DDG
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1 Galleria Blvd., Suite 1506
Metairie, LA 70001
504.434.6565
www.ddgpc.com

Churchill Technology & Business Park

Exhibit 33

Wetlands Delineation

JEDCO
Jefferson Parish Economic Development Commission

LOUISIANA ECONOMIC DEVELOPMENT
CERTIFIED SITE

GREATER NEW ORLEANS INC
REGIONAL ECONOMIC DEVELOPMENT

16564 E Brewster Road, Suite 101,
Covington, St. Tammany, LA

985.247.3043

www.ddgpc.com

Wetlands Delineation

Date: 9-17-2024

Re: Preliminary Wetlands Assessment of the 25.73-acre Property on Church Hill Parkway
Avondale, Jefferson Parish, Louisiana
DDG Project Number: 23-1544

Dear Mr. Gary,

Duplantis Design Group PC. (DDG) assessed the approximately 25.73-acre property located on Church Hill Parkway, Jefferson Parish, Louisiana to provide a professional opinion on the presence of potentially jurisdictional wetlands and "Waters of the U.S." (WOTUS). The term "wetlands" can be briefly defined as a frequently inundated area where conditions exist to support hydrophytic vegetation and hydric soil; WOTUS are navigable and non-navigable waters protected under the Clean Water Act. In order to establish a professional opinion on the presence and potential extent of jurisdictional "wetlands" and/or "WOTUS," DDG collected data in accordance with the requirements of the USACE "1987 Wetland Delineation Manual" (Wetlands Research Program Technical Report Y-87-1) and "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)".

The attached Delineation Map (Exhibit 1) was created using soil, hydrology, and vegetation data collected and reviewed by DDG. It shows the extent and location of delineated features within the subject Property boundary. Based on the data collected, it is DDG's opinion that 0.23 acres of wetlands and 0.05-acres of WOTUS (246-linear feet) are present on the Property, and potentially under the jurisdiction of the U.S. Army Corps of Engineers (USACE) New Orleans District.

There is a currently applicable PJD which accounts for a portion of this Site (9.26-acres) with the USACE identification number MVN-2021-00867 (Attachment 1). Where the PJD and evaluated area overlap, the PJD shows no wetlands identified. The PJD does identify WOTUS along the western boundary of the Site and a portion of these waters appear to be within the evaluated area (0.05-acres or 246-linear feet).

Hydrology on the Property appears to be driven primarily by rainfall, and corresponding sheet flow across the Site as well as drainage between pondlike features located outside of the evaluated area. Some examples of wetland hydrology observed on-Site included standing water, soil saturation, high water table, and FAC-Neutral Test all of which are designated by USACE as important wetland hydrology indicators. Based on the lidar data and in-situ field observations, stormwater appears to flow from North to South, into stormwater storage ponds and through the drainage canals found bordering the site. There is a small drainage conveyance which appears to connect a stormwater storage pond to the west and a roadside culvert.

Overall, the Property has a combination of wetland and upland vegetation, which correspond to the linear depression and maintained turf found on the property, respectively. Common species recorded in the upland area were Dallisgrass (*Paspalum dilatatum*, FAC), Bermuda grass (*Cynodon dactylon*, FACU), and Vaseygrass (*Paspalum urvillei*, FAC). Some common species found in the emergent wetland area (Palustrine Emergent Marsh) were Alligator weed (*Alternanthera philoxeroides*, OBL), and slender spike rush (*Eleocharis tenuis*, FACW).

According to Natural Resources Conservation Service (NRCS) Web Soil Survey, the property contains one soil type across the extent of the Site. The soil type across the Site is AR: Allemands muck, 0 to 0.2 percent slopes, very frequently flooded. Allemands muck has a hydric rating of 100, indicating all soils on the Site are hydric.

Overall, 0.23-acres of wetlands and 0.05-acres of waters (246-Linear Feet) were found at this Site. These wetlands are associated with a linear connection to a drainage pond to the west of the Site and a roadside culvert. These wetlands consist of strictly herbaceous vegetation and would be considered Emergent wetlands.

This preliminary wetland assessment is not an official determination, and as such, is not a completed report sufficient to submit to the USACE for jurisdictional determination. Only the USACE has the authority to make an official determination of jurisdictional wetlands or WOTUS. If you have any questions or would like to discuss this preliminary wetland assessment,

please feel free to contact me via email at lburas@ddgpc.com. Logan Buras has 2 years of experience performing wetland delineations across Louisiana and the Atlantic and Gulf Coast Region and has completed training from the Wetland Training Institute.

Sincerely,

Logan Buras
Environmental Scientist

Legend

- Delineation Boundary (25.73-acres)
- Wetlands (0.23-acres)
- Sample Points
- Previously Delineated Other Waters under MVN-2021-00867-SG (0.05-acres, 246 ln. ft.)

N

Scale in Feet

0 250 500 1,000

Delineation Map

JEDCO
25.73-acres on Church Hill Parkway
Avondale, Jefferson Parish, Louisiana
for Jurisdictional Determination
Site Center: 29.889926°/-90.181526°

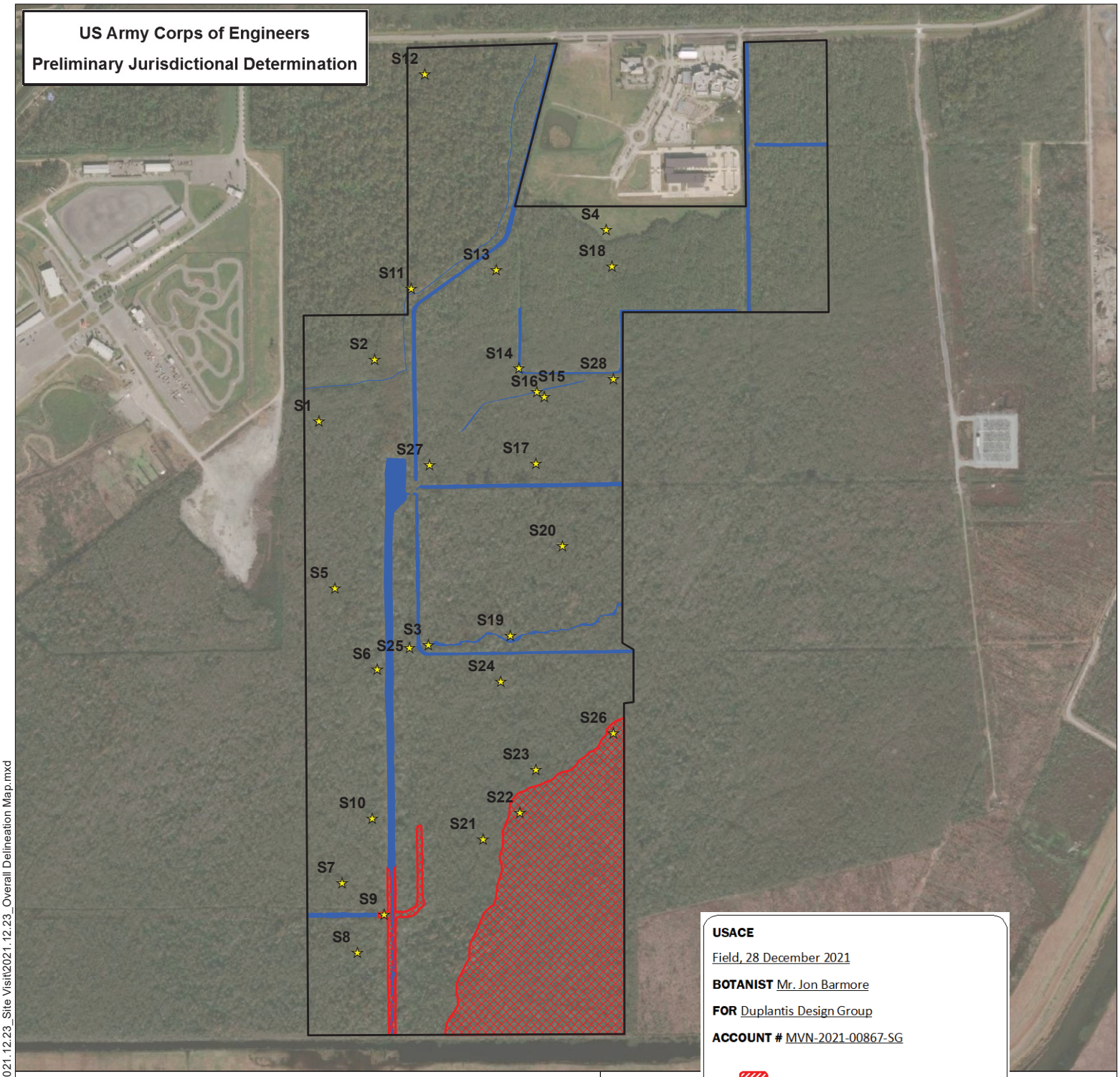
DRAWN BY:	ZM
CHECKED BY:	BO
DATE:	9/13/2024
FILE:	WetDel_ArcPro

1 Exhibit

Shapefiles as shown in this exhibit were created by DDG.
Map data presented here is not a legal survey and is for reference only.

Data Source: ESRI Basemaps

Document Path: C:\Users\zmeyers\Duplantis Design Group, PC\Wetlands Delineation - General\GIS\WetDel_ArcPro\WetDel_ArcPro.aprx



N

0 435 Feet 3,480

Overall Delineation Map

Preliminary Jurisdictional Determination
Westwego, Jefferson Parish, LA
Site Center: 29.883295°/-90.184508°

DUPLANTIS DESIGN GROUP

DRAWN BY:	CPB
CHECKED BY:	JPG
DATE:	12/27/2021
FILE:	2021.12.23_Overall Delineation Map

Exhibit **10**

Notes: Shapefiles as shown in this exhibit were created by DDG.
Map data presented here is not a legal survey
and should be used for reference only.

Data Source: ESRI Basemaps

Document Path: N:\DDG FILES\2021\21-641\Wetlands\Delineation\GIS\2021.12.23_Site Visit\2021.12.23_Overall Delineation Map.mxd