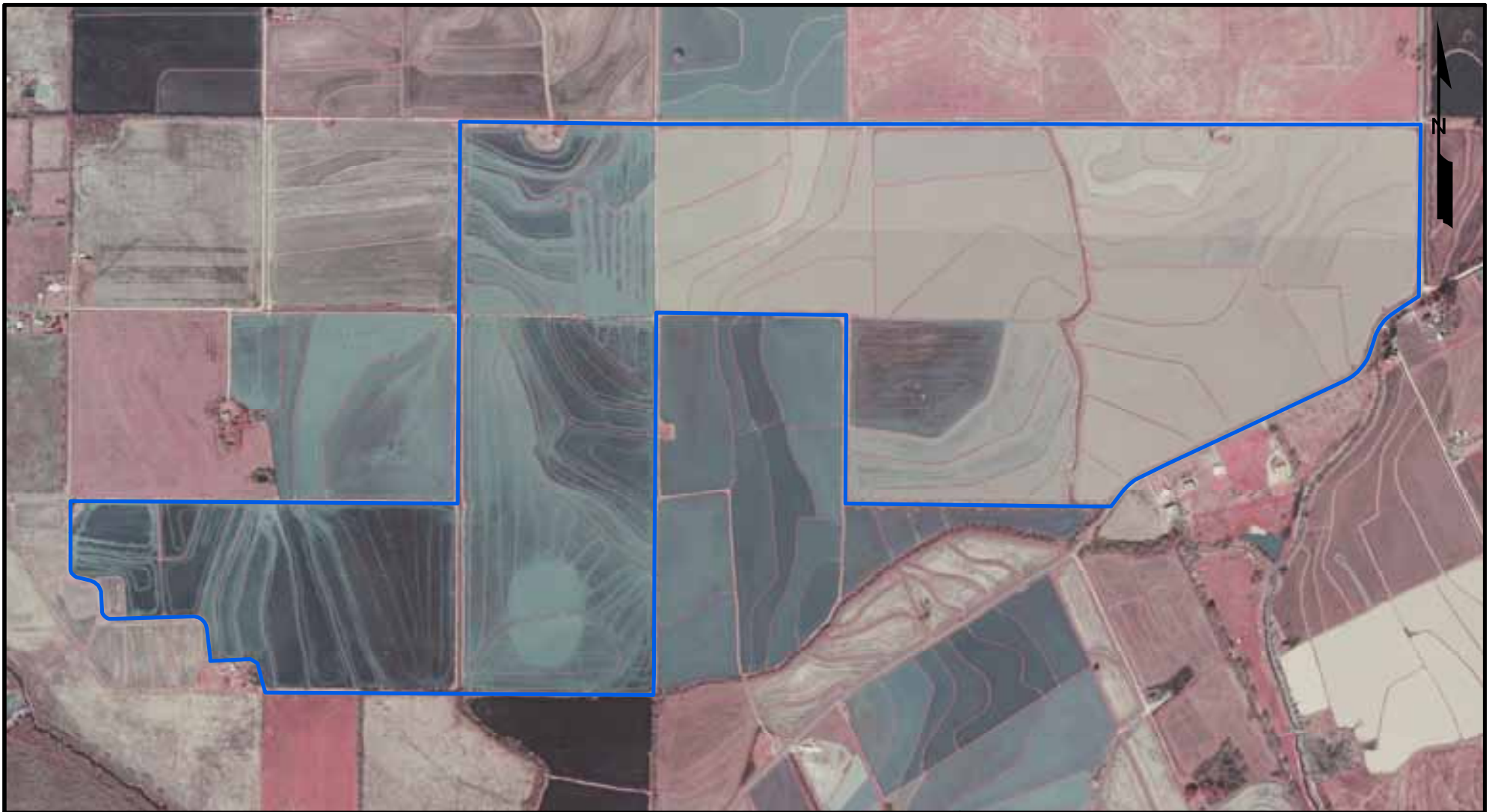
MATRIXNEWORLD
Engineering Progress

Approved By	LAW
Date	10/5/2016
Drawing No.	15-655-A020

11

Figure No.

Source: Base map comprised of 1998 aerial photograph from Louisiana Oil Spill Coordinators Office.



Legend

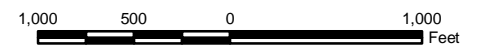
 Beacons Gully Mitigation Bank (444.19 acres)

2004 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank

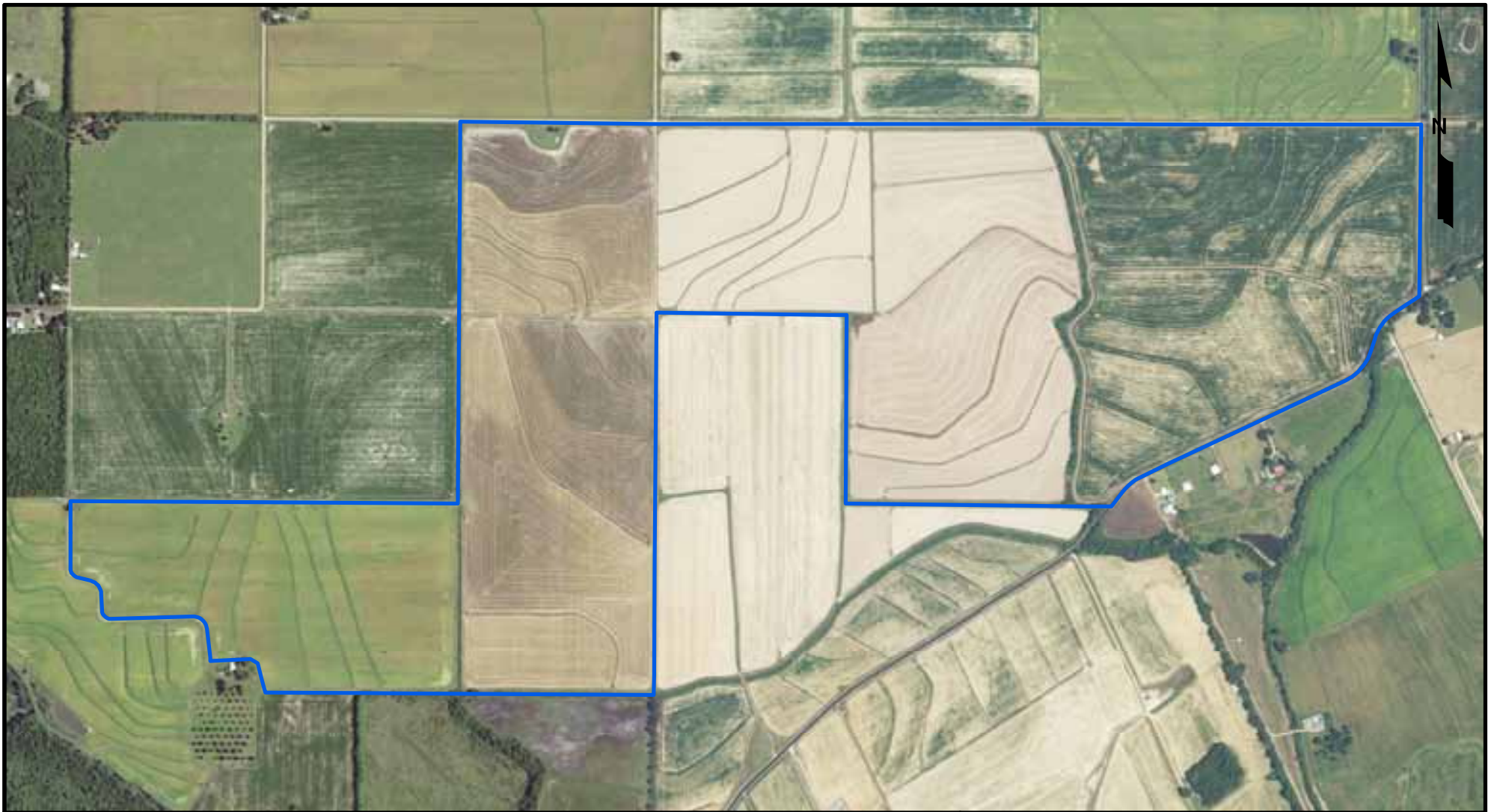


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Engineering Progress

Approved By	LAW
Date	10/5/2016
Drawing No.	15-655-A021

12
Figure No.

Source: Base map comprised of 2004 aerial photograph from Louisiana Oil Spill Coordinators Office.



Legend

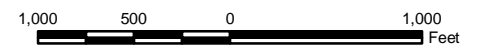
 Beacons Gully Mitigation Bank (444.19 acres)

2015 Aerial Photograph

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Beacons Gully Mitigation Bank

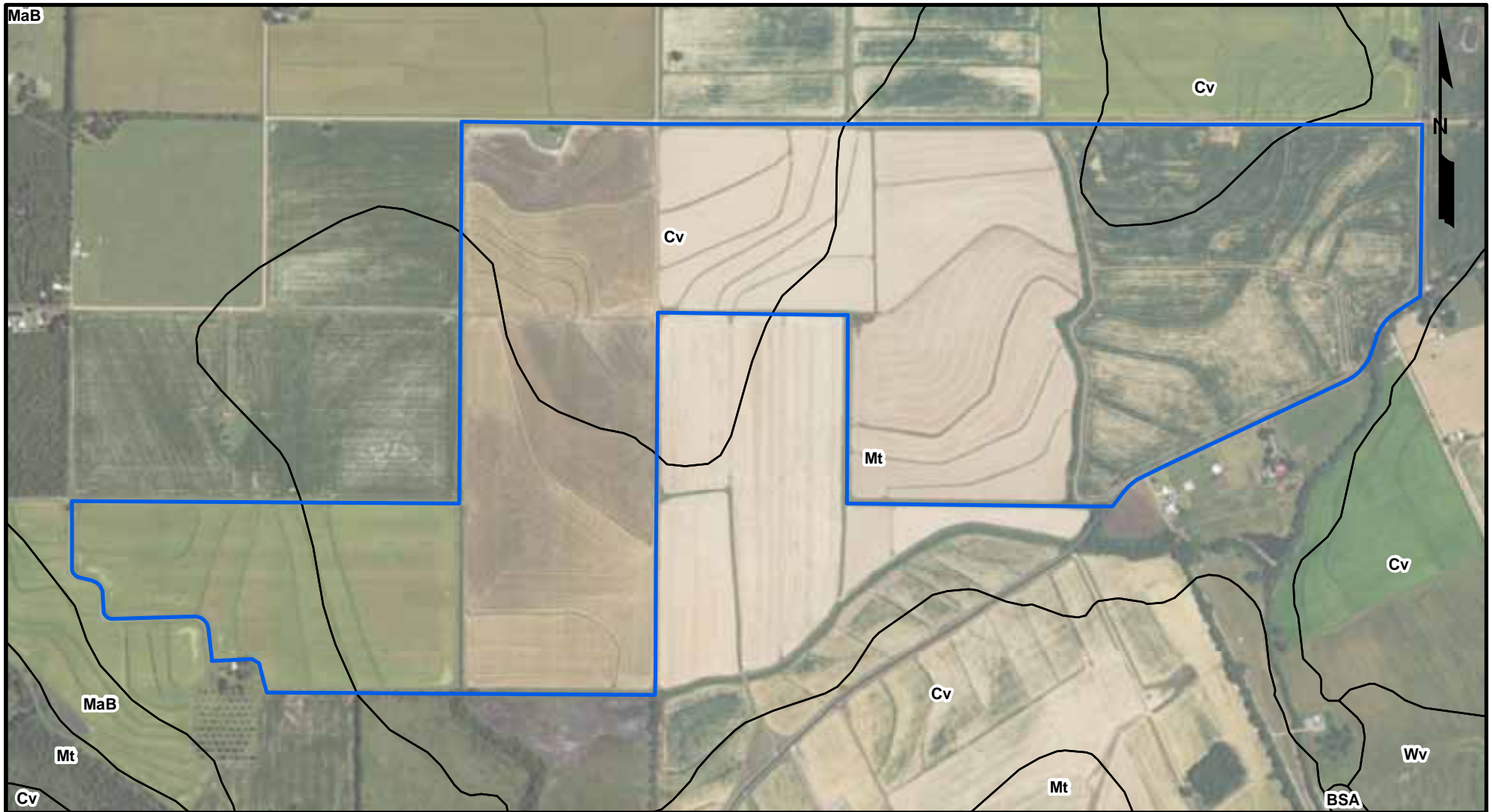


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Engineering Progress

Approved By	LAW
Date	10/5/2016
Drawing No.	15-655-A022

13
Figure No.

Source: Base map comprised of 2015 aerial photograph from USDA/FSA Aerial Photography Field Office.



Legend

- Beacons Gully Mitigation Bank (444.19 acres)
- Soils
- Cv - Crowley-Vidrine complex, 0 to 1 percent slopes
- Mt - Mowata silt loam, 0 to 1 percent slopes

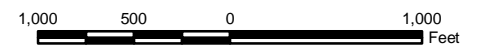
Source: Base map comprised of ESRI World Imagery. Soils data obtained from Natural Resources Conservation Service (NRCS) Web Soil Survey.

Soils Map

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

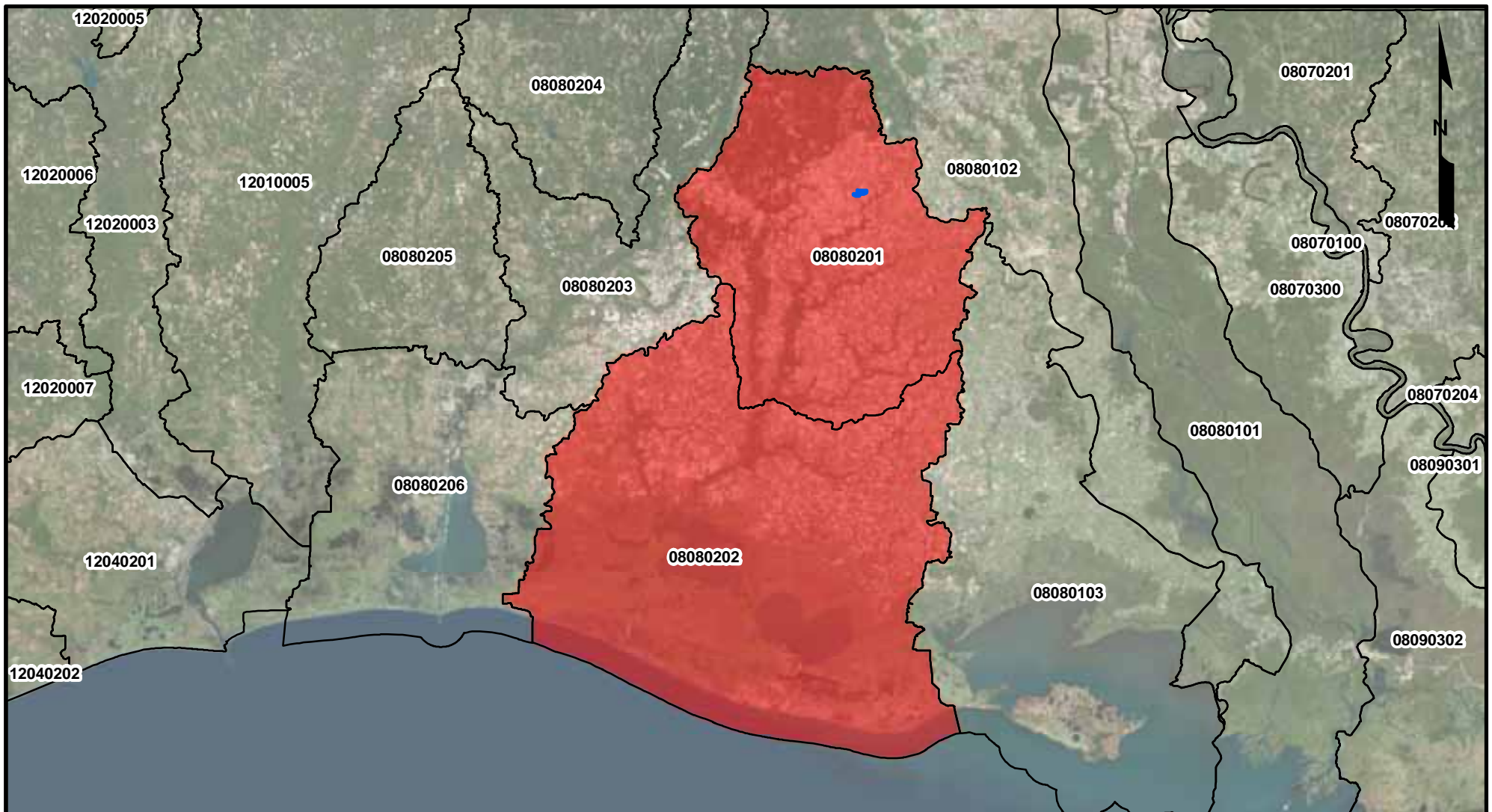
Beacons Gully Mitigation Bank



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Drawing No.	15-655-A023

14
Figure No.



Legend

- Beacons Gully Mitigation Bank (444.19 acres)
- BLH Service Area (Mermentau Basin)
- Hydrologic Unit Boundary

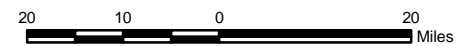
Source: Base map comprised of ESRI World Imagery. Hydrologic Unit Code (HUC) boundaries obtained from the U.S. Department of Agriculture (USDA).

BLH Service Area Map

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

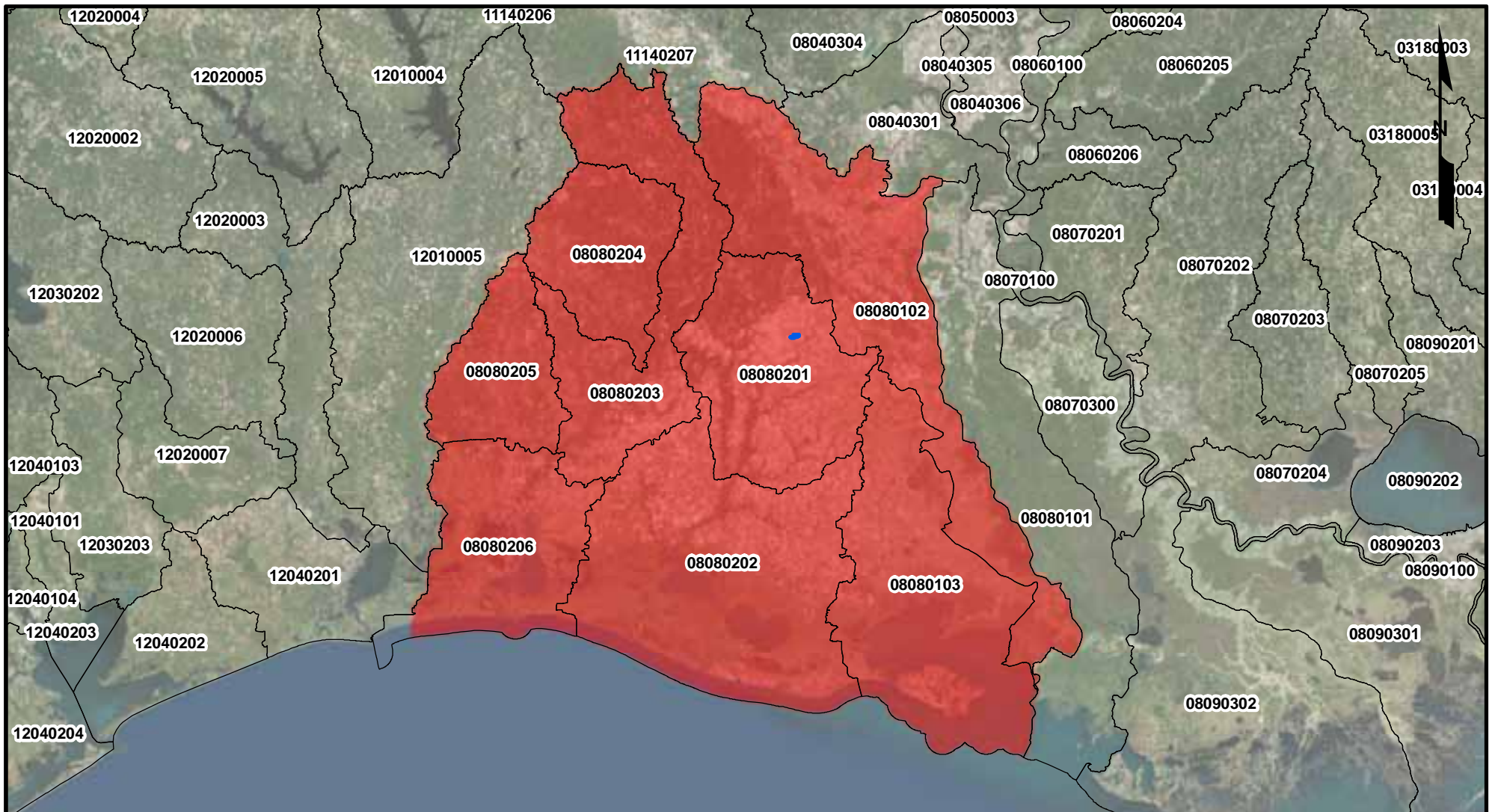
Beacons Gully Mitigation Bank



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Engineering Programs

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Drawing No.	15-655-A034

15
Figure No.



Legend

- Beacons Gully Mitigation Bank (444.19 acres)
- CP Service Area
- Hydrologic Unit Boundary

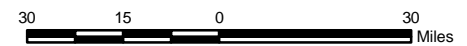
Source: Base map comprised of ESRI World Imagery. Hydrologic Unit Code (HUC) boundaries obtained from the U.S. Department of Agriculture (USDA).

CP Service Area Map

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

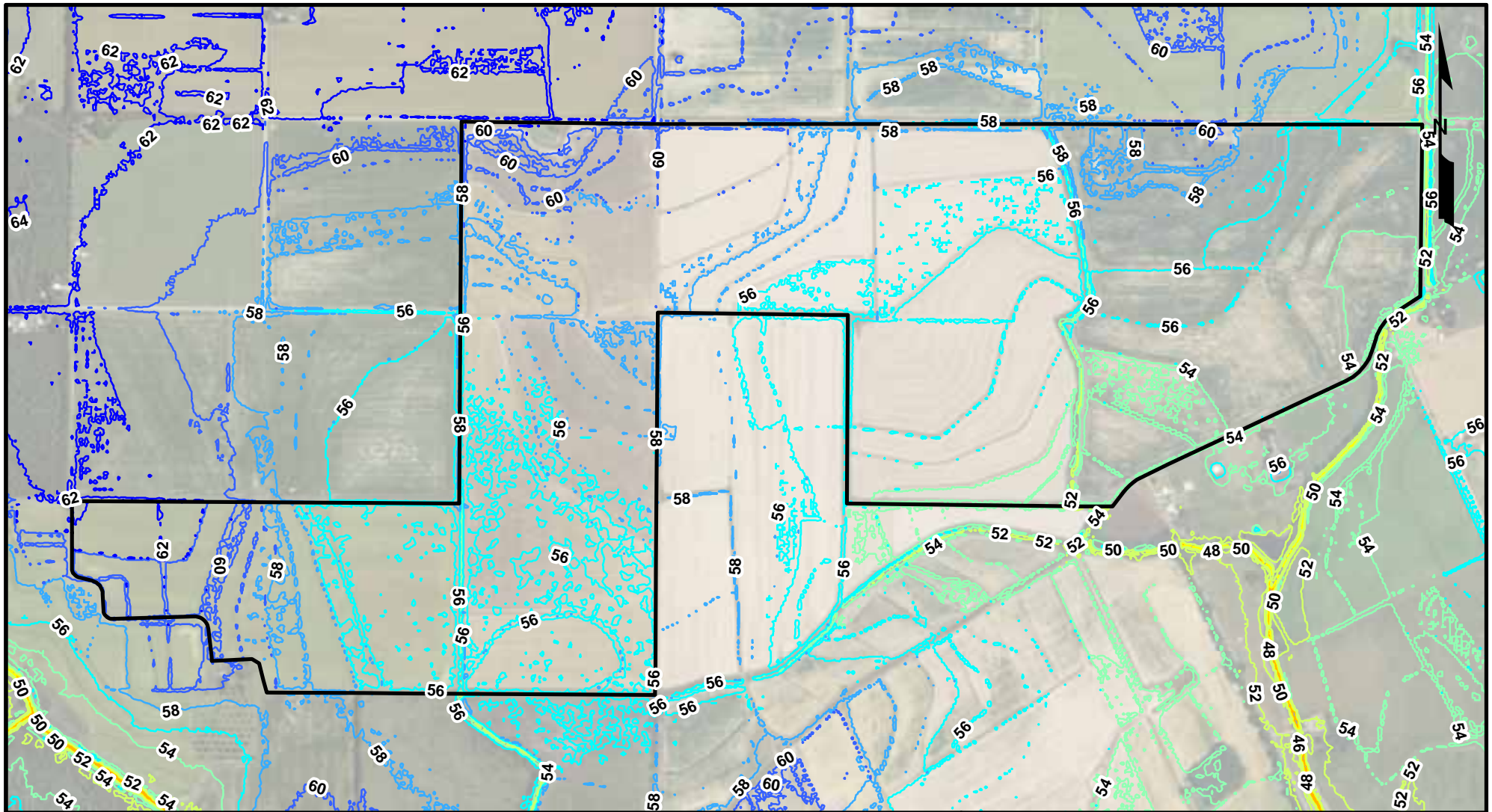
Beacons Gully Mitigation Bank



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Engineering Programs

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Date	2/3/2017
Drawing No.	15-655-A035











16
Figure No.



Legend

 Beacons Gully Mitigation Bank (444.19 acres)

Elevation (feet)

- | | |
|--|---|
|  36 - 38 |  53 - 54 |
|  39 - 42 |  55 - 56 |
|  43 - 46 |  57 - 58 |
|  47 - 48 |  59 - 60 |
|  49 - 52 |  61 - 66 |

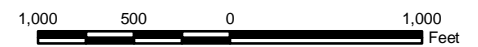
Source: Base map comprised of ESRI World Imagery. LIDAR Contours calculated from USACE/LOSCO Digital Elevation Model, dated 2002/2009.

LIDAR Map

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

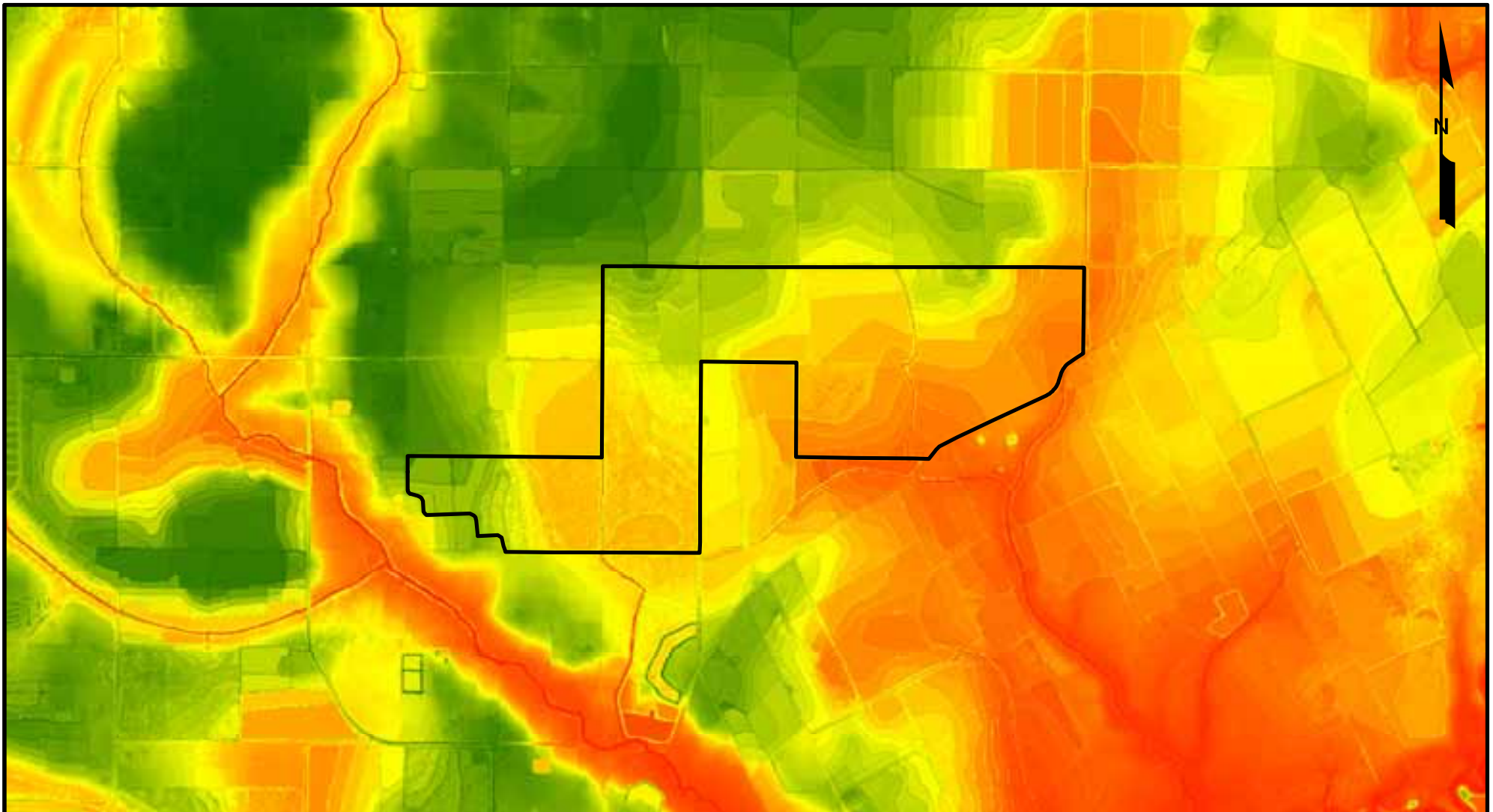
Beacons Gully Mitigation Bank



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Date	1/31/2017
Drawing No.	15-655-A036

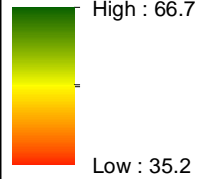
17
Figure No.



Legend

 Beacons Gully Mitigation Bank (444.19 acres)

Elevations

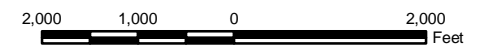


Source: Base map comprised of ESRI World Imagery. DEM obtained from USACE/LOSCO Digital Elevation Model, dated 2002/2009.

Digital Elevation Model

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

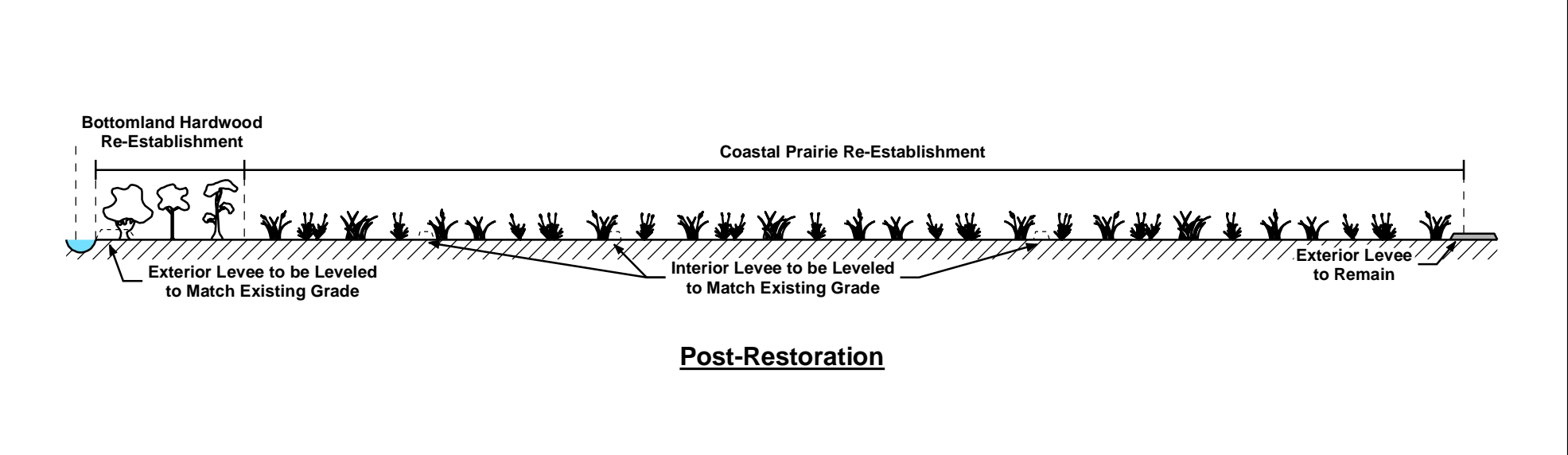
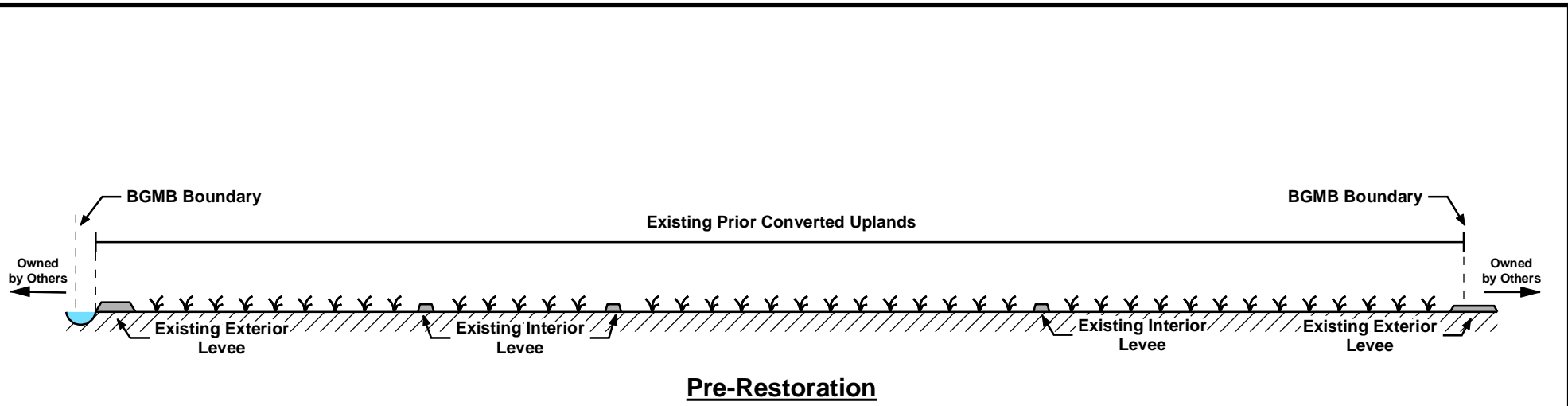
Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank



MATRIXNEWORLD
Engineering Progress

Approved By	LAW
Date	1/31/2017
Drawing No.	15-655-A037

18
Figure No.



Cross Section A-A'

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

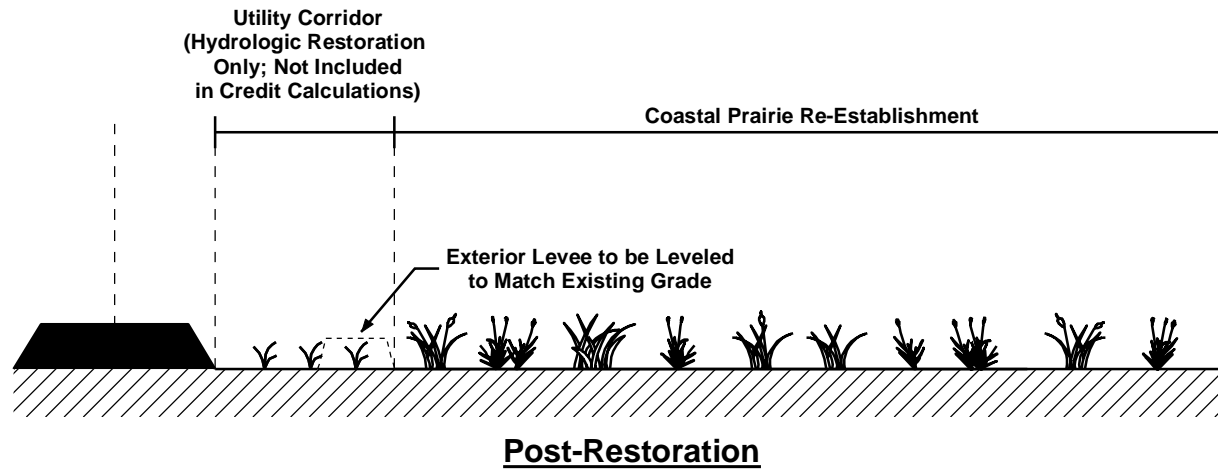
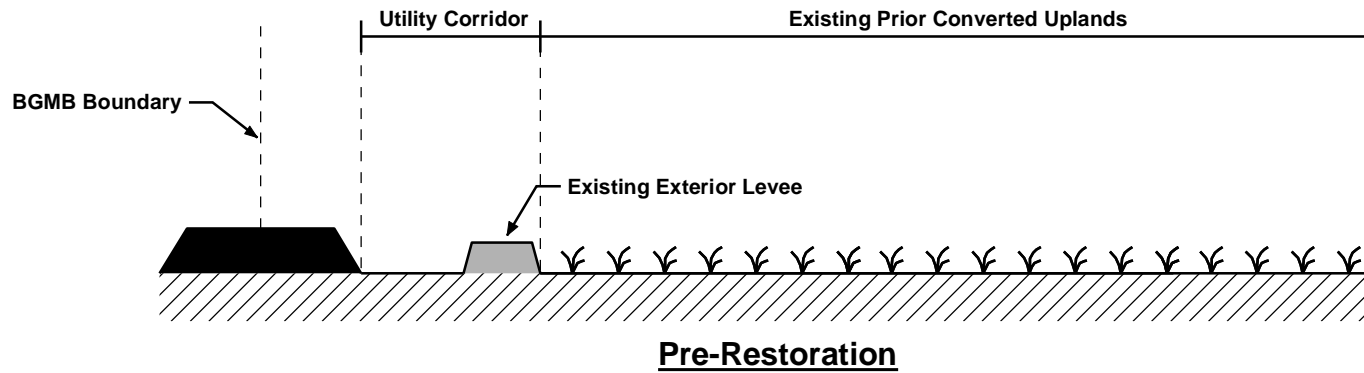
Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank

Not To Scale

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Engineering Program

Approved By	LAW
Date	2/3/2017
Drawing No.	15-655-A038

19
Figure No.



Cross Section B-B'

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

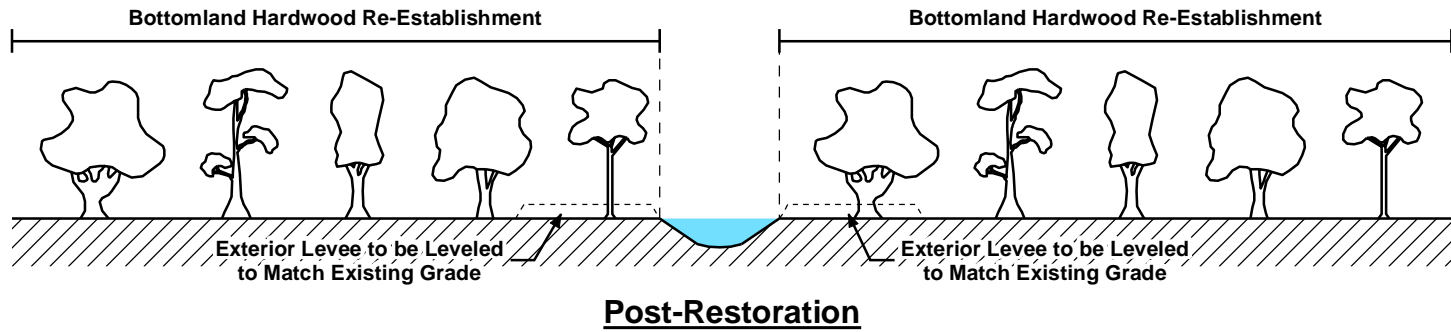
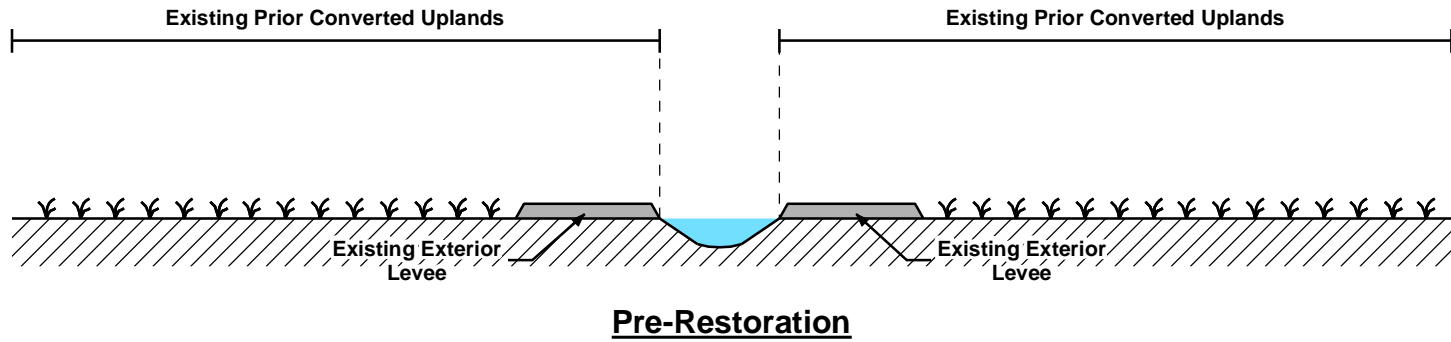
Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank

Not To Scale

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Engineering Program

Approved By	LAW
Date	2/3/2017
Drawing No.	15-655-A039

20
Figure No.



Cross Section C-C'

Mitigation Bank Prospectus
Mamou, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC
Beacons Gully Mitigation Bank

Not To Scale

MATRIXNEWORLD
Engineering Program

Approved By	LAW
Date	2/3/2017
Drawing No.	15-655-A040

21
Figure No.

TABLES

TABLE 3: BOTTOMLAND HARDWOOD SPECIES LIST

SPECIES	SCIENTIFIC NAME	MAST	COMPOSITION
Sweet-gum	<i>Liquidambar styraciflua</i>	Soft	4.00%
Bald-cypress	<i>Taxodium distichum</i>	Soft	10.00%
Red maple	<i>Acer rubrum</i>	Soft	4.00%
Persimmon	<i>Diospyros virginiana</i>	Soft	7.00%
American elm	<i>Ulmus americana</i>	Soft	4.00%
American sycamore	<i>Platanus occidentalis</i>	Soft	7.00%
Sugar-berry	<i>Celtis laevigata</i>	Soft	4.00%
TOTAL SOFT MAST			40.00%

Texas red oak	<i>Quercus texana</i>	Hard	10.00%
Willow oak	<i>Quercus phellos</i>	Hard	8.00%
Water oak	<i>Quercus nigra</i>	Hard	8.00%
Overcup oak	<i>Quercus lyrata</i>	Hard	8.00%
Swamp chestnut oak	<i>Quercus michauxii</i>	Hard	8.00%
Cherry-bark oak	<i>Quercus pagoda</i>	Hard	8.00%
Water hickory	<i>Carya aquatica</i>	Hard	10.00%
TOTAL HARD MAST			60.00%

TABLE 2: COASTAL PRAIRIE SPECIES LIST

SPECIES	SCIENTIFIC NAME	USFWS	LDWF	USGS	INDICATOR STATUS
Slender Three-Seed-Mercury	<i>Acalypha gracilens</i>	X		X	FAC
Opposite-Leaf Spotflower	<i>Acmella oppositifolia</i>	X		X	FACW
Beach False Foxglove	<i>Agalinis fasciculata</i>	X	X	X	FAC
Ridge-Stem False Foxglove	<i>Agalinis oligophylla</i>	X	X	X	FAC
Golden Colicroot	<i>Aletris aurea</i>	X	X	X	FACW
Big Bluestem	<i>Andropogon gerardii</i>	X	X	X	FAC
Bushy Bluestem	<i>Andropogon glomeratus</i>	X	X	X	FACW
Broom-Sedge	<i>Andropogon virginicus</i>		X	X	FAC
Purple Silkyscale	<i>Anthraenantia rufa</i>	X		X	FACW
Small-Head Doll's Daisy	<i>Boltonia diffusa</i>	X		X	FAC
Broad-Wing Sedge	<i>Carex alata</i>		X	X	OBL
White-Tinge Sedge	<i>Carex albolute-scens</i>		X	X	FAC
Carolina Sedge	<i>Carex caroliniana</i>		X	X	FACW
Cherokee Sedge	<i>Carex cherokeensis</i>		X	X	FACW
Hirsute Sedge	<i>Carex complanata</i>		X	X	FAC
Frank's Sedge	<i>Carex frankii</i>		X	X	OBL
Eastern Fox Sedge	<i>Carex triangularis</i>		X	X	FACW
Common Fox Sedge	<i>Carex vulpinoidea</i>		X	X	FACW
Spotted Water-Hemlock	<i>Cicuta maculata</i>	X		X	OBL
Virginia Dayflower	<i>Commelina virginica</i>	X		X	FACW
Star Tickseed	<i>Coreopsis pubescens</i>		X	X	FAC
Golden Tickseed	<i>Coreopsis tinctoria</i>	X	X	X	FAC
Globe Flat Sedge	<i>Cyperus echnatus</i>		X	X	FAC
Red-Root Flat Sedge	<i>Cyperus erythrorhizos</i>		X	X	OBL
Chufa	<i>Cyperus esculentus</i>		X	X	FAC

TABLE 2: COASTAL PRAIRIE SPECIES LIST

SPECIES	SCIENTIFIC NAME	USFWS	LDWF	USGS	INDICATOR STATUS
Sheathed Flat Sedge	<i>Cyperus haspan</i>		X	X	OBL
Ricefield Flat Sedge	<i>Cyperus iria</i>		X	X	FACW
Marsh Flat Sedge	<i>Cyperus pseudovegetus</i>		X	X	FACW
Purple Flat Sedge	<i>Cyperus rotundus</i>		X	X	FAC
Straw -Color Flat Sedge	<i>Cyperus strigosus</i>		X	X	FACW
Green Flat Sedge	<i>Cyperus virens</i>		X	X	FACW
Prairie Bundle-Flower	<i>Desmanthus illinoensis</i>	X		X	FAC
Virginia Buttonweed	<i>Diodia virginiana</i>	X		X	FACW
Mourning Love Grass	<i>Eragrostis lugens</i>		X	X	FAC
Meadow Love Grass	<i>Eragrostis refracta</i>		X	X	FACW
Blue-Flow er Eryngo	<i>Eryngium integrifolium</i>	X		X	FACW
Common Boneset	<i>Eupatorium perfoliatum</i>		X	X	FACW
Round-Leaf Thoroughwort	<i>Eupatorium rotundifolium</i>	X	X	X	FAC
Small-Flower Thoroughwort	<i>Eupatorium semiserratum</i>		X	X	FACW
Late-Flowering Thoroughwort	<i>Eupatorium serotinum</i>		X	X	FAC
Mexican-Fireplant	<i>Euphorbia heterophylla</i>		X	X	FAC
Texas Goldentop	<i>Euthamia gymnospermoides</i>		X	X	FAC
Bushy Goldentop	<i>Euthamia leptcephala</i>		X	X	FACW
Slender Fimbry	<i>Fimbristylis autumnalis</i>			X	OBL
Woolly Fimbry	<i>Fimbristylis tomentosa</i>			X	FACW
Purple-Head Sneezeweed	<i>Helenium flexuosum</i>	X		X	FACW
Swamp Sunflower	<i>Helianthus angustifolius</i>	X	X	X	FACW
Ovate False Fiddleleaf	<i>Hydrolea ovata</i>	X		X	OBL
Eastern Yellow Star-Grass	<i>Hypoxis hirsuta</i>	X		X	FACW
Clustered Bush-Mint	<i>Hyptis alata</i>	X		X	OBL

TABLE 2: COASTAL PRAIRIE SPECIES LIST

SPECIES	SCIENTIFIC NAME	USFWS	LDWF	USGS	INDICATOR STATUS
Knotty-Leaf Rush	<i>Juncus acuminatus</i>			X	OBL
White-Root Rush	<i>Juncus brachycarpus</i>			X	FACW
Toad Rush	<i>Juncus bufonius</i>			X	FACW
Forked Rush	<i>Juncus dichotomus</i>			X	FACW
Lamp Rush	<i>Juncus effusus</i>			X	OBL
Elliott's Rush	<i>Juncus elliotii</i>			X	OBL
Bog Rush	<i>Juncus marginatus</i>			X	FACW
Stout Rush	<i>Juncus nodatus</i>			X	OBL
Many-Head Rush	<i>Juncus polycephalos</i>			X	OBL
Lesser Poverty Rush	<i>Juncus tenuis</i>			X	FAC
Round-Head Rush	<i>Juncus validus</i>			X	FACW
Sharp Gayfeather	<i>Liatris acidota</i>	X	X	X	FACW
Stiff Yellow Flax	<i>Linum medium</i>	X		X	FAC
Pale Lobelia	<i>Lobelia appendiculata</i>	X		X	FAC
Downy Lobelia	<i>Lobelia puberula</i>	X		X	FACW
Wing-Leaf Primrose-Willow	<i>Ludwigia decurrens</i>		X	X	OBL
Cylindric-Fruit Primrose-Willow	<i>Ludwigia glandulosa</i>		X	X	OBL
Angle-Stem Primrose-Willow	<i>Ludwigia leptocarpa</i>		X	X	OBL
Narrow -Leaf Primrose-Willow	<i>Ludwigia linearis</i>	X	X	X	OBL
Marsh Primrose-Willow	<i>Ludwigia palustris</i>		X	X	OBL
Wing-Angle Loosestrife	<i>Lythrum alatum</i>	X		X	OBL
Wax-Mallow	<i>Malvaviscus arboreus</i>	X		X	FAC
Climbing Hempvine	<i>Mikania scandens</i>	X		X	FACW
Hair-Aw n Muhly	<i>Muhlenbergia capillaris</i>	X		X	FAC
Prairie Panic Grass	<i>Panicum brachyanthum</i>		X	X	FAC

TABLE 2: COASTAL PRAIRIE SPECIES LIST

SPECIES	SCIENTIFIC NAME	USFWS	LDWF	USGS	INDICATOR STATUS
Fall Panic Grass	<i>Panicum dichotomiflorum</i>		X	X	FACW
Maiden-Cane	<i>Panicum hemitomom</i>		X	X	OBL
Wand Panic Grass	<i>Panicum virgatum</i>	X	X	X	FAC
Golden Crown Grass	<i>Paspalum dilatatum</i>		X	X	FAC
Florida Crown Grass	<i>Paspalum floridanum</i>	X	X	X	FACW
Field Crown Grass	<i>Paspalum laeve</i>		X	X	FACW
Brown-Seed Crown Grass	<i>Paspalum plicatulum</i>	X	X	X	FAC
Slender Crown Grass	<i>Paspalum setaceum</i>	X	X	X	FAC
Vasey's Grass	<i>Paspalum urvillei</i>		X	X	FAC
Nodding Beardtongue	<i>Penstemon laxiflorus</i>	X		X	FAC
Stinking Camphorweed	<i>Pluchea foetida</i>	X		X	OBL
Maryland Milkwort	<i>Polygala mariana</i>	X	X	X	FACW
Candyroot	<i>Polygala nana</i>	X	X	X	FACW
Low Pine-Barren Milkwort	<i>Polygala ramosa</i>		X	X	OBL
Purple Milkwort	<i>Polygala sanguinea</i>		X	X	FAC
White-Leaf Mountain-Mint	<i>Pycnanthemum albescens</i>	X		X	FAC
Clustered Mountain-Mint	<i>Pycnanthemum muticum</i>	X		X	FAC
Narrow -Leaf Mountain-Mint	<i>Pycnanthemum tenuifolium</i>	X		X	FACW
Early Buttercup	<i>Ranunculus fascicularis</i>	X		X	FAC
Maryland Meadow -Beauty	<i>Rhexia mariana</i>	X	X	X	FACW
Angle-Stem Beak Sedge	<i>Rhynchospora caduca</i>	X	X	X	OBL
Short-Bristle Horned Beak Sedge	<i>Rhynchospora corniculata</i>		X	X	OBL
Globe Beak Sedge	<i>Rhynchospora globularis</i>		X	X	FACW
Clustered Beak Sedge	<i>Rhynchospora glomerata</i>		X	X	OBL
Tall Horned Beak Sedge	<i>Rhynchospora macrostachya</i>		X	X	OBL

TABLE 2: COASTAL PRAIRIE SPECIES LIST

SPECIES	SCIENTIFIC NAME	USFWS	LDWF	USGS	INDICATOR STATUS
Short-Beak Beak Sedge	<i>Rhynchospora nitens</i>		X	X	OBL
Fairy Beak Sedge	<i>Rhynchospora pusilla</i>		X	X	FACW
Narrow -Leaf Rose-Gentian	<i>Sabatia brachiata</i>		X	X	FAC
Pinewoods Rose-Gentian	<i>Sabatia gentianoides</i>		X	X	OBL
Fringed Nut-Rush	<i>Scleria ciliata</i>		X	X	FAC
Few -Flower Nut-Rush	<i>Scleria pauciflora</i>		X	X	FAC
Helmet-Flower	<i>Scutellaria integrifolia</i>	X		X	FAC
Eastern Blue-Eyed-Grass	<i>Sisyrinchium atlanticum</i>	X		X	FACW
Wrinkle-Leaf Goldenrod	<i>Solidago rugosa</i>	X	X	X	FAC
Spring Ladies'-Tresses	<i>Spiranthes vernalis</i>	X		X	FACW
American Snow bell	<i>Styrax americanus</i>	X		X	FACW
American Germander	<i>Teucrium canadense</i>	X		X	FACW
Pine-Barren Fluff Grass	<i>Tridens ambiguus</i>		X	X	FACW
Long-Spike Fluff Grass	<i>Tridens strictus</i>	X	X	X	FACW
Eastern Mock Grama	<i>Tripsacum dactyloides</i>	X		X	FAC
Giant Ironweed	<i>Vernonia gigantea</i>	X		X	FAC
Arrow -Leaf Violet	<i>Viola sagittata</i>	X		X	FACW
Lax-Leaf Yellow -Eyed-Grass	<i>Xyris laxiflolia</i>	X		X	OBL

TABLE 1: SOIL MAP UNIT COMPONENTS AND HYDRIC STATUS

Map Unit Name	Soil Series/ Component	Component Percentage	Hydric Status
Crowley-Vidrine complex, 0 to 1 percent slopes	Crowley	55-65	No
	Vidrine	30-35	No
	Edgerly	0-5	No
	Acadiana	0-5	No
	Frost	0-5	Yes
	Mowata	0-5	Yes
Mowata silt loam, 0 to 1 percent slopes	Mowata	80-90	Yes
	Crowley	0-10	No
	Frost	0-5	Yes
	Midland	0-5	Yes

APPENDIX A

NRCS PRIOR CONVERTED STATUS

APPENDIX B

JURISDICTIONAL DETERMINATION (MVN-2016-01011-SA)



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVENUE
NEW ORLEANS, LOUISIANA 70118

August 16, 2016

Operations Division
Surveillance and Enforcement Section

Mr. Lee Womack
Matrix New World
4451 Bluebonnet Boulevard, Suite E
Baton Rouge, Louisiana 70809

Dear Mr. Womack:

Reference is made to your request, on behalf of Lone Oak Capital Management, LLC, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Sections 8, 9, 16, and 17, Township 5 South, Range 1 East, Evangeline Parish, Louisiana (enclosed map). Specifically, this property is identified as the 446.88-acre Guillory Farms Tract and is located south of Bryan Road and north of Brangus Road.

Based on review of recent maps, aerial photography, soils data, and the information provided with your request, we have determined that this property is not in a wetland subject to Corps' jurisdiction. However, a Department of the Army permit under Section 404 of the Clean Water Act 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.

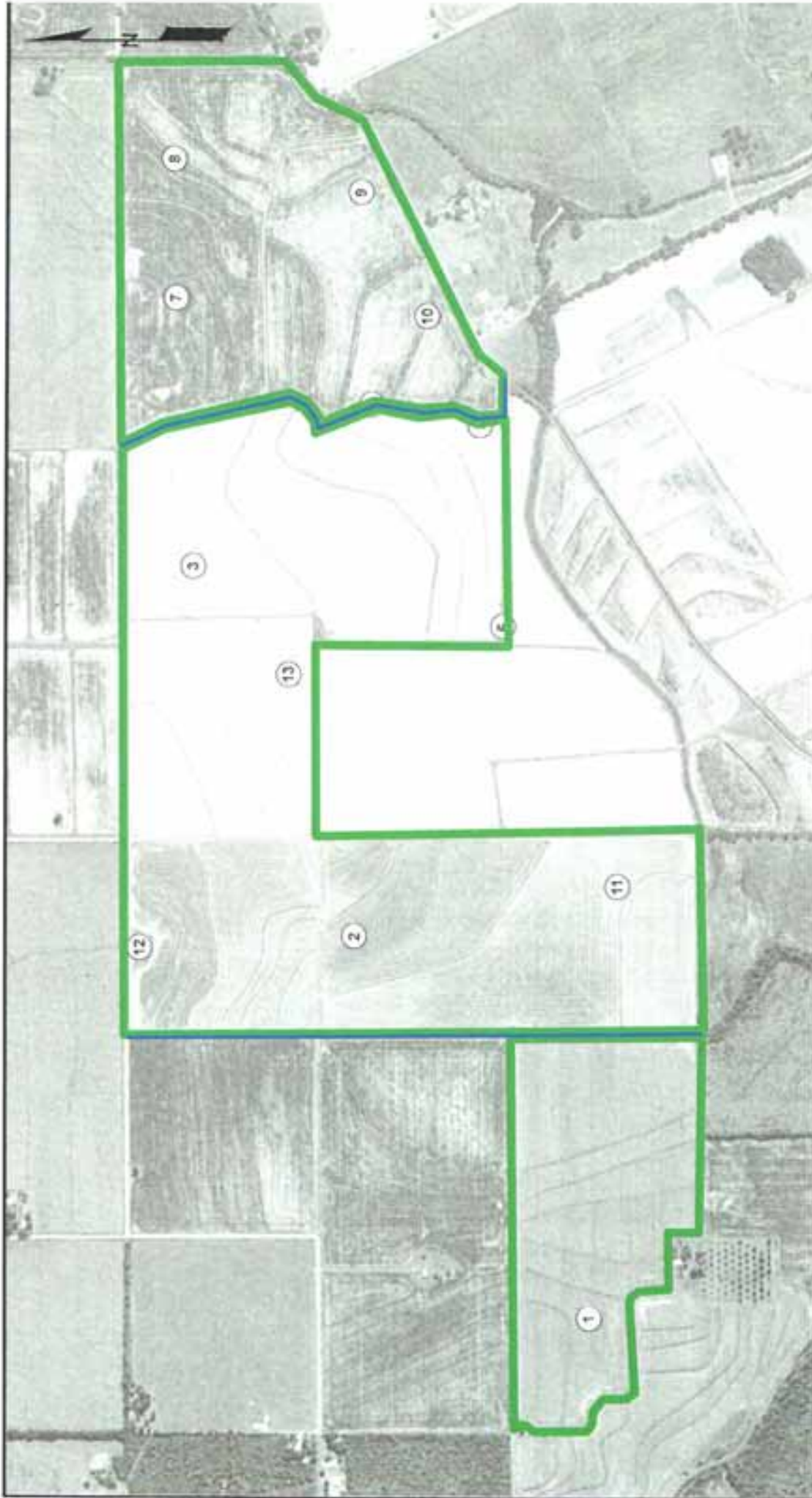
Additionally, federal projects are known to exist in this area that may require further engineering review prior to the initiation of any activities on this site. For more information, please contact Ms. Kayla LeBlanc of our Operations Division at (225) 492-2169.

Should there be any questions concerning these matters, please contact Mr. Kyle Gordon at (504) 862-1627 and reference our Account No. MVN-2016-01011-SA. If you have specific questions regarding the permit process or permit applications, please contact our Western Evaluation Section at (504) 862-2261.

Sincerely,

for Martin S. Mayer
Chief, Regulatory Branch

Enclosures



USACE

IN HOUSE, 15 AUGUST 2016
BOTANIST KYLE GORDON
 FOR WOMACK, LEE
 ACCOUNT # MVN-2016-01011-SA

- NON-WETLAND
- WATERS OF THE U.S.

U.S. ARMY CORPS OF ENGINEERS
PRELIMINARY
 JURISDICTIONAL DETERMINATION

Aerial Photograph

Wetland Data Report/Request for
 Preliminary Jurisdictional Determination
 Womack, Evangeline Parish, Louisiana

Lone Oak Capital Management, LLC

Geography Systems, LLC



MATRIXNEWORLD
 Engineering Program

Approved By	LAWY
Date	7/21/2016
Drawing No.	15-055-A-005

Source: Base map comprised of ESRI World Imagery.

APPENDIX C

BOUNDARY SURVEY

