

# Exhibit R. South Morgan Site Wetlands Delineation Memo



# South Morgan Site Wetlands Delineation Memo



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Baton Rouge, Louisiana 70809  
225.293.2460

August 6, 2024

One Acadiana  
804 E Saint Mary Boulevard  
Lafayette, Louisiana 70503

Attention: Mr. Emile Lege

Subject: Letter of Findings  
Wetland Delineation  
South Morgan Site  
Lafayette Parish, Louisiana  
File No. 025992-010-00

## Introduction and Scope of Services

The following presents a letter of findings with associated figures, data collected, and site photographs based off a routine wetland delineation performed by Steven David of GeoEngineers, Inc. (GeoEngineers) on the South Morgan Site located in Lafayette Parish, Louisiana. Our understanding of the project is based on a Request for Proposal dated May 22, 2024, sent by CSRS, Inc. (CSRS) on behalf of One Acadiana. GeoEngineers was awarded the lump sum project for the South Morgan Site on July 8, 2024, via a signed proposal agreement by Emile Lege with One Acadiana. GeoEngineers understands the project awarded consisted of a wetland delineation used to create a wetland delineation map and a brief memo for a ±21-acre tract of land to support the requirements to meet the Louisiana Economic Development (LED) site certification process.

## Methods

GeoEngineers utilized readily available databases in conducting a desktop review of the project site prior to mobilizing to the field to conduct the wetland delineation. Databases utilized included the United States Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI) maps; United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) soils survey for Lafayette Parish, Louisiana; Light Imaging, Detection and Ranging (LiDAR) maps; and United States Geological Survey (USGS) quadrangle maps.

GeoEngineers conducted a wetland delineation on August 1, 2024, utilizing approved United States Army Corps of Engineers (USACE) guidelines and requirements such as the *Corps of Engineers Wetlands Delineation Manual* (Y-87-1, January 1987) and *The Regional Supplement to the Corps of Engineers Wetland Delineations Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)* (November 2010).

These manuals follow a three-parameter approach for conducting wetland determinations. This approach documents: (1) the presence of hydrophytic vegetation; (2) hydric soils; and (3) wetland hydrology, all of which are described in further detail below. Except for wetlands with special characteristics, the presence of all three criteria is required for a given area to be classified as a wetland under these two guidance documents.

Based on site observations relative to topography, hydrology, and vegetation, wetland boundaries were estimated for subsequent testing to compare upland and wetland characteristics within the depressional and adjacent areas. Soil pits were hand dug to approximately 16 inches below ground surface (bgs). Soil pits were advanced within, and outside a given wetland boundary to assess soil conditions in wetland and upland areas. Soils in each pit were evaluated for texture, matrix color, presence, or absence of redoximorphic features or gleying, and depth of saturation. This information was used to determine the presence/absence of hydric soils and to assist in the development of wetland boundaries.

Wetland hydrology indicators, including saturation, presence of surface water, oxidized rhizospheres, and vegetation community were also noted at sample plots surrounding soil pits (approximate 30-foot radius). Vegetation, soil, and hydrology information collected during the field study are presented on the standard 2010 Regional Supplemental to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plains Region, Version 2.0 wetland delineation data forms, which are included in Appendix B.

Wetland boundaries were delineated and mapped in the field and included in Appendix A figures. A photographic record of site conditions during our field study is provided in Appendix C, Site Photographs.

## Summary of Findings

The project site primarily consists of maintained pasture with barbed wire fencing throughout. There is also a homesite located on the southwestern portion of the property. During the wetland delineation site visit, a total of five sample plots were recorded, which included hydrology, vegetation, and soils data. GeoEngineers staff recorded five sample plots (SP 1 – SP 5) as upland plots to represent their findings. None of these sample plots exhibited the three required wetland criteria within the project Site.

As such, GeoEngineers concludes that the total ±21-acres project site does not contain any USACE jurisdictional wetlands or Waters of the United States. This delineation was prepared using current applicable guidance and methodology, and it represents the best professional judgement of GeoEngineers, Inc. as a professional opinion only, it does not represent final agency approval of the delineated features, and we recommend submitting this information to the USACE for review and verification should the proposed project result in unavoidable impacts to Waters of the United States.

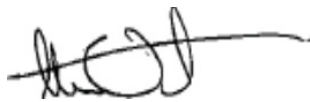
## Staff Qualifications

Steven David, with GeoEngineers performed the site visit and compiled the letter of findings based off the data collected. Steven David is a Certified Professional Wetland Scientist through the Society of Wetland Scientists organization with 18 years' experience in Environmental/Natural Resources Consulting. His certification is attached for reference in Appendix D.

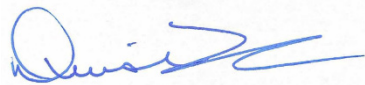
There are no intended third-party beneficiaries arising from the services described in this proposal and no party other than CSRS/One Acadiana shall have the right to legally rely on the product of our services without prior written permission of GeoEngineers. Furthermore, as mentioned above, GeoEngineers cannot guarantee approval, or the issuance of the jurisdictional determination identified in this scope from the regulatory agencies for the proposed project.

We appreciate the opportunity to provide our services to you in support of the South Morgan Site project. If you have any questions regarding the information provided in this proposal, please contact Steven David at 225.313.7817 or sdavid@geoengineers.com.

Sincerely,  
GeoEngineers, Inc.



Steven David, PWS  
Senior Environmental Scientist I



Denise Radaich, P.E.  
Associate Engineer

SJD:PDR:nl

Attachments:

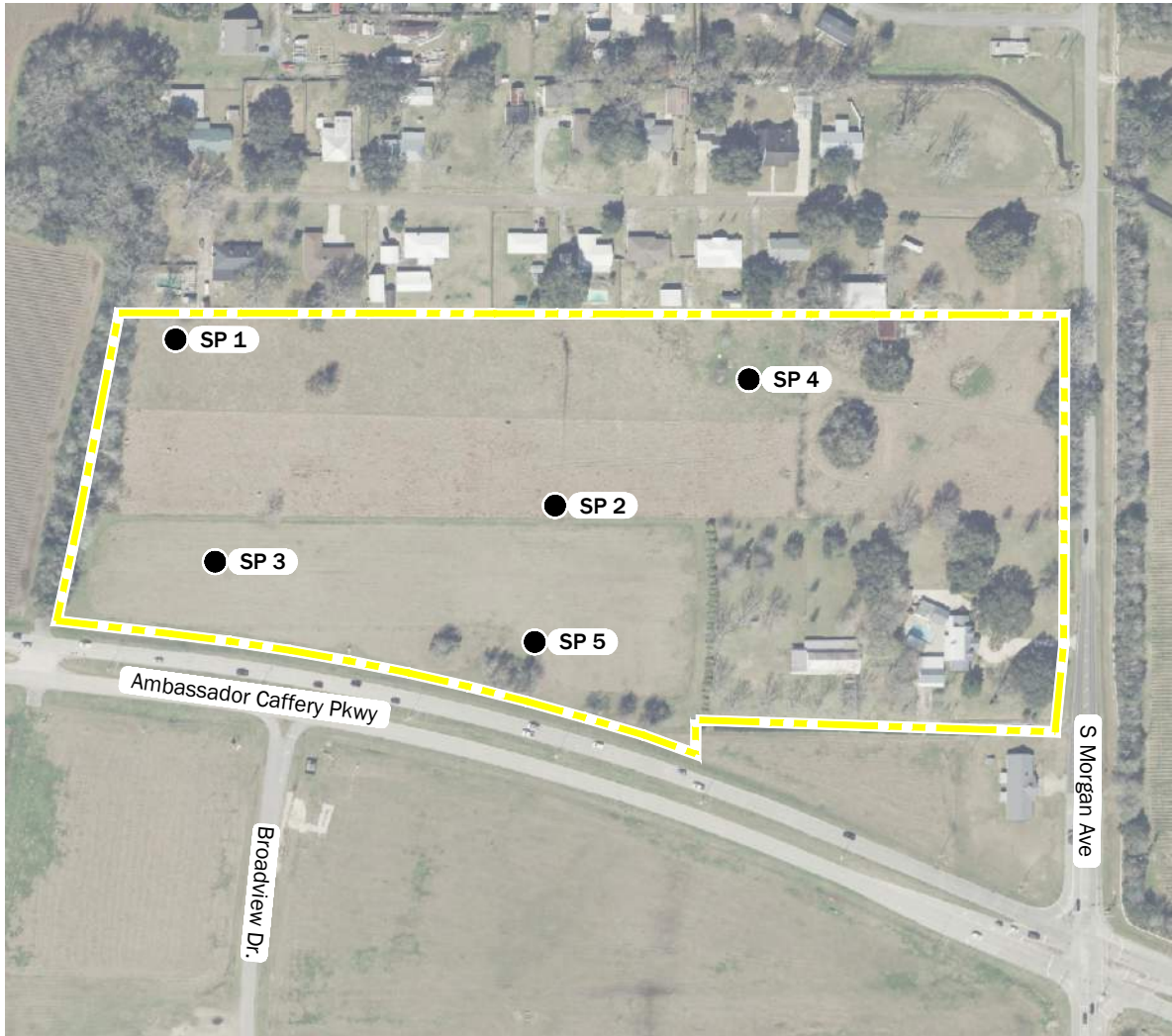
- Figure 1. Vicinity Map
- Figure 2. Wetland Delineation Map
- Figures A-1 through A-25. Site Photographs
- Wetland Determination Data Form
- Steven David Professional Wetland Scientist Certification

One copy submitted electronically.

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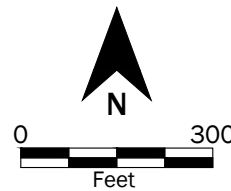
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- Legend**
- SP-1 ● Sample Plots
  - Site Boundary (Area = 21.3 Acres)

Source(s):  
• Aerial from Bing Imagery  
Coordinate System: Louisiana State Plane, Southern Zone, NAD83, US Foot

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### Wetland Delineation Map

One Acadiana - South Morgan Site Wetland Delineation -  
LED Louisiana  
Lafayette, Louisiana



Figure 2