

Exhibit P, Holly Ridge Northwest Site, Wetlands and Other Waters Findings Report

WETLANDS AND OTHER WATERS FINDINGS REPORT

HOLLY RIDGE NORTHWEST HIGHWAY 183 AND I-20 RICHLAND PARISH, LOUISIANA

Prepared for

Mr. Randy Denmon Denmon Engineering 114 Venable Lane Monroe, LA 71203

Prepared by MCABEE WETLAND SERVICES 655 MEADOWBROOK ROAD JACKSON, MS 39206

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INTRODUCTION

A wetlands investigation was conducted for an approximately 282 acre tract of land (herein called the "Site") located on the west side of Highway 183 between Highway 80 and Interstate 20 in Richland Parish, Louisiana (Exhibit 1). The purpose of the investigation was to identify and *delineate* any wetlands and *Other Waters of the U.S.* The investigator was Mr. Bill McAbee with McAbee Wetland Services, and the Site was investigated on March 28, 2013. Methodology of the investigation followed guidelines set forth in the 1987 COE Wetland Delineation Manual and the Regional Supplement Manual for the Atlantic and Gulf Coastal Plain Region (Version 2.0).

BACKGROUND

Site Conditions

The entire Site was actively farmed (Exhibits 2 and 3). The site was improved with an east/west access road and two north/south access roads. These roads were not elevated above the adjacent croplands and there was not any evidence of recent or historically reoccurring flooding anywhere on the site. An approximately 1.25 acre block of mature woodland was located in the southwest quadrant (Exhibit 4).

The property contained a drainage ditch that appeared to effective remove surface water from the Site (Exhibit 5). This is a manmade maintained flume ditch that appears to be solely for removing surface waters from the Site although it is connected to, and surrounding, a small forested block noted in the previous paragraph. There was a second ditch that ran diagonal across the southeast corner of the farm tract but it was just outside of the actual study area. However, this second ditch was maintained to carrying surface waters off the Site. An intermittent stream that is a tributary to Cypress Creek lies just to the west of the Site.

At the time of the site visit the fields had been rowed and part of the Site had been planted in corn. The property has been actively farmed since at least 1987 according to USDA Soil Conservation Service records. According to the current owner the entire tract has been precession leveled to facilitate effective drainage. There was no evidence noted during the site visit of recent or historical flooding or ponding of surface waters.

Reference Information

The USDA Soil Conservation Service office for Richland Parish was contacted to acquire any information regarding prior converted or farmed wetland determination conducted for the Site. In February 1988, a SCS-CPA-026 form was completed for this property and determined that all of the croplands were Prior Converted (PC) farmlands and all of the forested lands were determined wetlands (Appendix A).

The Richland Parish Soil Survey indicates that almost all of soils on the site were Gigger and Gilbert Silt Loam (Appendix B). Gigger (gg) soils are considered well drained while the Gilbert Soils (gk and gm) are considered poorly drained.

Color infrared photography (CIR) dating from 1998 and 2004 (Appendix C) and seven years of aerial photography dating between 1998 and 2012 were collected and reviewed (Appendix D). These resources were used to help identify recurring hydrological signatures such as saturated or inundated soils and drainage patterns.

The USFWS provides a resource for identifying known wetlands; this service is called the National Wetland Inventory (NWI). Data from NWI database was collected and reviewed for the Site (Appendix E). These maps do not contribute to the wetland determination of cropland but do offer opinions on adjacent vegetated habitats.

Floodplain maps from the Federal Emergency Management Agency (FEMA) for the 100year flood area were collected and reviewed (Appendix F). These maps were revised in 2009 and will become effective in September 2013. While floodplain maps do not include any consideration as to wetland status when being developed, they do often resemble wetland boundaries in areas where surface flooding is the primary hydrological force. They are most useful as a cross reference on larger projects, rather than a delineation tool, to see if any notable difference appears between predicted wetland boundaries and the 100-year floodplain boundaries.

Lidar data developed in 2008 was gathered for the site and evaluated in 2-foot contour lines as well as in 1-foot color imaging (Appendix G). This data is valuable for delineating wetland boundaries that can be based on elevations as verified through on-site investigations.

FINDINGS

It should be noted that boundary of the Site which was investigated in this report, was based on preliminary wetland determinations made for a larger tract, then reduced to avoid and/or minimize any wetland or *Other Water* impacts. Since this was an active farm tract, most of the soil pit locations completed in the field were determined by referencing the CIR and historical aerial photography to identify possible reoccurring "wet" signatures. While there appear to be a few marginal hydrological indicators on the 2004 CIR photography, this was not confirmed through the field investigations, and the site has since been precision leveled and flume ditches enhanced to improve drainage.

The only "wet looking" area noted was the forested section in the southwest quadrant and it was not a wetland since the woods were surrounded on all sides by a deep ditch that effectively removed water from the wooded area.

Based on a site reconnaissance and a review of all the above referenced materials, there were **NO wetlands** identified on the Site. Soils were typically non hydric yellowish brown to dark brownish gray with minor mottling. Hydric indicators such as oxidized root channels and saturated soils were not present. **The north/south flume ditch (apx. 4,700 linear feet) is possibly jurisdictional**, and that determination would need to be made at the time of the permit request (Exhibit 6). Data forms are provided in Appendix H.

I hope this helps you with your decision making process. If you have any additional questions please contact me any time.

Sincerely,

Willian C. McHa

William C. "Bill" McAbee McAbee Wetland Services 655 Meadowbrook Road Jackson, MS 39206 <u>wmcabee@mbakercorp.com</u> 601.842.8938



EXHIBIT 1. GENERAL LOCATION MAP



EXHIBIT 2. SUBJECT PROPERTY, EAST SIDE OF FARM



EXHIBIT 3. SUBJECT PROPERTY, WEST SIDE OF FARM



EXHIBIT 4. SUBJECT PROPERTY, FORESTED BLOCK IN SOUTHWEST QUADRANT



EXHIBIT 5. SUBJECT PROPERTY, FLUME DITCH



EXHIBIT 6. MAP OF POSSIBLE JURISDICTIONAL FLUME DITCH

APPENDIX A

FARM SERVICE AGENCY SCS-CPA-028 FORM





U.S.D.A. SCS-CPA-026	1. Nam	e and /	Address of	Person	2. Date of Request
Soli Conservation Service (1-88)	Ernest T. Greer Jr.			Greer Jr.	1 holan
HIGHLY ERODIBLE LAND AND WETLAND	R+ 4 Box 22			27	2 County
CONSERVATION DETERMINATION	Ra	yvi	ile,	La 71269	Richland
4. Name of USDA Agency or Person Requesting Determination			5. Farm N	o. and Tract No.	n a se anna an a
AS	CS		F 17	735 T-196	7
SECTION I - HIGHLY	ERODI	BLE	LAND		
6. Is soil survey now available for making a highly erodible land determination?		68	No	Field No.(s)	Total Acres
		1			
7. Are there highly crodible coil map units on this farm?		<u> </u>			
 List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985. 		-			
9. List highly eradible fields that have been or will be converted for the production a agricultural commodities and, according to ASCS resords, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	pf				
10. This Highly Erodible Land determination was completed in the: Office	ield				
NOTE: If you have highly erodible cropland fields, you may need to have a con local office of the Soil Conservation Service.	servation	plan d	teveloped t	for these fields. For further i	information, contact the
SECTION II -	WETLA	ND			
11. Are there hydric soils on this farm?	1	/ 65	No	Field No.(s)	Total Wetland Acres
		\checkmark			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same mannar as they were prior to					
December 23, 1985, as long as they are not abandoned.					
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for'5 years or more.				1-12	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetland These Wetlands are not subject to FSA.	ls.			AR SECTION IN THE TRANSPORT OF THE AND A DAMAGE AND A SECTION OF THE AND A DAMAGE	
15. Minimal Effect Watlands (MW) - These watlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect datermination was made.	16			den hande - Mansteinen einen an einen an einen eine	
				and the second	
NON-EXCINETED WETLANDS:	. 1			<u></u>	
on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.					
17. The planned alteration measures on watlands in fields				_ are considered maintenance	e and are in compliance
18. The planned alteration measures on wetlands in fields	nation or	CW,	a	re not considered to be main	tenance and if installed
19. This wetland determination was completed in the: Office Lefeld					
20. This determination was: Delivered Mailed X To the Person on Date: .			5/2.	188	
NOTE: If you do not agree with this determination, you may request a reconsic reconsideration is a prerequisite for any further appeal. The request for the reco The request must be mailed or delivered within 15 days after this determination the producer's copy of this form for more information on appeals procedure.	leration f nsiderati is mailed	rom ti on mu to or	he person t st be in wr otherwise :	ر hat signed this form in Block iting and must state your rea made available to you, Pleas	: 22 below. The sons for the request. s see reverse side of
NOTE: If you intend to convert additional land to cropland or alter any wetlan Abandonment is where land has not been cropped, managed, or maintained for E agricultural commodity on abandoned wetlands.	ids,you n 5 years or	nust in ' more	itiate anot . You shoi	her Form AD-1026 at the loc uld inform SCS if you plan to	al office of ASCS. p produce an
21. Remarks Determinations Were made an Crantan.	1 On	14.	HEI	in field 9 is	1055 1
than 3.			~~ L~	, , , , , , , , , , , , , , , , , , ,	170-
22. Signature of SCS District Conservationist	R	G	Doril	23. Date 5/2	6/88
Assistance and programs of the Soil Conservation Service available without regard to	race, rei	igion,	color, sex,	age, handicap, etc.	

scs	C	opy

APPENDIX B

SOIL SURVEY REPORT

Soil Map—Richland Parish, Louisiana (Holly Ridge West)





Map Unit Legend

Richland Parish, Louisiana (LA083)								
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI					
Da	Deerford silt loam	12.2	3.6%					
Gg	Gigger-Gilbert silt loams, gently undulating	131.2	38.2%					
Gk	Gilbert silt loam	109.8	31.9%					
Gm Gilbert-Egypt silt loams, gently undulating		89.4	26.0%					
Ng	Necessity-Gilbert silt loams, gently undulating	1.1	0.3%					
Totals for Area of Interest	t	343.7	100.0%					

APPENDIX C

2004 COLOR INFRARED PHOTOGRAPHY



APPENDIX D

Historically Aerial Photography

Image U.S. Geological Survey

100.0

12/28/2003

Holly Ridge 80 183 to way Rdholly ridgeoogle earth



9/18/2005

N • Holly Ridge 80 183 Holloway Rd holly ridgeoogle earth

100

Imagery Date: 2/20/2004 32°28'03.75" N 91°38'41.37" W elev 82 ft eye alt 6234 ft 🔿



• Holly Ridge 80 100 183 Nay Rd holly ridge ogle earth



• Holly Ridge

Hononay Rd

N

80

Imagery Date: 7/22/2007 32°28'03.70" N 91°38'41.64" W elev 82 ft eye alt 6234 ft 🕥











Holly Ridge

80

183

Honovay Rd

holly ridge ogle earth

Imagery Date: 11/7/2012 32°28'04.09" N 91°38'41.23" W elev 82 ft eye alt 6234 ft 🔿

APPENDIX E

USFWS NATIONAL WETLAND MAPPING



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

APPENDIX F

FEMA 100-YEAR FLOODPLAIN MAPS

AREA: 282.8 ACRESABOVE 100 YEAR FLOOD: 34.3 ACRESWETLANDS: 1.15 ACRESAREA ABOVE NEW FLOOD ZONE (EFFECTIVE 9/13): 232.1 ACRES



ZONE A: 100 YEAR FLOOD AREAS NO BASE FLOOD ELEVATION DETERMINED.

SOURCE, FEMA, FLOOD INSURANCE MAP, RICHLAND PARISH, 1998

ZONE A: 100 YEAR FLOOD AREAS NO BASE FLOOD ELEVATION DETERMINED. 500' 1000'

1 MILE

SOURCE, FEMA, FLOOD INSURANCE STUDY, RICHLAND PARISH, 2009, PROJECTED EFFECTIVE, SEPT. 2013





LEGEND

PROPERTY BOUNDARY







Prepared By DENMON ENGINEERING ENGINEERS AND SURVEYORS 114 VENABLE LANE MONROE, LOUISIANA 71203

APPENDIX G LIDAR DATA





APPENDIX H DATA FORMS

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site:		City/County:			Sampling Date:		
Applicant/Owner:				State:	Sampling Point:		
Investigator(s):		Section, Townsh	hip, Range:				
Landform (hillslope, terrace, etc.):		Local relief (con	cave, convex	, none):	Sloj	be (%):	
Subregion (LRR or MLRA):	Lat:		Long: _		Da	itum:	
Soil Map Unit Name:				NWI classific	cation:		
Are climatic / hydrologic conditions on the site typica	I for this time of	year? Yes	No	(If no, explain in F	Remarks.)		
Are Vegetation, Soil, or Hydrology _	significan	tly disturbed?	Are "Norma	al Circumstances"	present? Yes	No	
Are Vegetation, Soil, or Hydrology _	naturally	problematic?	(If needed,	explain any answe	ers in Remarks.)		
SUMMARY OF FINDINGS – Attach site	map showi	ng sampling p	oint locati	ons, transects	s, important f	eatures, etc.	

Hydrophytic Vegetation Present?	Yes	No	Is the Sampled Area		
Hydric Soil Present?	Yes	No	within a Wetland?	Ves	No
Wetland Hydrology Present?	Yes	No		103	
Remarks:					

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)	Surface Soil Cracks (B6)
Surface Water (A1) Water-Stained Leaves (B9) High Water Table (A2) Aquatic Fauna (B13) Saturation (A3) Marl Deposits (B15) (LRR U) Water Marks (B1) Hydrogen Sulfide Odor (C1) Sediment Deposits (B2) Oxidized Rhizospheres on Living Drift Deposits (B3) Presence of Reduced Iron (C4) Algal Mat or Crust (B4) Recent Iron Reduction in Tilled So Iron Deposits (B5) Thin Muck Surface (C7) Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	 Sparsely Vegetated Concave Surface (B8) Drainage Patterns (B10) Moss Trim Lines (B16) Dry-Season Water Table (C2) Roots (C3) Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9) bils (C6) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5)
Field Observations:	
Surface Water Present? Yes No Depth (inches):	
Water Table Present? Yes No Depth (inches):	
Saturation Present? Yes No Depth (inches): (includes capillary fringe)	Wetland Hydrology Present? Yes No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspec	tions), if available:
Remarks:	

Sampling Point: _____

	Absolute	Dominant Indicator	Dominance Test worksheet:
Tree Stratum (Plot sizes:)	<u>% Cover</u>	Species? Status	Number of Dominant Species
1			That Are OBL, FACW, or FAC: (A)
2			Total Number of Dominant
3			Species Across All Strata: (B)
4			Percent of Dominant Species
5			That Are OBL, FACW, or FAC: (A/B)
6			Prevalence Index worksheet:
7			Total % Cover of: Multiply by:
Copling Stratum (= Total Cover	OBL species x 1 =
<u>Saping Stratum</u> ()			EACW species x 2 =
1			
2			FAC species x 3 =
3			FACU species X 4 =
4			OPL species X 5 = Oplanus Tatala (A)
5			Column Totals: (A) (B)
6			Prevalence Index = B/A =
7			Hydrophytic Vegetation Indicators:
Shruh Stratum (·	= Total Cover	Dominance Test is >50%
			$\frac{1}{2} = \frac{1}{2} $
1			Problematic Hydrophytic Vegetation ¹ (Explain)
2			
3			¹ Indicators of hydric soil and wotland hydrology must
4			be present.
5			
6			Definitions of Menetation Charter
7			Definitions of Vegetation Strata:
Horb Stratum (= Total Cover	Tree Weedy plants, evaluding weedy vince
			approximately 20 ft (6 m) or more in height and
1			3 in. (7.6 cm) or larger in diameter at breast
2			height (DBH).
3			
4			Sapling – Woody plants, excluding woody vines,
5			approximately 20 ft (6 m) or more in height and less
0			
/			Shrub – Woody plants, excluding woody vines
8			approximately 3 to 20 ft (1 to 6 m) in height.
9			
10			Herb – All herbaceous (non-woody) plants, including
11			herbaceous vines, regardless of size. Includes
12			woody plants, except woody vines, less than
Woody Vine Stratum (= Total Cover	
1			Woody vine – All woody vines, regardless of height.
2			, , , , , , , , , , , , , , , , , , ,
3			
0			
4			Hydrophytic
· ɔ		- Tatal Origina	Vegetation
		= Total Cover	NU
Remarks: (If observed, list morphological adaptations be	low).		

SOIL

Sampling Point:

SUL								5	ampling Poin	·l
Profile Desc	ription: (Describe t	to the depth	needed to docu	ment the i	ndicator	or confirm	the absence	of indicato	ors.)	
Denth	Matrix	-	Redo	y Features	2					
(inches)	Color (moist)	%	Color (moist)	%	Tvne ¹	1 oc^2	Texture		Remarks	
<u>_(incine)</u>							<u> </u>		rtomanto	
·						·				
						·				
						·		-		
						. <u></u>				
						·				
¹ Type: C=Co	oncentration, D=Depl	etion, RM=F	Reduced Matrix, C	S=Covered	d or Coate	ed Sand Gr	ains. ² Lo	cation: PL=	=Pore Lining,	M=Matrix.
Hydric Soil I	ndicators:						Indicators	for Proble	matic Hydrid	: Soils ³ :
Histosol	(41)		Polyvalue Be	Now Surfa	co (S8) (I	PPSTI	I) 1 cm I			
	(T)									
HISTIC Ep	lipedon (A2)			unace (S9)	(LKK S,	1, 0)	2 cm i	NUCK (A10)	(LRR S)	
Black Hi	stic (A3)		Loamy Muck	(y Mineral ((F1) (LRF	R O)	Reduc	ed Vertic (F	⁻ 18) (outside	9 MLRA 150A,B)
Hydroge	n Sulfide (A4)		Loamy Gleye	ed Matrix (F2)		Piedm	ont Floodpla	ain Soils (F19	9) (LRR P, S, T)
Stratified	Lavers (A5)		Depleted Ma	atrix (F3)			Anoma	alous Bright	Loamv Soils	; (F20)
Organic	Rodies (A6) (I RR P	тт	Redox Dark	Surface (F	6)		(MI	RA 153B)	, ,	
					(57)					
	cky wineral (A7) (LR	R P, I, U)	Depleted Da	rk Sunace	(F7)			arent Mater	iai (1F2)	
Muck Pr	esence (A8) (LRR U))	Redox Depre	essions (F8	3)		Very S	Shallow Dark	< Surface (TF	[:] 12) (LRR T, U)
1 cm Mu	ck (A9) (LRR P, T)		Marl (F10) (I	_RR U)			Other	(Explain in I	Remarks)	
Depleted	Below Dark Surface	e (A11)	Depleted Oc	hric (F11)	(MLRA 1	51)			,	
Thick Da	rk Surface (A12)		Iron-Mangar	ese Masse	es (F12) (LRR O. P.	T) ³ India	ators of bud	ranhutiawaa	atation and
Coast Pr	airie Redox (A16) (N	II PA 150A)	Limbric Surf	ace (E13)		· IN	indic		rophytic veg	station and
Coast II			Onibric Ourie			, 0,	wei	land hydrol	ogy must be	present.
Sandy iv		.KK (0, 5)			.KA 151)					
Sandy G	leyed Matrix (S4)		Reduced Ve	rtic (F18) (MLRA 15	50A, 150B)				
Sandy R	edox (S5)		Piedmont Fle	oodplain S	oils (F19)	(MLRA 14	9A)			
Stripped	Matrix (S6)		Anomalous I	Bright Loar	ny Soils (F20) (MLR	A 149A, 153C	, 153D)		
Dark Su	face (S7) (LRR P. S	. T. U)		-						
Restrictive I	aver (if observed):	, , - ,								
	ayer (il observeu).									
Туре:										
Depth (ind	ches):						Hvdric Soil	Present?	Yes	No
Demonstration							,			
Remarks:										