

**FINAL ENVIRONMENTAL ASSESSMENT  
AND FINDING OF NO SIGNIFICANT IMPACT**

**ACQUISITION  
OF  
WAREHOUSE FACILITY**

**BRUNSWICK, GEORGIA**

**TABLE OF CONTENTS**

	<b>Page No.</b>
<b>FINDING OF NO SIGNIFICANT IMPACT.....</b>	<b>III</b>
<b>1.0 INTRODUCTION.....</b>	<b>2</b>
<b>2.0 PURPOSE AND NEED .....</b>	<b>2</b>
2.1 LOCATION.....	2
2.2 DESCRIPTION AND NEED FOR THE PROPOSED ACTION.....	2
2.2.1 Description of the Proposed Action .....	2
2.2.2 Need for the Proposed Action .....	3
<b>3.0 ALTERNATIVES .....</b>	<b>3</b>
3.1 NO ACTION ALTERNATIVE.....	3
3.2 ALTERNATIVE LOCATIONS.....	3
3.3 PROPOSED ACTION .....	4
<b>4.0 AFFECTED ENVIRONMENT .....</b>	<b>4</b>
4.1 PHYSIOGRAPHIC SETTING .....	4
4.2 BIOLOGICAL FEATURES .....	5
4.3 CULTURAL RESOURCES.....	5
4.4 HAZARDOUS MATERIALS .....	6
4.5 TRAFFIC CIRCULATION/SAFETY.....	6
<b>5.0 ENVIRONMENTAL CONSEQUENCES .....</b>	<b>6</b>
5.1 PHYSICAL AND BIOLOGICAL FEATURES .....	6
5.2 CULTURAL RESOURCES.....	7
5.3 SOCIAL AND ECONOMIC FEATURES .....	7
5.4 TRAFFIC CIRCULATION/SAFETY.....	7
5.5 HAZARDOUS MATERIALS .....	7
5.6 UNAVOIDABLE ADVERSE EFFECTS .....	8
5.7 IRRETRIEVABLE COMMITMENT OF RESOURCES .....	8
5.8 CUMULATIVE IMPACTS .....	8
5.9 MITIGATION MEASURES.....	8
<b>6.0 CONSULTATION AND COORDINATION .....</b>	<b>8</b>
<b>7.0 REFERENCES.....</b>	<b>9</b>

## **LIST OF APPENDICES**

Appendix A - Maps

Appendix B - Threatened and Endangered Species in Glynn County

Appendix C - Coordination

## FINDING OF NO SIGNIFICANT IMPACT

- 1. Name of Action.** The purchase of a Warehouse Facility located at 2400 Glynco Parkway, Brunswick, Georgia for the Federal Law Enforcement Training Center (FLETC) at Glynco, Georgia.
- 2. Description.** FLETC is proposing to purchase a Warehouse Facility that they have been leasing since March 2000. The warehouse is located in the Brunswick-McBride Industrial Park and consists of 4.96 acres with 460 feet frontage, sides of 470 feet, and a rear dimension of 460 feet. FLETC has already installed a concrete barricade gate system for security. The building consists of 51,000 square feet that was constructed in 1986.
- 3. Alternatives.** FLETC evaluated one (1) location as an alternative. Alternatives considered included: 1) the No Action Alternative, 2) Alternative Locations, and 3) the Proposed Action.
- 4. Anticipated Environmental Impacts.** The proposed action would not be expected to impact any environmental areas of concern.
- 5. Mitigation.** The proposed action is not expected to have any environmental impacts; therefore mitigation needs are not anticipated.
- 6. Finding of No Significant Impact.** The enclosed Environmental Assessment (EA) was prepared and evaluated pursuant to the National Environmental Policy Act (Public Law 91-190, 42 U.S.C. 4321 et seq.) and the Department of Treasury Directive of 1990 (Treasury Directive 75-02, Department of Treasury Environmental Quality Program). I have concluded that the proposed acquisition of the Warehouse Facility does not constitute a “major federal action significantly affecting the quality of the human environment” when considered individually or cumulative in the context of the referenced act including both direct and indirect impacts. Therefore, an Environmental Impact Statement is not required.
- 7. Public Comment.** Copies of this Environmental Assessment and Finding of No Significant Impact have been distributed to agencies, elected officials, organizations, and individuals who may have interest in the project. In addition, a news release announcing these documents [was issued](#). There have been no comments received that were averse to the proposed action.
- 8. Point of Contact.** Comments and inquiries for further information about this EA and FONSI should be directed to U.S. Army Corps of Engineers, Savannah District, [Mr. David Walker](#) (PD-E), P.O. Box 889, Savannah, Georgia 31402-0889, telephone (912) 652-5793.

Reviewed and Approved by:

---

Paul Magalski  
Assistant Director  
Office of Compliance  
Federal Law Enforcement Training Center

---

Date

## ABBREVIATIONS

ATF-----	Alcohol, Tobacco and Firearms
CEQ-----	Council on Environmental Quality
EA-----	Environmental Assessment
EBS-----	Environmental Baseline Survey
EPA-----	Environmental Protection Agency
FEMA-----	Federal Emergency Management Act
FLETC-----	Federal Law Enforcement Training Center
FONSI-----	Finding of No Significant Impact
NGVD-----	National Geodetic Vertical Datum
NEPA-----	National Environmental Policy Act
SHPO-----	State Historic Preservation Officer
SWPPP-----	Storm Water Pollution Prevention Plan
USACE-----	United States Army Corps of Engineers
USFWS-----	United States Fish & Wildlife Services
USGS-----	United States Geologic Survey

# **FINAL ENVIRONMENTAL ASSESSMENT**

## **FOR**

### **ACQUISITION**

### **OF**

### **WAREHOUSE FACILITY**

### **BRUNSWICK, GEORGIA**

## **1.0 INTRODUCTION**

The Federal Law Enforcement Training Center (FLETC) at Glynco, Georgia, is the nation's leading organization for interagency training of Federal law enforcement personnel. Its mission is to provide high quality, cost-effective training to Federal law enforcement officers and agents. Currently, 75 Federal agencies participate in training at FLETC. This Environmental Assessment (EA) follows the guidelines and regulations established by the National Environmental Policy Act (NEPA) of 1969 and the standards and procedures for implementing those regulations as described in the Department of the Treasury Directive of 1990 (Treasury Directive 75-02, Department of the Treasury Environmental Quality Program). This EA describes those environmental impacts that would result from implementation of the proposed action.

## **2.0 PURPOSE AND NEED**

### **2.1 LOCATION**

FLETC at Glynco is located in Glynn County in southeast Georgia. FLETC is proposing to purchase a Warehouse Facility at 2400 Glynco Parkway in Brunswick, Georgia (see Appendix A; Figures 1-3). The subject property is adjacent to an approximately 1.5-acre property owned by Map International, which is adjacent the FLETC northeast property boundary.

### **2.2 DESCRIPTION AND NEED FOR THE PROPOSED ACTION**

#### **2.2.1 Description of the Proposed Action**

The proposed action would involve acquiring 4.96 acres of land with a 51,000 square foot warehouse, which is currently being used for storage of materials for the training mission required by the Homeland Security Act. Therefore, the proposed action involves purchase and continued use of the warehouse building currently leased by FLETC at 2400 Glynco Parkway in Brunswick, Georgia. Refer to Figures 1-3 in Appendix A for plat of property, building footprint, and for location of the site in context of the surrounding area. The acquisition of this site would allow the warehouse to continue to be used for storage indefinitely.

This facility has been leased by FLETC since March 2000 and was constructed in 1986. The warehouse is located in the Brunswick-McBride Industrial Park and contains 460 feet of frontage, sides of 470 feet, and a rear dimension of 460 feet. FLETC has recently installed a concrete barricade gate system for security.

### **2.2.2 Need for the Proposed Action**

If the property is not acquired by FLETC, the current lease would expire in 2 years. FLETC would continue to lease this Warehouse Facility for 2 years in order to meet the current training requirements, but the property may not be available after the lease expires to meet the future training mission. If this warehouse were not available at some time in the future, the storage space required under the Homeland Security Act would not be available to FLETC and the investments (barricade, guard house, security gate) in this property would be lost. The proposed purchase of this Warehouse Facility is needed to provide the storage space required for the current training requirements under the Homeland Security Act.

## **3.0 ALTERNATIVES**

The three alternatives considered to the proposed action include the following: 1) the No Action Alternative, 2) Alternative Locations, and 3) the Proposed Action.

### **3.1 NO ACTION ALTERNATIVE**

Inclusion of the No-Action Alternative is prescribed by the Council on Environmental Quality (CEQ) regulations as the benchmark against which Federal actions are evaluated. Under the No Action Alternative, FLETC would not purchase the Warehouse Facility and continue leasing it until the lease expires in 2 years. FLETC would continue to lease this Warehouse Facility for 2 years in order to meet the current training requirements, but the property may not be available after the lease expires to meet the future training mission. If this warehouse were not available at some time in the future, the storage space required under the Homeland Security Act would not be available to FLETC and the investments (barricade, guard house, security gate) in this property would be lost.

### **3.2 ALTERNATIVE LOCATIONS**

The prospect of alternative locations at and around FLETC was considered. However, there were not any comparable sized facilities at FLETC available for this use. FLETC considered off-site locations preferable for this mission for security reasons.

Before the 2000 lease of the subject site, FLETC contacted GSA inquiring about the availability of warehouses in the Brunswick area and none were available. Another location outside of FLETC would require the additional cost of a security gate, barricades, and a guardhouse. This option would also require moving the stored items to another location. In addition, the close proximity of this site to the Glynco campus allows both quick response and easy access for the warehouse function and the required separation for the shipping/receiving, and security

functions. Therefore, another location may have more adverse impacts to circulation than the proposed location. Thus, other locations off-site were eliminated from further consideration.

### **3.3 PROPOSED ACTION**

The subject site was chosen for two primary reasons: (1) to create an off-Center shipping and receiving facility to meet the increasing requirements for security; and (2) to meet the ever increasing demand for PMD warehouse space, which was expected to be significantly reduced by the demolition of the old firehouse building and building 26. These two buildings were used as on-Center warehouse space and have been demolished.

The close proximity of this site to the Glynco campus allows both quick response and easy access for the warehouse function and the required separation for the shipping/receiving, and security function. The proposed action is the most feasible and efficient alternative. Analysis of this alternative indicates that it would not create any environmental impacts since the area is already developed and would not require any more disturbance to environmental resources. The property has been leased by FLETC since March 2000. The Proposed Action would be more efficient than relocating this facility to another site in Brunswick; there would be no moving this storage facility to another site and subsequent disruption of continuity or moving costs. Investments of a security gate, barricades and guardhouse have already been made; therefore, this site would be more cost efficient than moving to another site.

## **4.0 AFFECTED ENVIRONMENT**

This chapter presents a description of the surrounding area associated with the alternative actions, and the condition of the existing environment at the location of the proposed action. The characterization of the existing conditions provides a baseline for assessing the potential environmental impacts from activities associated with the proposed action. A general overall description is followed by information concerning significant resources that would be affected by the implementation of any of the alternatives. This discussion does not include information on all significant resources of the study area since many of these would not be impacted by the alternatives under consideration.

### **4.1 PHYSIOGRAPHIC SETTING**

FLETC is located in Glynn County, Georgia, one of the southernmost counties in the state. Glynn County falls within Georgia's coastal zone, and more specifically the Barrier Island Sequence physiographic district. The Barrier Island Sequence covers 1,405,533.6 hectares, or 15.1 percent of Georgia (Elliott and Sassman 1995). The area is comprised of marshes, tidal creeks, lagoons, islands, mainland coast and maritime forests. This physiographic region developed over a period of time as a result of fluctuating sea levels that created a series of shorelines. As the water level changed, a new shoreline, or terrace, formed that was lower and more easterly than the previous one. The older shorelines are visible today as sand ridges while the younger shorelines comprise the coastal islands (Rigdon and Green 1980).

Glynn County is situated within the Altamaha watershed that is comprised of the Altamaha, Ocmulgee, Oconee, and Ohoopsee rivers. The Altamaha watershed covers the largest area in the state, and waters in this watershed drain to the Atlantic.

The Federal Law Enforcement Training Center (FLETC) at Glynco is located in Glynn County in southeast Georgia, 3 miles north of Brunswick, Georgia. The climate is mild with hot humid summers and abundant yearly rainfall. Brief frost and freeze events occur in winter. Snowfall is rare, occurring on average less than once per year.

## **4.2 BIOLOGICAL FEATURES**

The site proposed for purchase is approximately 5.0 acres located at 2400 Glynco Parkway in Brunswick, Georgia. There are no wetlands on this site or near the proposed action, which has been disturbed and developed (USACE 2004). The site of the proposed action is not located within floodplains (FEMA 1994). Therefore, no US Army Corps of Engineers (USACE) authorization or coordination pursuant to Section 404 of the Clean Water Act (U.S.C. 1344) is required for this action.

A list of Threatened and Endangered Species for Glynn County is enclosed in Appendix B. In the last several years, numerous surveys for State and Federally protected species have been conducted at FLETC which is in the vicinity of the proposed action.

Numerous other surveys within the last few years have been conducted on FLETC property by USACE staff near the site of this proposed action during Environmental Assessments for the following projects: Physical Security Training Facility; Office Building and Dormitory; Alterations/Additions to Buildings 95, 96, and 97; Campground Facility Upgrade; Chilled Water Distribution System; New Operations Building; Transportation, Security, and Administration Facility; Gas Range Facility; Multi-Activity Center; and the Bureau of Prisons Building. These surveys have not revealed the presence of any protected species at FLETC.

## **4.3 CULTURAL RESOURCES**

The proposed project area lies within the bounds of the former 4,200-acre Glynco Naval Air Station (NAS). The NAS operated from 1942 until 1974 when the Department of Defense decommissioned the station. After the air station closed the property was subdivided into parcels. The Department of Treasury acquired approximately 1,525 acres in 1976. This is now the Federal Law Enforcement Training Center. Glynn County acquired over 2000 acres in 1977 that became Glynco Airport, a civilian airport. The Glynn Development Authority acquired 354 acres. The remaining acreage was transferred to federal, county, and private entities.

FLETC and the Glynco Airport contain remnants of the former NAS. These two tracts, when transferred in the 1970s, contained all of the buildings and structures (landing mats, runways, etc.) of the NAS. The proposed project area lies northeast of the blimp landing mats formerly used by the Navy. Aerial photographs from the 1940s - 1980s show pine stands in the area acquired by the Glynn Development Authority.



A concrete block and sheet metal warehouse facility was constructed on the property owned by the Glynn Development Authority in 1986. A paved driveway allows access to the Glynco Parkway. No cultural resources investigations were conducted prior to construction of the facility or the driveway. There are no known historic properties located within the proposed project area.

#### **4.4 HAZARDOUS MATERIALS**

Review of aerial photography from 1974 (USGS 1974) did not indicate that any development activities had occurred during this time frame on the site of the proposed action. The 1974 aerial photograph indicates that the entire project site and surrounding area was forested in 1974.

At the time FLETC leased the site in 2000, a Phase I Environmental Site Assessment (Southeastern Environmental Audits, 2000) was completed and concluded that there were no hazardous conditions at this site. The staff at FLETC has no record of hazardous materials being stored or used at the site of the proposed action nor is there any record of any spills of hazardous materials within the project impact area since the time of their leasing in 2000.

More detail on this issue is in the Environmental Baseline Survey (USACE 2004b). The Environmental Baseline Survey concluded that there have been no changes to the condition of the property and vicinity since the 2000 Site Assessment that would create any liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

#### **4.5 TRAFFIC CIRCULATION/SAFETY**

There are no current traffic circulation problems at the site of the proposed action. The close proximity to the FLETC campus allows both quick response/easy access for the warehouse function and the required separation for the shipping & receiving, security function. The Homeland Security Act requires the security gate, barricades, and guardhouse currently at this facility.

### **5.0 ENVIRONMENTAL CONSEQUENCES**

#### **5.1 PHYSICAL AND BIOLOGICAL FEATURES**

The proposed project site for the Warehouse Facility would not be cleared of trees and shrubs and no acreage would be disturbed for acquisition and continued use of this building. There were no wetlands identified within the project impact area during the site visit (USACE 2004); therefore, there would be no impacts to this resource from the proposed action.

Based on all completed surveys previously discussed for protected species and habitat previously referenced, the project impact area is not expected to contain any listed species or critical habitat.

This proposed action would have no potential for impacting this resource since there would be no change in land use or any intrusive activities.

On September 21, 2001, Dr. Gregg Masson (USFWS Field Supervisor), Kathleen Morgan, and Susan Shaw of FLETC discussed the programmatic exclusion of FLETC from Section 7 coordination under NEPA. During this conference call it was agreed that there was no critical habitat or protected species on FLETC. Therefore, there is no need for further coordination with the USFWS (Masson 2001). Subsequently, during a phone conversation between FLETC staff and USFWS staff on November 22, 2002, it was decided that the agreement should be amended to not include wood storks in the exemption from further coordination. However, since this proposed action does not present any potential for impacting the protected wood stork (*Mycteria Americana*) or its habitat, no additional coordination with the USFWS is necessary for this proposed action.

## **5.2 CULTURAL RESOURCES**

There are no known historic properties within the proposed project area. A records search revealed there are recorded archaeological sites nearby, but none of them will be impacted by the acquisition of this property. FLETC has determined that no historic properties will be affected. This proposed undertaking has been coordinated with the Georgia State Historic Preservation Office (SHPO) pursuant to Section 106 of the National Historic Preservation Act (NHPA).

Should FLETC propose improvements to the 4.96-acre property after acquisition, coordination with the Georgia SHPO pursuant to Section 106 of the NHPA will be required.

## **5.3 SOCIAL AND ECONOMIC FEATURES**

The proposed project would provide the necessary facilities needed to meet the current and future training mission required by the Homeland Security Act. Meeting this training requirement is expected to have beneficial impacts on homeland security.

## **5.4 TRAFFIC CIRCULATION/SAFETY**

The proposed action would not be expected to result in an increase in traffic volume in this vicinity. Due to a lack of current circulation and traffic problems in the vicinity of this proposed action, the proposed project would not be expected to have an adverse impact on circulation.

The close proximity of this site to the Glynco campus allows both quick response and easy access for the warehouse function and the required separation for the shipping/receiving, and security functions. Therefore, another location may have more adverse impacts to circulation than the proposed location.

## **5.5 HAZARDOUS MATERIALS**

This proposed action would have no impacts in regards to hazardous materials, since hazardous materials would not be stored at this facility.

## **5.6 UNAVOIDABLE ADVERSE EFFECTS**

The proposed project does not involve any increase in paved surfaces, and thus there would be no change in the potential for storm water runoff. The proposed action would be conducted in compliance with the Master Storm Water Pollution Prevention Plan (SWPPP) for FLETC (QST 1999).

## **5.7 IRRETRIEVABLE COMMITMENT OF RESOURCES**

The proposed project would not include the irretrievable commitment of any resources. If an alternative site were used, the investments of a security gate, barricades, and guardhouse may be lost.

## **5.8 CUMULATIVE IMPACTS**

No significant cumulative impacts associated with the proposed action and other past, present, and foreseeable actions have been identified during this assessment.

## **5.9 MITIGATION MEASURES**

Due to the lack of environmental impacts to this site from the proposed action, no mitigation measures would be implemented.

## **6.0 CONSULTATION AND COORDINATION**

On September 21, 2001, Dr. Gregg Masson (USFWS Field Supervisor), Kathleen Morgan, and Susan Shaw of FLETC discussed the programmatic exclusion of FLETC from Section 7 coordination under NEPA. During this conference call it was agreed that there was no critical habitat or protected species on FLETC. Therefore, there is no need for further coordination with the USFWS (Masson 2001). Subsequently, during a phone conversation between FLETC staff and USFWS staff on November 22, 2002, it was decided that the agreement should be amended to not include wood storks in the exemption from further coordination. However, since this proposed action does not present any potential for impacting the protected wood stork (*Mycteria Americana*) or its habitat, no additional coordination with the USFWS is necessary for this proposed action.

Section 106 coordination (Appendix C) with the Georgia State Historic Preservation Officer (SHPO) to obtain their concurrence with our determination of no effects to historic properties or cultural resources from the proposed construction [was initiated on March 11, 2004](#). Consultation with SHPO indicated that since this project involves no land disturbance, it would be acceptable to proceed with the proposed action prior to receiving SHPO concurrence. Official concurrence from SHPO is expected within 35 days of the March 11 letter.

The Georgia State Clearinghouse was contacted regarding the review of this EA. The Clearinghouse stated that they did not review EAs for this type of action since there is no land disturbance involved.

Due to the lack of any changes from the proposed action, a minimum of coordination with agencies was determined to be appropriate. Current Department of Defense regulations categorically exclude this type of action from the NEPA process. Currently, FLETC is developing similar categorical exclusions under the recently formed US Department of Homeland Security that would exclude this type of real estate transaction from NEPA.

The draft EA [was made available](#) for review by the general public. A notice (Appendix C) was published in the *Brunswick News* on March 9, announcing the availability of the document. There have been no comments that were averse to the proposed action.

Construction permits and other state/county permits that need to be obtained prior to construction are the responsibility of FLETC and/or its contractors.

## 7.0 REFERENCES

Elliott, Daniel T., and Kenneth Sassman. 1995. *Archaic Period Archaeology of the Georgia Coastal Plain and Coastal Zone*. University of Georgia Laboratory of Archaeology Series Report No. 35. Athens, Georgia.

Federal Emergency Management Agency (FEMA). 100-year Flood Map #2 130092 0227 Glynn County, GA. April 4, 1994.

QST Environmental. Master Storm Water Pollution Prevention Plan (SWPPP) for FLETC, September 1996; revised January 1999.

Rigdon, Thomas A. and Alfred J. Green. *Soil Survey of Camden and Glynn Counties, Georgia*. United States Department of Agriculture, Soil Conservation Service in cooperation with the University of Georgia College of Agricultural Experiment Station. 1980.

Southeastern Environmental Audits. Phase I Environmental Site Assessment. March 2000.

USACE. Environmental Assessment and FONSI for Alcohol, Tobacco, and Firearms Facility (ATF) at FLETC. Glynco, Georgia. January 2000.

USACE. Facility Wide Wetland Delineation. Federal Law Enforcement Training Center. Glynco, Georgia. Planning Division, Savannah District, U.S. Army Corps of Engineers. December 5, 1996 & Re-verified by Memorandum for Record dated August 22, 2001.

USACE. Planning Division. Savannah District. Mr. James M. Jones (FLETC) and Cynthia Savoy (USACE) conducted site visit on 12 Jan 2004.

USACE. Planning Division, Savannah District. Environmental Baseline Survey (EBS) for the Acquisition of the Warehouse Facility for FLETC. April 2, 2004.

U.S. Geological Survey (USGS). Brunswick East Quadrangle, Georgia. (7.5-minute series topographic map). 1974.