GEPA SUMMARY REPORT AND CHECKLIST COLLEGE OF COASTAL GEORGIA PROPOSED STUDENT HOUSING BUILDING BRUNSWICK, GLYNN COUNTY, GEORGIA E&A PROJECT NO. 3374-0003

Prepared for:

H.J. Russell & Company 504 Fair Street, SW Atlanta, Georgia 30313

Prepared by:

Ellis & Associates, Inc. 7064 Davis Creek Road Jacksonville, Florida 32256

February 26, 2010

February 26, 2010

Mr. Don Pelton H.J. Russell & Company 504 Fair Street, SW Atlanta, Georgia 30313

Reference: GEPA Summary Report

College of Coastal Georgia

Proposed Student Housing Building Brunswick, Glynn County, Georgia E&A Project No. 3374-0003

Dear Mr. Pelton:

Ellis & Associates, Inc. (E&A) is pleased to submit this Georgia Environmental Policy Act (GEPA) Summary Report for the above-referenced site. This report includes the results of our findings from site reconnaissance, research, and records review to identify whether conditions exist that may have a significant environmental impact to wildlife preserves and refuges, threatened and endangered species, wetlands and floodplains, and archaeological or historical sites.

SITE INFORMATION

The property is located on the southern portion of the College of Coastal Georgia campus located at 3700 Altama Avenue, in Brunswick, Glynn County, Georgia. The property is located on the Brunswick East Quadrangle, Georgia, U.S.G.S. 7.5 Minute Topographic Map (Figure 1, Attachment 1).

The subject property consists of approximately five acres of a mixture of grassy and wooded land. The property is part of the College of Coastal Georgia campus. No buildings are currently located on the property. No wells, septic systems, or drainfields, or heating and cooling systems were observed on the property. Electric services to the campus are provided by Georgia Power. Water and sewer services are provided by the Brunswick-Glynn Joint Water Sewer Commission.

Present-day adjoining properties include grassy land and a pond to the north; a paved parking lot to the west; a mixture of grassy land and wooded land to the south; and wooded land to the east. A Site Plan has been provided as *Figure 2*, *Attachment 1*.

GEPA CHECKLIST

E&A reviewed and completed the GEPA Checklist. Regarding items Number 1 through Number 24 of the GEPA Checklist, our site visit and research revealed no evidence of significant environmental effect for the subject property. A copy of the GEPA summary report and checklist are included as *Attachment 2*.

REGULATORY RESEARCH AND CORRESPONDENCE DISCUSSION

During the review of the GEPA Checklist, E&A conducted research and corresponded with the regulatory agencies as described below.

E&A reviewed U.S. Fish and Wildlife Service maps to determine if any threatened or endangered species habitats or sanctuaries exist in the vicinity of the subject property. The review of U.S. Fish and Wildlife

Service information did not reveal any potential impact to threatened or endangered species.

E&A review topographic maps to determine if the proposed construction will impact any wetlands or marshlands, and Federal Emergency Management Agency (FEMA) floodplain maps to determine if the property is located in a flood zone. Based on the topographic maps reviewed, the property does not appear to be located in a wetland or coastal marshland area. The FEMA floodplain map revealed that the property is located in Zone X, which is listed as not being in a floodplain or in a "special flood hazard area".

E&A contacted the Georgia Archeological Site File (GASF) to determine if any reported archaeological sites or reports are located within an approximate one-mile radius of the site. The response indicated that one site and four reports are present within the approximate one-mile search radius. A site's or report's presence within the potential area of effect of the proposed construction does not necessarily mean the project will adversely impact the archaeological sites.

A cultural resource review was conducted for the property by the Georgia Historic Preservation Division (GHPD). The GHPD concluded that the proposed construction would have no significant impact on any historic properties. The GHPD letter indicated that historic properties and/or archaeological resources may be located in the vicinity of the property, but that they would not be affected by the proposed construction. The GASF and GHPD correspondence is included as *Attachment 3*.

CONCLUSION

E&A reviewed and completed the GEPA Checklist in accordance with the Georgia Environmental Policy Act Guidelines dated 1991. Based on E&A's site visit and research revealed no evidence of significant environmental effect for the subject property.

We appreciate this opportunity to provide H.J. Russell & Company, with these services. If you have any questions or comments regarding this report, please call us at (904) 880-0960 at your convenience. It has been a pleasure working with you on this project.

Sincerely,

ELLIS & ASSOCIATES, INC.

Project Scientist

.C. Waldron

Gabriel S. Pastrana, P.E. Senior Project Engineer

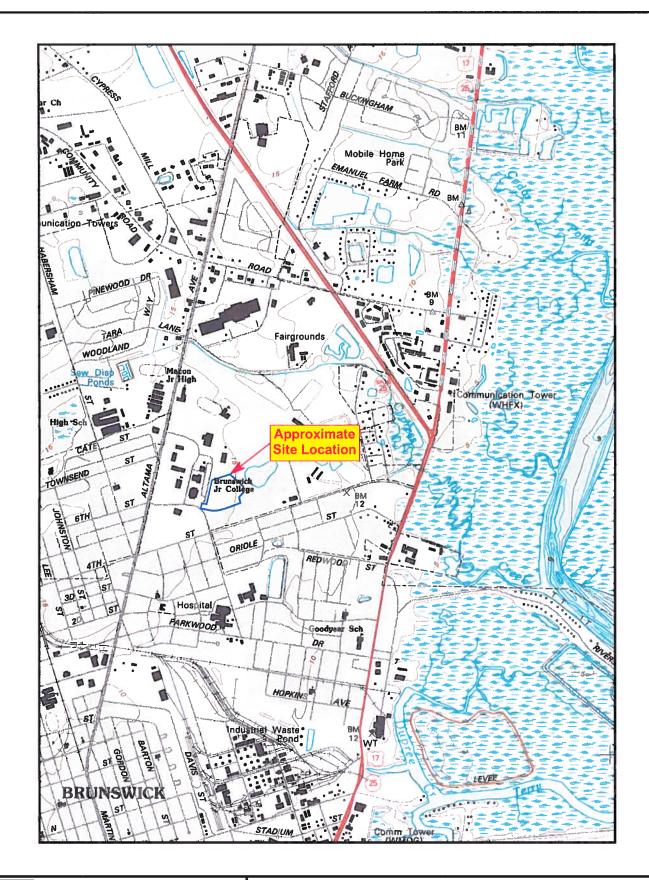
Attachment 1: Figures

Attachment 2: GEPA Summary Report and Checklist Attachment 3: GASF and GHPD Correspondence





ATTACHMENT 1
FIGURES





Environmental
Geotechnical
Materials Testing Integrated Engineering Services EB: 998

7064 Davis Creek Road Jacksonville, FL 32256
p: 904-880-0960 f: 904-880-0970 email: ellis@ellisassoc.com
Serving the Southeast since 1970.
Offices: Jacksonville, FL ~ Brunswick, GA

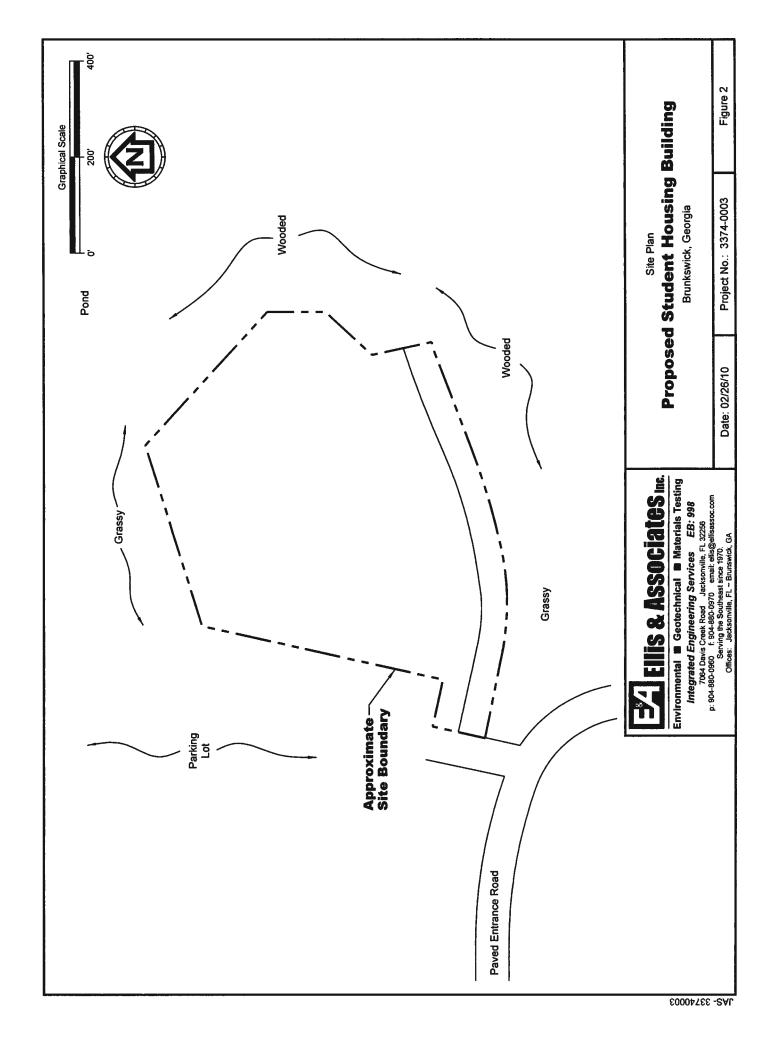
Site Vicinity/Topographic Map

Proposed Student Housing Building

U.S. Geological Survey 7.5 Minute - Topographic Map Brunswick East, Georgia Quadrangle 1993

Scale 1"=2,000', Site Boundaries Depicted are Approximate







ATTACHMENT 2 GEPA SUMMARY REPORT AND CHECKLIST



GEPA Summary Report

Site Name:	Proposed Student Housing E	Building		_
Site Address:	3700 Altama Avenue		_	
City/County:	Brunswick/Glynn County	State:	Georgia	

1. Will the proposed construction likely affect wetlands?

E&A reviewed the Brunswick East topographic map regarding the presence of any wetland or low lying areas. Based on the topographic map reviewed no wetlands are present in the area of potential effect of the proposed construction.

2. Will the antenna structure be located in a floodplain?

According to a FEMA Flood Insurance Rate Map reviewed, the property is located in "Zone X" indicating that it is not in a floodplain or in a "special flood hazard area".

3. Will the proposed construction likely affect water supply?

Potable water is supply to this area by a municipal supply system operated by the Brunswick Glynn County Joint Water and Sewer Commission. There is no indication that the proposed construction will affect water supply in the area.

4. Will the proposed construction likely affect water resources?

The subject property is not located within the immediate vicinity of any major bodies of water. The Intracoastal Waterway is located approximately 3,000 feet east of the property.

5. Will the proposed construction likely affect groundwater recharge?

Based on the planned construction of the building and associated parking areas, the installation of impervious surfaces will have minor effects on groundwater recharge within the boundaries of the proposed construction.

6. Will the proposed construction likely affect storm water?

Based on the planned construction of the building and associated parking areas, the installation of impervious surfaces will have minor effects on storm water runoff within the boundaries of the proposed construction.

7. Will the proposed construction likely affect/generate waste water?

Sewer services are provided to this area by a municipal supply system operated by the Brunswick Glynn County Joint Water and Sewer Commission. There is no indication that the proposed construction will affect sewer service in the area.

8. Will the proposed construction likely affect air quality?

Based on the proposed use of the property, air quality in the area will not be adversely affected.

9. Will the proposed construction likely affect solid waste?

Based on the proposed use of the property, solid waste will not adversely affect the area.



10. Will the proposed construction likely affect soil stability and/or erodibility?

Based on the relatively level grade of the property and the surrounding parent tract, the proposed construction will not adversely affect soil stability or erodibility.

11. Will the proposed construction likely affect protected mountains?

No protected mountains are located within the area of potential effect.

12. Will the proposed construction likely affect protected species?

Based on the U.S. Fish & Wildlife Service National Wildlife Refuges Map, the proposed construction does not appear to be in a protected species habitat.

13. Will the proposed construction likely affect critical habitats?

Based on the U.S. Fish & Wildlife Service National Wildlife Refuges Map, the proposed construction does not appear to be in a protected species habitat.

14. Will the proposed construction likely affect historical structures?

Based on the review of the project by the Georgia Historic Preservation Division, the proposed construction will not adversely affect any historical sites or structures.

15. Will the proposed construction likely affect archaeological sites?

Based on the review of the project by the Georgia Historic Preservation Division, the proposed construction will not adversely affect any archaeological sites.

16. Will the proposed construction likely affect parks or recreation areas?

E&A reviewed maps on the internet from The Arthur Carhart National Wilderness Training Center, the Aldo Leopold Wilderness Research Institute, The University of Montana College of Forestry & Conservation Partnership (www.wilderness.net), Recreation One-Stop Initiative, and the U.S. Department of the Interior (www.recreation.gov) regarding designated wilderness areas. These sources revealed no evidence of wilderness designation area for the property.

17. Will the proposed construction likely affect energy supplies?

Based on proposed use of the building to be constructed, there is no indication the energy supplies will be adversely affected.

18. Will the proposed construction likely affect beaches?

The proposed construction is not located in the vicinity of any beach areas.

19. Will the proposed construction likely affect dunes?

The proposed construction is not located in the vicinity of any dune areas.



20. Will the proposed construction likely affect shoreline?

The proposed construction is not located in the vicinity of any shoreline areas.

21. Will the proposed construction likely affect coastal marshland?

Based on a review of the Brunswick East topographic map, the proposed construction is not located in the vicinity of any coastal marshland. The Intracoastal Waterway and its surrounding marshland areas are located approximately 3,000 feet east of the subject property.

22. Will the proposed construction likely affect forest land?

The proposed construction is not located in a forested area. Some wooded areas are present on the subject property; however, the wooded areas are isolated within a developed urban setting.

23. Will the proposed construction likely affect barrier islands?

The proposed construction is not located in the vicinity of any barrier islands.

24. Will the proposed construction likely affect aquatic life and/or trout streams?

No bodies of water are located in the area of proposed construction.

Environmental Check List Georgia Environmental Policy Act

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Project Name: College of Coastal Georgia-Proposed Student Housing Building

GEORGIA	IS AREA AFFECTED?		IF AFFECTED, HOW SEVERELY?			
AREA/CATEGORY	NO, YES	UNKNOWN	MINOR	MEDIAN	MAJOR	UNKNOWN
1. Wetlands	\boxed{V}/\square					
2. Flood Plain/River Corridor						
3. Water Supply						
4. Water Resources						
5. Groundwater Recharge			V			
6. Storm Water			V			
7. Waste Water	\mathbb{Z}					
8. Air Quality						
9. Solid Wastes						
10. Soil Stability/Erodibility						
11. Protected Mountains						
12. Protected Species						
13. Critical Habitats						
14. Historical						The production of the control of the
15. Archeological	V					
16. Parks/Recreation				Social walk to provide a first and an		
17. Energy Supplies						
18. Beaches	$\mathbf{V}_{\mathbf{J}}$					
19. Dunes						
20. Shoreline	∇					
21. Coastal Marshland						
22. Forest Land						
23. Barrier Island						
24. Aquatic Life/Trout Streams						

Initial GEPA Evaluation Form

Project No. : 3374-0003
Project Name: College of Coastal Georgia - Proposed Student Housing Build
Institution: State Board of Regents
Date of Assessment: February 26, 2010
Brief Project Description:
New construction of a student housing building on the southern portion of the College of Coastal Georgia campus in Brunswick, Georgia,
Georgia campus in Brunswick, Georgia,
(Sign one statement. Print or type name, organization, and title below signature.) Having reviewed this proposed project and the Environmental Checklist, there are no significant adverse environmental effects resulting from this project. J.C. Waldron, Project Scientist
Ellis + Associates, Inc.
Or
Having reviewed this proposed project and the Environmental Checklist, there may be significant adverse environmental effects resulting from this project. These potential adverse environmental effects are referenced on the Checklist and are further described by the attached narrative.



ATTACHMENT 3 GASF AND GHPD CORRESPONDENCE

Georgia Archaeological Site File UGA Riverbend Research Labs, 110 Riverbend Road Athens, GA 30602-4702 (office)706 542-8737 (fax) 706 542-8920 January 15, 2010

Ellis & Associates, Inc. 7064 Davis Creek Road Jacksonville, FL 32256

J.C. Waldron:

At your request, a search of the Site File records was completed in order to determine if there are any reported archaeological sites or reports located within a one mile radius of the proposed project areas:

PROJECT NAME – Proposed Student Housing Building
TOPOGRAPHIC QUADRANGLE – Brunswick East, Brunswick West
COUNTY – Glynn

There is 1 site located within a one mile radius of your project area. There are 4 reports (1010, 2618, 3258, 4795) within a one mile radius of the project area. Copies of report abstracts can be accessed through our online documents database at http://shapiro.anthro.uga.edu/GASF/index.html.

Although research conducted at the Georgia Archaeological Site File is useful for gaining a preliminary understanding of the distribution of archaeological resources in a given area, there are important limits to this data that must be understood to evaluate the data properly. First, the presence of a few sites in the area of interest does not by any means imply that the location of all sites in the area are known. In most cases the data are quite spotty. Second, archaeological salvage and mitigation work on known sites may ultimately turn out to be less expensive than the mitigation of unknown sites discovered later in a project. Human settlement has traditionally been centered upon well-drained soils on level ground with a nearby fresh water supply. While areas meeting these obvious criteria are certainly more likely locations for archaeological sites than other locations within a project area, there may be sites located anywhere within an area. In light of these factors, it is often prudent to seek the consultation of a professional archaeologist to assess the possible impact of a proposed project on its cultural resources.

Please be aware that there could possibly be sites that have not been detected in these areas. The limitations of a site search done at the Georgia Archaeological Site File are more completely explained in our Paragraph of Disclaimer. Please know that this search does not fulfill the requirements of the Section 106 laws in the National Historic Preservation Act. If you have questions on the Section 106 law, please contact the Environmental Review Coordinator at the Georgia State Historic Preservation office at (404) 651-6624. Also, if you have any questions or need additional information from the Georgia Archaeological Site Files, do not hesitate to call us at (706) 542-8737.

PLEASE NOTE THAT SITE FORMS, PROJECT REPORTS, THE SITE FILE MAPS OR ANY OTHER INFORMATION REGARDING SITE LOCATIONS ARE NOT FOR PUBLIC RELEASE.

Sincerely,

J. Robert Hughes GASF

J. Johnst Higher



January 19, 2010

Dr. W. Ray Luce Historic Preservation Division Attention: Environmental Review 34 Peachtree Street, NW Suite 1600 Atlanta, Georgia 30303

Reference:

Request for GEPA Review for New Building Construction

College of Coastal Georgia - Proposed Student Housing Building

3700 Altama Avenue

Brunswick, Glynn County, Georgia E&A Project No. 3374-0003

Dear Dr. Luce:

On behalf of our client, H.J. Russell & Company, Ellis & Associates requests a review and opinion of effect of known cultural and/or historic resources for a proposed student housing building located on the southern portion of the College of Coastal Georgia campus. The College of Coastal Georgia is located at 3700 Altama Avenue, in Brunswick, Glynn County, Georgia. The Environmental Review Form has been completed and is provided with this letter. The attachments of the Environmental Review Form include a Georgia Archeological Site File review letter as well as maps and photographs per the review form instructions. Please contact me at (904) 880-0960, extension 223, if you require any additional information. Thank you for your prompt response to this request.

Sincerely,

ELLIS & ASSOCIATES, INC.

J.C. Waldron
Project Scientist

Attachment - Environmental Review Form

Georgia Historic Preservation Division **Environmental Review Form**

At a minimum, the Historic Preservation Division (HPD), Georgia State Historic Preservation Office (SHPO), may require the following information in order to review projects in accordance with applicable federal or state laws (Section 106 of the National Historic Preservation Act or the Georgia Environmental Policy Act, etc). Please note that responsibility for preparing documentation, including the identification of historic resources and the assessment of potential effects resulting from an undertaking, rests with the federal or state agency or its designated applicant. If insufficient information is provided, we may request additional materials. The role of the SHPO is to review, comment, and consult with federal/state agencies, applicants, and consultants. Please note that the US Corps of Engineers (USACE) does not delegate compliance to their applicants and all information prepared for permits through this agency should be coordinated directly with USACE. Also, if you are submitting a cell tower project do not use this form. Please submit all cellular projects on either the Form 620 or 621.



of Natural Resources

I. **General Information**

A. Project Name: <u>College of Coastal Georgia – S</u>	tudent Housing Bu	ilding
Project Address: 3700 Altama Avenue		
City: Brunswick	County: Gl	lynn_
Project Number: 3374-0003	PI Number (if ap	plicable):
U. S. Congressional District - see http://www.census.c	gov/geo/www/cd108th	n/GA/plc_c8_13.pdf :1
B. Federal Agency:		
State Agency (if applicable): Board of Regen	ts of the University	System of Georgia
C. Agency's Involvement: Funding License/Permit Direct/Is performing the action	0	Unknown Other, please explain:
 D. Project Type: □ Road/Highway Construction or Improvements □ Demolition □ Rehabilitation □ Addition to Existing Building/Structure ▼ New Construction 		Relicensing Utilities/Infrastructure Unknown Other:
E. Level of Review: □ Section 106 of the National Historic Preservatio □ Section 110 of the National Historic Preservatio □ Georgia Environmental Policy Act (GEPA) □ State Agency Historic Property Stewardship Pro □ Technical Assistance □ Unknown	n Act	rdship)
F. Project Description and Plans (Please include d and what will be demolished, as applicable. Attach a	letails as to what want details as to what want details as to what was additional pages if it	ill be constructed, what will be altered and how necessary):
New construction of a student housing build Campus in Brunswick, Glynn County, Georgia. The campus.	ling on the southern new building will r	n portion of the College of Coastal Georgia replace previously undeveloped portions of the

G. Contact Information: □ Applicant ★ Co	nsultant
Name: J.C. Waldron	
Address:7064 Davis Creek Road	
City:Jacksonville	State: <u>FL</u> Zip: <u>32256</u>
Phone: (904) 880-0960	Fax: (904) 880-0970
Email: jc.waldron@ellisassoc.com	
Agency Contact Info (either State or Federal, according to	review type):
Name and Title:Board of Regents of the University Syst	em of Georgia
Address: 270 Washington Street, SW	
City: Atlanta	State: <u>GA</u> Zip: <u>30334</u>
Phone: (404) 656-2250	Fax:
Email:	
quadrangle map (7.5 minute). For projects in urban areas, p additional help and information you may want to refer to the http://terraserver.microsoft.com/ , http://topomaps.usgs.gov I. Has this identical project or a related project been previous please enclose a copy of the State Historic Preservation Office.	e following websites: http://www.topozone.com/ , usly submitted for review? YES NO _X_ If yes, icer's comments.
the APE might include the building itself and the a	indirect (physical or visual). The APE is defined as "the cause changes in the character or use of historic properties, mining the APE include topography, vegetation, existing ect, physical siting of a resource, and existing and planned of an historic building or structure, or new construction: djacent setting.
 Streetscapes: the APE might include the views Pedestrian/bicycle facilities: the APE might exboth sides of the corridor. Underground utilities: the APE would usually Based on this information, describe the Area of Potential I mixture of grassy and wooded land within the College of Co Associates' Phase I ESA, the property has never been developed wooded land. 	tend the length of the corridor and for some distance on be limited to the area of ground disturbance. Effect for your project: The subject site is a pastal Georgia Campus. Based on the results of Ellis &
B. Attach a map or site plan and project plans (as appli provide information about project scope of work (this may be please see the examples on our website.	

II.

¹ Please note, this is not a complete list of websites with topographic map information. These websites are not controlled by HPD and HPD bears no responsibility for their content.

above. Photography should document not only the project area, but also any adjacent properties that are within the APE If the APE includes buildings or structures, please include clear views of each. All photography should be keyed to a site map and project plans (as applicable), please see our examples. Photographs should be individually numbered, and corresponding numbers should be placed on the map or site plan, showing location and direction of view. Should your project entail the alteration of existing historic structures, please provide photographs of existing conditions of sites, buildings and interior areas to be impacted. **Site Information** A. To your knowledge, has a cultural resources assessment or a historic resources survey been conducted in the project area? YES X NO DO NOT KNOW If yes, provide the title of the report, author, date and principal investigator:

Georgia Archaeological Site File Letter, 1/15/2010, J. Robert Hughes B. Attach any available information concerning known or suspected archaeological resources in the area of potential effect. (Note: Research at the Georgia Archaeological Site File in Athens may only be undertaken by a qualified archaeologist or site file staff. For questions, please call 706-542-8737.) Please note that as part of the review process, HPD may request an archaeological survey. C. In the past has this property been used for: YES ____ 1. Farming NO X YES ____ 2. Pasture NO X YES ____ 3. Mining NO_X 4. Timbering YES NO X 5. Road construction YES NO X 6. Housing YES NO X 7. Landfill YES ___ NO X 8. Commercial YES NO 9. Industrial YES 10. Other (explain): D. Describe what is on the property today (i.e. buildings, parking lot, house, barn, outbuildings, woods, grass, garden, etc.): a mixture of grassy and wooded land E. Does the project include any land disturbing activities? (haul roads, cut or fill areas, excavations, landscaping activities, ditching, utility burial, grading, water tower construction etc.) YES X describe the nature of the work and the approximate three dimensional extent of work: construction of a student housing building and associated parking lot and landscaped areas. F. If not provided in response to previous sections, please include a project specific map and/or preliminary site plan that fully describe the project boundaries and areas of land disturbing work. Note in detail all changes and additions proposed to be made to the existing site. **Building and Structure Information** A. Is the project located within or adjacent to a National Register of Historic Places (NRHP) listed or eligible historic district? YES _____NO _X__ DO NOT KNOW ____ If yes, please provide the name of the district: B. Within the project APE, are there any other buildings or structures that are 50 years old or older? YES _____ NO X If yes, provide numbered photographs of each that have been keyed to a site map. C. Are any of the buildings or structures identified above listed or eligible for listing in the NRHP? YES ____ NO X __ DO NOT KNOW ___ If yes, please identify the properties (by name or photo #).

C. Provide high-resolution color photographs, which illustrate the project area and the entire APE as defined

III.

IV.

structure that is 50 years old or older?

3

D. Does the project involve the rehabilitation, renovation, relocation, demolition or addition to any building or

YES NO _X_ If yes, please provide the information requested in E below.
E. Complete a <u>Georgia Historic Resources form</u> for EACH building or structure that is 50 years of age or older. Only the circled fields are required, but please fill out any additional fields if known.
 It is not necessary to provide the roll and frame number for photographs (as indicated on #26 of form). It is necessary to key each photo to a site map. Photographs should be legible-size high-quality color digital pictures or 35 mm prints; Polaroid's are unacceptable. Photos should show clear views of each main elevation (front), and views of the setting. Please refer to the HPD survey manual if additional help is needed in completing the Georgia Historic Resources form.
(Note: Background research for previously identified properties within an APE may be undertaken at HPD, including the National Register of Historic Places files, county architectural surveys, and identified sites files. To make a research appointment, please call 404-651-5911. Some information may also be available on the web.)
Additional Information for Effects Determination
An effect occurs when an action alters the characteristics of a property that may qualify it for the National Register or alters the features of a property's location, setting or use that contribute to its significance. How is the project going to affect any of the properties identified in the previous section?
A. Will the project take away or change anything within the apparent or existing boundary of any of these historic properties?
YES NO If yes, please explain:
B. Will the project change the view from or the view of any of these properties? YES NO If yes, please explain:
C. Will the project introduce any audible or atmospheric elements to the setting of any of these historic properties? YES NO If yes, please explain:
D. Will the project result in the transfer, lease or sale of any of these historic properties? YES NO If yes, please explain:

V.

Please note: HPD's ability to complete a timely project review largely depends on the quality of the material submitted. For complex projects, some applicants may find it advantageous to hire a historic preservation professional with expertise in history, architectural history and/or archaeology.

Project submissions will not be accepted via facsimile or e-mail. There is a 30-day review and comment period. For questions regarding this form or the review process, please contact HPD's Environmental Review Specialist at 404-651-6546.

When completed, please send this form along with the supporting material to:

Dr. W. Ray Luce, Division Director,
Deputy State Historic Preservation Officer
Historic Preservation Division
Attention: Environmental Review
34 Peachtree Street, NW, Suite 1600
Atlanta, Georgia 30303-2316