



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

February 15, 2021

Operations Division
Special Project and Policy Team
Project Manager: Brandon Gaspard
Brandon.D.Gaspard@usace.army.mil
(504) 862-1280

SUBJECT: MVN-2020-00410-MG

PUBLIC NOTICE

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

The U.S. Army Corps of Engineers, New Orleans District, Regulatory Branch is soliciting comments from all interested parties on the development, utilization and long-term management of a proposed mitigation bank. The purpose of this mitigation bank is to provide compensatory mitigation for unavoidable impacts to wetland resources, including other waters of the United States, that result from projects authorized through the Department of the Army permit program.

PROPOSED AMITE BASIN UMBRELLA MITIGATION BANK IN EAST BATON ROUGE AND EAST FELICIANA PARISH

NAME OF APPLICANT: EcoSystem Renewal, L.L.C., obo HRI CP, L.L.C.; Attn: Danny Moran; 4520 South Sherwood Forest Boulevard, Baton Rouge, Louisiana 70816.

LOCATION OF WORK: The Hunt Tract is a 137.9 acre site located approximately 0.75 miles east of the Comite River, in Sections 46 and 47, Township 4 South, Range 1 East, East Baton Rouge Parish Louisiana, as shown on attached drawings.

Center of Location: Latitude: 30.679861° N, Longitude: 91.070791° W.
Hydrologic Unit Code: 08070202 – Amite River, Lake Pontchartrain Basin.

The Ewell Tract is a 141.3 acre site located on the east bank of Doyle Bayou, in Section 5, Township 4 South, Range 1 East, East Feliciana Parish, Louisiana, as shown on the attached drawings.

Center of Location: Latitude: 30.732016° N, Longitude: 91.128299 ° W.
Hydrologic Unit Code: 08070202 – Amite River, Lake Pontchartrain Basin.

CHARACTER OF WORK: HRI CP, L.L.C. is proposing restoration activities for the establishment of the Amite Basin Umbrella Mitigation Bank (ABUMB), including plugging of man-made drainage conveyances and the removal of field ditches at each site in order to restore more natural, historic water regime and surface hydrology. The ABUMB proposes to preserve, enhance, rehabilitate and re-establish bottomland hardwoods habitat on both the Hunt and the Ewell Tracts. Habitat appropriate tree species will be planted following the hydrologic restoration activities. All proposed mitigation credit identified as hardwood flats and bottomland hardwood in this restoration project are to be classified as bottomland hardwood per the Louisiana Rapid Assessment Method 2.0 Guidebook.

The comment period for the Department of the Army Permit 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 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.**

Corps of Engineers Permit Criteria

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

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public

interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

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

Utilizing the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, the Corps has determined that the proposed activity would have no effect on any species listed as endangered by the U.S. Department of the Interior.

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

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

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

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.

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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.

for Martin S. Mayer
Chief, Regulatory Branch

Enclosure



Prospectus for the
Proposed Amite Basin Umbrella Mitigation Bank
East Baton Rouge Parish & East Feliciana Parish, Louisiana

Sponsor:

HRI CP MB1, LLC.

4520 S. Sherwood Forest Blvd #104-241

Baton Rouge, LA 70816

Agent:

Ecosystem Renewal, LLC.

4520 S. Sherwood Forest Blvd #104-241

Baton Rouge, LA 70816



Prospectus for the Proposed
Amite Basin Umbrella Mitigation Bank
MVN-2020-00410-MG

East Baton Rouge Parish, Louisiana

February 2021

Sponsor:

HRI CP MB1, LLC

Danny Moran, Manager

4520 S. Sherwood Forest Blvd.

#104-241

Baton Rouge, LA 70816

Agent:



Danny Moran, President

4520 S. Sherwood Forest Blvd.

#104-241

Baton Rouge, LA 70816

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1. Introduction

HRI CP MB1, LLC (HRI1) – the Sponsor and EcoSystem Renewal, LLC (ECO) - the Agent have prepared this prospectus in accordance with 33 CFR § 332.8(d)(2) to establish and operate the Amite Basin Umbrella Mitigation Bank (AB UMB). The AB UMB is a cumulative ±276.4-acre proposed umbrella mitigation bank comprised of two distinct sites/tracts to provide compensatory mitigation for unavoidable impacts to "Waters of the United States" authorized through the issuance of Department of the Army (DA) Permits by the U.S. Army Corps of Engineers (USACE) New Orleans District (CEMVN) pursuant to Sections 9 and 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act of 1972.

The current owners of the AB UMB properties are the Hunt Brothers Real Estate, LLC tract consisting of approximately 137.9 acres located east of Zachary (**Hunt Tract**), Louisiana and the Edmond Q. Ewell, Jr. tract consisting of approximately 141.3 acres located east of Slaughter, Louisiana (**Ewell Tract**). The current owners intend to protect the AB UMB project areas by granting conservation servitudes as required by the USACE-MVN. HRI1 will be the sponsor and as such will construct, operate, monitor, and manage the Bank through its Agent, ECO. The tracts are in East Baton Rouge Parish and East Feliciana Parish, Louisiana.

1.1 Site Locations

The 137.9-acre **Hunt Tract** is approximately 0.75 miles east of the Comite River off of Tucker Road, centered at approximate Latitude 30.679861; Longitude -91.070791, with a frontage address of 22332 Tucker Road, Zachary, Louisiana 70791 located within Sections 46 & 47, T4S R1E, East Baton Rouge Parish, Louisiana. (**FIGURES 1 and 2**). Access to the site is via Plank Road (La. Hwy. 67), then east on Main Street (La. Hwy. 64), then, after crossing the Hwy. 64 Comite River Bridge, north on Tucker Road to the above municipal address.

The perimeter of the **Hunt Tract** is defined as shown on **Figure 3a** and described in **Table 1a** by the following coordinate in decimal degrees:

Table 1a Hunt Tract Property Boundary Coordinates			
Position	Location	Latitude	Longitude
1	North Property Corner	30.682097°	-91.069058°
2	East Property Corner	30.676303°	-91.064629°
3	Southeast Property Corner	30.673435°	-91.070704°
4	South Property Corner	30.673506°	-91.071608°
5	Southwest Property Corner	30.674242°	-91.071898°
6	East Property Corner	30.677320°	-91.076465°

The 141.3-acre **Ewell Tract** is located on the east bank of Doyle Bayou, approximately 0.8 miles east of the Louisiana Highway, centered at approximate Latitude 30.732016; Longitude -91.128299, and accessible through the property gate at the address of 4622 Highway 412, Slaughter, Louisiana 70791 located within Section 5, T4S R1E, East Feliciana Parish, Louisiana. (**Figures 1 and 2**). Access to the site is via La. Hwy 19, then east on Main Street in Slaughter, LA, then north on East Ave which turns east and becomes La. Hwy 412.

The perimeter of the **Ewell Tract** is defined as shown on **Figure 3b** and described in **Table 1b** by the following coordinate in decimal degrees:

Table 1b			
Ewell Tract Property Boundary Coordinates			
Position	Location	Latitude	Longitude
1	Northwest Property Corner	30.736798°	-91.132401°
2	Northeast Property Corner	30.736819°	-91.125059°
3	East Property Corner	30.732251°	-91.125032°
4	East Property Boundary	30.732254°	-91.125572°
5	East Property Boundary	30.730159°	-91.125572°
6	Southeast Property Corner	30.727203°	-91.127052°
7	Southwest Property Corner	30.727224°	-91.131502°

The western boundary of the site follows the eastern bank of Doyle Bayou (Figure 3b)

The proposed umbrella bank sites consist of approximately \pm 3.3 acres of other surface waters of the US that makes up cattle ponds and drainage ways on the site, \pm 169.2 acres of improved pasture, and \pm 106.7 acres of forested area including existing hardwood flats wetlands. The **Hunt Tract** contains \pm 117.9 acres of jurisdictional wetlands composed of both wet pasture and the forested hardwood flats. The current condition of the site is maintained by the system of swales through the site and the current farming and cattle raising practices in place. A Preliminary Jurisdictional Determination was issued by CEMVN for the site on June 26, 2020 confirming the extent of existing wetlands on the property (**Attachment B**). The **Ewell Tract** contains \pm 40.5 acres of jurisdictional wetlands composed of wet pasture and forested bottomland hardwoods. A Preliminary Jurisdictional Determination was issued for the site on May 1, 2020. **Figure 3a and 3b** shows a current aerial maps of the project sites. **Table 2** shows the existing habitat currently on each of the sites.

Table 2 Existing Habitat Types		
Habitat Types	Hunt Acres	Ewell Acres
Improved pasture	99.1	70.1
Forested Hardwood Flats	38.3	68.4
Other Surface Waters	0.5	2.8
Total Site Area	137.9	141.1

2. Project Goals and Objectives

2.1 Project Goals

The entire acreage of the Umbrella Bank will be protected through the granting of conservation servitudes. The goal of the AB-UMB is to re-establish and rehabilitate the site’s acres of wet pasture and hay fields to sustainable historic hardwood flatwoods and bottomland hardwood wetlands. The AB-UMB will also restore portions of upland hardwood inclusions and preserve the existing hardwood flatwoods and bottomland hardwood wetlands that are already established on the sites. The AB-UMB planned restoration activities will include plugging of larger man-made drains and the removal of field ditches at each site which will restore more natural, historic water regime and surface hydrology. The AB-UMB proposes to preserve, enhance, and restore the following wetland habitat types and acreages, as outlined below in **Table 3**. The mitigation area subtotal presented below in **Table 3** does not include the existing ponds and surface waters located on each of the site. These areas are included in the non-mitigation acreage in **Table 3** below.

Table 3 Proposed Habitat Type (post-restoration)					
Hunt Site			Ewell Site		
Proposed Habitat Type	Mitigation Method	Acres	Proposed Habitat Type	Mitigation Method	Acres
Bottomland Hardwood	Rehabilitation	88.0	Bottomland Hardwood	Re-establishment	35.1
Bottomland Hardwood	Preservation	36.4	Bottomland Hardwood	Rehabilitation	18.6
Upland Inclusion		13.0	Bottomland Hardwood	Enhancement	45.5
			Bottomland Hardwood	Preservation	22.1
			Upland Inclusion		17.0

Table 3					
Proposed Habitat Type (post-restoration)					
Hunt Site			Ewell Site		
Proposed Habitat Type	Mitigation Method	Acres	Proposed Habitat Type	Mitigation Method	Acres
Total Mitigation Area Subtotal		137.4	Total Mitigation Area Subtotal		138.3
Non-mitigation Acreage (pond)		0.5	Non-mitigation Acreage (surface water, pond)		2.8
Total Acreage Under Servitude		137.9	Total Acreage Under Servitude		141.1

The sponsor proposes to restore hydrology to the site with the placement of ditch blocks within some of the interior ditches of the two sites. The swales currently overtop and flood the adjacent pastures during high rain events or high-water events for both sites and the addition of ditch blocks within the swales will increase the frequency of inundation and duration of drawdown of the fields within the project boundaries.

The areas surrounding the banks are primarily pasture and agricultural lands with some existing forested lands, making the proposed bank valuable for water quality and wildlife. The vegetative and hydrologic restoration of the sites will increase habitat for wildlife and improve water quality by filtering and eliminating agricultural discharges and reducing nutrient runoff into nearby waterways. Existing areas of non-hydric soils and uplands will be restored along with the forested wetlands but will be classified as restored upland inclusions. Features such as access trails and set aside (reserved) areas will be maintained as non-mitigation acreage within the Bank. The purposes of these are to provide wildlife openings and to facilitate monitoring/maintenance activities associated with Bank establishment, long-term management and continued recreational use of the property. The details of the AB-UMB proposed bank restoration are described in Section 4.1 of this prospectus.

2.2 Project Objectives

The site restoration plan that is conceptually detailed in Section 4.1, is intended to increase wetland and aquatic habitat hydrological, ecological and wildlife functions. These increased functions are defined in terms of the following project objectives:

- Increase biodiversity by providing improvements in species movement (corridor function) and in nesting/spawning/breeding/feeding and loafing habitat.
- Provide habitat for wildlife, including threatened and endangered species by improving habitat functions, values and utilization through the re-establishment, preservation, and enhancement of native wetland community types.

- Provide for water quality enhancement through the re-establishment of overland flow, and uptake of nutrients from re-established, and enhanced wetland community types.
- Provide for nutrient attenuation and sediment retention by eliminating livestock grazing on the Bank.
- Provide for increased flood storage and attenuation through the installation of ditch blocks on internal ditching to allow overland flow of water.

3. Ecological Suitability of the Site/Baseline Conditions

3.1 Land Use

3.1.1 Historical Land Use

The Bank Sites are in the Comite River Watershed within the Amite River Basin. Based on information from aerial photography and field observations, it appears that sites and the surrounding areas historically supported hardwood flatwood in and around the Hunt site, and bottomland hardwood habitat within the Ewell Site. The 1941 aerial photography shows that sites were cleared for agricultural use. The sites historically supported forested wetland and were converted to improved pasture prior to the 1940s. The historical aerial photographs are attached as **Figures 4a and 4b**. All significant alterations to the site, including the clearing of land and the construction of ditches were completed prior to the first available aerial images from 1941. These alterations included the establishment of drainage ditches running perpendicular to each other throughout the site and draining into a larger drainage swale that runs from southeast to northwest through the middle of the **Hunt Brothers** site and into the Comite River, and drainage ditches that run eastward into Doyle Bayou on the eastern boundary of the **Ewell Tract**. Pre-impact hydrology was primarily attributed to backwater flooding from the Comite River and Doyle Bayou, rainfall, and sheet flow. Aerial photography suggests that AB-UMB historically drained from east to west to the tributaries of the Comite River, to the Comite River, and then to the Amite River.

3.1.2 Existing/Current Land Use

The major land use on AB-UMB consists primarily of agricultural fields used for the grazing of cattle and hay production. Currently the cattle are raised for beef production. Prior utilization included active dairy farming and milk production. Adjacent to and within one mile of the Sites land uses includes Mixed Forest, Forested Wetlands, Hay/Pasture, Low Intensity Developed, and Open Water (the Comite River). The **Hunt Tract** has a common boundary at the south-southwest corner shared with the Zachary Mitigation Bank - Comite Flats II restoration site. See **Figure 5a and 5b** for the existing and surrounding land uses of the site. Representative photographic documentation of both sites is provided as **Attachment B**.

3.2 Soils.

3.2.1 Hunt Soils

USDA GIS mapped hydric soils for East Baton Rouge Parish, Louisiana depicts the majority of the **Hunt Tract** as underlain by the hydric soil series Gilbert silt loam, 0 to 1 percent slopes. Portions of the site are also underlain by Oprairie silt, 0 to 1 percent slope. Satsuma silt, 1 to 3 percent slopes, Scotlandville silt, 0 to 1 percent slope, Calhoun silt loam, 0 to 1 percent slopes, Deerford-Verdon complex, 0 to 1 percent slopes, and Ouachita, Ochlockonee, and Guyton soils, nearly level to undulating, frequently flooded. The Gilbert, Calhoun, Deerford-Verdon, Oprairie, Ouachita, Ochlockonee, and Guyton soil series are listed as hydric soils in Soil Mapping Units and Hydric Soils Designations of Louisiana. Though Satsuma silt and Scotlandville silt are listed by the NRCS as non-hydric, portions of these mapped units on the site are supporting wetland hydrology, vegetation, and hydric soil indicators. See **Attachment A** for the extent of wetlands currently on the site. On-site verification of the soil classifications was performed by NRCS soil scientists on site, March 27th, 2020, to verify the extent of the listed soils series throughout the bank area (**Attachment B, Figure 6a**).

3.2.2 Ewell Soils

The USDA GIS mapped hydric soils depicts that nearly all the **Ewell Tract** is underlain by the hydric soil series Calhoun and Cascilla silt loam, 0 to 2 percent slopes, which are frequently flooded. A small area on the eastern boundary of the site contains Olivier Silt Loam, 1 to 3 percent slopes, and a portion of the north section of the site contains Calhoun Silt Loam, 0 to 1 percent slopes. The majority of the site acres contains mapped hydric soils according to the USDA GIS layers. During the preliminary JD, all wetland datapoints contained depleted matrix as the hydric soil indicator present. See **Attachment A** for the extent of wetlands currently on the site.

3.2.3 Soil Descriptions

Gilbert silt loam soils (GeA, 85% hydric rating): The USDA soil series description characterizes this series as consisting of very deep, poorly drained, slowly permeable soils formed from mixed loess and loamy sediments of late Pleistocene Age. These soils are predominately located in level or nearly level areas and depressions. Slopes range from 0 to 1 percent. These soils exhibit slow runoff and permeability. A perched water table typically occurs during the winter and early spring at ground surface to a depth of 1.5 feet below the surface. Historically, these soils series were wooded with typical bottomland hardwood species of oaks, elm, sweetgum, honey locust and pine, most likely loblolly. These soils now occur in predominately cleared areas used for cropland or pasture lands. Unless limed, these soils are medium to very strongly acidic in the A-horizon.

Oprairie soils (OpA, 2 % hydric rating): This soils series is described by the USDA as somewhat poorly drained soils formed in loess deposits. These soils are typically located on silty upland terraces of the Pleistocene age and distribution is throughout southeast Louisiana in southern Mississippi Valley silty uplands. Slopes range from 0 to 3 percent. These soils exhibit low to medium runoff and low permeability and are used for pasture or urban development.

Calhoun silt loam soils (CcA, 90 % hydric rating): The Calhoun series consists of level, poorly drained, slowly permeable soils. These soils formed from loess or loess-like material with low sand content. They mainly are at low local elevations on Pleistocene age terraces, and less commonly on flood plains. Slopes range from 0 to 1 percent.

Deerford-Verdon soils (DaA, 10% hydric rating): The Deerford series consists of very deep, somewhat poorly drained, slowly permeable soils that are high in exchangeable sodium. These soils formed in silty Coastal Plain sediments with low sand content on late Pleistocene age terraces. Slopes range from 0 to 2 percent.

Ouachita, Ochlockonee, and Guyton soils (OUA, 65 % hydric rating): The Ouachita series consists of deep, well drained, moderately slowly permeable soils that formed in loamy alluvium. These, level to nearly level, soils are on flood plains and natural levees along streams in the Western Coastal Plains. Slopes range from 0 to 3 percent. GEOGRAPHICALLY ASSOCIATED SOILS: These include the Amy, Guyton and Ochlockonee. Guyton soils, which occur on lower flood plains, have an argillic horizon and are poorly drained. Ochlockonee soils, which occur on similar landscape positions, are in a coarse-loamy particle size class.

Satsuma silt (SaB): The Satsuma series consists of somewhat poorly drained soils that formed in mixed loess and loamy stream terrace deposits of Late Pleistocene Age. Permeability is moderate in the upper part of the subsoil and slow in the lower part of the subsoil. Slopes range from 1 to 3 percent.

Scotlandville silt (SnA): The Scotlandville series consists of somewhat poorly drained, moderately permeable soils that formed in loess deposits. These soils are on terraces of Pleistocene age. Slopes range from 0 to 8 percent.

Olivier silt loam (Ob): The Olivier series consists of somewhat poorly drained, slowly permeable soils that formed in loess. These soils have a brittle fragipan in the lower part of the subsoil. They are on terraces of Pleistocene age. Slopes range from 0 to 5 percent.

The above information is generated from the USDA-NRCS certified data as of the version date(s) listed below:

Soil Survey Area: East Baton Rouge Parish, Louisiana.

Survey Area Data: Version 15, Sep 11, 2019.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
Date(s) aerial images were photographed: Oct 6, 2016—Dec 11, 2017.

3.3 Hydrology

3.3.1 Contributing Watershed

The AB-UMB sites are located within the Amite River Basin, (hydrologic cataloging unit 08070202) and within the larger 080702 (Lake Maurepas) hydrologic Unit. The sites also are within the East Gulf Coastal Plain Level III Ecoregion and greater Pontchartrain basin. Locally, the sites occur within the Comite River sub basin, a tributary of the Amite River and a state designated Natural and Scenic Waterway. The Comite River is located approximately 0.5 miles to the northwest of the **Hunt Tract**. A portion of the **Hunt Tract** currently drains to the northwest directly into the Comite River, and a portion drains to the southeast off site into an area of hardwood flats. The **Ewell Tract** drains mainly to the east into Doyle Bayou, a tributary to the Comite River, with a small portion of the site draining to the west into an area of bottomland hardwoods. Refer to **Figure 1** for the location of the restoration area and **Figure 7** for the proposed service area of the bank which depicts the hydrologic units the bank will support.

3.3.2 Historical Hydrology and Drainage Patterns

Alterations to the hydrologic function of the sites of the AB-UMB have occurred prior to 1941 and are maintained to the present day. Had the two sites not been converted to agricultural use and pastureland, they likely would have remained forested as bottomland hardwoods and hardwood flats. Based on the elevation obtained from Louisianan State University Dept. of Geography & Anthropology's online Atlas Lidar resource, the historic hydrologic flow of the sites consisted of sheet flow across the sites **Figure 8a and Figure 8b** depicts the LIDAR elevations of each site. The current drainage flow of each site is depicted in **Figure 9a and Figure 9b**.

3.3.3 Existing/Current Hydrology and Drainage Patterns

Drainage alterations present on the **Hunt Tract** of the AB-UMB consists of a main drainage swale through the center portion of the site and several very shallow drainage swales that feed into the main swale from the open pastures. The overland flow of the site is currently into the main drainage swale that runs from the northwest to the southeast. The norther portion of this drainage swale on the site flows northwest and into the Comite River, and the remaining length of the swale flows to the southeast off-site in forested flatwood wetlands. During periods of high rain events and of high-water levels within the Comite River, the drainage swales spread out into the adjacent pastures and inundate the area.

The alterations present on the **Ewell Tract** include drainage swales that drain the cleared pasture areas to the west into Doyle Bayou at several locations. The western and northern portions of the site drain according to the site elevations to the west from the pasture fields into an area of established hardwood forest. The proposed restoration will increase the frequency and duration that water will remain in the pasture fields within the sites before draining into the adjacent tributaries. **Figure 10a and Figure 10b** depicts the drainage flow after the proposed restoration activities occur.

3.3.4 Jurisdictional Wetlands

A preliminary jurisdictional wetland determination was performed on the **Hunt Tract** on February 18th and 19th, 2020 to determine the extent and location of wetlands present on the site. The findings from this determination and data were approved by CEMVN on June 26, 2020, MVN-2-2—00410-ST. This determination found that the site currently contains 117.9 acres of jurisdictional wetlands and 0.5 acres of non-wetland waters. The wetland acres include large portions of the open pastures as well as forested hardwood flats within the site boundary.

The preliminary jurisdictional wetland determination for the **Ewell Tract** was performed on November 12th, 2019 and approved by DEMVN on May 1st, 2020. The determination found that the **Ewell Tract** contains 40.49 acres of jurisdictional wetlands and 2.78 acres of non-wetland waters. The wetland acres included portions of both the open pasture and forested hardwood areas of the site. The wetland determination received from CEMVN is included as **Attachment A**.

3.4 Vegetation

3.4.1 Historical Plant Community

As evidenced by surrounding, and on-site hardwood flatwood wetlands (Hunt site), and bottomland hardwood wetlands (Ewell site), the AB-UMB sites will be restored predominately to the historic hardwood flatwoods and bottomland hardwood wetland that likely occurred prior to being converted to agricultural use. Lower elevations of the Sites will be re-established with, elm-ash sugarberry, overcup oak-bitter pecan, and cypress bottomland hardwood forested wetlands, with a diversity of predominant species characteristic of these habitat types and species associations. Wet hardwood flatwoods, as defined in the *Natural Communities of Louisiana* and electronically published by the LDWF and LNHP, are wetland community associations that occur within the East Gulf Coastal Plain Southern Loblolly-Hardwood Flatwoods ecosystems on hydric soils on poorly drained flats, depressions and small drainages (slashes), and are generally not affected by overbank flooding. Wet hardwood flatwoods are typically found on silt loams and clays while pine-hardwood flatwoods more typically occur on hydric acidic silt loams such as the Encrow, Gilbert and Springfield soil series. Wet hardwood flatwoods historically occurred within East Baton Rouge Parish. Elm-

ash-sugarberry bottomland hardwood forest community types occur throughout the state of Louisiana, predominately within the Mississippi River and Red River Alluvial Plains.

Bottomland hardwood forest is also an important habitat type within the Eastern Gulf Coastal Plain and occurred in portions of both sites. Bottomland hardwood forests are alluvial wetlands that occupy broad floodplain areas associated with river systems. These wetlands experience fluctuating water level ecosystem characterized by a hydrologic regime of alternating wet and dry periods. They are important habitats for the maintenance of water quality and provide productive habitat for a variety of flora and fauna.

As described in the LNHP *Natural Communities of Louisiana*, common over story trees bottomland hardwoods, and hardwood flatwoods wetland habitats include loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), willow oak (*Quercus phellos*), laurel oak (*Quercus laurifolia*), overcup oak (*Quercus lyrata*), Pignut hickory (*Carya glabra*), shagbark hickory (*Carya ovata*), green ash (*Fraxinus pennsylvanica*), Carolina ash (*Fraxinus caroliniana*), American elm (*Ulmus Americana*), cedar elm (*Ulmus crassifolia*), hackberry (*Celtis laevigata*), American beech (*Fagus grandifolia*), southern magnolia (*Magnolia grandiflora*), sweet gum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), swamp blackgum (*Nyssa biflora*), black gum (*Nyssa sylvatica*), cherrybark oak (*Quercus pagoda*), swamp chestnut oak (*Quercus michauxii*). Within the midstory, swamp privet (*Forestiera acuminata*), planar tree, or water elm (*Planera aquatica*), swamp dogwood (*Cornus foemina*), mayhaw (*Crataegus opaca*), greenhaw (*Crataegus viridis*), persimmon (*Diospyros virginiana*), snowbell (*Styrax Americana*), elderberry (*Sambucus canadensis*), wax myrtle (*Myrica cerifera*) and in wetter areas buttonbush (*Cephalanthus occidentals*) are common. Palmetto (*Sabal minor*) can be thick in the under story. Many species of vines are also common such as muscadine (*Vitis rotundifolia*), trumpet creeper (*Campsis radicans*), and greenbrier (*Smilax* spp.) are also quite abundant. Important herbaceous ground cover and fern plants including netted chain fern (*Woodwardia areolata*), southern shield fern (*Thelypteris palustris*), royal fern (*Osmunda regalis*), spider lily (*Hymenochallis liriosome*), trailing yellow loosestrife (*Lysimachus radicans*), lizard's tail (*Saururus cernuus*), coastal rose gentian (*Sabatia calycina*) low spearwort (*Ranunculus pusillus*) and ironweed (*Vernonia gigantea*).

3.4.2 Existing Plant Community

Approximately 99.1 acres of the AB-UMB **Hunt Tract** and 70.1 acres of the **Ewell Tract** is currently in use as pastureland for cattle production. These pastures are maintained and are largely free from trees shrubs and other woody vegetation. The areas are predominantly pasture grasses such as Bahia (*Paspalum notatum*), rye grass (*Lolium perene*) intermixed with some hydrophitic vegetation in the wetland portions of the pasture such as lamp rush (*Juncus effusus*), pennywort (*Hydrocotyle umbellata*), white clover (*Trifolium repens*), bulbous crowfoot (*Ranunculus bulbosus*), crowngrass (*Paspalum dilatatum*), and thistle (*Cirsium horridulum*). One of these

pasture fields (southwest field of **Hunt Tract**) contained a monoculture of rye grass. The farmer maintains this field free from other species by actively spraying the field for weed control to prevent other species from recruiting, even in the wetland portions of the field.

The **Hunt Tract** also contains approximately 38.3 acres of established forested hardwood flats. These areas occur mainly adjacent to the southeast boarder of the site and connected to the adjacent forested hardwood flats communities off-site. There are also a few isolated forested wetland areas along the northern border of the site. These forested areas consist of a canopy of water oak (*Quercus phellos*), red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*), and American elm (*Ulmus americana*). The majority of these trees are between 5-15" diameter at breast height (dbh). The shrub stratum within these forested sections is sparse due to livestock grazing but contain similar species to the canopy stratum. The understory is dominated by Louisiana iris (*Iris hexagona*), maiden cane (*Panicum hemitomon*), lamp rush, as well as some other obligate groundcover species.

The **Ewell Tract** contains approximately 68.4 acres of bottomland hardwood associated with Doyle Bayou that runs north to south along the western boundary of the site. This forested area contains an overstory of willow oak, green ash, red maple, American elm, bitter pecan, water oak, swamp chestnut oak, and Chinese tallow (*Triadica sebifera*). The understory of the forested area is typical for bottomland hardwood forests including broom-like sedge (*Carex bromoides*), dwarf palmetto (*Sabal minor*), and lizard tail (*Saururus cernuus*).

3.5 General Need for the Project in this Area

In addition to providing compensation for unavoidable impacts associated with commercial, residential and industrial developments; the proposed Bank will serve to mitigate for potential impacts associated with linear projects such as pipelines and roadways in the already highly industrialized and populated Lake Ponchartrain Basin. In addition to these impacts, the CEMVN currently has three separate projects within the Lake Pontchartrain Basin that will require BLH and bald cypress swamp (Swamp) mitigation by April 2023. The proposed Comite River Diversion Project will require a minimum of 690 acres of BLH mitigation and is expected to be completed by February 2022. The proposed East Baton Rouge Flood Risk Reduction Project will require a minimum of 430 acres of BLH mitigation and is expected to be complete by February 2023. The proposed West Shore Lake Pontchartrain project will require a minimum of 150 acres of BLH mitigation and a minimum of 2,020 acres of Swamp mitigation and is anticipated to be complete in April 2023. These three projects combined will need a minimum of 1,270 acres of BLH and 2,020 acres of Swamp mitigation within the next four to five year.¹

¹ Information presented by the CEMVN at the CEMVN Compensatory Mitigation Industry Day on

Local, state and federal officials announced August 7, 2019 they had come up with a way to complete a long-discussed but never-funded plan to dredge and widen 66 miles of waterways and reduce the flooding risk along five main drainage canals in East Baton Rouge Parish.²

The state of Louisiana and the cities of Baton Rouge and Central will supply about \$65 million in local matching funds necessary to tap federal dollars for the \$225 million U.S. Army Corps of Engineers project. The work will begin next year and take four years to complete.

The parish's Flood Risk Reduction Project will involve dredging, widening, and upgrading portions of Bayou Fountain, Beaver Bayou, Blackwater Bayou, Jones Creek and Ward Creek.

Development of wetland restoration sites such as the AB-UMB in an area of increasing development and urbanization will provide an important resource for storm water retention and flood storage. Major soil resource concerns include water erosion, maintenance of organic matter content and productivity, and management of soil moisture. Forested wetland restoration projects such as the proposed Bank serve to increase the amount of precipitation interception and increase flood/storm water retention time. These functions serve to reduce potential erosion hazards and aid in the accumulation and maintenance of soil organic matter (carbon sequestration).

The restoration and reforestation of the Bank near larger tracts of forested lands will provide benefit to various species of wildlife such as Nearctic-neotropical migrant birds. Twedt et al. (1999) lists 14 forest breeding species of high concern. The planting and management of densely spaced seedlings will provide structural diversity within large forested landscapes, which is an identified strategy for recruiting breeding populations of scrub-dwelling (thamnic) and silvicolous (woodland) bird species (Twedt et al. 1999; Twedt et al. 2010).

4. Establishment of a Mitigation Bank

4.1 Site Restoration Plan

The proposed mitigation bank will restore approximately 245.7 acres of bottomland hardwood wetland habitat. The 137.9-acre **Hunt Tract** will rehabilitate 88 acres of wet pasture and hay fields to sustainable historic hardwood flatwoods wetlands, preserve 36.4 acres of historic hardwood flatwoods wetlands, and restore 13 acres of upland inclusions. The **Ewell Tract** will re-establish 35.1 acres, rehabilitate 18.6 acres, enhance 45.5 acres, preserve 22.1 acres of bottomland

September 7, 2018 and available at the following URL:

<https://www.mvn.usace.army.mil/Portals/56/docs/PD/Projects/Agenda%20Slide%20Mitigation%20Industry%20Day.pdf>

² https://www.theadvocate.com/baton_rouge/news/article_252de14a-b8c4-11e9-af00-37bfa20da4eb.html

hardwood, and restore 17 acres of upland inclusions. The restored acreage will be used to compensate for unavoidable wetland impacts within the Lake Ponchartrain Basin watershed. To accomplish this task, the Sponsor shall complete the following soils/hydrologic and habitat work.

4.1.1 Soils/Hydrologic Work

The current man-made ditch system on both sites is designed to facilitate drainage of water off the property. In order to restore wetland conditions as well as historic hydrologic characteristics, we are proposing to place earthen ditch blocks within the drainage ditches located on each site (**Figure 10a & Figure 10b**). This will include the northwest-southeast drainage ditch and backfill to remove minor man-made ditches within the **Hunt Tract**, and the east to west drainage ways of the **Ewell Site** that lead into Doyle Bayou. These alterations will impede runoff from the property, restore the sheet flow regime, and re-establish the historic saturated to slightly inundated hydroperiods typical of bottomland hardwood, hardwood flatwood wetlands. The hydrologic restoration plan (**Figure 10a and Figure 10b**) depicts locations where hydrologic alterations are proposed.

Ditch blocks and backfilling of minor field ditches will eliminate drainage of runoff through these conveyances off-site, thus distributing runoff more evenly across the Site and resulting in the re-creation of historic overland flow conditions. By ditch blocking, the amount and force of the water currently discharging from these ditches will be dispersed over a broad area, resulting in increased water storage in the on-site depressional areas and slower movement of water across the Site via overland flow, thereby increasing retention of water on-site for longer periods and providing for greater biological treatment of runoff from the Site. Typical profiles for ditch backfill areas and ditch blocks are provided in **Figure 11**.

The ditch blocks will be constructed to match the surrounding natural grade on either side of the ditches using materials currently stockpiled on-site around the man-made cattle watering ponds or existing spoil present along the ditches. Any additional materials for backfilling beyond those provided by existing on-site spoil will be scraped from the upland areas as needed. No offsite material will be imported into the floodplain of either site. The minor ditches to be backfilled will also be completed to match the natural grade surrounding the ditches to facilitate sheet flow. A Department of the Army (DA) 404 permit application for the proposed ditch blocks and backfilling of ditches will be submitted simultaneously with the submission of this prospectus.

4.1.2 Vegetative Work

The vegetative restoration of the AB-UMB will be accomplished by planting of appropriate and desirable wetland tree species typical of the targeted mitigation types (**Figure 12a & 12b**), control of nuisance and exotic invasive species, and through natural recruitment. After hydrologic

restoration has occurred on the site vegetative restoration plantings of appropriate wetland vegetation for the intended habitat type will occur during the winter months (December, January, and/or February). Nuisance and exotic invasive species control will occur as needed during the development of the bank, with treatments generally taking place in late summer to early fall months (August-October). Additional details for each proposed habitat type are presented below.

4.1.2a Bottomland Hardwood Re-establishment and Rehabilitation

Approximately 88 acres of hardwood wetlands are proposed for rehabilitation on the **Hunt Tract** of the AB-UMB (**Figure 12a**), and 18.6 acres of rehabilitation and 35.1 acres of re-establishment on the **Ewell Tract** for a total of 141.7 acres. The existing pasture ditches of the **Hunt Tract** will be backfilled and leveled to allow for appropriate ground elevations for the establishment of appropriate hardwood wetland species (**Table 4**) and associated hydrophitic herbaceous species. The ditch blocks that will occur on both sites of the bank will similarly be leveled to match surrounding ground elevations to allow for the establishment of wetland species on the earthen ditch blocks. Additional site preparation and plantings for vegetative restoration are outlined below:

- Prior to planting, the sites will be prepared as needed (burning, subsoiling, mowing, disking, or herbicide application) to facilitate planting. To the maximum extent practicable ruts shall be removed in order to restore natural surface contours. Resultant ground elevations will be appropriate for the establishment and maintenance of wetland vegetation.
- Restoration activities will be through planting an appropriate species mixture characteristic of Hardwood Flatwood and Bottomland Hardwood Forest community types during the planting season from December to February.
- Seedlings will be planted on 9-foot centers for an initial stand density of at least 538 seedlings per acre. The anticipated schedule for planting is the 2021-2022 planting season. A mixture of at least 60 percent hard-mast and a maximum of 40 percent soft-mast-producing commercially available species identified by a registered forester or biologist as having a high probability of survival will be selected and planted from the species list outlined in **Table 4**. Bald cypress will also be utilized for planting, as commercially available, within the pond areas.

Major species' associations typical of wet hardwood flatwoods, and bottomland hardwood community types and their topographic position are the basis for the suggested planting zones outlined in **Table 5**. The topographic positions of the various proposed planted species are intended to mimic the natural landscape, composition and spatial distribution associated with

each species' physiology as well as their saturation/inundation preference for this region. Sound guidelines for restoring bottomland hardwood forests authored by Allen et al. (2001) were published through the United States Geological Survey technical report series and were recently revised in 2004. This guidance was referenced for determining species placement per topographic zone relative to their flood/saturation tolerance.

Determination of species and planting zones were also based on community descriptions for bottomland hardwood wetlands, and wet hardwood flatwoods from the *Natural Communities of Louisiana* electronically published by the LDWF and LNHP. Species composition for planting will be chosen from those species listed below in **Table 4**.

Table 4		
Species Proposed for Rehabilitation and Re-establishment Areas		
Common Name	Scientific Name	AGCP Wetland Indicator Status
Hard Mast Species		
Nuttal Oak	<i>Quercus texana</i>	FACW
Bitter Pecan/Water Hickory	<i>Carya aquatica</i>	OBL
Overcup Oak	<i>Quercus lyrata</i>	OBL
Willow Oak	<i>Quercus phellos</i>	FACW
Cherrybark Oak	<i>Quercus pagoda</i>	FACW
Laurel Oak	<i>Quercus laurifolia</i>	FACW
Soft Mast Species		
Bald cypress	<i>Taxodium distichum</i>	OBL
Green Ash	<i>Fraxinus pennsylvanica</i>	FACW
American Elm	<i>Ulmus americana</i>	FAC
Common Persimmon	<i>Diospyros virginiana</i>	FAC
Sugarberry	<i>Celtis laevigata</i>	FACW
Sweetgum	<i>Liquidambar styraciflua</i>	FAC

4.1.2b Bottomland Hardwood Enhancement

The AB-UMB **Ewell Tract** contains approximately 46 acres of currently forested area that were not classified as wetland during the preliminary JD. These areas lacked either the hydrology or vegetation to be called wetland at the time of the site work. These areas will be enhanced by the restoration of hydric conditions that will occur with the site restoration work. Additionally, these areas will be cleared of nuisance/exotic vegetation such as Chinese tallow and interspersely planted with appropriate bottomland hardwood wetland species (**Table 4**).

4.1.2c Bottomland Hardwood Preservation

There are approximately 58.8 acres within the AB-UMB that are currently forested bottomland hardwood and hardwood flats and are proposed for preservation (**Figure 12a & 12b**). These areas consist of mature hardwood species with land elevations that will support the existing habitat type after hydrologic restoration of the AB-UMB site occurs. These areas are largely clear of nuisance/exotic vegetation. However, if identified in these areas, undesirable and nuisance/exotic vegetation will be cleared to reduce competition with desirable species. Efforts will be made to limit and/or exclude mechanical work within this portion of the site to avoid impacts to the current conditions of the area.

4.1.2d Upland Inclusions

The areas of each site that are believed to remain as upland inclusions for the site, either because of topographic relief, location, or underlying soils will be vegetatively restored along with the other habitat types through the sites. These areas total 30 acres between the two sites of the proposed ABUMB and will be planted with species from Table 4 with a wetland indicator status of FAC or FACU. This area will include the planting of FACU species such as white oak (*Quercus alba*).

4.1.2e Planting Zones and Species Associations

Table 5 lists the dominant and subdominant hardwood species and associates that will be planted, as commercially available, within each planting zone. Hardwood species that are better adapted to prolonged inundation or have a higher tolerance to greater flooding frequency will be planted within the elm-ash-sugarberry and overcup oak-bitter pecan zones bordering the natural drain and within the current wetland areas on the south end of the property. Species that thrive best in semi-permanently to permanently inundated and or saturated conditions such as bald cypress will be planted within the re-graded surface water pond areas within the cypress planting zone.

Table 5			
AB-UMB Species Associations by Planting Zones			
Planting Zone	Dominant Species	Subdominant Species	Acres
Elm-Ash-Sugarberry	American Elm	Nuttall Oak	
	Green Ash	Bitter Pecan	
	Sugarberry	Common Persimmon	
Overcup Oak - Bitter Pecan	Overcup Oak	Green Ash	
	Bitter Pecan	Nuttall Oak	
		Common Persimmon	
Red Oaks - White Oaks Mixed	Laurel Oak	Sweetgum	
	Cherrybark Oak	Nuttall Oak	
	Willow Oak	Wax Myrtle	
Upland	Cherrybark Oak		
	White Oak	Wax Myrtle	

Additional considerations that will be made for the vegetative restoration of the AB-UMB site are listed below:

- In the event that seedling availability that renders a discrepancy of more than five (5) percent from the desired mixture of hard mast to soft mast species, CEMVN approval to modify the plan will be requested.
- Tree Species Composition: Approximately 60% hard mast to 40% soft mast ratio shall be planted.
- Planting requirements: To the extent possible, one to two-year old seedlings grown from locally acquired seed will be used. Seedlings will be stored and handled appropriately and will be planted during the non-growing season (December 15 to March 15).
- Site Management Following Planting: a) Competing vegetation in the immediate vicinity of seedlings will be controlled, as needed, using chemical and/or mechanical means, for the first two years following planting. b) Chemical and/or mechanical control of nuisance or exotic invading noxious tree and shrub species, such as Chinese tallow, Chinese privet, *Baccharis halimifolia* (salt bush), locust and black willow shall be undertaken on an ongoing basis after planting but may be discontinued when the planted community reaches an appropriate stage of development.

4.2 Technical Feasibility

The construction work required to develop the proposed Bank is based on experience and currently accepted restoration methods and is technically feasible. The Agent and members of the Sponsor have successfully implemented the restoration of the adjacent and nearby Zachary Mitigation Umbrella Bank's Comite I Restoration Site and Comite II Restoration Site. The construction work for the Bank site will be consistent with the Zachary Mitigation Umbrella Bank sites and will consist of 1) site preparation, 2) degrading, plugging, and filling manmade ditches, swales, and drainage features, and 3) reforestation. The relatively low landscape position and the presence of hydric soils indicate that minimal soil work will be required for successful restoration of wetland hydrology. The existence of forested wetlands within and adjacent to the Bank also suggest a high potential for successful restoration. Rendering artificial drainage ineffective will restore a more natural, historic water regime.

4.3 Current Site Risks

Because of the AB-UMB location and proximity to rapidly developing communities such as the cities of Central and Zachary there is the immediate threat of conversion of the property to a more intensive land use such as residential or commercial development on the sites. Existing agricultural and conservation land uses on adjacent properties are expected to continue. The proposed use of the AB-UMB for wetland restoration and conservation purposes is consistent with existing, adjacent land uses. Zoning or existing ordinances are not present that could affect the proposed bank or operation. There is no proposed development of lands adjacent to the bank that the Sponsor has knowledge of. There are no known powerline or natural gas line right of ways that transect the site that would need to be excluded from the restoration activities.

4.4 Long-Term Sustainability of the Site

The proposed hydrologic restoration at the AB-UMB is self-sustaining with inspections of the earthen ditch blocks being performed on a regular basis in conjunction with vegetative monitoring activities. Any repairs to these earthen ditch blocks that may be required will be performed immediately after discovery to ensure the integrity and the successful functioning of the ditch blocks. Water monitoring devices or piezometers will be placed within the project site to monitor the water retention of the restored areas and ensure that the hydrology of the site is developing as intended. The location of these gauges will be chosen, with consultation of the IRT, and installed prior to vegetative restoration of the site. Periodic treatment of nuisance/exotic species will occur to ensure the site is meeting the performance measures required in the UBI.

5. Proposed Service Area

The AB-UMB site is located within the Amite River Basin USGS 8-digit hydrologic cataloguing unit (HUC 08070202). The proposed service area (Figure 7) was determined using a watershed and ecoregion approach per existing DEMVN policy in the recently published Louisiana Rapid Assessment Method 2.0 (LRAM). When considering offsets to bottomland hardwood, bald cypress/tupelo swamp and pine flatwoods savannah, the CEMVN utilizes the Louisiana watershed basins, as defined by the LDEQ source data (LOSCO, 2004). The AB-UMB location within the Amite River Basin HUC falls within the LDEQ-defined Ponchartrain Watershed.

6. Operation of the Mitigation Bank

6.1 Project Representatives

Sponsor: *HRI CP MB1, LLC*
Danny Moran, Manager
4520 S. Sherwood Forest Blvd. #104-241
Baton Rouge, Louisiana, 70816
(225) 928-5678
DMoran@ecosystemrenewal.com

Agent: *Ecosystem Renewal, LLC.*
4520 S. Sherwood Forest Blvd. #104-241
Baton Rouge, Louisiana, 70816
(225) 928-5678

Landowners: *Hunt Brothers Real Estate, LLC*
Hal Hunt, Member
22332 Tucker Road
Zachary, LA 70791-0000
205-310-4131

AND

Edmond Quirk Ewell, Jr.
3450 Main Street
Zachary, LA 70291
225-324-3376

6.2 Qualifications of the Sponsor

Members of the HRI1 and ECO team have over 30 years of combined experience in ownership and operation of mitigation banks in the New Orleans, Vicksburg, and Galveston Districts of the Corps of Engineers.

6.3 Proposed Long-Term Ownership and Management Representatives

HRI1 will serve as the sponsor represented by its agent, EcoSystem Renewal, LLC. Hunt Brothers Real Estate, LLC and Edmond Q. Ewell will be the long-term owners of their respective properties. However, the Sponsor may appoint a long-term steward if such appointment is approved by the IRT. The anticipated long-term management will consist of monitoring, invasive species control, forest management, boundary maintenance, and site protection.

6.4 Site Protection

The AB UMB will be protected in perpetuity by a Conservation Servitude held by a non-profit conservation group (pursuant to the Louisiana Conservation Servitude Act, R.S. 9:1271 et. seq.) on the entirety of the restoration sites. A copy of the Conservation Servitude will be filed in the real estate records of the Mortgage and Conveyance Office of the respective Parish the property is located within and shall be provided to the USACE for review and approval prior to filing. The proposed holder of the servitude is US Land Conservancy, LLC. 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, invasive species control, boundary, maintenance, site protection, and the funding of such activities. The wetland habitats will be managed to increase and maintain the biological, chemical, and physical wetland functions of the AB UMB and to provide forested habitat capable of supporting populations for priority wildlife species.

A long-term management plan will be included with the Draft Mitigation Banking Instrument, which will detail long-term management needs and costs, and identify a funding mechanism. The Sponsor or Long-term Steward will be responsible for protecting lands contained within the MBMB in perpetuity. An interest-bearing long-term management account will be established to ensure adequate funding is available to cover the costs of these activities in the future.

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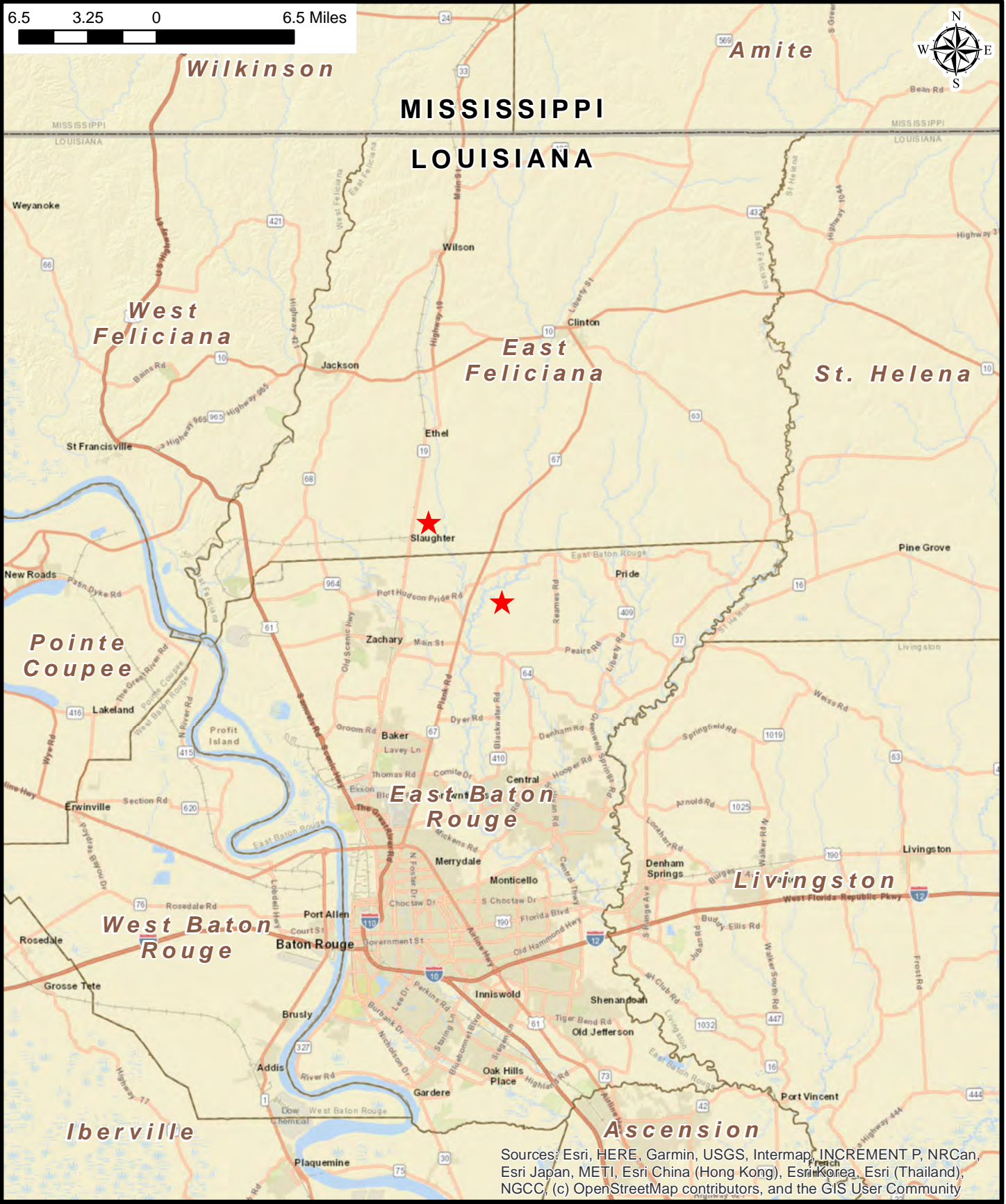
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FIGURES

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

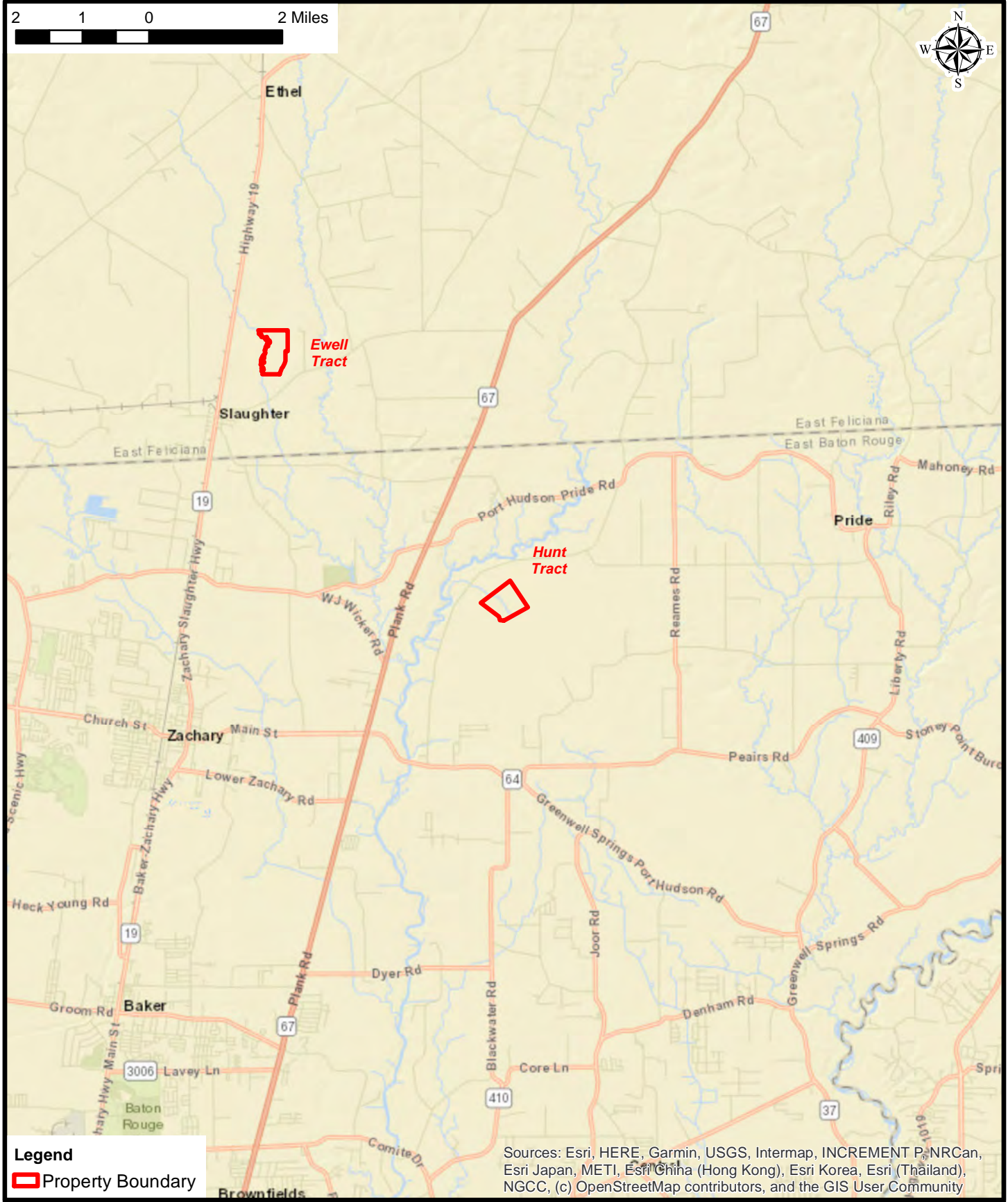
ecosystem
renewal LLC
4520 S. Sherwood Forest Blvd, #104-241
Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank
Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana

Location Map
Scale: 1" = 6 Miles
Date: 09-04-20

Figure
1

Date: 9/23/2020 Time: 3:07:51 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXD\Hunt Brothers Property\MXD\Prospectus Report_Hunt Brothers Property\Figure 2_Site Location Map_HBP_Prospectus Report.mxd



Legend
 Property Boundary

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

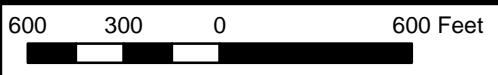
ecosystem
 renewal, llc
 4520 S. Sherwood Forest Blvd, #104-241
 Baton Rouge, LA 70816
 office: 225 928-5678
 cell: 504 577-5741

Amite Basin Mitigation Bank:
 Lat: 30.6773, Long: -91.0702
 T4S-R1E, Sections 25, 46 & 47
 East Baton Rouge Parish, Louisiana

**Site
 Vicinity
 Map**
 Scale: 1" = 2 Miles
 Date: 09-23-20

Figure
2

Date: 9/23/2020 Time: 10:04:25 AM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXD\Hunt Brothers Property\MXD\Prospectus Report_Hunt Brothers Property\Figure 3a_Current Site Aerial_HBP_Prospectus Report.mxd



Legend
 Property Boundary

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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 office: 225 928-5678
 cell: 504 577-5741

Amite Basin Mitigation Bank: Hunt Tract
 Lat: 30.6773, Long: -91.0702
 T4S-R1E, Sections 25, 46 & 47
 East Baton Rouge Parish, Louisiana

Current Site Aerial
Scale: 1" = 600 feet
Date: 09-23-20

Figure
3a

600 300 0 600 Feet



Date: 9/4/2020 Time: 9:46:55 AM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXDs\Ewell Property\Prospectus Report_Ewell Property\Figure 3b_Current Site Aerial_Ewell Property.mxd

Legend

 Property Boundary

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


 4520 S. Sherwood Forest Blvd, #104-241
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 office: 225 928-5678
 cell: 504 577-5741

Amite Basin Mitigation Bank: Ewell Tract

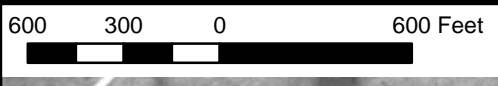
Lat: 30.7320, Long: -91.1282
 T4S-R1E, Section 5
 East Feliciana Parish, Louisiana


Current Site Aerial

Scale: 1" = 600 feet
 Date: 09-04-20

Figure
3b

Date: 9/23/2020 Time: 12:12:12 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXDs\Hunt Brothers Property\Prospectus Report_Hunt Brothers Property\Prospectus Report_HBP_Prospectus Report.mxd



Legend
 Property Boundary

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renewal llc
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Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank: Hunt Tract
Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana

1941 Historic Site Aerial
Scale: 1" = 600 feet
Date: 09-23-20

Figure
4a

600 300 0 600 Feet



Date: 9/23/2020 Time: 11:08:27 AM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXD\Ewell Property\Prospectus Report_Ewell Property\Figure 3a_1941 Historic Site Aerial_Ewell Property.mxd



Legend

 Property Boundary

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Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank: Ewell Tract

Lat: 30.7320, Long: -91.1282
T4S-R1E, Section 5
East Faliciana Parish, Louisiana

**1941 Historic
Site
Aerial**

Scale: 1" = 600 feet

Date: 09-23-20

Figure

4b

3,000 1,500 0 3,000 Feet



East Feliciana
East Baton Rouge

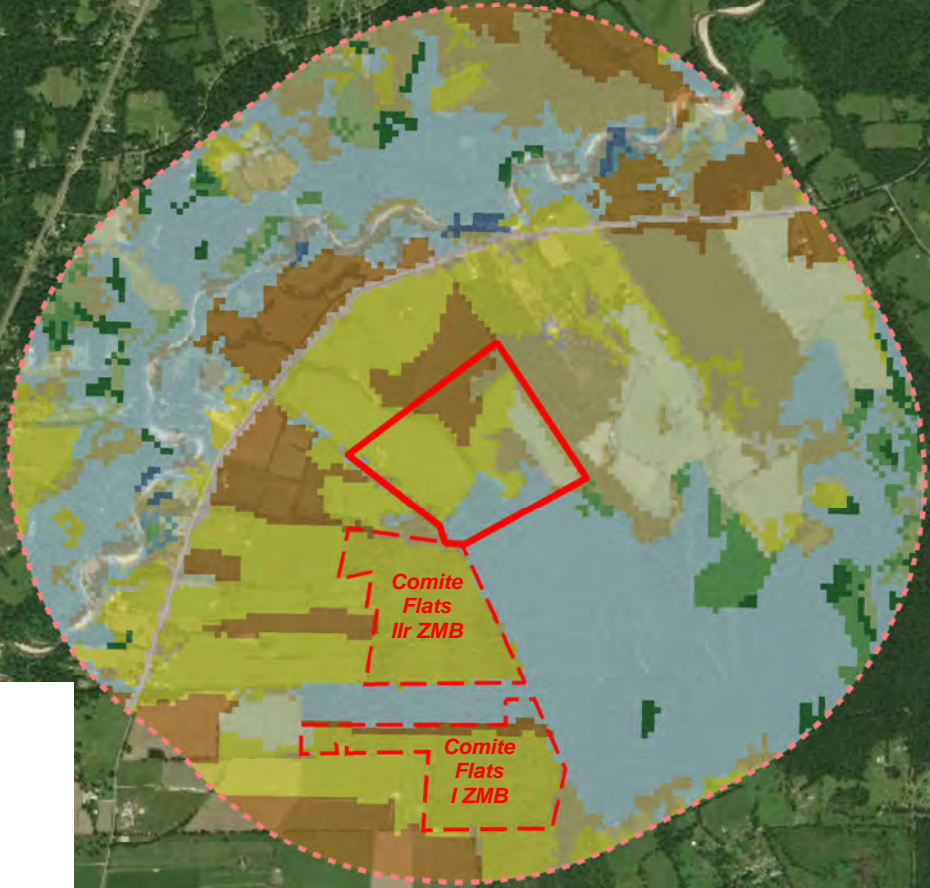
Doyle Creek

Comite River

Doyle's Bayou Park

Doyle Bayou

Road



Legend

- Property Boundary
- 1 Mile Buffer

Land Cover - 2011

- Open Water
- Developed, Open Space
- Developed, Low Intensity
- Barren Land
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Scrub
- Herbaceous
- Hay/Pasture
- Cultivated Crops
- Woody Wetlands
- Emergent Herbaceous Wetlands

Date: 4/14/2020 Time: 8:49:13 AM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Mitigation Bank\MXD5\MXD5_Prospectus Report\Figure 6_Land Use Map_HBP_Prospectus Report.mxd

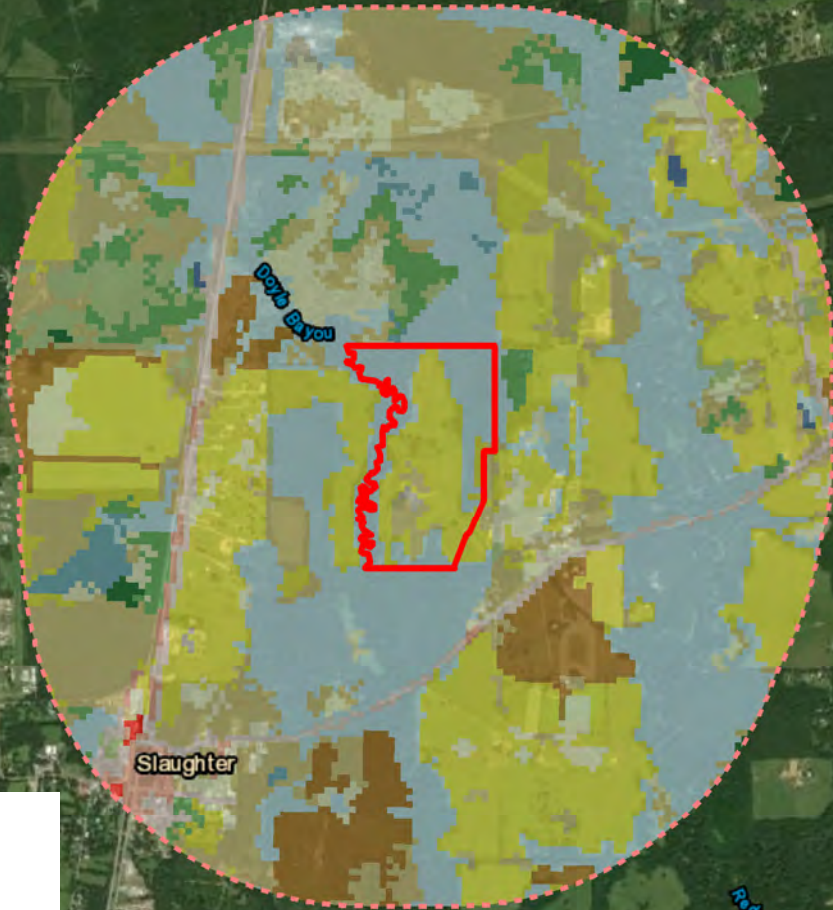
ecosystem
renewal llc
4520 S. Sherwood Forest Blvd, #104-241
Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank: Hunt Tract
Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana



Land Use Map
Scale: 1" = 3,000 feet
Date: 04-14-20

Figure
5a
















3,000 1,500 0 3,000 Feet



Legend

-  Property Boundary
-  1 Mile Buffer

Land Cover - 2011

-  Open Water
-  Developed, Open Space
-  Developed, Low Intensity
-  Developed, Medium Intensity
-  Developed, High Intensity
-  Barren Land
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Scrub
-  Herbaceous
-  Hay/Pasture
-  Cultivated Crops
-  Woody Wetlands
-  Emergent Herbaceous Wetlands

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Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Ewell Property

Lat: 30.7320, Long: -91.1282
T4S-R1E, Section 5
East Feliciana Parish, Louisiana

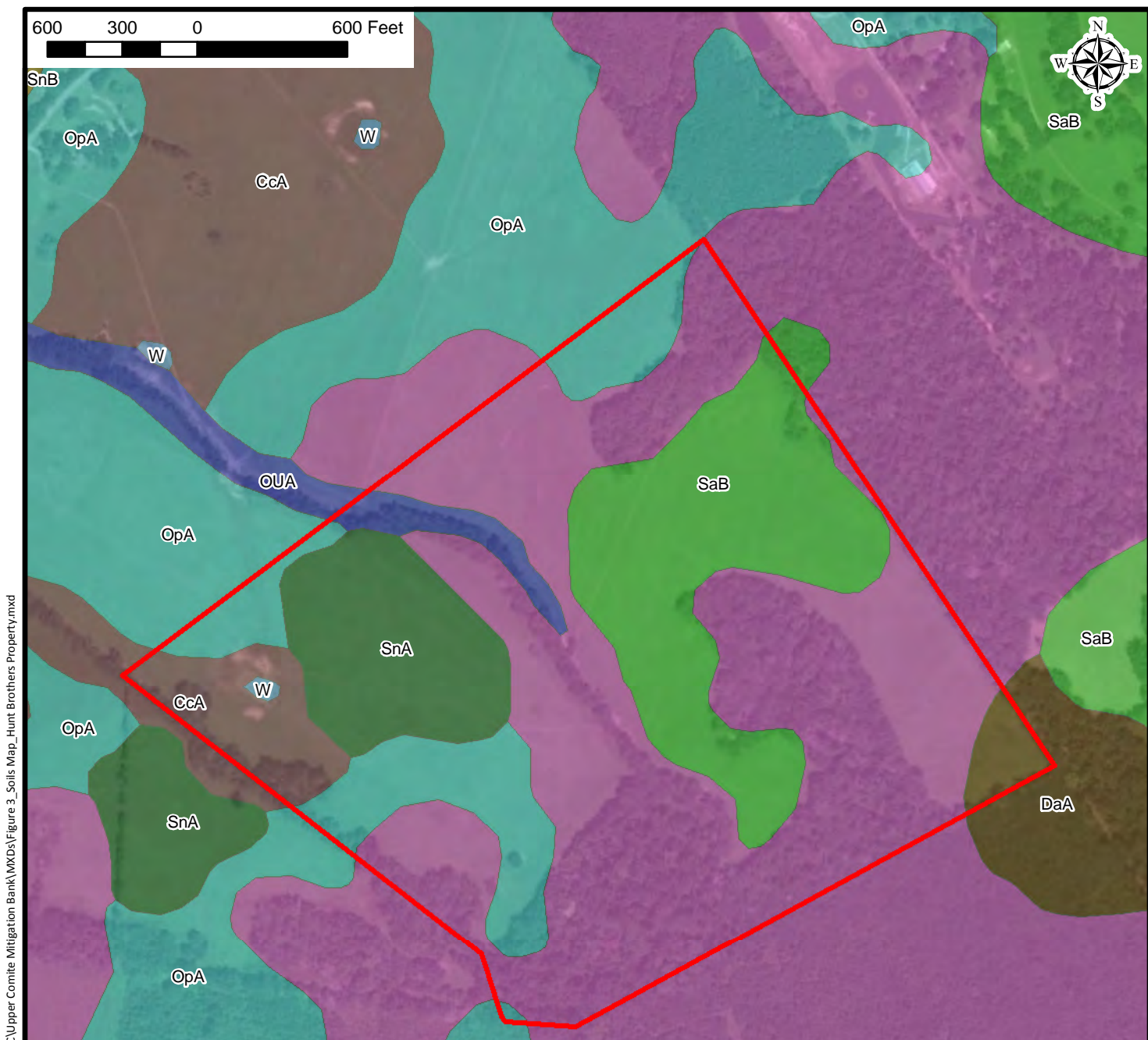
Land Use Map

Scale: 1" = 3,000 feet

Date: 01-29-21

Figure

5b



Legend

- Property Boundary
- Soils - USDA**
- CcA-Calhoun silt loam, 0 to 1 percent slopes
- DaA-Deerford-Verdun complex, 0 to 2 percent slopes
- GeA-Gilbert silt loam, 0 to 1 percent slopes
- OUA-Ouachita, Ochlockonee, and Guyton soils, nearly level to undulating, frequently flooded
- OpA-Oprairie silt, 0 to 1 percent slopes
- SaB-Satsuma silt, 1 to 3 percent slopes
- SnA-Scotlandville silt, 0 to 1 percent slopes
- SnB-Scotlandville silt, 1 to 3 percent slopes
- W-Water

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 , USDA, USGS, AeroGRID, IGN, and the

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Amite Basin Mitigation Bank: Hunt Tract

Lat: 30.6773, Long: -91.0702
 T4S-R1E, Sections 25, 46 & 47
 East Baton Rouge Parish, Louisiana

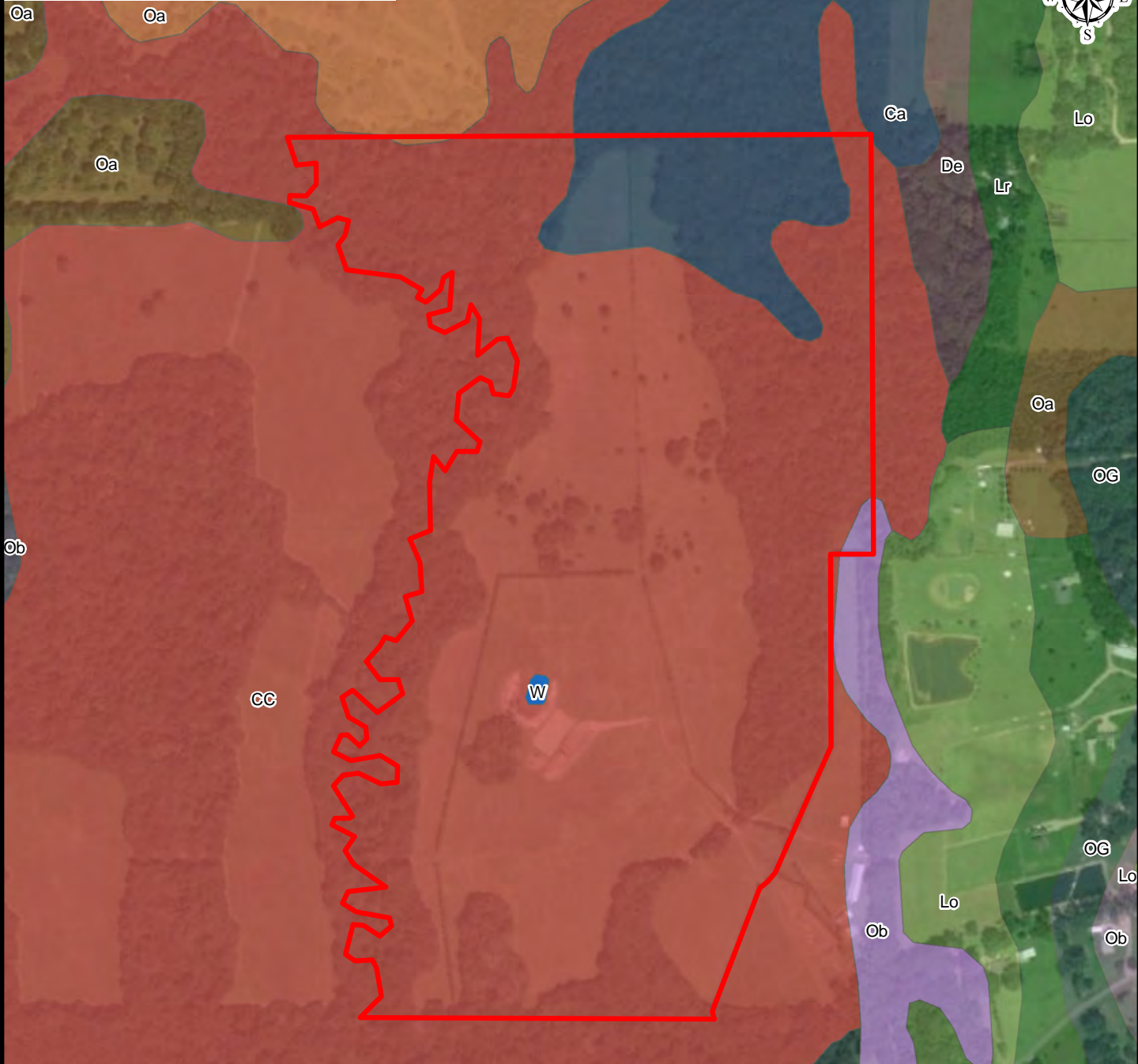
Soils Map

Scale: 1" = 600 feet
 Date: 03-10-20

Figure
6a

Date: 3/10/2020 Time: 3:28:52 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Mitigation Bank\WXDs\Figure 3_Soils Map_Hunt Brothers Property.mxd

600 300 0 600 Feet



Legend

Property Boundary

Soils - USDA

- Ca-Calhoun silt loam, 0 to 1 percent slopes
- CC-Calhoun and Cascilla silt loams, 0 to 2 percent slopes, frequently flooded
- Oa-Olivier silt loam, 0 to 1 percent slopes
- Ob-Olivier silt loam, 1 to 3 percent slopes
- W-Water

GeoEye, Earthstar Geographics, CNES/Airbus
 RID, IGN, and the GIS User Community

Date: 9/2/2020 Time: 3:50:40 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXD\Soils\Ewell Property\Figure 6b_Soils Map_Ewell Property.mxd

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 renewal, LLC
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 Baton Rouge, LA 70816
 office: 225 928-5678
 cell: 504 577-5741

Amite Basin Mitigation Bank: Ewell Tract

Lat: 30.7320, Long: -91.1282
 T4S-R1E, Section 5
 East Feliciana Parish, Louisiana

Soils Map

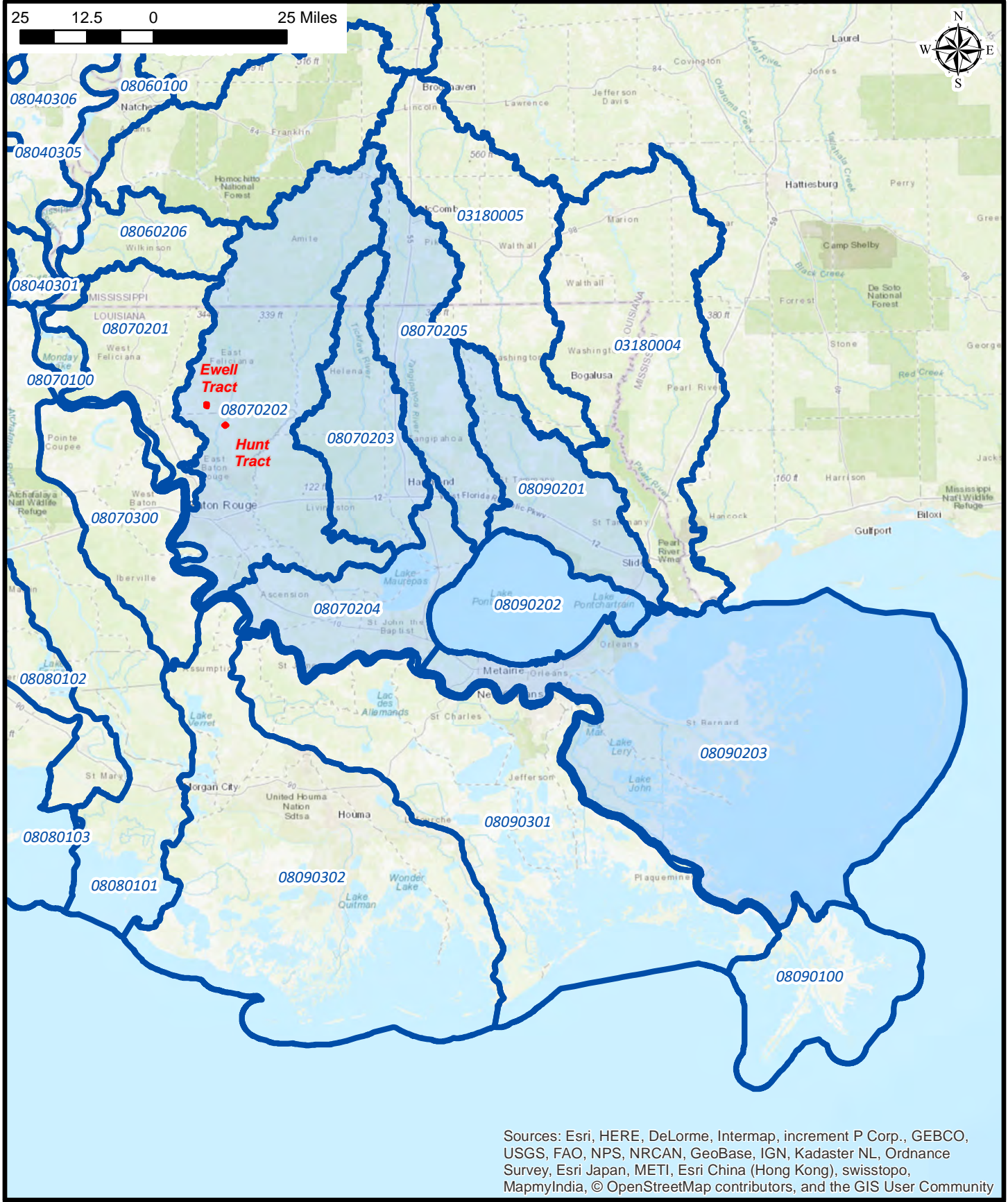
Scale: 1" = 600 feet

Date: 09-02-20

Figure

6b

Date: 9/28/2020 Time: 12:47:06 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXDs\MXD_Hunt Brothers Property\WXd_Hunt Brothers Property\Prospectus Report_Hunt Brothers Property\Figure 7_Service Area Map_HBP_Prospectus Report.mxd



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

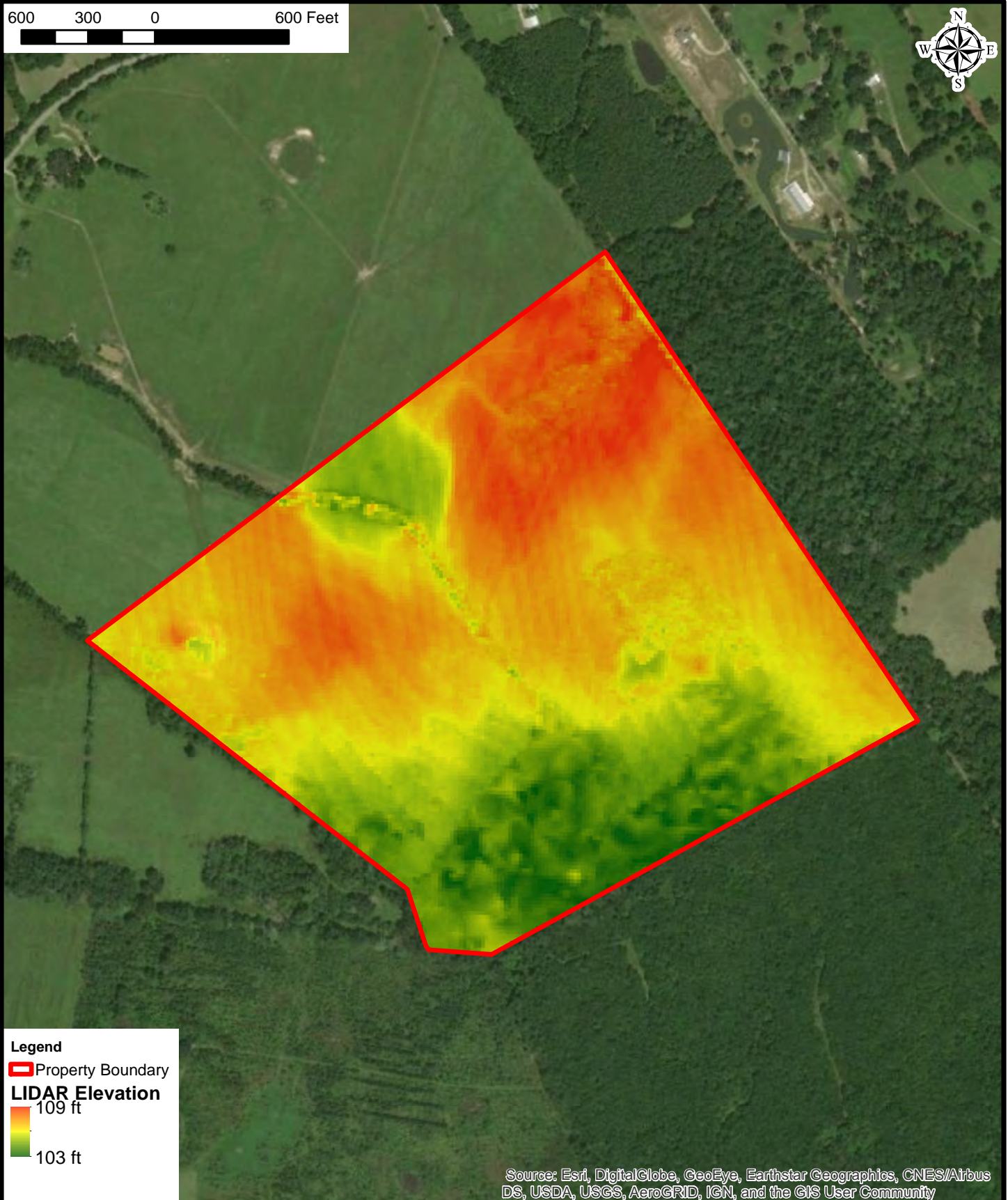
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renewal LLC
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Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank
Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana


Service Area Map
Scale: 1" = 25 miles
Date: 09-28-20

Figure
7

600 300 0 600 Feet



Legend

 Property Boundary

LIDAR Elevation

 109 ft

 103 ft

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

Date: 4/14/2020 Time: 11:01:27 AM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Mitigation Bank\MXDs\Prospectus Report\Figure 11_LIDAR Map_HBP_Prospectus Report.mxd


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cell: 504 577-5741

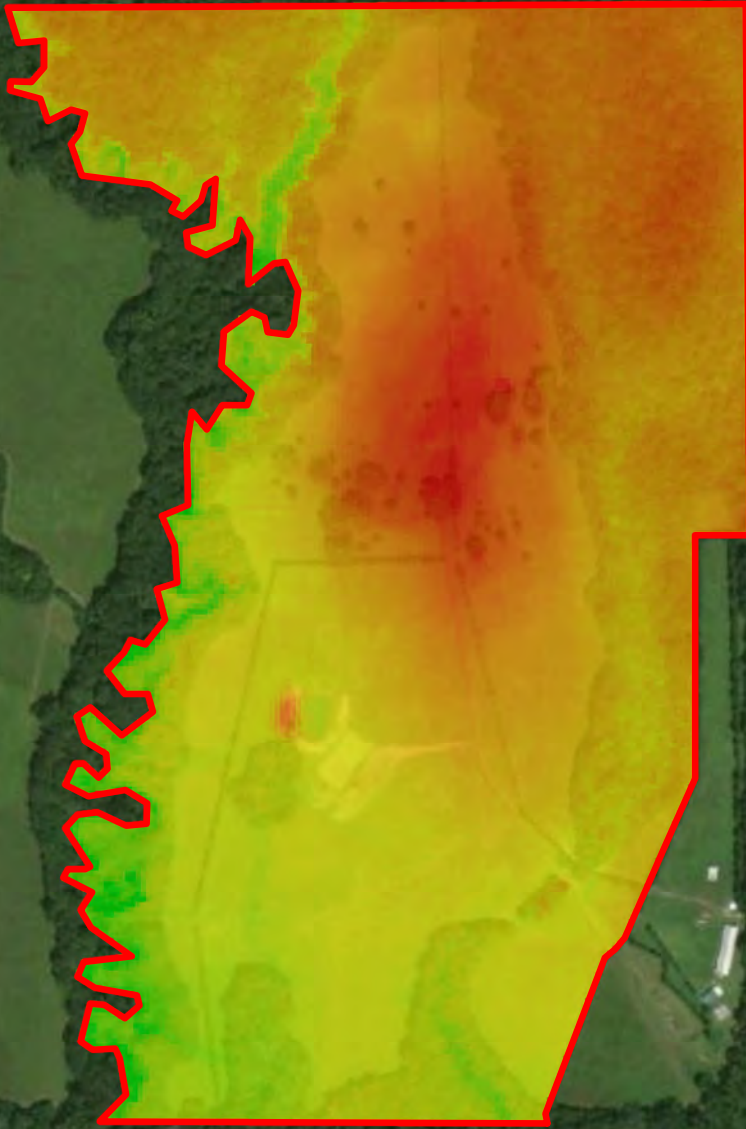
Amite Basin Mitigation Bank: Hunt Tract

Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana

LIDAR Map
Scale: 1" = 600 feet
Date: 04-14-20

Figure
8a


600 300 0 600 Feet




Legend

 Property Boundary

LIDAR Elevation

 130 ft

 117 ft

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


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office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank: Ewell Tract

Lat: 30.7320, Long: -91.1282
T4S-R1E, Section 5
East Feliciana Parish, Louisiana

**LIDAR
Map**

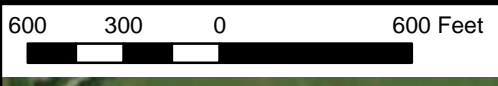
Scale: 1" = 600 feet

Date: 09-04-20

Figure

8b

Date: 7/29/2020 Time: 2:03:44 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXDs\WXDs_Hunt Brothers Property\Figure 10_Current Site Drainage_HBB_Prospectus Report.mxd



Legend

- ▭ Property Boundary
- ▶ Drainage Flow
- Major Ditch
- - - Minor Swale

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Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank: Hunt Tract

Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana

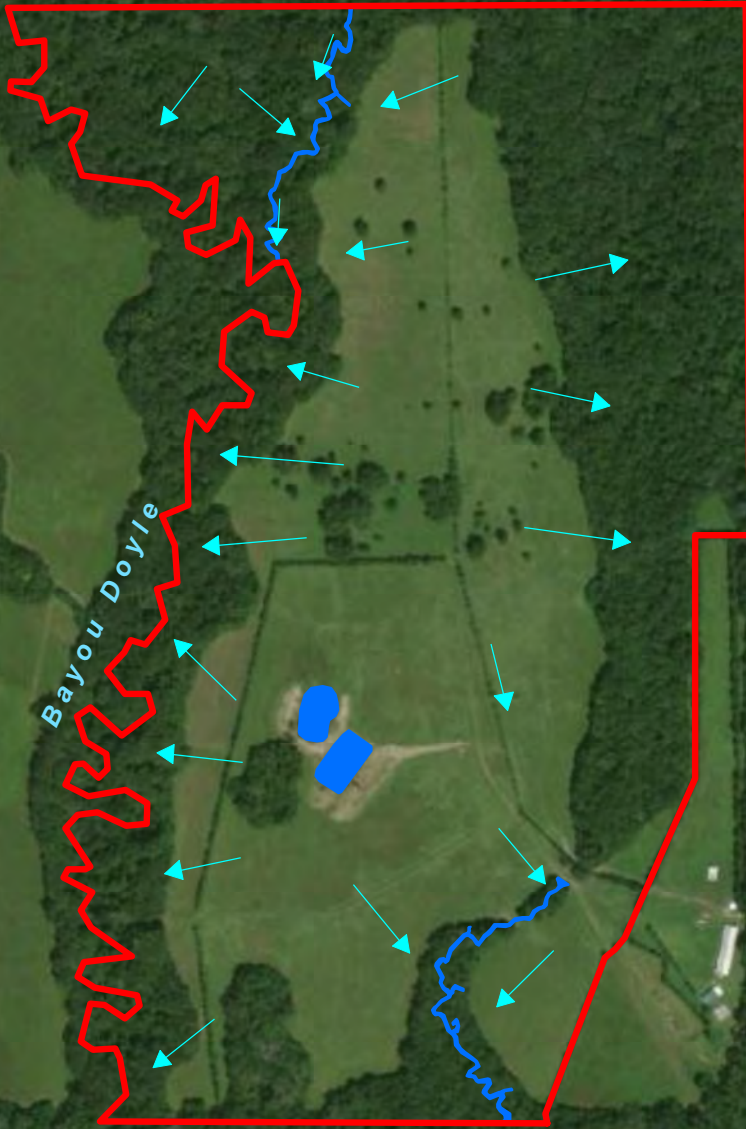
Current Site Drainage

Scale: 1 " = 600 feet


Date: 07-29-20

Figure
9a

600 300 0 600 Feet



Legend

-  Property Boundary
-  Drainage Flow
-  Water

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

Date: 9/21/2020 Time: 2:12:27 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Upper Comite Flats Mitigation Bank\MXD\Ewell Property\MXD\Prospectus Report_Ewell Property\Figure 10b_Current Drainage Map_Ewell Property.mxd

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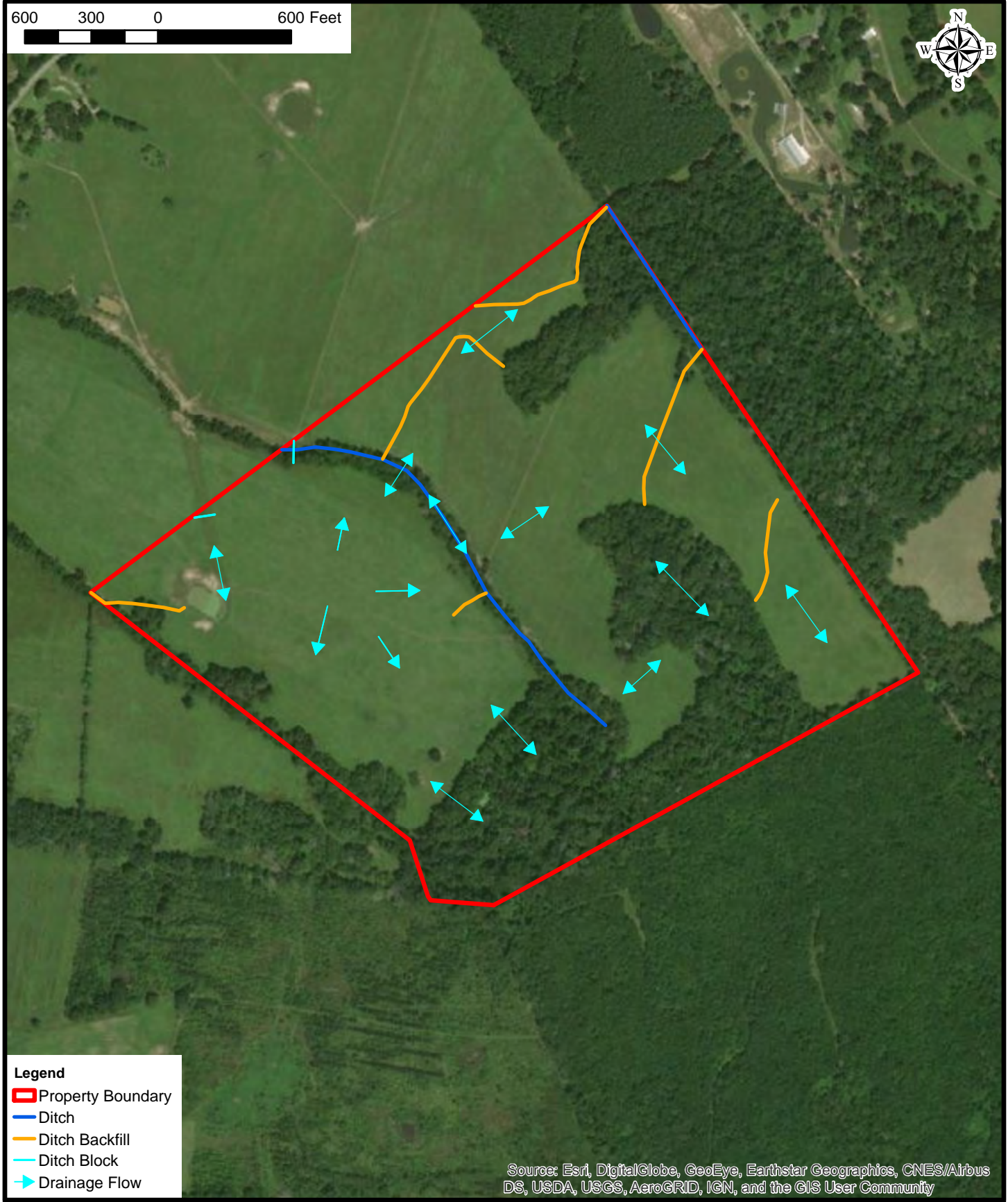
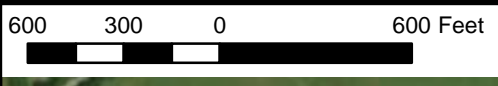
4520 S. Sherwood Forest Blvd, #104-241
Baton Rouge, LA 70816
office: 225 928-5678
cell: 504 577-5741

Amite Basin Mitigation Bank: Ewell Tract

Lat: 30.7320, Long: -91.1282
T4S-R1E, Section 5
East Faliciana Parish, Louisiana

Current Drainage Map
Scale: 1" = 600 feet
Date: 09-21-20

Figure
9b



Legend

- ▭ Property Boundary
- Ditch
- Ditch Backfill
- Ditch Block
- ↔ Drainage Flow

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



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Amite Basin Mitigation Bank: Hunt Tract

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 T4S-R1E, Sections 25, 46 & 47
 East Baton Rouge Parish, Louisiana

Proposed Hydrologic Restoration

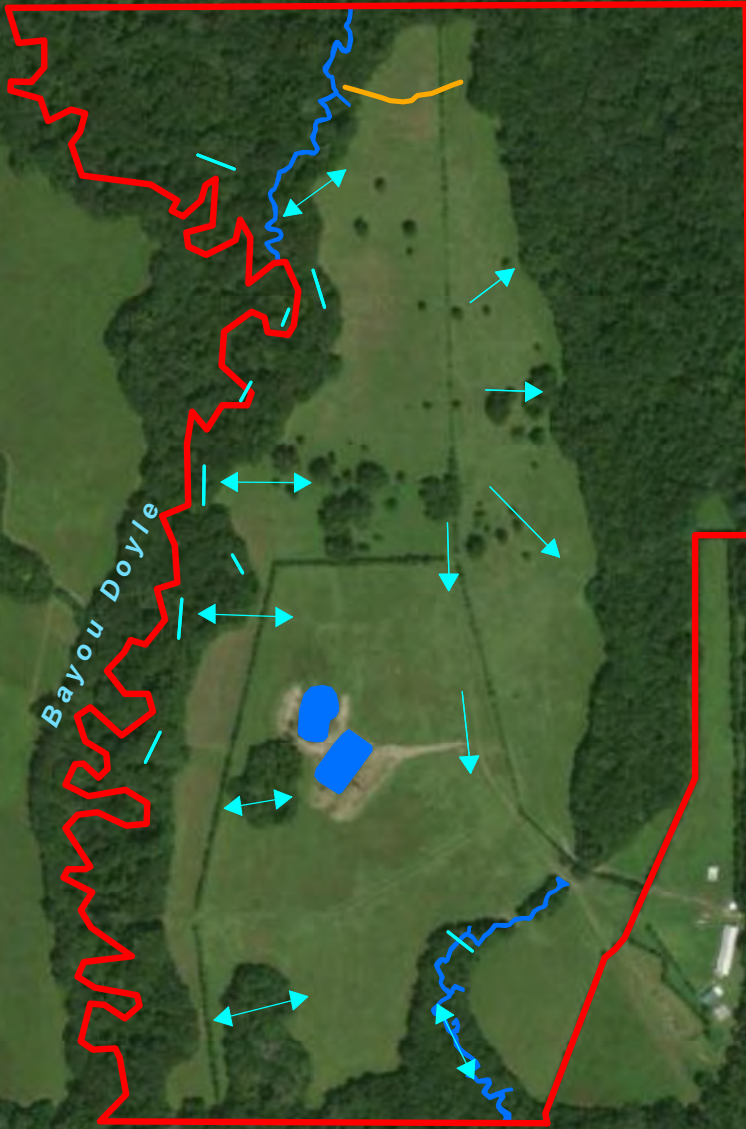
Scale: 1" = 600 feet

Date: 09-23-20

Figure

10a

600 300 0 600 Feet



Legend

- ▭ Property Boundary (141.1 Ac)
- Ditch Block
- ▶ Drainage Flow
- Backfilled Ditch
- ▭ Water

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

Date: 2/1/2021 Time: 12:02:57 PM Document Path: S:\Projects\EcoSystem Renewal LLC\Arnite Basin Umbrella Mitigation Bank\WXDs\Ewell Property\WXDs_Prospectus Report_Ewell Property\Figure 11b_Proposed Drainage Map_Ewell Property.mxd

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cell: 504 577-5741

Ewell Property

Lat: 30.7320, Long: -91.1282
T4S-R1E, Section 5
East Faliciana Parish, Louisiana

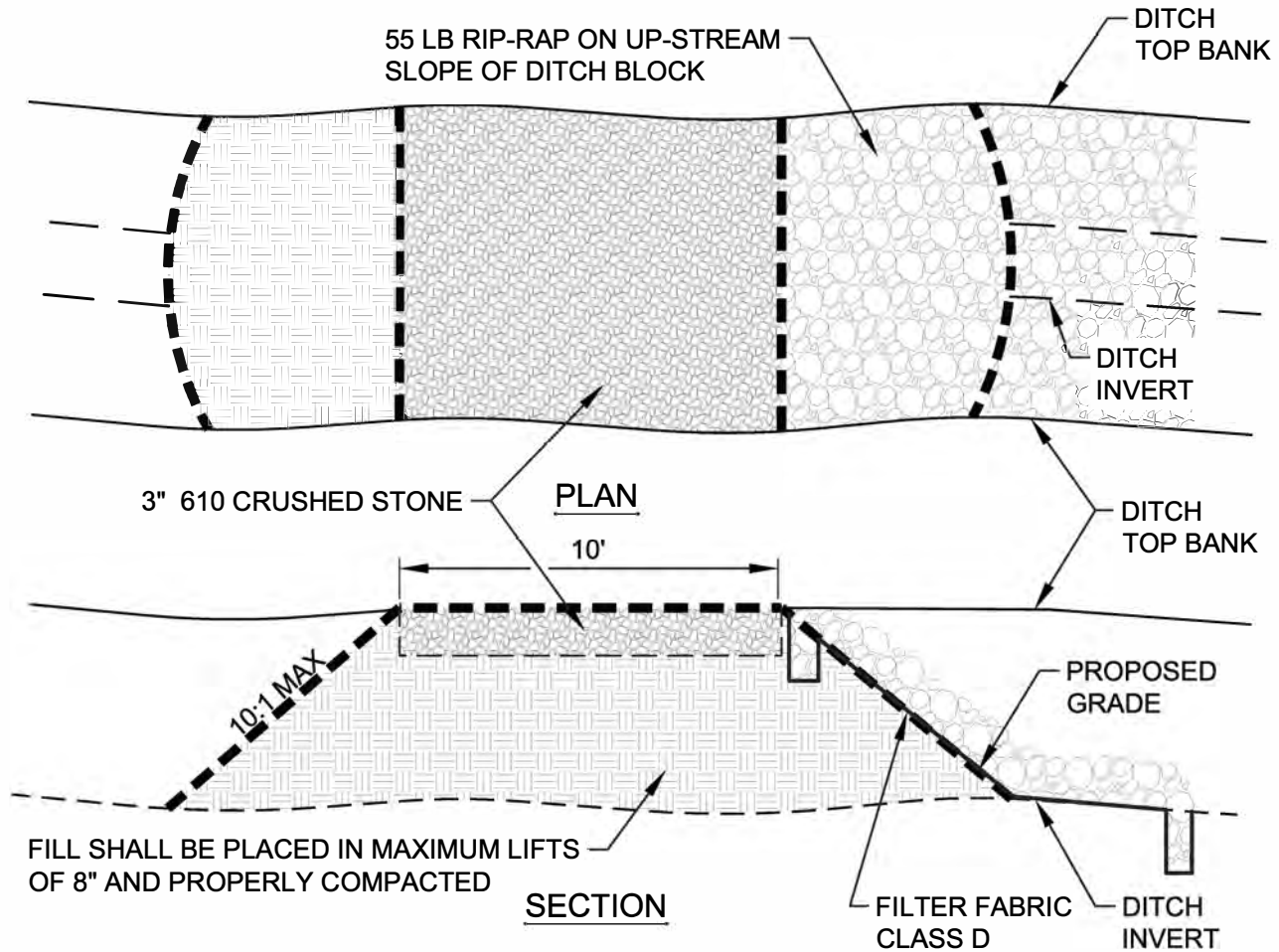
**Proposed
Drainage
Map**

Scale: 1" = 600 feet

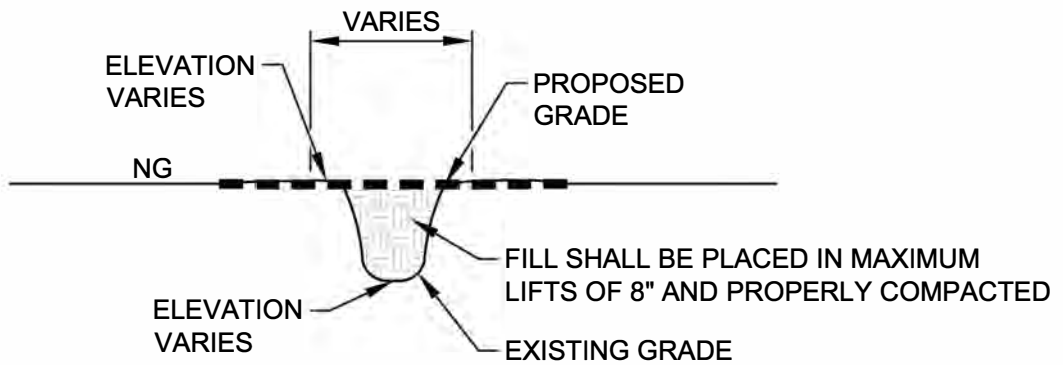
Date: 02-01-21

Figure
11b

M:\11792 - ECOSYSTEM RENEWAL - SURVEYING SERVICES - ZACHARY WETLAND MITIGATION - BANKS\DESIGN SHEETS\DESIGN.DWG



**DITCH BLOCK
TYPICAL SECTION 1-1**



**FILL IN DITCH
TYPICAL SECTION 2-2**

PRELIMINARY:

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
 THOMAS C. DAVID, JR., PLS # 4539
 PAN AMERICAN ENGINEERS, LLC

PAN AMERICAN ENGINEERS, LLC
 P.O. BOX 8599
 1717 JACKSON STREET
 ALEXANDRIA, LA 71306
 (318) 473-2100

**AMITE BASIN
UMBRELLA
MITIGATION BANK**
 Sections 25, 46, 47, and 48 T4S-R1E
 East Baton Rouge Parish, Louisiana

PROPOSED TYPICAL SECTIONS

Scale: AS SHOWN

Date: 2/2021

Figure No.

11

600 300 0 600 Feet



Legend

- Property Boundary (137.9 Ac)
- Upland (13.0 Ac)
- Preservation (36.4 Ac)
- Rehabilitation (88.0 Ac)
- Water (0.5 Ac)

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Hunt Brothers Property

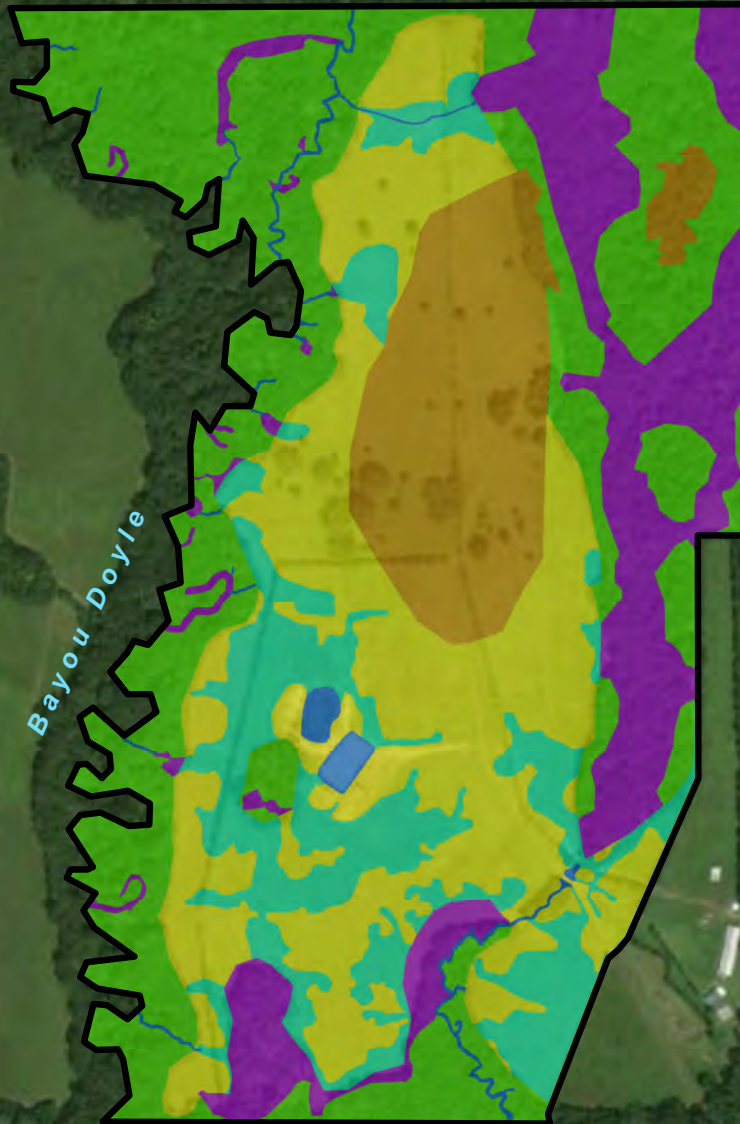
Lat: 30.6773, Long: -91.0702
T4S-R1E, Sections 25, 46 & 47
East Baton Rouge Parish, Louisiana

Proposed Mitigation Types Map
Scale: 1" = 600 feet
Date: 01-04-21

Figure

12a

600 300 0 600 Feet



Legend

- Property Boundary (141.1 Ac)
- Preservation (22.1 Ac)
- Enhancement (45.5 Ac)
- Re-Establishment (35.1 Ac)
- Upland (17.0 Ac)
- Water (2.8 Ac)
- Rehab (18.6 Ac)

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

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Baton Rouge, LA 70816
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cell: 504 577-5741

Ewell Property

Lat: 30.7320, Long: -91.1282
T4S-R1E, Section 5
East Feliciana Parish, Louisiana

**Proposed
Mitigation Types
Map**

Scale: 1 " = 600 feet

Date: 01-11-21

Figure

12b

ATTACHMENT A

Approved Preliminary Jurisdictional Determinations



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

June 26, 2020

Operations Division
Surveillance and Enforcement Section

Jacob James
Ecosystems Renewal, LLC
7742 Office Park Boulevard, Suite B2
Baton Rouge, Louisiana 70809

Dear Mr. James:

Reference is made to your request, on behalf of Hunt Brothers Real Estate, LLC, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Sections 25, 46, and 47, Township 4 South, Range 1 East, East Baton Rouge Parish, Louisiana (enclosed map). Specifically, this property is identified as a 139.9 acre site central to coordinates of Lat. 30.677099 and Long. -91.069940 located near Zachary.

Based on review of recent maps, aerial photography, soils data, the delineation report provided with your request, and a site inspection conducted on June 17, 2020, we have determined that part of the property contains wetlands and non-wetland waters that may be subject to Corps' jurisdiction. The approximate limits of the wetlands and non-wetland waters are designated in red and blue, respectively, 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 waters of the U.S.

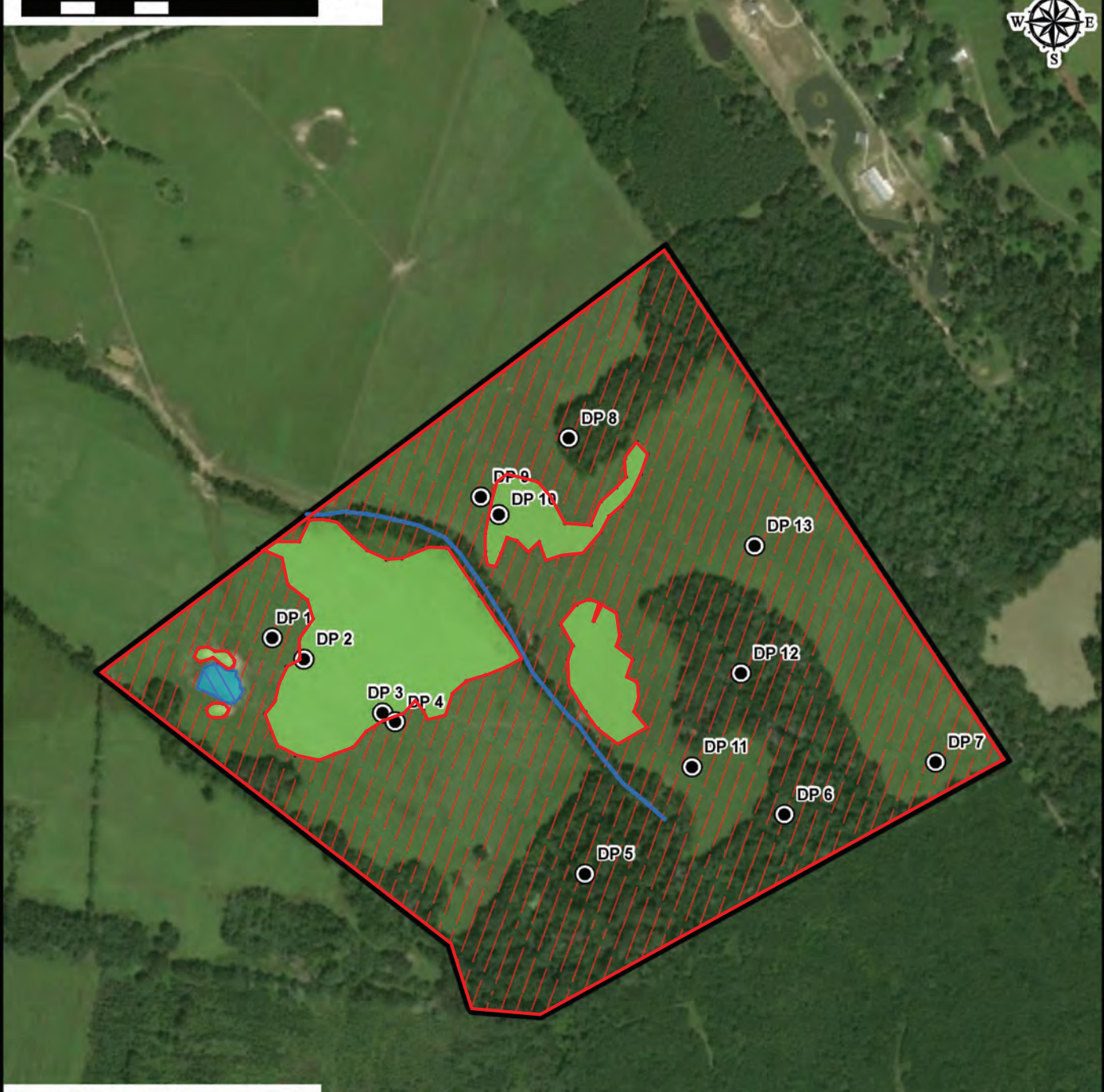
You and your client are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date. Additionally, this determination is only valid for the identified project or individual(s) only and is not to be used for decision-making by any other individual or entity.

Should there be any questions concerning these matters, please contact Ms. Christine Thibodeaux at (504) 862-2278 and reference our Account No. MVN-2020-00410-ST. If you have specific questions regarding the permit process or permit applications, please contact our Central Evaluation Section at (504) 862-1581.

[REDACTED]
for Martin S. Mayer
Chief, Regulatory Branch

Enclosures

600 300 0 600 Feet



Legend

USACE **PRELIMINARY**
 JURISDICTIONAL DETERMINATION

IH: JUNE 23, 2020 **FSV:** JUNE 7, 2020

BOTANIST: CHRISTINE THIBODEAUX

FOR: JAMES, JACOB OBO HUNT BROTHERS REAL ESTATE, LLC

#MVN-2020-00410-ST

PROJECT SITE

WETLAND

NON WETLAND WATERS

...RE, Garmin, (c) OpenStreetMap contributors, and the GIS user
 nity. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
 Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
 nity

Property 1.0702 46 & 47 Louisiana	Jurisdictional Wetlands Map	Figure 3
	Scale: 1" = 600 feet	
	Date: 06-22-20	

PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD: June 26, 2020

B. NAME AND ADDRESS OF PERSON REQUESTING PJD:

Jacob James
Ecosystems Renewal, LLC
7742 Office Park Boulevard, Suite B2
Baton Rouge, Louisiana 70809

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: Louisiana County/parish/borough: East Baton Rouge City:

Center coordinates of site (lat/long in degree decimal format):

Lat.: 30.677099° Long.: -91.069940°

Universal Transverse Mercator: 15N

Name of nearest waterbody: Unnamed drainage conveyance

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: June 25, 2020

Field Determination. Date(s): June 17, 2020

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

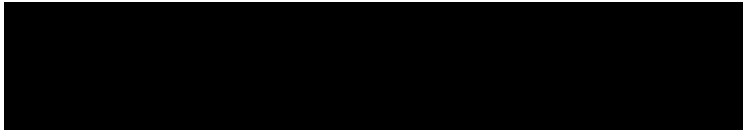
Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
1	30.677099	-91.069940	117.9 acres	wetland	404
1	30.677099	-91.069940	0.5 acre	non-wetland waters	404
1	30.677099	-91.069940	2,046.9 linear feet	non-wetland waters	404

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
Map: Maps, plots by consultant Ecosystem Renewal, LLC.
- Data sheets prepared/submitted by or on behalf of the PJD requestor.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report. Rationale: _____.
- 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 scale & quad name: 1:24,000.
- Natural Resources Conservation Service Soil Survey. Citation: _____.
- National wetlands inventory map(s). Cite name: PFO1A.
- State/local wetland inventory map(s): _____.
- FEMA/FIRM maps: _____.
- 100-year Floodplain Elevation is: _____. (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): 17, 15, 13, 12, 10, 04, 98 DOQQ & NAIP
or Other (Name & Date): Google Earth Pro
- Previous determination(s). File no. and date of response letter: _____.
- Other information (please specify): LiDAR

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 staff member
completing PJD

Aaron Landry, request form,
3/20/2020

Signature and date of
person requesting PJD
(REQUIRED, unless obtaining
the signature is impracticable)¹

¹ Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

- 1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
- 2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) 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) 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) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (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 PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives 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 AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, 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. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "*may be*" waters of the U.S. and/or that there "*may be*" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Hunt Brothers Mitigation Bank	File Number: MVN-2020-00410-ST	Date: 6/26/2020
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://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/appeals.aspx> or Corps regulations at 33 CFR Part 331.

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 evaluate 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.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
Brad Guarisco
Chief, Surveillance & Enforcement Section
U.S. Army Corps of Engineers
7400 Leake Avenue
New Orleans, LA 70118
504-862-2274

If you only have questions regarding the appeal process you may also contact:
Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

May 1, 2020

Operations Division
Surveillance and Enforcement Section

Mr. David C. Templet
D&S Environmental Services, Inc.
P.O. Box 510
French Settlement, LA 70733

Dear Mr. Templet:

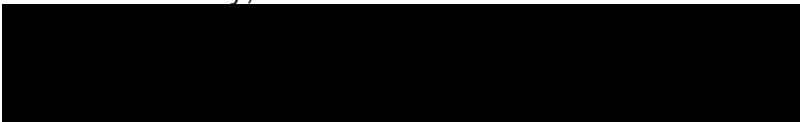
Reference is made to your request, on behalf of Inland Property, LLC, for a U.S. Army Corps of Engineers' (Corps) jurisdictional determination on property located in Section 5, Township 4 South, Range 1 East, East Feliciana, Louisiana (enclosed map). Specifically, this property is identified as a ± 139.45 acres site north of Louisiana Highway 412 and east of Louisiana Highway 19 located near Slaughter.

Based on review of recent maps, aerial photography, soils data, and the delineation report provided with your request, we have determined that part of the property contains wetlands and non-wetland waters that may be subject to Corps' jurisdiction. The approximate limits of the wetlands and non-wetland waters are designated in red and blue, respectively, 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 waters of the U.S.

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. Additionally, this determination is only valid for the identified project or individual(s) only and is not to be used for decision-making by any other individual or entity.

Should there be any questions concerning these matters, please contact Mr. Jeffrey Linville at (504) 862-2227 and reference our Account No. MVN-2020-00328-SL. If you have specific questions regarding the permit process or permit applications, please contact our Central Evaluation Section at (504) 862-1581.

Sincerely,


for Martin S. Mayer
Chief, Regulatory Branch

Enclosures

United States Army Corps of Engineers

Preliminary Jurisdictional Determination

Inland Property, L.L.C.

Tract 1 - Ewell Property

Overall
Jurisdictional Wetlands Map

East Feliciana Parish, Louisiana



D & S
ENVIRONMENTAL SERVICES, INC.



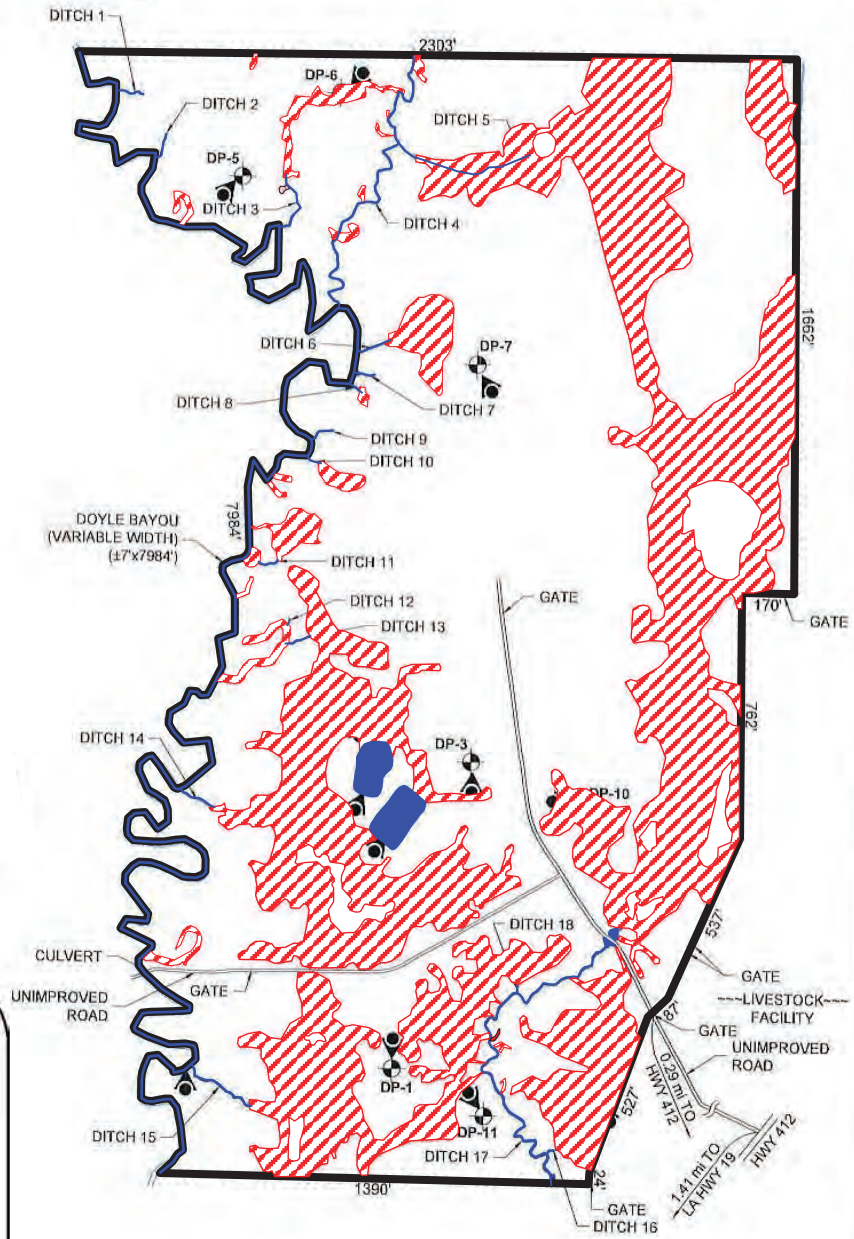
Project No.: 26-2019-JDM

Date: 12-9-2019

Figure No.: 2

550' 0 550'

Horizontal Scale: 1" = 550'



USACE

In House: April 28, 2020

Botanist: M. Jeffrey Linville

For: David C. Templet

Account # MVN-2020-00328-SL



Wetlands



Non-Wetland Waters



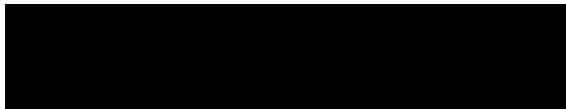
J.D. Review Area

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
Map: Inland Property, LLC: Ewell Tract Figures 1-13.
- Data sheets prepared/submitted by or on behalf of the PJD requestor.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report. Rationale: _____.
- Data sheets prepared by the Corps: _____.
- Corps navigable waters' study: _____.
- U.S. Geological Survey Hydrologic Atlas: 08070202.
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Zachary.
- Natural Resources Conservation Service Soil Survey. Citation: LA037 East Feliciana.
- National wetlands inventory map(s). Cite name: USFWS: R2UBH.
- State/local wetland inventory map(s): _____.
- FEMA/FIRM maps: _____.
- 100-year Floodplain Elevation is: _____. (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): CIR '98, '04, '08; NAIP '10, '13, '15, '17
or Other (Name & Date): LiDAR, Google Earth Pro, Bing Maps, DigitalGlobe.
- 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 staff member
completing PJD

Signature and date of
person requesting PJD
(REQUIRED, unless obtaining
the signature is impracticable)¹

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NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Mr. David C. Templet	File Number: MVN-2020-00328-SL	Date: 5/1/2020
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://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/appeals.aspx> or Corps regulations at 33 CFR Part 331.

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Chief, Surveillance & Enforcement Section
U.S. Army Corps of Engineers
7400 Leake Avenue
New Orleans, LA 70118
504-862-2274

If you only have questions regarding the appeal process you may also contact:
Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

ATTACHMENT B

Photographic Documentation

Ewell Tract:



Photo 1: Overview of pasture area near cattle ponds, facing North.



Photo 2: Forested enhancement area on south boarder of property, facing south.



Photo 3: Forested Preservation area in east portion of property, facing south.



Photo 4: Doyle Bayou along west boundary of property, facing south.

Hunt Tract:



Photo 5: Overview from upland area over re-establishment area, facing south.



Photo 6: Re-establishment area in the northeast section of site, facing Southeast.



Photo 7: Re-establishment area, facing Southeast.



Photo 8: Preservation area near center of the property, facing South.



 **ecosystem**
renewal L.L.C.
ecosystemrenewal.com

