



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288 MOBILE, AL 36628-0001

**CESAM-PD-EI**

**August 10, 2021**

**U.S. ARMY CORPS OF ENGINEERS,  
MOBILE DISTRICT**

**NOTICE OF AVAILABILITY FOR THE**

**PROPOSED MASTER PLAN FORMER PINE ISLE HOTEL, CONFERENCE CENTER  
AND GOLF CLUB, AND CAMP MARGARITAVILLE AMENITY AREA  
LAKE SIDNEY LANIER**

**BUFORD, HALL COUNTY, GEORGIA**

**TO ALL INTERESTED PARTIES:**

The U.S. Army Corps of Engineers (USACE), Mobile District requests your review and comment on the prepared draft Environmental Assessment (EA) on the proposed Master Plan Former Pine Isle Hotel, Conference Center and Golf Club, and Camp Margaritaville Amenity Area, Lake Sidney Lanier, Buford, Hall County, Georgia. A copy of the draft EA is located on the following website: <https://www.sam.usace.army.mil/Missions/Planning-Environmental/Environmental-Assessments/>. The document is being circulated to resource agencies and interested members of the public for a 15-day comment period.

The proposed Master Plan generally consists of (1) Demolition of existing structures/paved areas and site grading; (2) Construction of hotel/conference center, drives, and parking areas; (3) Construction of amenity areas outside of hotel/conference center; (4) Construction of water quality ponds; and (5) Construction of campground amenity center and pool area. Coordination with the U.S. Fish and Wildlife Service and the Alabama State Historic Preservation Officer is complete.

Correspondence concerning this draft EA should be directed via email to Ms. Velma Diaz at [velma.f.diaz@usace.army.mil](mailto:velma.f.diaz@usace.army.mil) or via mail to U.S. Army Corps of Engineers, Mobile District, CESAM-PD-EI, Attention: Ms. Velma Diaz, Post Office 2288, Mobile, Alabama 36628. Comments must be received within 15 days of date of this notice.

Jeremy M. LaDart  
Chief, Planning and Environmental  
Division

# ENCLOSURES



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288 MOBILE, AL 36628-0001

**FINDING OF NO SIGNIFICANT IMPACT  
FOR  
ENVIRONMENTAL ASSESSMENT  
PROPOSED MASTER PLAN FORMER PINE ISLE HOTEL, CONFERENCE  
CENTER AND GOLF CLUB, AND CAMP MARGARITAVILLE AMENITY AREA  
LAKE SIDNEY LANIER  
BUFORD, HALL COUNTY, GEORGIA**

1. PROPOSED ACTION. The proposed Master Plan includes the addition of a resort with associated amenities on the project site. More specifically, the Master Plan proposes demolition and removal of existing buildings and paved parking, new paved parking and drives, construction of a resort and pool deck, including meeting rooms, conference rooms, lobbies and retail, guest suites, a spa and fitness area, restaurants, swimming pools, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, paths with pervious materials, and paved walkways. Water quality ponds are also proposed. The proposed Master Plan also shows the addition of an amenity area and pool associated with Camp Margaritaville. The approximate 3-acre area would consist of an Amenity Center with an open air and enclosed pavilion and gaming area with restrooms, limited staples and food & beverage, storage, fireplace and vending area. The previous bath house would be replaced with a newly constructed standalone bath house and laundry. A 3,000 square foot pool deck and swimming pool would be surrounded by metal safety fencing, a picnic area, and playground. The existing 26 Recreational Vehicle (RV)/camping sites would be reduced to approximately 14 improved pads available for overnight guests.

2. ALTERNATIVES.

a. No Action Alternative: The No Action Alternative, would consist only of maintenance of the existing infrastructure. Under the No Action alternative, the plan would not satisfy the need to meet the current and future growth needs of the Pinelsle Site and to redevelop the resort property with a new hotel and conference center, which was intended upon demolition of the former resort. The primary advantage of this alternative would be the lack of disturbance to the environment that will occur from construction within the lease area. Disadvantages of this alternative are that the demand to meet the growth needs of the Pinelsle Site and to redevelop the resort property, which intended to occur upon demolition of the previous structure, would remain unsatisfied. This unmet demand could result in the construction of a new resort at another location, with more significant impacts to the environment.

b. Alternative Plan: The original Proposed Master Plan included the addition of bathrooms associated with the proposed pavilion/gazebo, the floor elevation of the pool below the flood level elevation, and lack of planted trees throughout the development.

However, this alternative was rejected as it was more impactful from an environmental standpoint. The recommended Proposed Master Plan was revised to exclude bathrooms associated with the proposed pavilion/gazebo, to raise the elevation of the pool above the flood level elevation, and to include trees planted throughout the parking lot and around the development.

3. FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED. Based on the Environmental Assessment, the proposed action will not significantly affect human health and the environment. The proposed project is in compliance with all applicable environmental laws and regulations.

4. CONCLUSIONS AND FINDINGS. The environmental analysis supports the conclusion that the proposed project will not significantly impact health and the human environment; consequently, an Environmental Impact Statement is not required.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Jeremy J. Chapman, P.E.  
Colonel, U.S. Army  
District Commander



# **Environmental Assessment**

**for**

**Former PineIsle Hotel, Conference Center & Golf  
Club and Camp Margaritaville Amenity Area  
Lake Sidney Lanier  
Buford, Hall County, Georgia**



**US Army Corps  
of Engineers**

Mobile District

Prepared by:



**UNITED CONSULTING**

August 2021

## **ENVIRONMENTAL ASSESSMENT PROPOSED MASTER PLAN**

### **Former Pinelsle Hotel, Conference Center & Golf Club, and Camp Margaritaville Amenity Area LAKE SIDNEY LANIER BUFORD, HALL COUNTY, GEORGIA**

#### **1. INTRODUCTION:**

This Environmental Assessment (EA) was prepared utilizing a systematic, interdisciplinary approach integrating the natural and social sciences and the design arts with planning and decision-making. The proposed action and its alternatives are evaluated in multiple contexts for short-term and long-term effects and for adverse and beneficial effects. This assessment indicates the effects on the human environment are well known and do not involve unique or unknown risks. It is not anticipated that this is a precedent-setting action, nor does it represent a decision in principle about any future consideration.

This EA was conducted in accordance with the National Environmental Policy Act (NEPA), the Council on Environmental Quality (CEQ) regulations implementing NEPA [40 Code of Federal Regulations (CFR) 1500-1508], and Engineer Regulation 200-2-2. The CEQ published its Final Rule: Update to the Regulations Implementing the Procedural Provisions of the NEPA in the Federal Register July 16, 2020. The new CEQ NEPA Regulations went into effect September 14, 2020. Preparation of this Former Pinelsle Hotel, Conference Center & Golf Club, and Camp Margaritaville Amenity Area EA, Lake Sidney Lanier, Buford, Hall County, Georgia commenced prior to enactment of the new NEPA regulations. USACE may only apply the prior CEQ NEPA regulations from 1978, as well as relevant Corps regulations and guidance, to such pending reviews. As such, this EA has been prepared in accordance with the NEPA and the CEQ 1978 regulations.

This EA and associated proposed Master Development Plan (Appendix B) have been prepared in accordance with SAMDR 1110-1-3 and other applicable rules. This EA is intended to address the proposed Master Development Plan that has been prepared to meet the future growth needs of the Former Pinelsle Hotel, Conference Center & Golf Club (Pinelsle Site) and to redevelop the resort property with a new hotel and conference center, which was intended upon demolition of the former resort. The Master Plan generally proposes the addition of a resort with associated amenities on the development site. More specifically, the Master Plan proposes demolition and removal of existing buildings and paved parking, new paved parking and drives, construction of a resort and pool deck, including meeting rooms, conference rooms, lobbies and retail, guest suites, a spa and fitness area, restaurants, swimming pools, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, water quality facilities, paths with pervious materials, and paved walkways. Additionally, the Master Plan proposes the addition of an amenity area and pool associated with Camp Margaritaville. The approximate 3-acre area would consist of an Amenity Center with an open air and enclosed pavilion and gaming area with restrooms, limited staples and food and beverage, storage, fireplace and vending area. The previous bath house would be replaced with a newly constructed standalone bath house and laundry. A 3,000 square foot pool deck and swimming pool would be surrounded by metal safety fencing, a picnic area, and playground. The existing 26 Recreational

Vehicle (RV)/camping sites would be reduced to approximately 14 improved pads available for overnight guests. The intent of this EA is to assess potential environmental impacts from the proposed actions in the lease area as further outlined below.

The Pinelsle Site, located on Lake Lanier, is a portion of the larger Lake Lanier Islands property. This EA relates to a portion of the Pinelsle property. With exception of the existing campground area, the Pinelsle Site has not been studied in an Environmental Assessment related to Lake Lanier Islands as the most recent comprehensive EA, performed in 1997, only studied incremental development proposed at the time. Whereas the Pinelsle Hotel & Conference Center was built in the early 1970s prior to full implementation of NEPA.

The 1997 FONSI and resulting Master Plan recognized the operation of the current campground while approving any one of four future development scenarios (labeled D1 thru D4, Page 11, 1997 Environmental Assessment). As part of a revised master plan and FONSI issued in 2009, the D2 alternative was chosen for purposes of installing a new Marina and Dry Storage Facility, among other improvements. This proposed action does not seek to change or remove any approved future uses on the D2 Plan, specifically the Lodge that is in the vicinity of the proposed Amenity Center & Pool Area.

In 2005, the lease interest in Lake Lanier Islands was sold to Lake Lanier Islands Management Company (LLI Management Company), a resort enterprise of the Virgil R. Williams family of Gwinnett County, Georgia. The Williams family is committed to enhancing the recreational experience on the islands through higher quality developments and accommodations, more leisure opportunities, and superior landscape. Once LLI Management Company took over day-to-day operations of the lease, they began evaluating the economics and condition of site facilities. The Pinelsle Site operated a 248 plus room resort hotel, which was formerly located in the current lease area, and was closed in 2005. During its operation, the hotel was operated by Stouffer Hotel and more recently by the Marriott Corporation as the Renaissance Pinelsle Resort. Early during the summer of 2008, the outdated hotel was demolished in accordance with the lease to make room for replacement and new development. The former hotel site is located within the current lease area related to this EA and is designated as a resort and golf course site. The Pinelsle Site included a beach and a number of courtesy boat docks that remain in place. Utilities serving the hotel were cut and capped and are available for future development. The retaining wall and structures along the lake front were left as a placeholder for future site redevelopment. Prior to that development, the State of Georgia Parks Department had also utilized a large beach area within the current lease area related to this EA. Soon after the Pinelsle Site was razed, the economy fell into the Great Recession and the anticipated redevelopment of the site with a new hotel was delayed.

#### **a. Location:**

This EA relates to a portion of Lake Lanier Islands Resort, which consists of a series of islands totaling approximately 1,100-acres in Lake Sidney Lanier and is currently subleased by LLI Management Company, Inc. from the State of Georgia who leased the property from the U.S. Army Corps of Engineers (USACE), Mobile District. Lake Lanier Island Resort is located approximately three and a half miles west of Interstate 985 (I-985), on the eastern shore of Lake Sidney Lanier, and only approximately three miles north from downtown Buford, Georgia. Lake Lanier Islands is conveniently located approximately 45 minutes northeast of Atlanta. The resort is accessible via two large corridors: Peachtree Industrial Boulevard and Interstate 985 via Lanier Islands Parkway (Exit 8). Both Peachtree Industrial Boulevard and Interstate 985 connect to the larger transportation infrastructure serving the greater metropolitan Atlanta area. The primary

access to the Project Area is via Lanier Islands Parkway. Figure 1, Figure 2, and Figure 3 identify the location of the project with regard to this EA and are included in **Appendix A**.

This EA has been prepared specifically to evaluate proposed changes to a relatively small tract of land on the northwestern portion of Lake Sidney Lanier Islands, as defined on Figures 1 through 3, and not the entire Lake Lanier Islands Resort. Specifically, this EA relates to an approximate 26-acre portion of Lake Lanier Islands, located on the northeastern portion of Pinelsle as well as an approximate 3-acre parcel located southwest of Pinelsle. This portion of Lake Lanier Islands has not been shown on the previous Master Plan drawings. The goal of this EA is to clearly define the limits and evolution of this portion of Pinelsle and the area southwest of Pinelsle and to assess potential environmental impacts from these proposed actions as further outlined below. The portion of Pinelsle and area southwest of Pinelsle related to this EA is referenced as the lease area, Project Site, and/or the Pinelsle Site throughout this EA.

#### **b. Proposed Action:**

The proposed Master Plan includes the addition of a resort with associated amenities on the Project Site. More specifically, the Master Plan proposes demolition and removal of existing buildings and paved parking, new paved parking and drives, construction of a resort and pool deck, including meeting rooms, conference rooms, lobbies and retail, guest suites, a spa and fitness area, restaurants, swimming pools, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, paths with pervious materials, and paved walkways. Water quality ponds are also proposed. The proposed Master Plan also shows the addition of an amenity area and pool associated with Camp Margaritaville. The approximate 3-acre area would consist of an Amenity Center with an open air and enclosed pavilion and gaming area with restrooms, limited staples and food & beverage, storage, fireplace and vending area. The previous bath house would be replaced with a newly constructed standalone bath house and laundry. A 3,000 square foot pool deck and swimming pool would be surrounded by metal safety fencing, a picnic area, and playground. The existing 26 Recreational Vehicle (RV)/camping sites would be reduced to approximately 14 improved pads available for overnight guests. A copy of the Proposed Master Plan has been included in **Appendix B**.

#### **c. Purpose and Need for the Proposed Action:**

The proposed plan has been developed to address the need to meet the current and future growth needs of the Pinelsle Site and to redevelop the resort property with a new hotel and conference center, which was intended upon demolition of the former resort. The proposed plan also shows updated amenities associated with Camp Margaritaville.

The proposed plan can generally be broken down into five categories of proposed actions:

- (1) Demolition of existing structures/paved areas and site grading
- (2) Construction of hotel/conference center, drives, and parking areas
- (3) Construction of amenity areas outside of hotel/conference center
- (4) Construction of water quality ponds
- (5) Construction of campground amenity center and pool area

The proposed Master Plan will allow the Pinelsle Site to provide a new hotel and conference center with comfortable and convenient access to Lake Lanier.

In March 2008, LLI Management Company notified the U.S. Army Corps of Engineers of the

impending demolition of the Pinelsle Site. LLI had inherited the Pinelsle Site and Marriott closed the hotel due to declining revenue, the immense capital to restore the hotel, and the short term that remained on their lease. In September 2006, a lease amendment was made with the Lake Lanier Island Development Authority (LLIDA) that LLI Management Company would either demolish and restore the grounds of the hotel or submit plans to redevelop the site in its entirety, either which would occur within three years. LLI Management Company was in negotiations with a new hotel partner who intended to replace the hotel with an investment expected to exceed 95 million dollars. Pinelsle was demolished for the purpose of this anticipated investment and redevelopment. However, soon after the resort was razed, the economy fell into the Great Recession and the project was delayed.

LLI Management Company has been working with LLIDA, the Governor's Office, and the Georgia General Assembly to rebuild a similar hotel and conference center on the same site. The new hotel will be comparable in size to the former Pinelsle Site with 300 rooms (versus the former Pinelsle Site's 250) and 30,500 square feet of meeting space (versus the former Pinelsle Site's 22,500 square feet) and other similar outdoor amenities.

In the process of redevelopment, existing structures will need to be demolished and portions of existing paved drives, parking areas, walkways, and foundations will need to be removed. The Project Site currently contains a golf pro shop and an open-aired event building. In addition to the demolition of these buildings, several currently paved areas of the Project Site will need to be removed for the purpose of redevelopment, including the former foundation of the former Pinelsle. Portions of the site will need to be graded to prepare the site for construction of the hotel.

The proposed new Hotel & Conference Center building will be constructed to house conference rooms, meeting rooms, lobbies, retail, guest rooms, a fitness and spa area, as well as restaurants. The purpose of these areas is for guest use and comfort as well as to bring additional revenue to the hotel through various events and conferences. New drives, service roads, and parking will be needed as existing parking areas are in poor condition and are not large enough for the proposed hotel and conference center.

Proposed amenity areas outside of the footprint of the hotel/conference center include a pool deck with an upper and lower pool, a small plaza, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, paths with pervious materials, and paved walkways. The purpose of these areas is for guests to enjoy the resort, grounds, and views of the lake. The proposed Master Plan shows the addition of courtesy docks extending from the lease area over Lake Lanier. These courtesy docks were previously in place associated with the former Pinelsle Site and their purpose is to improve unimpeded access to Lake Lanier for guests. The proposed courtesy docks have more capacity for temporary boat mooring than the previous docks.

Water quality ponds will be constructed on the Project Site for the purpose of not discharging stormwater runoff directly into Lake Lanier, as the former Pinelsle Site did. Stormwater will be filtered through water quality Best Management Practices (BMP) at the proposed development.

Regarding the approximate 3-acre Camp Margaritaville area, today's leisure RV enthusiasts expect on-site amenity centers that provide entertainment, access to technology, laundry, food & beverage, and limited staples. Until such time as market demand calls for the future uses to be pursued, the campground will continue to be operated and improved. In fact, use of high-end Recreational Vehicles (RVs) is a growing market and over the last two years significant



investment has been made in installing new concrete pads with new utilities and pedestals, and improvements to road turning radii to accommodate the longer RVs. This demand is necessitating ancillary amenities be updated and installed to serve these guests. The existing area currently consists of approximately 26 RV/camping sites and an approximate 1,000 square foot bath house that was razed in the second quarter of 2020. As developed, the same subject area would consist of an Amenity Center with an open air and enclosed pavilion and gaming area with restrooms, limited staples and food & beverage, storage, fireplace and vending area. The previous bath house would be replaced with a newly constructed standalone bath house and laundry. A 3,000 square foot pool deck and swimming pool would be surrounded by metal safety fencing, a picnic area, and playground. The existing 26 RV/camping sites would be reduced to approximately 14 improved pads available for overnight guests.

#### **d. Authority:**

The construction of Lake Sidney Lanier (originally the Buford Dam multi-purpose project) was authorized by the Rivers and Harbors Act approved July 24, 1946, Public Law 525, 79<sup>th</sup> Congress, 2<sup>nd</sup> Session. The construction of Buford Dam was completed in 1957 and Lake Sidney Lanier was designated as such by Public Law 56-457, and approved on March 29, 1956. Recreational facilities were authorized by Section 4 of the Flood Control Act of 1944 as amended (Title 10, USC 460d). The authorization included the use of the lake for boating, parks, and other outdoor recreational activities and associated development.

The Final Environmental Impact Statement (EIS) for Lake Sidney Lanier Georgia (Lanier O&M EIS), dated November 2003 by the USACE (<http://www.sam.usace.army.mil/Portals/46/docs/recreation/OP-SL/Brochures/2003FullEIS.pdf>), indicated natural, cultural, and developed resources of projects are to be managed in the public interest, providing the public with safe and healthful recreational opportunities while protecting and enhancing resources.

Title 16, United States code, Section 460d, states in pertinent part: “The Chief of Engineers, under the supervision of the Secretary of the Army, is authorized to construct, maintain, and operate public park and recreational facilities at water resources development projects under control of the Department of the Army, to permit the construction of such facilities, by local interest (particularly those to be operated and maintained by such interests), and to permit the maintenance and operation of such facilities by local interest.” “Preference shall be given to Federal, State, or local governmental agencies, and agencies for the use of all or any portion of a project area for any public purpose, when the Secretary of the Army determines such action to be in the public interest, and for such periods of time upon such conditions he may find advisable.”

Pursuant to the Recreation Lakes Act of 1996, Public Law 104-333 ([http://corpslakes.usace.army.mil/employees/cecwon/pdfs/nat\\_lakes.pdf](http://corpslakes.usace.army.mil/employees/cecwon/pdfs/nat_lakes.pdf)), the President of the United States appointed the National Recreation Lakes Study Commission to review opportunities for enhancing water-based recreation at Federal Lakes. The Commission’s charge, in part, was to “make recommendations on alternatives for enhanced recreation opportunities . . . emphasizing private sector initiatives in concert with State and local units of government”. The Commission’s recommendations can be found in their report, “Reservoirs of Opportunity”, which can be viewed online at <https://www.usbr.gov/pn/programs/studies/oregon/burntriver/reference/reservoirs.pdf>.

## **2. ENVIRONMENTAL SETTING WITHOUT THE PROJECT:**

This section provides background information on the existing physical, natural and cultural environments within and surrounding this portion of the Pinelsle Site and the approximate 3-acre portion southwest of Pinelsle. Sources of this information include multiple research documents, site survey information, field data collection, and the Master Plan.

The Project Site includes an area of the northeastern portion of Pinelsle and an approximate 3-acre area southwest of Pinelsle and its immediate surrounding vicinity. The total project area is approximately 29 acres. The Project Site is defined in figures included within Appendix A. The Project Site is used for a general reference to gather existing data/conditions of the area and to formulate the information contained in this section. The area is also used to evaluate potential environmental impacts that will be discussed in Section 4, Environmental Impact of the Recommended Plan.

### **a. General Environmental Setting:**

Lake Lanier covers 39,038 acres at the full pool elevation of 1071 feet above mean sea level (msl) and has a perimeter shoreline of 693 miles. Lake Sidney Lanier's Buford Dam is located at river mile 348.3 on the Chattahoochee River. The lake covers land located within both the Chattahoochee and Chestatee River valleys and includes land holdings in Dawson, Hall, Gwinnett, Hall, and Lumpkin Counties. The southern end of the lake, near the dam, is located approximately 35 miles northeast of metropolitan Atlanta. The USACE controls approximately 17,744 acres above full pool, of those, approximately 2,400 acres are open land and the remainder is forested with a mixture of hardwoods including *Quercus* (oaks), *Carya* (hickories), *Ulmus* (elm), *Magnolia grandiflora* (Southern magnolia), *Fraxinus* (ash), *Platanus occidentalis* (sycamore), *Diospyros virginiana* (persimmon), *Cornus* (dogwood), and various *Pinus* (pine) species.

The Project Site consists of approximately 29 acres, which is located on the southeastern shoreline of Lake Sidney Lanier in Hall County. The Project Site is located approximately 0.2 miles north-northeast of the intersection of Lanier Islands Parkway and Pine Cone Drive (formerly known as Hotel Road) and approximately 0.4 miles west of the intersection of Lake Island Parkway and Rhododendron Drive. A portion of the site is accessed via Pine Cone Drive, which is a two-lane, asphalt-paved road that extends onto the Project Site and connects to Lanier Islands Parkway. Entry onto the Project Site is non-restricted.

The existing developed portion of the Project Site includes a portion of Pine Cone Drive, paved parking, sidewalks, and a golf pro shop on the southeastern portion, a restaurant and paved walkways on the northwestern portion, and some paved cart paths on the western portion. The remainder of the Project Site consists of grassed landscaped areas and sparse wooded areas. Regarding the approximate 3-acre portion of the Project Site located southwest of Pinelsle, this area is improved with approximately 26 RV/camping sites and an approximate 1,000 square foot bath house that was razed in the second quarter of 2020. The developed area of the Project Site encompasses approximately 6.2 acres of paved surfaces for drives, parking areas, walking and cart paths and approximately 0.35 acres of existing building footprint. The remainder of the leased area (about 23 acres) is grassed and/or wooded land.

The Lake Sidney Lanier portion of the Project Site consists of several small coves. Additional information regarding the existing conditions of the lease area is provided below.

## **b. Significant Resource Descriptions:**

### **(1) Wetlands and Streams.**

A preliminary wetland investigation was performed on the Project Site by a qualified wetland biologist from United Consulting. The wetland investigation included a review of available wetland maps, soils map, and an on-site field evaluation. A summary of the map review and site investigation is provided below.

The National Wetland Inventory (NWI) map of the Project Site did not indicate previously mapped wetland areas on the Project Site. Lake Sidney Lanier is mapped as a palustrine permanently flooded aquatic system, and would be classified as a deep water habitat.

The soil survey map for the Project Site indicated the following soil were mapped on the Project Site: Pacolet sandy loam, 15 to 25 percent slopes (PaE) and Pacolet soils, 10 to 15 percent slopes, eroded (PuD2). These soil types are not included on either the local or the national hydric soils lists. Copies of the NWI map and soil survey map are included as Figures 4 and 5, respectively, and are located in **Appendix A**.

Based on United Consulting's site reconnaissance of the Project Site in October of 2019, no wetland areas or streams were identified within the Project Site. At the time of the site visit, the water level in the lake was several feet below the normal pool elevation.

### **(2) Fishery Resources.**

Lake Sidney Lanier is a popular recreational fishery. The O&M EIS for Lake Sidney Lanier indicated the presence of five popular sport fish species. These five species include crappie (*Pomoxis nigromaculatus*), largemouth bass (*Micropterus salmoides*), spotted bass (*Micropterus punctatus*), striped bass (*Morone saxatilis*), and white bass (*Morone chrysops*). In addition to the five popular sport fish species, other important fish species in the project area include sunfish (*Lepomis spp.*), channel catfish (*Ictalurus punctatus*), white catfish (*Ameiurus catus*), and carp (*Cyprinus carpio*). Some species of trout exist in Lake Sidney Lanier and below the Buford Dam in the Chattahoochee River. Trout are also stocked in a "put-and-take" fishery below the Buford Dam by the Georgia Department of Natural Resources (GADNR). Fishing is one of the major recreational draws of Lake Sidney Lanier. The Project Site contains approximately 4,200 feet of shoreline along the lake edge. Portions of the lake edge contain rip-rap and some areas of sandy beach are also present.

### **(3) Wildlife Resources and Habitat.**

The existing vegetation varies slightly across the Project Site and includes small stands of mature pines and mixed pine/hardwood forest. The forested areas included loblolly pine (*Pinus taeda*), yellow poplar (*Liriodendron tulipifera*), white oaks (*Quercus alba*), red oaks (*Quercus rubra*), musclewood (*Carpinus caroliniana*), sourwood (*Oxydendrum arboretum*) and kudzu (*Pueraria lobate*). Non-forested, non-developed areas are maintained in a resort-like setting with mowed grasses and some ornamental landscaping. The area of the Pinelsle Site is covered with a mix of overgrown grasses and other herbaceous species.

Photos of the Project Site are included as **Appendix C**.

Typical wildlife species found in the Apalachicola Chattahoochee Flint (ACF) river basin include whitetail deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), mourning dove (*Zenaida macroura*), Eastern cottontail rabbit (*Sylvilagus floridanus*),



and gray squirrel (*Sciurus carolinensis*). Several avian species are also found in the Lake Sidney Lanier area. Some common summer species include Canada geese (*Branta canadensis*), great blue herons (*Ardea herodias*), green-backed herons (*Butorides striatus*), kingfishers (*Ceryle alcyon*), and ospreys (*Pandion haliaetus*). It is anticipated that all of these species can be found at times within or nearby the Project Site.

**(4) Threatened and Endangered Species.**

The GADNR Wildlife website was searched for at-risk animal and plant species occurring in the Hydrologic Unit Code (HUC) 8 watershed (HUC Code 03130001) that includes Lake Sidney Lanier. At-risk species are those that are identified by the U.S. Fish and Wildlife Service (USFWS) or the State of Georgia as endangered, threatened, rare, unusual, or candidate species for listing. Federally listed threatened and endangered species are protected under the Endangered Species Act of 1973. This Act was designed to protect critically imperiled species from extinction due to "the consequences of economic growth and development untempered by adequate concern and conservation". The federally listed species and their status are included below in Table 1.

**Table 1 – Federal Listed Protected Species Identified In Lake Sidney Lanier Watershed**

SPECIES	Identified within HUC 8 Chattahoochee/ Lake Lanier Watershed	Hall County IPAC Report	FEDERAL STATUS
<b>ANIMAL SPECIES</b>			
Shinyrayed pocketbook ( <i>Hamiota subangulata</i> )	X		Endangered
Northern long-eared bat ( <i>Myotis septentrionalis</i> )	X	X	Threatened
<b>PLANT SPECIES</b>			
Smooth purple coneflower ( <i>Echinacea laevigata</i> )	X		Endangered
Swamp Pink ( <i>Helonias bullata</i> )	X		Threatened
Black spored quillwort ( <i>Isoetes melanospora</i> )		X	Endangered
Small whorled pogonia ( <i>Isotria medeoloides</i> )	X		Threatened
Monkeyface orchid ( <i>Platanthera integrilabia</i> )	X		Threatened
Dwarf Sumac ( <i>Rhus michauxii</i> )	X		Endangered
Florida torreyia ( <i>Torreya taxifolia</i> )	X		Endangered

A field investigation was conducted on the property by biologist Mr. David P. Huetter with United Consulting in October of 2019. The smooth purple coneflower (endangered), swamp pink (threatened), small whorled pogonia (threatened), monkeyface fringeless orchid (threatened), dwarf sumac (endangered), and Florida torreyia (endangered) were identified as federally protected plant species within the HUC 8 watershed that includes Lake Sidney Lanier, according to the GADNR report.

The black spored quillwort (endangered) was identified as a plant species in the Information for Planning and Consultation (IPaC) report for Hall County, Georgia that could potentially inhabit the Project Site. The required habitat for the monkeyface fringeless orchid, swamp pink, and black spored quillwort was not observed within the lease area as these species are obligate wetland species. Additionally, the required habitat for the smooth purple coneflower, which consists of grassy openings and rocky glades with shallow soil over mafic bedrock was not observed on the Project Site. Habitat suitable for the dwarf sumac, which consists of dry, open, rocky, or sandy woodlands over mafic bedrock was also not observed on the Project Site. The Florida torreyia has never been found in Georgia and based on the habitat conditions, suitable habitat for this species was not noted on the Project Site. The habitat conditions needed for the small whorled pogonia consist of acidic soils of mixed hardwood-pine forests on lower slopes and stream terraces, often with chestnut oak, red maple, hemlock, white pine or Virginia pine, lowbush blueberry, Indian cucumber root, and New York fern. Based on the lack of lower slopes and stream terraces on the Project Site, it is unlikely small whorled pogonia is located on the Project Site. Additionally, none of these plant species were noted on-site during the field investigation.

In addition, two federally listed animals were identified in the IPaC report and two within the GADNR report. The GADNR report identified the shinyrayed pocketbook (endangered) as potentially occurring in the Project Site area. As the Project Site does not contain medium sized streams to large rivers, habitat conditions indicative of the shinyrayed pocketbook were not noted on the Project Site.

The remaining listed species was the northern long-eared bat (threatened), which was identified on both the GADNR and IPaC species lists. This species has been identified during warmer months in Georgia and have been found in mature trees with exfoliating bark, cracks and cavities suitable for roosting. While several large trees were present on the Project Site, trees considered suitable for the northern long-eared bat roosting and maternal colonies were not observed during the site reconnaissance. A copy of the USFWS and GADNR species lists are included in **Appendix D**.

#### (5) Historic and Archeological Resources.

With the exception of a few small tracts to the north, the fee-owned government lands surrounding Lake Sidney Lanier were surveyed for cultural resources between the late 1930s and 1987. These surveys are referenced in Section 3.10 *Cultural Resources* of the *Final Environmental Impact Statement for the Operation and Maintenance of Lake Sidney Lanier, Georgia*. According to the EIS, only six archaeological sites and no standing historic structures eligible or potentially eligible for listing on the National Register of Historic Places (NRHP) are located within the government fee-owned lands surrounding Lake Sidney Lanier. The results of these surveys were coordinated with the Georgia State Historic Preservation Office (SHPO) as part of the process for completing the *Historic Properties Management Plan for Sidney Lanier Project, Georgia* in March 1997.

Further, a literature review and research of the entire Pinelsle area (larger portion that includes the Project Site) was conducted by a professional cultural resource firm, R.S. Webb & Associates, to determine if any of the previously identified archaeological sites were located within the Project Area. The research included querying Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) database for relevant Georgia Archeological Site File (GASF) data, National Register of Historic Places (NRHP) properties, and state-recognized historic resources. In addition, Hall and Forsyth County historic resources survey records, Identified Sites files, and Centennial Farms files were reviewed at the GADNR Georgia Department of Natural Resources, Historic Preservation Division (HPD) office in Stockbridge.

No NRHP-listed properties or other historic resources were located within 1.0 mile of Pinelsle. Seven recorded archeological sites, designated 9HL86 through 9HL92, were located along the Pinelsle boundaries within lands managed by the U.S. Army Corps of Engineers. By 1982 standards, one of these sites, 9HL91, was viewed as eligible for the NRHP, while the remaining sites were considered ineligible for the NRHP. The eligible site (9HL91) and one of the ineligible sites (9HL92) are not located within the current Project Site area. GASF mapping shows that site 9HL90 may be partially within the Project Site area but located off-shore. Four sites (9HL86, 9HL87, 9HL88, 9HL89) appear to have small portions within the Project Site area above the lake pool level, within the terrestrial part of the Project Site. Because no subsurface testing was conducted during the 1978/1979 survey and site boundaries are not precise, the extent of these sites above and beyond the shoreline is unknown. Following modern survey and NRHP eligibility evaluation standards, it is possible that the sizes of some of these resources and the NRHP eligibility status could change for these sites. A copy of the literature review report is included in **Appendix E**.

Regarding the location of the aforementioned seven archeological sites identified, two of the sites (9HL91 and 9HL92) are located off the current Project Site and five (9HL86, 9HL87, 9HL88, 9HL89, 9HL90) appear to be within or along the edge of the Project Site area. The five sites identified on the Project Site appear to be located along the shoreline and outside of areas of proposed development.

In accordance with the Native American Graves Protection and Repatriation Act of 1990 and 43 CFR 10, the following provision must be observed. In the unlikely event that an inadvertent discovery of previously unknown cultural resources or potential human remains are uncovered during construction, all work must cease, the discovery must be protected, and the Mobile District Archaeologist, the Lake Sidney Lanier project manager, as well as the Georgia State Archaeologist must be contacted immediately. A copy of the Inadvertent Discoveries Plan for Cultural Resources is included in **Appendix E**.

#### **(6) Navigation.**

Navigation is an authorized purpose of the Buford Dam Project based on its ability to store large quantities of water and provide low flow augmentation for commercial navigation downstream in the Chattahoochee and Flint Rivers. Commercial navigation extends to Bainbridge, Georgia on the Flint River and to Columbus, Georgia, and Phenix City, Alabama on the Chattahoochee River. However, navigation on Lake Sidney Lanier is limited to recreational boat traffic. As one of the most heavily visited lakes in the country, recreational traffic is quite heavy at times, particularly on holidays and weekends.

#### **(7) Recreation.**

Lake Sidney Lanier is a common recreational area for local residents of metro Atlanta and out of town visitors. Common recreational activities at the lake include water sports, fishing, swimming, and pleasure boating. Special events such as fishing tournaments, athletic events, and festivals are held at many of the facilities around the lake. The larger Lake Lanier Islands is lightly used during weekdays, but is heavily used on the weekends in the spring and summer months. Pinelsle previously contained an operational golf course, and hotel, but the course is no longer upkept and the hotel was previously demolished. The approximate 3-acre portion of the Project Site southwest of Pinelsle has been utilized for RV/recreational purposes and will continue to be utilized as such. The remainder of the Project Site area is not currently used for recreational purposes.

(8) Aesthetics.

The Project Site area on the Pinelsle Site contains a golf pro shop, an open-aired event building, and paved parking areas, drives, and walkways. A portion of the Project Site also contains RV/camp sites. Outside of these areas, the Project Site does not appear to be in use. Other than the aforementioned buildings and RV/camp sites, the aesthetics appear as vacant land with a former hotel foundation, retaining walls, and an area that was partially a former golf course. The 100-foot buffer around the lake is partially wooded and partially grassed land, with the exception of existing paved parking on the southern portion of the project area. Evidence of past disturbance within the buffer is evident, and includes a beach area, walls and walkways, grassed/formerly graded land.

(9) Air Quality.

The Project Site is located within Hall County, Georgia which is located in the greater Atlanta nonattainment zone for ozone and particulate matter. The nonattainment is primarily due to vehicular emissions and particulate matter. Current activities at the Project Site do not significantly contribute to the nonattainment condition.

(10) Water Quality.

The GADNR and the U.S. Environmental Protection Agency (USEPA) share the responsibility of maintaining water quality at Lake Sidney Lanier. GADNR conducts water quality tests at a fixed point just north of Buford Dam and the USACE conducts fecal coliform bacteria testing at the 23 public beach areas due to the large goose population at Lake Sidney Lanier. As of the date of this writing, none of the public beaches had to be closed due to high concentrations of fecal coliform bacteria at the public beaches.

The Lanier O&M EIS dated November 2003 by the USACE indicated that the overall water quality is considered satisfactory for the designated uses of the reservoir. The areas in the Chattahoochee River and Chestatee River arms of the lake, where the water is shallower, reportedly have the highest levels of turbidity, total suspended solids, chlorophyll a, and nutrient concentrations, while the main body of the lake has the greatest transparency and the lowest fecal coliform counts and nutrient concentrations. The Lake Lanier Association has been coordinating with the Adopt-a-Lake program for water quality monitoring of 30 sites across the lake since 1999. The monitoring includes evaluation of temperature, water clarity, and chlorophyll a. Based on the data obtained, the water quality in Lake Sidney Lanier has reportedly remained consistent.

No streams were identified on the Project Site and no apparent water quality impact sources were noted.

Based on review of the USEPA and Georgia Environmental Protection Division (GAEPD) 2018 Integrated 305(b)/303(d) List of Waters Not Supporting Designated Uses, at least 22 stream reaches and one section of Lake Lanier are included on the 303(d) list within 10 linear miles of the project study area. All of these waters were located in a separate watershed from the Project Site or were not up or down-gradient of the Project Site with the exception of a portion of Lake Lanier, which was located approximately 0.3 miles downstream of the Project Site and several other up-stream streams that flow into Lake Lanier. The portion of Lake Lanier is included on the 2018 303(d) list due to chlorophyll a levels from urban runoff and nonpoint source pollution. The water from the remaining up-stream streams that were listed on the 303(d) was no longer listed on the 303(d) list once it flowed into Lake Lanier.

(11) Floodplain.

The local Federal Emergency Management Agency (FEMA) Floodplain map (13139C0275G), dated April 4, 2018, was reviewed. Based on the map review, most of the Project Site is above the 100-year flood elevation of 1,085 feet above mean sea level (amsl). However, portions of the lease area are located within the mapped floodplain. The flood effects along Lake Sidney Lanier are managed through discharges from Buford Dam. Since construction, Lake Sidney Lanier has never reached the 100-year flood elevation, with the highest recorded elevation being 1077.2 feet amsl, which occurred in April of 1964. A copy of the floodplain map is included in Appendix A as Figure 6.

(12) Socio-economics.

Based on information from the U.S. Census Bureau (<http://factfinder.census.gov/>), the population of Hall County was 179,684 in 2010. Forsyth County and Gwinnett County, located nearby and adjacent to the west/northwest and south, respectively, contained a population of 175,511 and 805,321, respectively. Historical census data from 2000 suggests that Hall County experienced a population growth rate of 129%, while Forsyth and Gwinnett Counties experienced population growths of 178% and 137%, respectively, over the same time period. The populations of these counties are influenced by access to jobs in the metro Atlanta area, reasonable housing costs, and extensive recreational opportunities. The 2015 estimated average household income in Hall County was \$69,865, which is less than the estimated average household income for the United States at \$73,034. The current Project Site is surrounded by Lake Lanier, a vacant golf course, and a storage/maintenance building.

(13) Prime and Unique Farmlands.

The soil survey report of Hall County indicated that both the Pacolet sandy loam, 15 to 25 percent slopes (PaE) and Pacolet soils, 10 to 15 percent slopes, eroded (PuD2) were mapped as not prime farmland. No other soils were mapped on the Project Site. Further, the Project Site does not currently and has not in many years contained farmland.

(14) Hazardous and Toxic Materials.

No indications of petroleum or hazardous substance contamination was observed within the Project Site during the site visit. No underground storage tanks, above ground storage tanks, other storage tanks or other containers were observed within the Project Site. A small amount of non-hazardous debris was observed on the site, predominately including concrete debris and gravel from the previous hotel located on the Project Site.

(15) Land Use.

Currently, the Project Site area is partially utilized as it contains a golf pro shop, an open-aired event building, and RV/camp sites. Paved parking, drives, and walkways are also located on the Project Site. A portion of a vacant golf course is located on the northwestern portion of the site and the foundation of a former hotel and some retaining walls are located on the eastern and southeastern portions of the site. Surrounding properties include Lake Lanier, a vacant golf course, and a storage/maintenance building.

(16) Vehicular Traffic.

The development site is located along Pine Cone Drive, which extends onto the Project Site. Development off this road includes a vacant golf course, a storage/maintenance building, and buildings currently on the Project Site. A portion of the Project Site is also located off Rhododendron Drive, which extends westward from Lanier Islands Parkway. Current vehicular traffic along Pine Cone Drive and Rhododendron Drive is open to local residents and visitors of

the property.

(17) Noise.

The facilities at the Pinelsle Site are relatively isolated and therefore do not routinely disrupt typical day to day activities on the properties surrounding the lease. Potential sources for noise at the Project Site and the surrounding properties would be primarily from vehicular and boat traffic in the area and typical maintenance activities (lawn mowers, leaf blowers, etc.).

### **3. DESCRIPTION OF THE RECOMMENDED PLAN:**

Generally, the recommended plan allows the Pinelsle Site to provide its visitors a new resort and amenities while meeting their current and future growth needs. Generally, the recommended plan can be broken down into five categories of proposed actions:

- (1) Demolition of existing structures/paved areas and site grading,
- (2) Construction of hotel/conference center, drives, and parking areas,
- (3) Construction of amenity areas outside of hotel/conference center,
- (4) Construction of a water quality ponds, and
- (5) Construction of campground amenity center and pool area.

In the process of redevelopment, existing structures will need to be demolished and portions of existing paved drives, parking areas, walkways, and foundations will need to be removed. The Project Site currently contains a golf pro shop and an open-aired event building that will need to be removed. In addition to the demolition of these buildings, several currently paved areas of the Project Site will need to be removed for the purpose of redevelopment. This includes the former foundation of the Pinelsle hotel as well as an existing paved parking area, located on the eastern portion of the Project Site as both are within the proposed footprint of the new hotel and conference center. Changes to the entrance drive south of the proposed hotel will also result in the removal of portions of the existing driveway. Existing paved walkways on the Project Site will be removed as they're located in an area of new proposed uses. Portions of the site will need to be graded to prepare the site for construction of the hotel.

The proposed new Hotel & Conference Center building will extend from the east-central to northwestern portions of the Project Site and will house 300 guest rooms and 30,500 square feet of meeting space. The hotel will contain a lobby near the meeting and conference rooms on the southeastern portion of the building and a main guest lobby with a roof overhang in the central portion of the building. A restaurant and retail space are located near this lobby with guest rooms, a spa and fitness area, and an additional restaurant on the northwestern portion of the building. Hotel and conference center parking will be located south of the building. New parking will be located west of currently identified Pine Cone Drive and existing parking southeast of Pine Cone Drive will be reconfigured/improved. These paved parking areas will connect to currently identified Pine Cone Drive, which will extend to the main lobby of the hotel. Service roads for fire access will be located both east and northwest of the proposed hotel.

Proposed amenity areas outside of the footprint of the hotel and conference center include a pool deck with an upper and lower pool, a small plaza, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, paths with pervious materials, and paved walkways. The pool desk, plaza, a golf starter building, a golf putting course with associated terraced seating, some lawn areas, and paved walkways are

proposed just north of the western side of the hotel. A pavilion/gazebo and associated lawn area, including a path with pervious material, is proposed within a small peninsula on the northeastern portion of the Project Site. Paved walkways are proposed around the perimeter of the hotel. The proposed Master Plan shows the addition of courtesy docks extending from the southeastern portion of the lease area over Lake Lanier. These courtesy docks were previously in place associated with the former Pinelsle Site; however, the proposed courtesy docks have more capacity for temporary boat mooring than the previous docks.

Water quality ponds will be constructed between currently identified Pine Cone Drive and the western proposed parking area as well as just west northwest of the hotel.

Regarding the approximate 3-acre Camp Margaritaville area, the existing area currently consists of approximately 26 RV/camping sites and an approximate 1,000 square foot bath house that was razed in the second quarter of 2020. As developed, the same subject area would consist of an Amenity Center with an open air and enclosed pavilion and gaming area with restrooms, limited staples and food & beverage, storage, fireplace and vending area. The previous bath house would be replaced with a newly constructed standalone bath house and laundry. A 3,000 square foot pool deck and swimming pool would be surrounded by metal safety fencing, a picnic area, and playground. The existing 26 RV/camping sites would be reduced to approximately 14 improved pads available for overnight guests.

Appropriate best management practices (BMPs) will be utilized during construction activities and post-development. A copy of the Proposed Master Plan is attached in **Appendix B**.

#### **4. ENVIRONMENTAL IMPACT OF THE RECOMMENDED PLAN:**

##### **a. Biological and Physical Impacts:**

Unavoidable adverse effects would emanate, primarily from minor land disturbance associated with construction activities and removal of vegetation for construction of proposed parking areas, the hotel, drives, walkways, and amenity areas. Most of the areas proposed for the planned improvements are already cleared or were previously cleared and developed. Therefore, clearing of portions of the site for the proposed actions would have little effect on the overall existing vegetation at the property. The recommended plan does not anticipate a significant impact to existing vegetation. The proposed layout and use of existing cleared areas significantly limit the amount of vegetation that needs to be removed. Further, based on the site plan, additional trees will be planted and several lawn areas will be established across the site.

The proposed hotel and conference center will be more environmentally friendly than the former hotel. First, none of the development will be in the state's 25-foot buffer (except for permissible access points), whereas the original hotel had approximately 4,710 square feet in the 25-foot buffer. The old hotel building contained approximately 47,000 square feet within the 100-foot buffer, while the proposed hotel building will not encroach into the 100-foot buffer. The new development also significantly reduces the amount of impervious surface area within 100 feet of the shoreline from 94,916 square feet for the former hotel site to 68,083 square feet for the proposed Pinelsle Site. This includes 33,436 square feet of an existing parking lot that will remain and be resurfaced.

(1) Wetlands and Streams.

A wetlands investigation was performed for the Project Site. Wetlands and streams were not identified on the Project Site. The wetland investigation for this project was conducted by a qualified wetland consultant and consultation with the USACE Regulatory Division should not be necessary as no wetland or stream impacts are proposed under the preferred alternative.

(2) Fishery Resources.

The implementation of the plan would not significantly impact the local fishery. The addition of proposed courtesy docks should provide improved shallow water habitat for the fishery. The placement of the courtesy docks will provide additional cover as well as structure, in an area where natural coarse woody debris is limited. Appropriate/applicable permits for construction of the courtesy docks will be obtained prior to implementation, as needed.

(3) Wildlife Resources and Habitat.

While the site currently provides habitat for some small mammals, songbirds, reptiles and amphibians, the proposed action would not result in a significant disturbance to the native habitat. Long-term disturbance to potential habitat (grassed and forested areas) would result from construction of the hotel, amenity areas, parking, and walkways. The Project Site was previously developed with a hotel and amenity areas. The current proposed Master Plan is not anticipated to result in a significant impact on wildlife resources.

(4) Endangered and Threatened Species.

Suitable habitat for the listed plant species (See Table 1 – Federal Listed Protected Species Identified in Lake Sidney Lanier Watershed) was not identified on the Project Site. Additionally, presence of these plant species was not noted on-site during the October 2019 field investigation.

In addition, two federally listed animals were identified in the IPaC report and two within the GADNR report. The GADNR report identified the shinyrayed pocketbook (endangered) as potentially occurring in the Project Site area. As the Project Site does not contain medium sized streams to large rivers, habitat conditions indicative of the shinyrayed pocketbook were not noted on the Project Site.

The remaining listed species was the northern long-eared bat (threatened), which was identified on both the GADNR and IPaC species lists. This species has been identified during warmer months in Georgia roosting in mature trees with exfoliating bark, cracks and cavities suitable for roosting. Trees suitable for the northern long-eared bat were not observed during the site reconnaissance. Further, limited mature trees will be removed as part of the proposed action.

Based on the lack of habitat conditions required on-site for the federally protected species, the proposed activity will have no effect on these listed species.

USACE, Mobile District determined that the proposed action will have no effect on the shinyrayed pocketbook, northern long-eared bat, smooth purple coneflower, swamp pink, black spored quillwort, small whorled pogonia, monkeyface orchid, dwarf sumac, and Florida torrey. This determination was coordinated with the USFWS and they had no comment on the determination at this time and did not anticipate that federally listed species occur within the project site. However, their records indicated that bald eagles had been observed off the Lanier Islands and there are historical records of Ozark bunchflower and Seneca snakeroot on the islands. USFWS recommended coordination with GADNR on any minimization measures that might be needed for these natural resources. GADNR was consulted regarding the bald eagle, Ozark bunchflower



and Seneca snakeroot. GADNR provided information on the location of a bald eagle nest which is in proximity to the proposed Camp Margaritaville RV park that was active as recently as 2018. The nest is protected by the USFWS under the Bald Eagle Management Guidelines for 5 years because nests may not be used every year. Under these guidelines Camp Margaritaville RV park would be within the 660 feet buffer zone. The guidelines specify activities that should be avoided within 0-330 feet (primary buffer zone) and 331-660 feet (secondary buffer zone). Very few habitat-disturbing activities are appropriate within 330 feet, especially during nesting season, and overstory trees should not be removed within the primary buffer zone any time of the year. There's more latitude with respect to habitat alterations in the secondary buffer zone, especially outside the nesting season which occurs from October to May, although active nests have also been observed in June in North Georgia. The proposed action will follow these guidelines. Copies of the consultation emails are included in **Appendix F**.

#### (5) Historic and Archeological Resources.

With the exception of a few small tracts to the north, the fee-owned government lands surrounding Lake Sidney Lanier were surveyed for cultural resources between the late 1930s and 1987. These surveys are referenced in Section 3.10 *Cultural Resources* of the *Final Environmental Impact Statement for the Operation and Maintenance of Lake Sidney Lanier, Georgia*. According to the EIS, only six archaeological sites and no standing historic structures eligible or potentially eligible for listing on the National Register of Historic Places (NRHP) are located within the government fee-owned lands surrounding Lake Sidney Lanier. The results of these surveys were coordinated with the Georgia State Historic Preservation Office (SHPO) as part of the process for completing the *Historic Properties Management Plan for Sidney Lanier Project, Georgia* in March 1997.

Further, a literature review and research of the entire Pinelsle area (larger portion that includes the Project Site) was conducted by a professional cultural resource firm, R.S. Webb & Associates, to determine if any of the previously identified archaeological sites were located within the Project Area. The research included querying Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) database for relevant Georgia Archeological Site File (GASF) data, National Register of Historic Places (NRHP) properties, and state-recognized historic resources. In addition, Hall and Forsyth County historic resources survey records, Identified Sites files, and Centennial Farms files were reviewed at the Georgia Department of Natural Resources, Historic Preservation Division (HPD) office in Stockbridge.

No NRHP-listed properties or other historic resources were located within 1.0 mile of Pinelsle. Seven recorded archeological sites, designated 9HL86 through 9HL92, were located along the Pinelsle boundaries within lands managed by the U.S. Army Corps of Engineers. By 1982 standards, one of these sites, 9HL91, was viewed as eligible for the NRHP, while the remaining sites were considered ineligible for the NRHP. The eligible site (9HL91) and one of the ineligible sites (9HL92) were not located within the current Project Site area. The remaining five sites, 9HL86 through 9HL90, appeared to be partially within or near the edge of the Project Site area. GASF mapping shows that site 9HL90, may be partially within the Project Site area but located off-shore. Four sites (9HL86, 9HL87, 9HL88, 9HL89) appear to have small portions within the Project Site area above the lake pool level, within the terrestrial part of the Project Site. Because no subsurface testing was conducted during the 1978/1979 survey and site boundaries are not precise, the extent of these sites above and beyond the shoreline is unknown. Following modern survey and NRHP eligibility evaluation standards, it is possible that the sizes of some of these resources and the NRHP eligibility status could change for these sites. A copy of the literature review report is included in **Appendix E**.

Regarding the location of the aforementioned seven archeological sites identified, two of the sites (9HL91 and 9HL92) are located off the current Project Site and five (9HL86, 9HL87, 9HL88, 9HL89, 9HL90) appear to be within the Project Site area. The five sites identified on the Project Site appear to be located along the shoreline and outside of areas of proposed development. Therefore, the Master Plan, as proposed, would not likely impact the identified archeological sites. In accordance with the Native American Graves Protection and Repatriation Act of 1990 and 43 CFR 10, the following provision must be observed. In the unlikely event that an inadvertent discovery of previously unknown cultural resources or potential human remains are uncovered during construction, all work must cease, the discovery must be protected, and the Mobile District Archaeologist, the Lake Sidney Lanier project manager, as well as the Georgia State Archaeologist must be contacted immediately. A copy of the Inadvertent Discoveries Plan for Cultural Resources is included in **Appendix E**.

USACE, Mobile District determined only one site was recommended eligible for the NRHP and no historic properties affected for the proposed development of Renaissance Pinelsle Resort facilities. This determination was coordinated with the Georgia SHPO and interested federally recognized tribes. The Historic Preservation Division concurs that no historic properties that are listed or eligible for listing in the NRHP will be affected by this undertaking, as defined in 36 CFR Part 800.4(d)(1). The Cherokee Nation does not object to the project proceeding as long as USACE re-contact our Historic Preservation Office for additional consultation if there are any changes to the scope of or activities within the APE; if items of cultural significance are discovered during the course of this project; and conduct appropriate inquiries with other pertinent Tribal and Historic Preservation Offices regarding historic and prehistoric resources not included in the Cherokee Nation's databases or records. Copies of the consultation letters are included in **Appendix F**.

(6) Navigation.

The proposed action will not significantly affect navigation on Lake Sidney Lanier. The Project Site was previously developed with a hotel that had courtesy docks in the same location as the courtesy docks shown on the proposed Master Plan. However, the proposed courtesy docks have more capacity for temporary boat mooring than the previous docks. The addition of these courtesy docks will once again allow guests easier access to Lake Lanier and the proposed facilities at the Pinelsle Site. The proposed additions may slightly increase boating traffic around the Project Site; however, as previously stated, the Project Site was previously developed with a hotel and courtesy docks. Boating traffic is not anticipated to be significantly more than it was associated with the former hotel. These courtesy docks, or any other development at this site, will not increase the access for additional boats to be added to Lake Lanier. While boating traffic may slightly increase in this general area, the boats will have accessed the lake from other points. This development will not increase the number of boats on Lake Lanier and therefore is consistent with the Proposed Management Actions in the Lake Sidney Lanier Project Master Plan update. Further, Lake Lanier is one of the most heavily visited lakes in the country and any increase in recreational traffic should not have a significant effect on existing navigation on Lake Lanier.

(7) Recreation.

Construction of the hotel, amenity areas, walkways, path, and courtesy docks will allow for recreational opportunities for guests. The Project Site area is currently not utilized for recreational purposes, with exception of the RV/camp sites on the approximate 3-acre portion southwest of Pinelsle. The courtesy docks will allow for guests to utilize site amenities on a regular basis and will provide better unimpeded access to Lake Sidney Lanier. The addition of a hotel and conference center, swimming pool, campground amenity center, and golf facilities at the Project

Site will bring in new customers and recreational users of the lake. Therefore, the proposed actions will have a beneficial impact on recreation.

(8) Aesthetics.

The proposed addition of a hotel and conference center with restaurants, conference rooms, meeting rooms, retail, a fitness and spa area, and outdoor amenity areas, will provide a business, family, recreation, and resort-like atmosphere. This will improve current aesthetics of the Project Site as the majority of the Project Site is currently vacant land. The proposed plan will have a beneficial effect on the aesthetics at the Project Site.

(9) Air Quality.

The minor and temporary impacts associated with construction are not anticipated to adversely affect the ambient air quality of the area. No release or discharge of contaminants into the air is proposed from construction of the project or from daily operations that would significantly impact the ambient air quality. The Project Site area formerly operated as a hotel/resort. The proposed Master Plan will return the Project Site to its former operations. No long-term adverse impacts to air quality are anticipated as a result of the proposed action.

(10) Water Quality.

The proposed development activities associated with this project will be performed in accordance with Sediment and Erosion Control Requirements in Georgia and in a manner to minimize sediment loss to the Lake. A proper National Pollutant Discharge Elimination System (NPDES) Permit will be obtained. Erosion control BMPs will be utilized to minimize sediment loss and impacts to water quality. Construction of the proposed courtesy docks will result in minimal soil disturbance and could result in a short-term and negligible increase in sedimentation within the lake. These potential minor impacts will be minimized by implementation of BMPs as required under the Sediment and Erosion Control Act and Hall County development codes. Two water quality ponds will be constructed on the Project Site for use by the proposed development. The purpose of these features is so stormwater runoff does not directly discharge into Lake Lanier, which occurred at the former on-site hotel. Stormwater will be filtered through water quality Best Management Practices (BMP) at the proposed development.

(11) Floodplain Impacts.

With the exception of the proposed courtesy docks, a portion of the lower pool deck and the golf putting course, some paved walkway areas, a path with pervious material, and a pavilion/gazebo and nearby lawn area, the proposed activities within the lease area will occur outside the limits of the 100-year floodplain. No habitable structures are proposed within the 100-year floodplain and grading at the site will not result in an incremental decrease in flood storage. Based on the design calculations, the proposed plan will result in a cut volume of 6,008 cubic yards below the flood elevation, and a fill volume of 5,811 cubic yards, for a net increase in flood capacity of 197 cubic yards.

(12) Socio-Economics.

The Lanier EIS dated November 2003, indicates that the area surrounding Lake Sidney Lanier is rapidly growing in terms of both population and economics. Estimates for the direct and indirect economic effects of Lake Sidney Lanier on Atlanta and the north Georgia area were as high as 5.5 billion dollars a year in one study (Hughes, 2001). The census data shows increasing populations in the surrounding communities. The addition of a hotel and conference center with restaurants, retail, and leisure opportunities would benefit the economy of the local community

and Lake Lanier. The project is not anticipated to significantly change the socio-economics of the area.

(13) Prime and Unique Farmland.

The soil survey report of Hall County indicated that both the Pacolet sandy loam, 15 to 25 percent slopes (PaE) and Pacolet soils, 10 to 15 percent slopes, eroded (PuD2) were mapped as not prime farmland. No other soils were mapped on the Project Site. No farmland is currently present on the Project Site. Based on this information, the proposed Master Plan would not impact prime and unique farmland.

(14) Hazardous and Toxic Materials.

The improvements will result in an increase in vehicular traffic to and from the Project Site. This will result in the increase in gasoline and oil use within the lease area and will result in an increase in *de minimis* staining within paved drives and parking areas; however, these increases should be minimal and will not cause a significant impact to the lease area. Further, the Project Site previously contained a resort; gasoline and oil use within the Project Site should not be significantly different from that of the former resort. In addition, the proposed development will incorporate storm water management facilities, which were not utilized with the past development.

(15) Land Use Changes.

The Project Site formerly contained a hotel, in addition to the existing golf pro shop, RV/camp sites, and event building. Throughout their sublease with LLIDA, LLI Management reserved the right to demolish buildings and structures that were obsolete or not commercially necessary and replace with improvements which better serve the premises. LLI Management demolished the former hotel with the intent to redevelop the property with a new hotel of the same use and comparable in scope and environmental impact of the previous structure. Therefore, the proposed land use will remain consistent with the previous use as a hotel. The golf pro shop and event building will be removed from the property; however, events can be held at the proposed hotel and conference center. Further, the development includes construction of a golf starter building and golf putting course.

(16) Vehicular Traffic.

The proposed plan will result in an increase in the current vehicular traffic to and from the lease area. The Project Site previously contained a resort; proposed traffic to/from the Project Site should not be significantly different from that of the former resort. Open access to the Project Site will remain unchanged.

(17) Noise Impacts.

Noise sources that would result in an adverse impact to the proposed project were not identified. The proposed action will result in increased noise from the current use as the majority of the site is not in use; however, noise will not significantly increase from the former use of the site as a hotel. Temporary noise will be generated during proposed construction activities.

**b. Cumulative Impacts:**

The CEQ defines cumulative effects as “the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions (40 CFR 1408.7).”

The primary impacts of the proposed improvements at the Project Site would include the short-term impacts during construction of the site infrastructure. The use of BMPs during the site upgrades should minimize temporary construction impacts. Properties immediately surrounding the Project Site and adjoining Lake Sidney Lanier include a former, vacant, golf course and a storage/maintenance building. Some private properties located in the larger vicinity are still forested, which could be developed with residential homes in the future. As the nearby properties and the metropolitan Atlanta area continue to become developed, it is anticipated annual visitation to Lake Sidney Lanier will continue to grow increasing demands for additional vacation, leisure, and recreational opportunities, lake services, and dockage. This growth could result in an increased demand for community services, roads, and other infrastructure.

Cumulative environmental impacts from the proposed developments at the Pinelsle Site and surrounding properties are generally expected to include increased boat traffic, additional noise sources, traffic, and additional developments potentially contributing to sediment deposition within the lake. The proposed improvements at the Pinelsle Site are minimal when compared to development of other properties and will result in minimal site disturbance and impact. Further, the proposed improvements on the Pinelsle Site are not anticipated to be the catalyst for new development on surrounding or nearby properties. A resort was previously located on the site and the proposed actions include redevelopment of the property with a new resort. Proper management of future development by the local community through existing zoning restrictions, development ordinances, and state mandated BMPs, as well as future infrastructure improvements should minimize the cumulative impacts. It is not anticipated the Pinelsle Site will significantly contribute to the anticipated cumulative impacts.

## **5. ENVIRONMENTAL JUSTICE (EXECUTIVE ORDER 12898).**

Executive Order (EO) 12898 of February 11, 1994 requires addressing, as appropriate, disproportionately high and adverse human health or environmental effects of Federal actions on minority and low-income populations. No minority or low-income communities are located in close proximity to the property.

The proposed plan is not anticipated to create adverse health or environmental conditions. Further, the lease area is not located in an area where the residents are disproportionately minority and/or low income.

## **6. PROTECTION OF CHILDREN (EXECUTIVE ORDER 13045).**

EO 13045 of April 21, 1997 requires, to the extent permitted by law and mission, identifying and assessing environmental health and safety risks to children posed by a proposed action. Potential health and safety risks would be present during the construction activities. As access to the property is open, equipment and construction areas will be properly fenced or contained and posted during construction to provide adequate safety and protection.

## **7. ANY IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS WHICH WOULD BE INVOLVED SHOULD THE RECOMMENDED PLAN BE IMPLEMENTED.**

Any irreversible or irretrievable commitments of resources involved in the proposed action have

been considered and are either unanticipated at this time, or have been considered and determined to present minor impacts. The proposed action is reversible, and reclamation of the property could be easily conducted in the future to return the property to natural conditions. Reclamation, if needed, would include removal of site infrastructure, including buildings, roads, trails and parking areas, vegetative restoration, and the placement of possible obstructions or signage to impede access.

## **8. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED.**

Any adverse environmental effects which cannot be avoided should the recommended project be implemented are expected to be minor individually and cumulatively. These include minor soil disturbance from construction activities and removal of vegetation, as needed to complete the proposed actions.

## **9. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.**

The proposed project constitutes a short-term use of man's environment, will result in minimal environmental impacts, and is not anticipated to affect long-term productivity. The proposed use of the Project Site is compatible with surrounding uses and will provide additional leisure and recreation opportunities.

## **10. ALTERNATIVES TO THE RECOMMENDED PLAN.**

### **a. "No Action" Alternative:**

As evaluated in this EA, the "No-Action" alternative would consist only of maintenance of the existing infrastructure. Under the "No Action" alternative, the plan would not satisfy the need to meet the current and future growth needs of the Pinelsle Site and to redevelop the resort property with a new hotel and conference center, which was intended upon demolition of the former resort. The primary advantage of this alternative would be the lack of disturbance to the environment that will occur from construction within the lease area. Disadvantages of this alternative are that the demand to meet the growth needs of the Pinelsle Site and to redevelop the resort property, which intended to occur upon demolition of the previous structure, would remain unsatisfied. This unmet demand could result in the construction of a new resort at another location, with more significant impacts to the environment.

### **b. Alternative Plan:**

Alternatives to the existing Proposed Master Plan were considered, but ultimately rejected.

The original Proposed Master Plan included the addition of bathrooms associated with the proposed pavilion/gazebo, the floor elevation of the pool below the flood level elevation, and lack of planted trees throughout the development. However, this alternative was rejected as it was more impactful from an environmental standpoint. The recommended Proposed Master Plan was revised to exclude bathrooms associated with the proposed pavilion/gazebo, to raise the elevation

of the pool above the flood level elevation, and to include trees planted throughout the parking lot and around the development.

## **11. REVIEW AND COORDINATION.**

During preparation and review of this draft EA, review requests have been sent to the Georgia Department of Natural Resources, Georgia SHPO, and the U.S. Fish and Wildlife Service and other interested State and Federal Agencies to allow for comment on the proposed action. The results of the coordination are outlined in Appendix F of the EA. A copy of the EA will be posted on the USACE Mobile website for public review. Any public comments will be documented in Appendix F and will be properly addressed.

## **12. REFERENCES.**

Federal Emergency Management Agency, online Map Service Center, FEMA Flood Insurance Rate Map Number: 13139C0275G, dated April 4, 2018

Department of the Army, South Atlantic Division, Corps of Engineers. 2004. Final Environmental Impact Statement. Lake Sidney Lanier, Georgia, Operations and Maintenance.

Georgia Department of Natural Resources, Wildlife Resources Division, Protected and Rare Species, HUC8 Watershed Code: 03130001  
([https://georgiabiodiversity.a2hosted.com/natels/element\\_lists?area=huc8&group=all\\_groups&areacode=03130001&areaname=Upper](https://georgiabiodiversity.a2hosted.com/natels/element_lists?area=huc8&group=all_groups&areacode=03130001&areaname=Upper))

U.S. Army Corps of Engineers, Mobile District. September 1998. Draft Environmental Impact Statement. Water Allocation Table for the Apalachicola-Chattahoochee Flint (ACF) River Basin, Alabama, Florida, and Georgia.

U.S. Fish and Wildlife Service, Information for Planning and Conservation (IPaC) Report list of endangered species for Hall County, Accessed December 30, 2019  
(<https://ecos.fws.gov/ipac/location/QIXC2TW7XVEKRNEZHBUHKZKWUQ/resources>)

Georgia Department of Natural Resources, Wildlife Resources Division:

- a. [https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/shinyrayed\\_pocketbook\\_2008.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/shinyrayed_pocketbook_2008.pdf)
- b. [https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/2015\\_northern\\_long-eared-bat.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/2015_northern_long-eared-bat.pdf)
- c. [https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/smooth\\_purple\\_coneflower\\_2016.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/smooth_purple_coneflower_2016.pdf)
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- f. [https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/monkeyface\\_orchid\\_2016.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/monkeyface_orchid_2016.pdf)
- g. [https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/dwarf\\_sumac\\_2016.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/dwarf_sumac_2016.pdf)
- h. [https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/florida\\_torreya\\_2010.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/fact-sheets/florida_torreya_2010.pdf)

U.S. Department of Agriculture, Soil Conservation Service, online Soil Survey of Hall County, Georgia.

U.S. Department of the Interior, U.S. Fish and Wildlife Service, National Wetland Inventory Map, On-Line Wetlands Mapper.

U.S. Environmental Protection Agency, On-Line Environmental Justice Screen Mapper  
U.S. Geological Survey, 7.5-Minute Series Quadrangle Map, Buford Dam, Georgia, 2017.

Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS, 1987.

LakeLanier.com, Historic Water Level Data (<https://lakelanier.com/historical-water-level-data/>), accessed March 2, 2020.



### **13. APPENDICES - SUPPORTING DOCUMENTS.**

#### **A. Maps and Figures**

1. Figure 1: Lake Recreation Map
2. Figure 2: Site Location/Street Map
3. Figure 3: USGS Topographic Map
4. Figure 4: National Wetland Inventory Map
5. Figure 5: Soil Survey Map
6. Figure 6: Floodplain Map

#### **B. Proposed Master Plan**

1. Lake Lanier Islands Conference Center, Proposed Master Plan, dated February 4, 2020
2. Campground Amenity Center and Pool Proposed Site Plan

#### **C. Site Photographs**

#### **D. Protected Species Information**

1. USFWS IPaC Report
2. GDNr Occurrence Records (HUC 03130001)

#### **E. Cultural Resources Information**

1. Cultural Resources Literature Review
2. Inadvertent Discoveries Plan for Cultural Resources

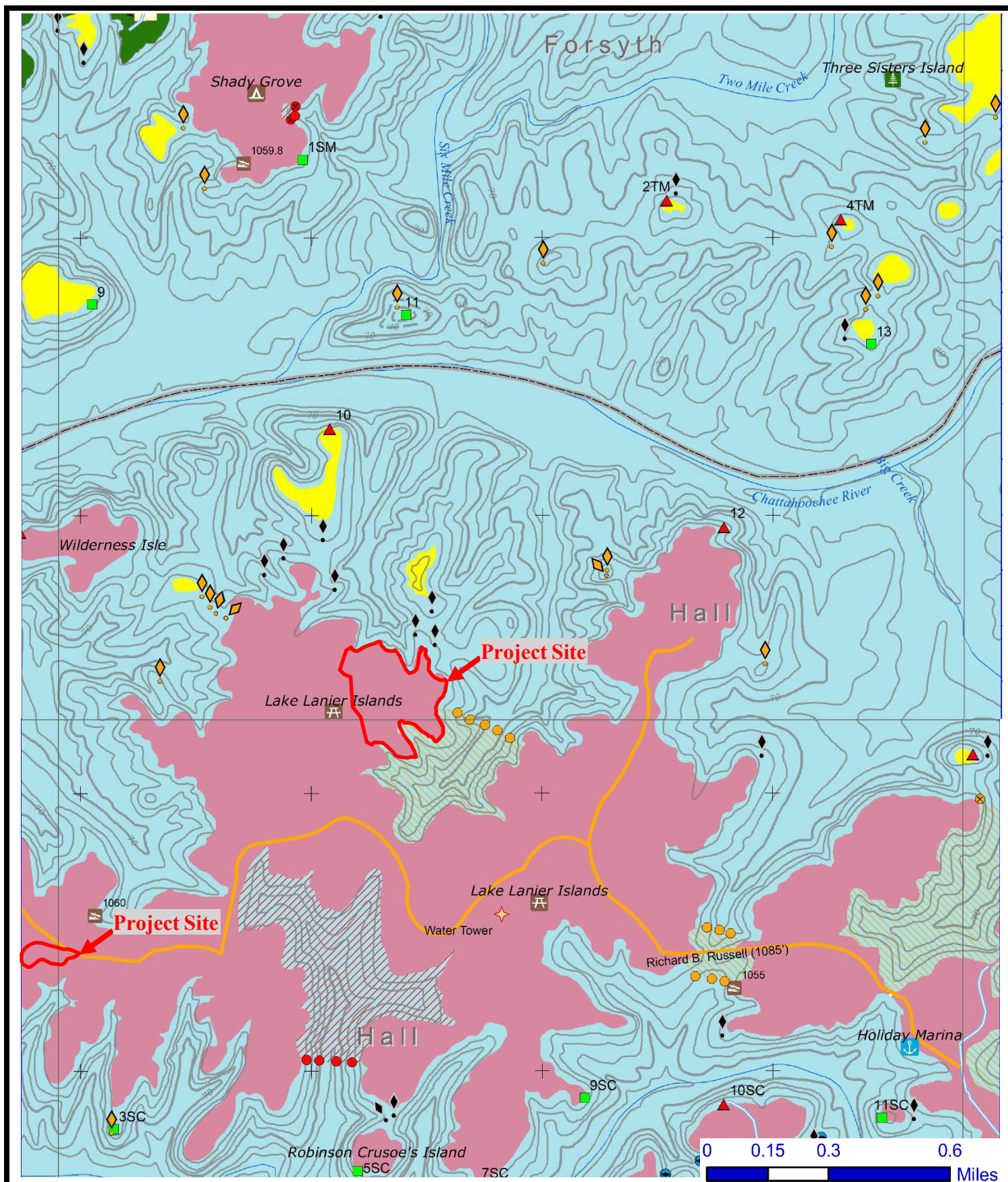
#### **F. Consultation/Notice**

1. Agency Consultation
2. Public Comments (Pending)

## **APPENDIX A**

### **Maps and Figures**





UNITED  
CONSULTING



**Prepared:**

GAB

**Checked:**

DPH

**Date:**

10/21/2020

**Scale:**

See Above

**Title:**

Lake Recreation Map

**Project:**

Lake Lanier Islands - Pine Isle

**Project No.**

STHOS-19-GA-03757-01

**Client:**

Lake Lanier Islands  
Development Authority

**FIG. 1**





UNITED  
CONSULTING



**Prepared:** GAB

**Checked:** DPH

**Date:** 10/21/2020

**Scale:** See Above

**Title:** Site Location Map

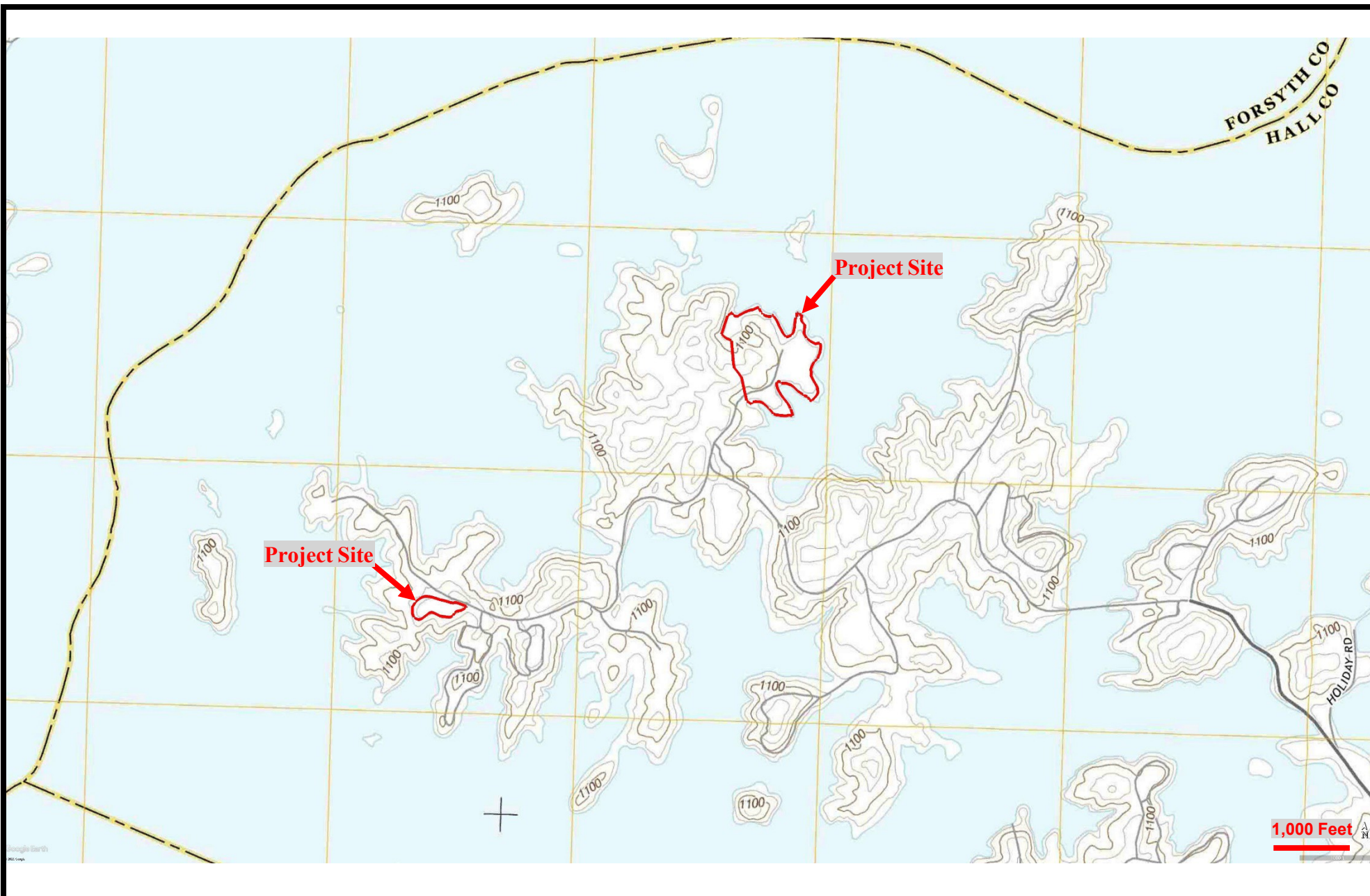
**Project:** Lake Lanier Islands - Pine Isle

**Project No.** STHOS-19-GA-03757-01

**Client:** Lake Lanier Islands Development Authority

**FIG. 2**





UNITED  
CONSULTING



**Prepared:** GAB

**Checked:** DPH

**Date:** 10/21/2020

**Scale:** See Above

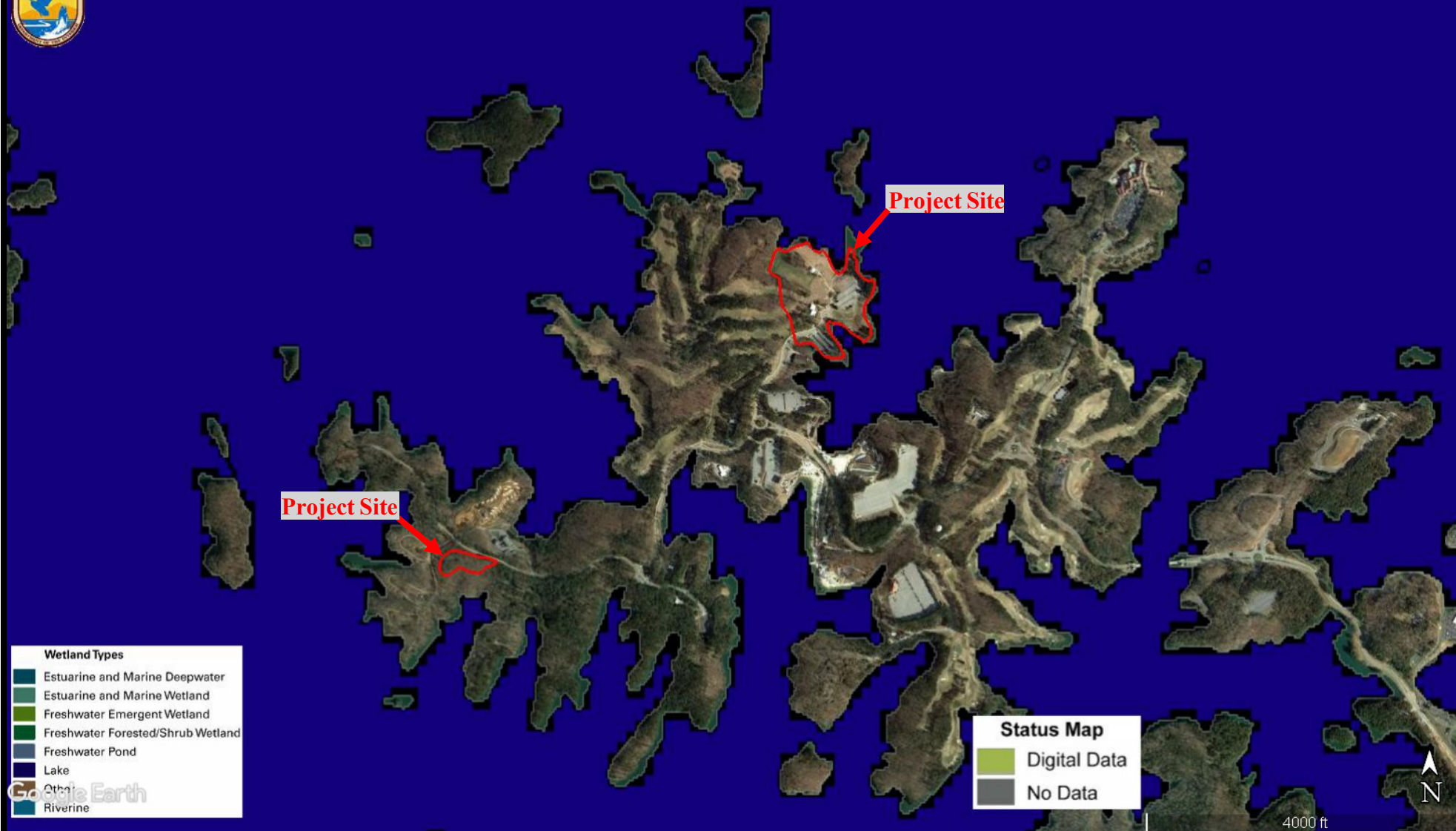
**Title:** USGS Topographic Map

**Project:** Lake Lanier Islands - Pine Isle

**Project No.** STHOS-19-GA-03757-01

**Client:** Lake Lanier Islands Development Authority

**FIG. 3**



UNITED  
CONSULTING



**Prepared:** GAB

**Checked:** DPH

**Date:** 10/21/2020

**Scale:** See Above

**Title:** USFWS Wetland Inventory Map

**Project:** Lake Lanier Islands - Pine Isle

**Project No.** STHOS-19-GA-03757-01

**Client:** Lake Lanier Islands Development Authority

**FIG. 4**



Map Unit Symbol	Map Unit Name
PaE	Pacolet sandy loam, 15 to 25 percent slopes
PuD2	Pacolet soils, 10 to 15 percent slopes, eroded
W	Water



UNITED  
CONSULTING



**Prepared:** GAB

**Checked:** DPH

**Date:** 10/21/2020

**Scale:** See Above

**Title:** Soil Survey Map

**Project:** Lake Lanier Islands - Pine Isle

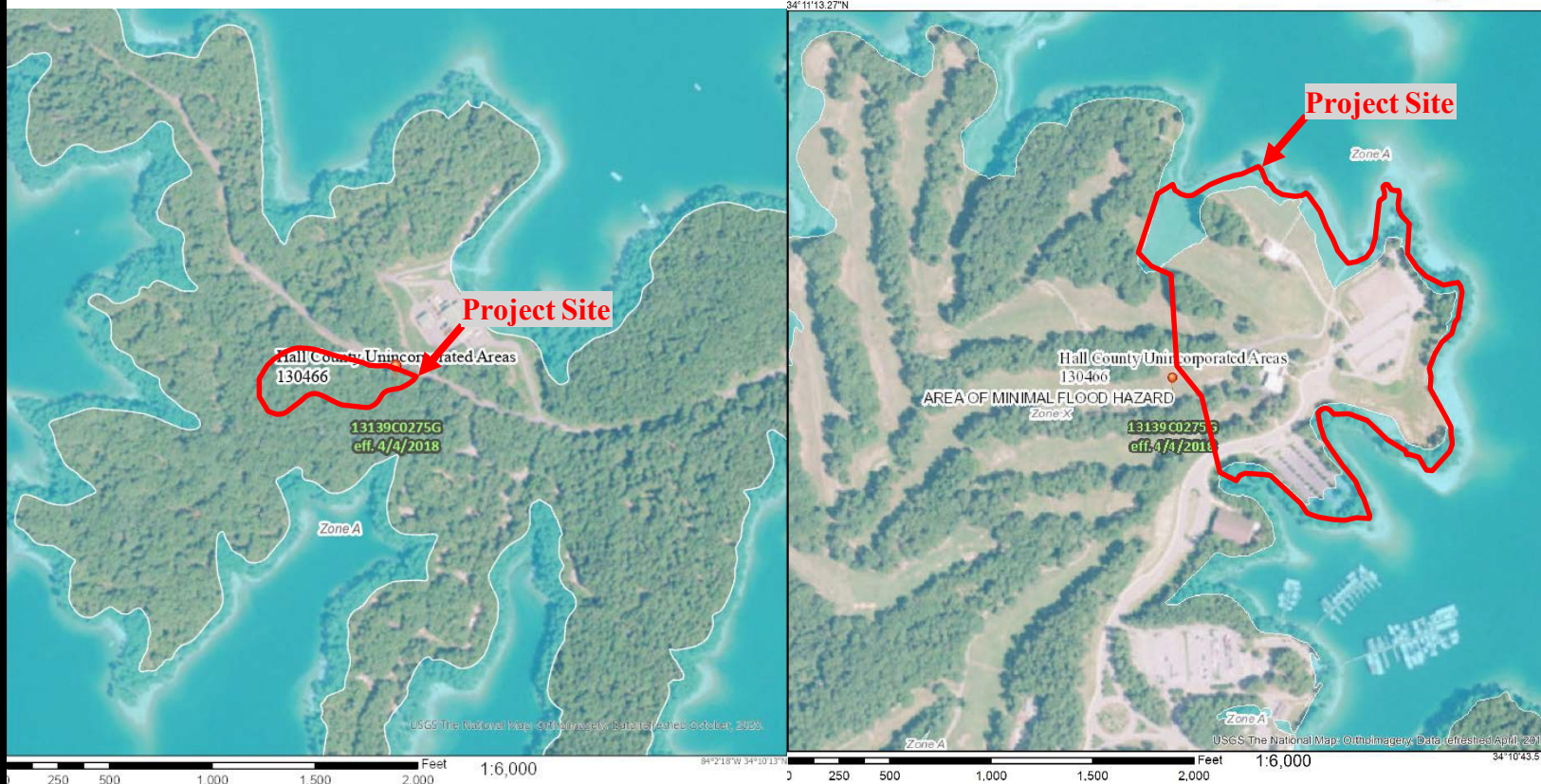
**Project No.** STHOS-19-GA-03757-01

**Client:** Lake Lanier Islands Development Authority

**FIG. 5**



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE)
  - Zone A: 1% ADF
  - With BFE or Depth: Zone AE, AD, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
  - Future Conditions 1% Annual Chance Flood Hazard (Zone X)
  - Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
  - Area with Flood Risk due to Levee (Zone D)
- OTHER AREAS**
  - NO SCREEN: Area of Minimal Flood Hazard (Zone X)
  - Effective LOMRs
  - Area of Undetermined Flood Hazard (Zone D)
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation**
  - Coastal Transverse
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transverse Baseline
  - Profile Baseline
  - Hydrographic Feature
- OTHER FEATURES**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped
- MAP PANELS**
  - The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/17/2019 at 3:05:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



UNITED  
CONSULTING



**Prepared:** GAB

**Checked:** DPH

**Date:** 10/21/2020

**Scale:** See Above

**Title:** FEMA Floodplain Map

**Project:** Lake Lanier Islands - Pine Isle

**Project No.** STHOS-19-GA-03757-01

**Client:** Lake Lanier Islands Development Authority

**FIG. 6**



## **APPENDIX B**

### **Proposed Master Plan**



PL-001.dwg, 03/19/2019, 10:39 AM  
PL-001-Production.dwg, 03/19/2019, 10:39 AM

LEGEND  
AIF - ANGLE IRON FOUND  
AKA - ALSO KNOWN AS  
BC - BACK OF CURB  
B - BUILDING SETBACK LINE  
BWF - BARS WIRE FENCE  
CAG - CURB & GUTTER  
CT - CRIMP TOP PIPE  
CI - CURB INLET  
CL - CENTER LINE  
CLF - CHAIN LINK FENCE  
CMF - CONCRETE MONUMENT FOUND  
CMP - CORRUGATED METAL PIPE  
CO - CLEAN OUT  
CONC - CONCRETE  
CORPS - US ARMY CORPS OF ENGINEERS  
DB.PG - DEED BOOK, PAGE  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
DS - DOWN SPOUT  
DWCB - DOUBLE WING CATCH BASIN  
EP - EDGE OF PAVEMENT  
FFE - FINISH FLOOR ELEVATION  
FH - FIRE HYDRANT  
G - GAS LINE  
GM - GAS METER  
GP - GUY POLE  
GV - GAS VALVE  
GW - GUY WIRE  
HC - HANDICAP  
HW - HEADWALL  
HWF - HDG WIRE FENCE  
IE - INVERT ELEVATION  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET  
JB - JUNCTION BOX  
LL - LAND LOT  
LLL - LAND LOT LINE  
LP - LIGHT POLE  
MH - MANHOLE  
MON - MONUMENT  
NF - NOW OR FORMERLY  
OIT - OPEN TOP PIPE  
PBX - POWER BOX / TRANSFORMER  
P - OVERHEAD POWER LINE  
PIT - OVERHEAD POWER & TELEPHONE LINE  
PL - PROPERTY LINE  
PM - POWER METER  
POB - POINT OF BEGINNING  
PP - POWER POLE  
PTP - POWER & TELEPHONE POLE  
PVC - POLYVINYLCHLORIDE PIPE  
R/B - REINFORCING IRON BAR  
RCP - REINFORCED CONCRETE PIPE  
RW - RIGHT OF WAY  
SS - SANITARY SEWER LINE  
SSE - SANITARY SEWER EASEMENT  
S/W - SIDEWALK  
SWCB - SINGLE WING CATCH BASIN  
TBM - TEMPORARY BENCHMARK  
TBX - TELEPHONE BOX  
TF - TRANSFORMER  
TMH - TELEPHONE MANHOLE  
TP - TELEPHONE POLE  
TPOB - TRUE POINT OF BEGINNING  
T - OVERHEAD TELEPHONE LINE  
UP - UNDERGROUND POWER  
UT - UNDERGROUND TELEPHONE  
WI - WEIR INLET  
W - WATER LINE  
WM - WATER METER  
WMH - WATER MANHOLE  
WV - WATER VALVE



LINE TYPE LEGEND	
25' STATE UNDISTURBED BUFFER	---
100' SHORELINE BUFFER	---
NORMAL POOL ELEVATION 1071	---
FLOOD ELEVATION 1085	---

SHEET	DATE	BY	CHKD	APPD
1	03/19/2019	JAM	JAM	JAM
3	03/19/2019	JAM	JAM	JAM

UNAPPROVED  
PRELIMINARY PLAN  
AND SUBJECT TO  
CHANGE. NOT TO BE  
USED FOR  
CONSTRUCTION

GRAPHIC SCALE  
0' 60' 120'

NO.	DATE	REVISIONS

LAKE LANIER ISLANDS  
CONFERENCE CENTER  
7TH DISTRICT  
CITY OF BUFORD, HALL COUNTY, GEORGIA

STORMONT  
HOSPITALITY  
GROUP

Rochester  
& Associates, Inc.  
286 Highway 314, Suite A, Fayetteville, Georgia 30214  
(770)718.0600 (770)718.9000 Fax - www.rochester-assoc.com



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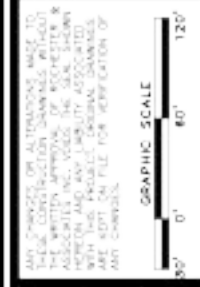
LEGEND  
AIF - ANGLE IRON FOUND  
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IE - INVERT ELEVATION  
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MH - MANHOLE  
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WI - WEIR INLET  
W - WATER LINE  
WM - WATER METER  
WMH - WATER MANHOLE  
WV - WATER VALVE



LINE TYPE LEGEND	
25' STATE UNDISTURBED BUFFER	---
100' SHORELINE BUFFER	---
NORMAL POOL ELEVATION 1071	---
FLOOD ELEVATION 1085	---

SHEET	DATE	BY	CHKD	APPD
2	10/10/2019	jdoyle		
3	10/10/2019	jdoyle		

UNAPPROVED  
PRELIMINARY PLAN  
AND SUBJECT TO  
CHANGE. NOT TO BE  
USED FOR  
CONSTRUCTION



NO.	DATE	DESCRIPTION

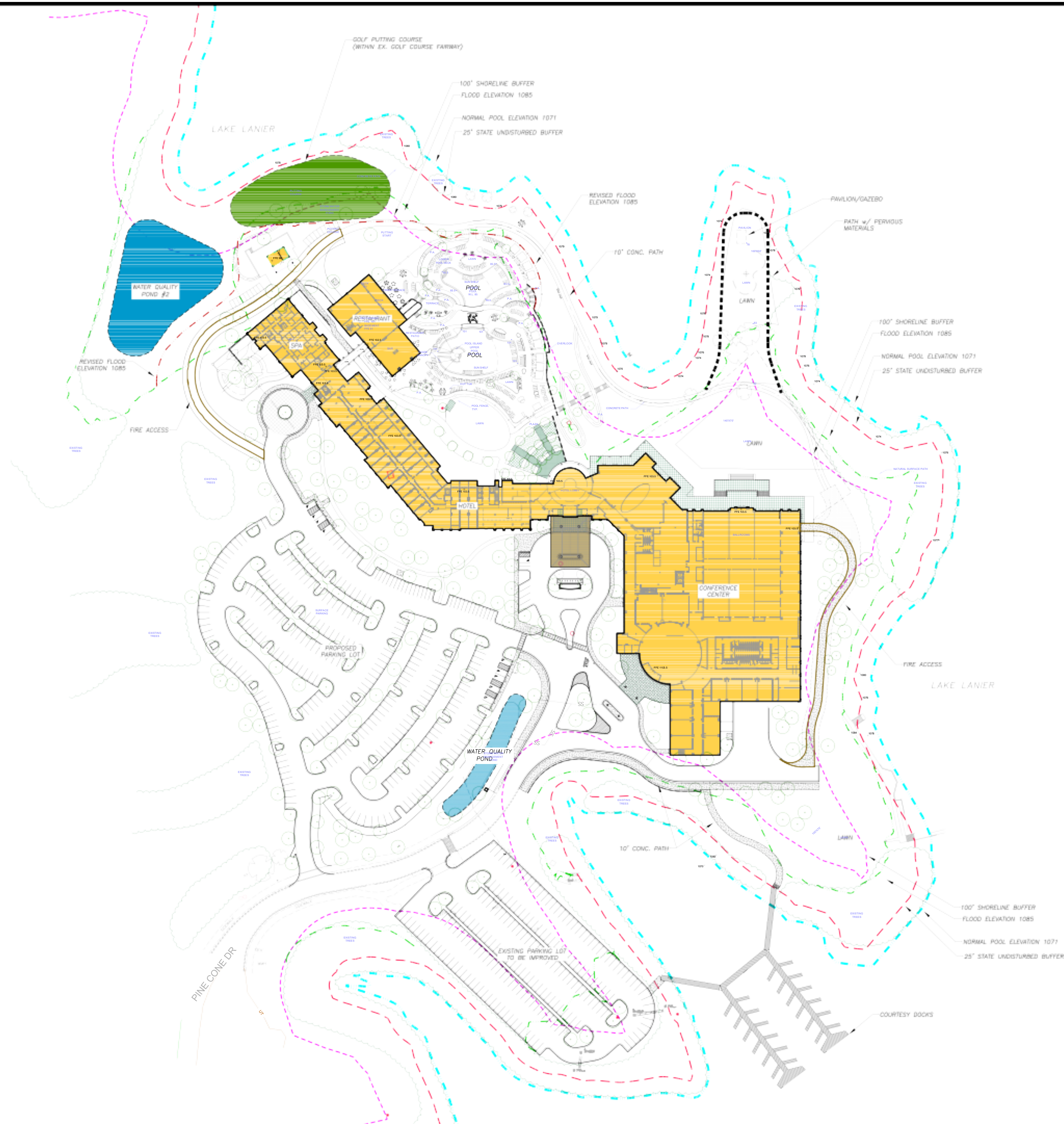
LAKE LANIER ISLANDS  
CONFERENCE CENTER  
7TH DISTRICT  
CITY OF BUCKHEAD, HALL COUNTY, GEORGIA

STORMONT  
HOSPITALITY  
GROUP

Rochester  
& Associates, Inc.  
286 Highway 314, Suite A, Fayetteville, Georgia 30214  
(770)718.0600 (770)718.9900 Fax - www.rochester-assoc.com



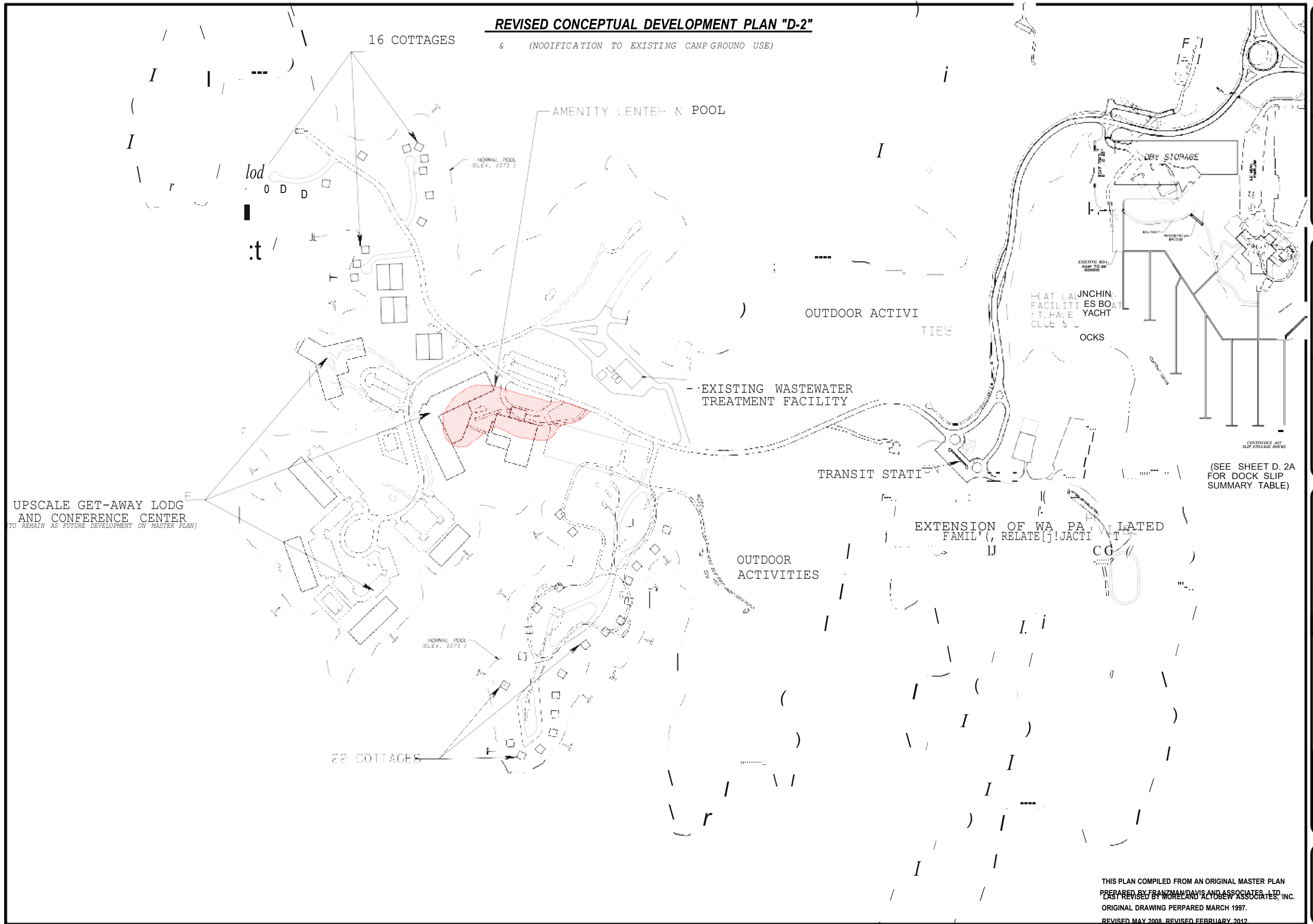






REVISED CONCEPTUAL DEVELOPMENT PLAN "D-2"

& (NOOIFICATION TO EXISTING CANP GROUND USE)



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ffi
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NO.	DATE	DESCRIPTION	REVISION
1	10/1/2001	REVISED	
2	02/27/02	REVISED	
3	01/28/03	REVISED	

THIS PLAN WAS PREPARED BY FRANZMAN/DAVIS AND ASSOCIATES, LTD. FOR THE PROJECT OF THE DEVELOPMENT OF THE WATERSIDE AT THE RIVERVIEW MARINA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE ATLANTA-Fulton COUNTY WATERWORKS AUTHORITY. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF FRANZMAN/DAVIS AND ASSOCIATES, LTD.



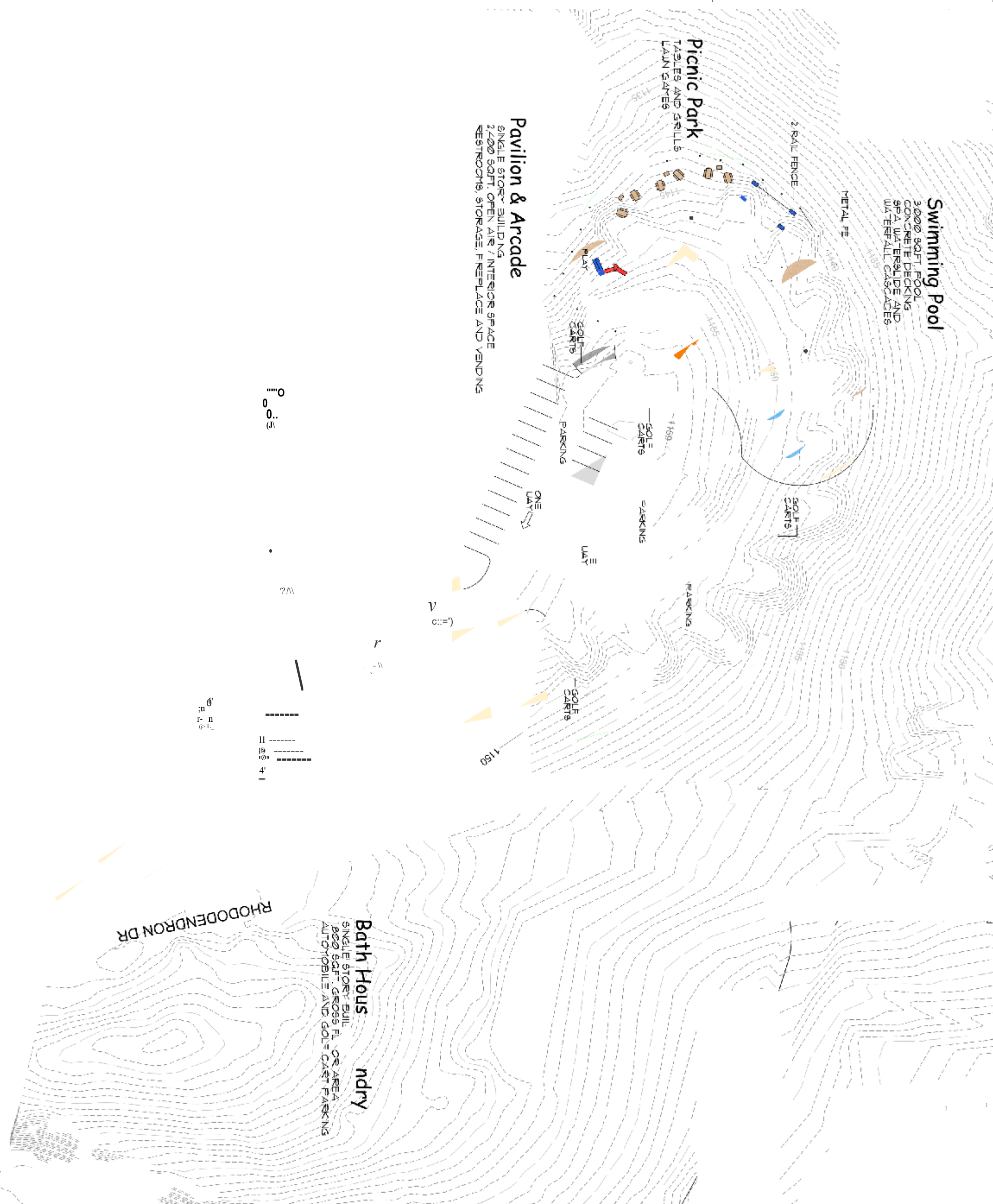
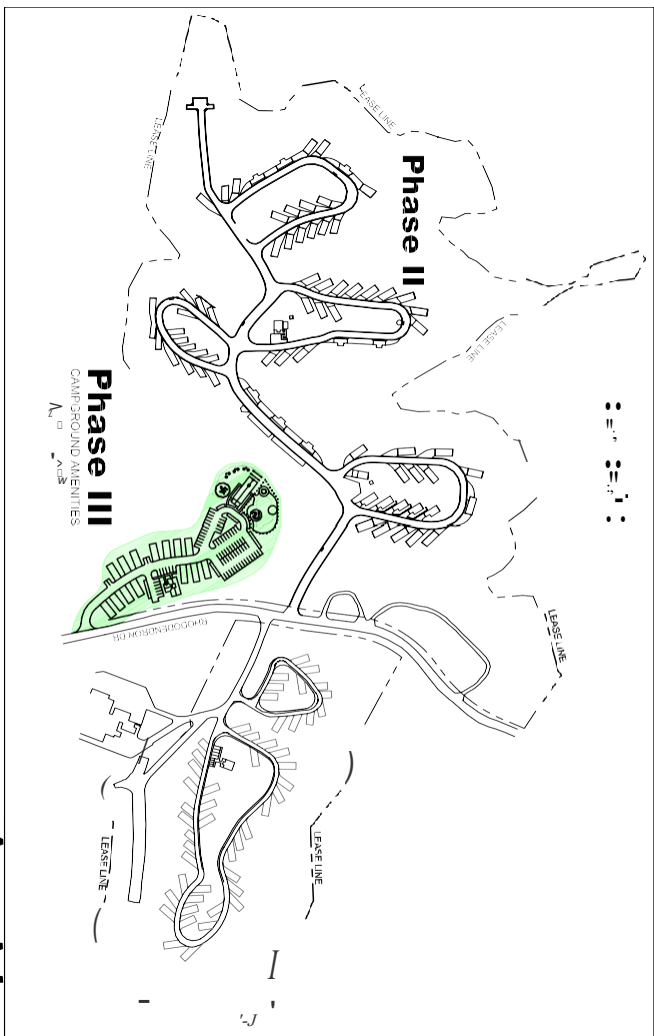
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THIS PLAN COMPILED FROM AN ORIGINAL MASTER PLAN PREPARED BY FRANZMAN/DAVIS AND ASSOCIATES, LTD. LAST REVISED BY MORELAND & ALTOBEW ASSOCIATES, INC. ORIGINAL DRAWING PERPARED MARCH 1997. REVISED MAY 2008. REVISED FEBRUARY 2012



## **APPENDIX C**

### **Site Photographs**





## Photographic Record



**Photo 1: The Project Site included an area previously occupied by a hotel. The former location is pictured.**



**Photo 2: View of an area containing a portion of the foundation of the former hotel.**



**Photo 3: Retaining walls and a beach access area from former operations on the Project Site.**



**Photo 4: Another area of retaining walls from the former hotel, located within the Project Site.**



## Photographic Record



**Photo 5: Access to the waterfront associated with the former hotel located on the Project Site.**



**Photo 6: Hotel Road was located on the southeastern portion of the Project Site.**



**Photo 7: Pictured is a parking lot located on the southern end of the Project Site.**



**Photo 8: Small portions of the Project Site were wooded. Pictured is a typical wooded area.**



## Photographic Record



**Photo 9: A second parking lot, the former hotel parking lot, was located on the eastern portion of the site.**



**Photo 11: Pictured are some walking/former golf paths located on the Project Site.**



**Photo 10: A golf pro shop was located on the southwestern portion of the Project Site, just west of Hotel Road.**



**Photo 12: Portions of the Project Site were vacant grassed land associated with a former golf course on Pine Isle.**



## Photographic Record



**Photo 13: An open-aired event building was located on the northwestern portion of the Project Site.**



**Photo 14: View of grassed land between the event building and Lake Lanier. A walkway and arbor extended from the event building, down toward the lake.**



**Photo 15: Armoring located on the side of Lake Lanier at the Project Site.**



**Photo 16: Typical views of Lake Lanier from the Project Site area.**



## Photographic Record



Photo 17: Access/entrance to the Margaritaville RV Resort.



Photo 18: Existing paved entrance drive into the RV/Camp area.



Photo 19: View showing the generally wooded condition, razed bathroom building, and asphalt roadway in the RV/Camp area.



Photo 20: View of some of the existing RV/Camp sites.

## **APPENDIX D**

### **Protected Species Information**



# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Hall County, Georgia



## Local office

Georgia Ecological Services Field Office

- ☐ (706) 613-9493
- ☐ (706) 613-6059

355 East Hancock Avenue  
Room 320  
Athens, GA 30601

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME	STATUS
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Northern Long-eared Bat *Myotis septentrionalis*  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/9045>

Threatened

## Ferns and Allies

NAME	STATUS
Black Spored Quillwort <i>Isoetes melanospora</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/6315">https://ecos.fws.gov/ecp/species/6315</a>	Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds  
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds  
<http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on



this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p><a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a></p>	Breeds Sep 1 to Jul 31
<p><b>Blue-winged Warbler</b> <i>Vermivora pinus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 1 to Jun 30
<p><b>Eastern Whip-poor-will</b> <i>Antrostomus vociferus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Aug 20
<p><b>Kentucky Warbler</b> <i>Oporornis formosus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 20
<p><b>Prairie Warbler</b> <i>Dendroica discolor</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31

**Prothonotary Warbler** *Protonotaria citrea*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Red-headed Woodpecker** *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Rusty Blackbird** *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Wood Thrush** *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence ( )

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

## Breeding Season (🟡)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

## Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

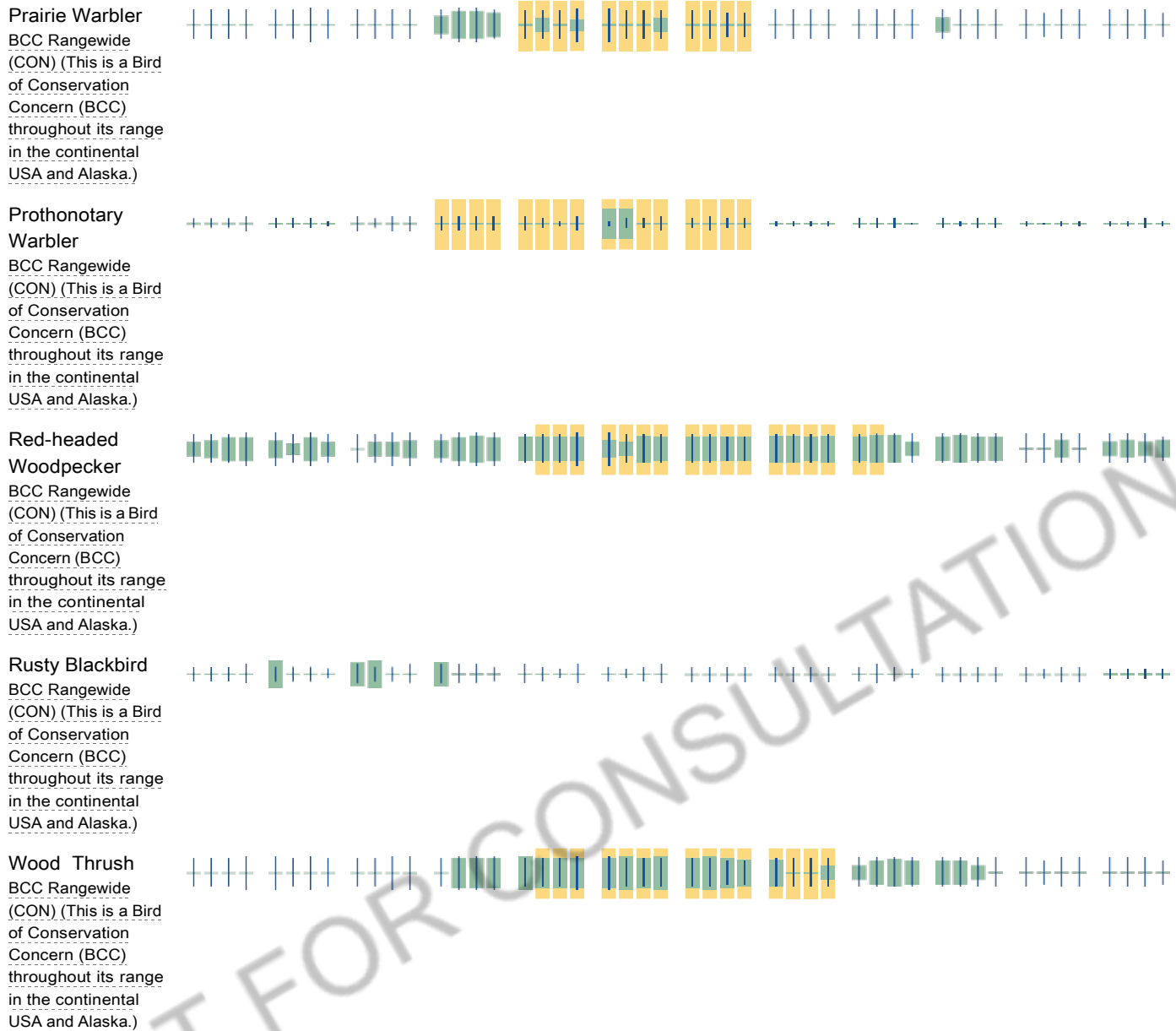
## No Data (—)

A week is marked as having no data if there were no survey events for that week.

## Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project

intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

### **What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### **How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.



# Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

## Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted.

Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

## Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

## Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

## ANIMALS

- Ammodramus henslowii*** (Henslow's Sparrow), **Rank:** G4/S2, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 10, **Habitat:** Grassy areas, especially wet grasslands, pitcher plant bogs, pine flatwoods, power line corridors in CP. Requires open veg at ground level with grass canopy above
- Bombus affinis*** (Rusty-patched bumblebee), **Rank:** G2/SH, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 12, **Habitat:** historically found in northern mountains
- Callophrys irus*** (Frosted Elfin), **Rank:** G3/S2S4, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 6, **Habitat:** Georgia habitat information not available
- Cambarus howardi*** (Chattahoochee Crayfish), **Rank:** G3Q/S2, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 42, **Habitat:** riffle areas of streams; in rocks with swift-flowing water
- Cyclonaias infucata*** (Sculptured Pigtoe), **Rank:** G3/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 58, **Habitat:** Large rivers to small creeks
- Cyprinella callitaenia*** (Bluestripe Shiner), **Rank:** G2G3/S2, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 52, **Habitat:** Flowing areas in large creeks and medium-sized rivers over rocky substrates
- Desmognathus aeneus*** (Seepage Salamander), **Rank:** G3G4/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 49, **Habitat:** Seepage areas within hardwood forested ravines
- Desmognathus folkertsi*** (Dwarf Black-bellied Salamander), **Rank:** G2G3/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 16, **Habitat:** Rocky streams and seeps in montane hardwood forests
- Desmognathus marmoratus*** (Shovel-nosed Salamander), **Rank:** G4/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 22, **Habitat:** Mountain streams
- Elliptio arctata*** (Delicate Spike), **Rank:** G2G3Q/S2, **GA:** Endangered, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 66, **Habitat:** Creeks and rivers with moderate current; mainly in crevices and under large rocks in silt deposits
- Falco peregrinus*** (Peregrine Falcon), **Rank:** G4/S1, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 3, **Habitat:** Rocky cliffs and ledges; seacoasts-migration; skyscrapers
- Haliaeetus leucocephalus*** (Bald Eagle), **Rank:** G5/S3, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 267, **Habitat:** Edges of lakes and large rivers; seacoasts
- Hamiota subangulata*** (Shinyrayed Pocketbook), **Rank:** G2/S2, **GA:** Endangered, **US:** Listed Endangered, **SWAP:** Yes, **EOs:** 46, **Habitat:** Medium sized creeks to large rivers in sand substrates in slow to swift flowing water
- Hemidactylium scutatum*** (Four-toed Salamander), **Rank:** G5/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 27, **Habitat:** Swamps; boggy streams and ponds; hardwood forests
- Lampropeltis rhombomaculata*** (Mole Kingsnake), **Rank:** G5/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 55, **Habitat:** Georgia habitat information not available
- Lampropeltis triangulum*** (Eastern Milk Snake), **Rank:** G5/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 24, **Habitat:** Open woods; fields; forests; rock outcrops
- Micropterus cataractae*** (Shoal Bass), **Rank:** G3/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 72, **Habitat:** Large river, shoal and fluvial specialist
- Micropterus chattahoochae*** (Chattahoochee Bass), **Rank:** GNR/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 22, **Habitat:** flowing sections



of streams and rivers, including river shoals

- Moxostoma sp. 1*** (Apalachicola Redhorse), **Rank:** G3/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 32, **Habitat:** Pools, runs, and riffles (shoals) of large rivers and their tributaries
- Myotis leibii*** (Eastern Small-footed Myotis), **Rank:** G4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 25, **Habitat:** Caves; mines; abandoned buildings, bridges, rock shelters in Mtn. areas; high elevation talus fields
- Myotis lucifugus*** (Little Brown Myotis), **Rank:** G3/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 23, **Habitat:** Caves and Mines; mixed forests, structures, bat houses
- Myotis septentrionalis*** (Northern Myotis), **Rank:** G1G2/S1, **GA:** Threatened, **US:** Listed Threatened, **SWAP:** Yes, **EOs:** 66, **Habitat:** Caves and mines in winter; riparian areas, upland forests, cracks and crevices in dead and live trees in summer
- Neotoma floridana haematoreia*** (Southern Appalachian Woodrat), **Rank:** G5T4Q/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 14, **Habitat:** High-elevation forests; rock ledges
- Nicrophorus americanus*** (American Burying Beetle), **Rank:** G2G3/SU, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 1, **Habitat:** Natural habitat may be mature forests but also found in grasslands and old fields
- Notropis hypsilepis*** (Highscale Shiner), **Rank:** G3/S3, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 80, **Habitat:** Flowing areas of small to large streams over sand or bedrock substrates
- Nyctanassa violacea*** (Yellow-crowned Night-heron), **Rank:** G5/S3S4, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 21, **Habitat:** River swamps; marshes; cypress/gum ponds
- Ophiogomphus edmundi*** (Edmund's Snaketail), **Rank:** G2/S1, **GA:** Endangered, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 3, **Habitat:** Clear, moderately flowing streams and rivers with riffles.
- Ophiogomphus incurvatus*** (Appalachian Snaketail), **Rank:** G3/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 12, **Habitat:** Small to medium spring-fed streams with mud and gravel bottoms.
- Percina crypta*** (Halloween Darter), **Rank:** G2/S2, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 17, **Habitat:** Larger streams in riffle/shoal habitat
- Perimyotis subflavus*** (Tri-colored Bat), **Rank:** G2G3/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 164, **Habitat:** Open forests with large trees and woodland edges; roost in tree foliage; hibernate in caves or mines with high humidity
- Pituophis melanoleucus melanoleucus*** (Northern Pine Snake), **Rank:** G4T4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 29, **Habitat:** Dry pine or pine-hardwood forests
- Sorex cinereus*** (Masked Shrew), **Rank:** G5/S2S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 17, **Habitat:** High-elevation mesic forests; field edges; swamps; mountain bogs
- Sorex hoyi*** (Pygmy Shrew), **Rank:** G5/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 45, **Habitat:** Mountain bogs; grassy openings in high elevation forests
- Speyeria diana*** (Diana Fritillary), **Rank:** G2G3/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 10, **Habitat:** Hardwood forests
- Spilogale putorius*** (Eastern Spotted Skunk), **Rank:** G4/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 13, **Habitat:** Brushy, rocky, wooded habitats; avoids wetlands
- Tamiasciurus hudsonicus*** (Red Squirrel), **Rank:** G5/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 20, **Habitat:** High-elevation pine or mixed hardwood forests

***Tyto alba*** (Barn owl), **Rank:** G5/SU, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 32, **Habitat:** Nests in large hollow trees or old buildings (particularly cement silos) in areas with extensive pasture or grassland or other open habitats such as marsh.

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## NATURAL COMMUNITIES

- Bare rock/lichens, br noncalcareous outcrop*** (Noncalcareous Outcrop Rock/lichens), **Rank:** GNR/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 6, **Habitat:** Georgia habitat information not available
- Br shrub bald*** (Shrub Bald, Heath Bald), **Rank:** GNR/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 6, **Habitat:** Georgia habitat information not available
- Carya (glabra, tomentosa) - Fraxinus americana - (Juniperus virginiana var. virginiana) Woodland*** (Montane Cedar - Hardwood Woodland), **Rank:** G2/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 8, **Habitat:** Georgia habitat information not available
- Herbaceous veg., br noncalcareous outcrop*** (Noncalcareous Outcrop Herb Community), **Rank:** GNR/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 9, **Habitat:** Georgia habitat information not available
- Kalmia latifolia - Rhododendron catawbiense - (Gaylussacia baccata, Pieris floribunda, Vaccinium corymbosum) Shrubland*** (Southern Appalachian Mountain Laurel Bald), **Rank:** G2G3/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 3, **Habitat:** Georgia habitat information not available
- Pd mesic broadleaf decid. forest*** (Piedmont Mesic Hardwood Forest), **Rank:** GNR/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 1, **Habitat:** Georgia habitat information not available
- Pinus pungens - Pinus rigida - (Quercus montana) / Kalmia latifolia - Vaccinium pallidum Woodland*** (Blue Ridge Table Mountain Pine - Pitch Pine Woodland (Typic Type)), **Rank:** G3/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 3, **Habitat:** Georgia habitat information not available
- Quercus rubra / Rhododendron catawbiense - Rhododendron arborescens Woodland*** (Southern Blue Ridge Granite Dome Heath Bald Oak Woodland), **Rank:** G2/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 2, **Habitat:** Georgia habitat information not available
- Shrub/scrub veg., br noncalcareous outcrop*** (Noncalcareous Outcrop Shrub/scrub Community), **Rank:** GNR/SNR, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 6, **Habitat:** Georgia habitat information not available

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## OTHER NATURAL ELEMENTS

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### PLANTS

- Acer spicatum*** (Mountain Maple), **Rank:** G5/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 10, **Habitat:** High elevation boulder fields
- Agrimonia gryposepala*** (Hooked Harvest-lice), **Rank:** G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 5, **Habitat:** Rich, circumneutral woodlands
- Amelanchier sanguinea*** (Roundleaf Serviceberry), **Rank:** G5/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 5, **Habitat:** Rocky slopes
- Amorpha nitens*** (Shining Indigo-bush), **Rank:** G3/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 23, **Habitat:** Rocky, wooded slopes; alluvial woods
- Amorpha schwerinii*** (Schwerin's Indigo-bush), **Rank:** G3G4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 8, **Habitat:** Rocky upland

woods

- Aralia nudicaulis*** (Wild Sarsaparilla), **Rank:** G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 17, **Habitat:** Northern hardwood forests
- Asplenium bradleyi*** (Bradley's Spleenwort), **Rank:** G4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 10, **Habitat:** Sandstone, quartzite, rarely granite crevices
- Calamagrostis porteri*** (Porter's Reed-grass), **Rank:** G4/S1, **GA:** Rare, **US:** No US federal protection, **SWAP:** No, **EOs:** 7, **Habitat:** Base of north-facing, granitic cliffs
- Calycanthus brockiana*** (Brock Sweetshrub), **Rank:** G1?Q/SU, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 1, **Habitat:** Mesic hardwood forests
- Calystegia catesbeiana ssp. sericata*** (Silky Bindweed), **Rank:** G3T3Q/S2S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 28, **Habitat:** Sandy montane openings
- Capnoides sempervirens*** (Pale Corydalis), **Rank:** G5/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 10, **Habitat:** Montane ledges, rocky summits
- Carex appalachica*** (Appalachian Sedge), **Rank:** G4/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 6, **Habitat:** Dry to moist, rocky, open woods and heath balds
- Carex biltmoreana*** (Granite Dome Sedge), **Rank:** G3/S1, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 11, **Habitat:** High elevation ledges and rock faces
- Carex manhartii*** (Manhart's Sedge), **Rank:** G3G4/S2S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 53, **Habitat:** Cove hardwood forests; other mesic deciduous forests
- Carex scabrata*** (Rough Sedge), **Rank:** G5/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 42, **Habitat:** High elevation boulderfields; mountain bogs, seeps.
- Carex torta*** (Twisted Sedge), **Rank:** G5/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 9, **Habitat:** Rocky streambeds
- Castilleja coccinea*** (Scarlet Indian Paintbrush), **Rank:** G5/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 9, **Habitat:** Moist rock ledges; fens
- Chelone cuthbertii*** (Cuthbert's Turtlehead), **Rank:** G3/S1, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 5, **Habitat:** Bogs and wet meadows
- Comptonia peregrina*** (Sweet-fern), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 4, **Habitat:** Disturbed areas and open upland forests
- Convallaria pseudomajalis*** (American Lily-of-the-valley), **Rank:** G4?/S2, **GA:** Rare, **US:** No US federal protection, **SWAP:** No, **EOs:** 13, **Habitat:** Rocky, montane oak forests
- Coreopsis latifolia*** (Broadleaf Tickseed), **Rank:** G3/S1, **GA:** Rare, **US:** No US federal protection, **SWAP:** No, **EOs:** 12, **Habitat:** Mature deciduous forests with open understory
- Cypripedium acaule*** (Pink Ladyslipper), **Rank:** G5/S4, **GA:** Unusual, **US:** No US federal protection, **SWAP:** No, **EOs:** 202, **Habitat:** Upland oak-hickory-pine forests; piney woods
- Cypripedium parviflorum*** (Yellow Ladyslipper), **Rank:** G5/S3, **GA:** Rare, **US:** No US federal protection, **SWAP:** No, **EOs:** 83, **Habitat:** Montane cove forests; rich deciduous forests
- Echinacea laevigata*** (Smooth Purple Coneflower), **Rank:** G2G3/S2, **GA:** Endangered, **US:** Listed Endangered, **SWAP:** Yes, **EOs:** 33, **Habitat:** Upland forests over amphibolite
- Eutrochium maculatum*** (Spotted Joe-pye-weed), **Rank:** G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 1, **Habitat:** Mountain mafic glades
- Fothergilla major*** (Large Witch-alder), **Rank:** G3/S1, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 6, **Habitat:** Rocky (sandstone, granite) woods; bouldery stream margins

- Frullania appalachiana*** (Appalachian Frullania), **Rank:** G2?/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 4, **Habitat:** On tree trunks and decaying wood above 3800 ft.
- Helianthus glaucophyllus*** (Whiteleaf Sunflower), **Rank:** G3G4/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 4, **Habitat:** Open, oak-hickory woods above 2500 ft.
- Helonias bullata*** (Swamp-Pink), **Rank:** G3/S1, **GA:** Threatened, **US:** Listed Threatened, **SWAP:** Yes, **EOs:** 5, **Habitat:** Open swamps
- Herpetineuron toccoeae*** (A Moss), **Rank:** G4G5/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 1, **Habitat:** Appalachian Trail (1999), on rock in mesophytic forests.
- Hydrastis canadensis*** (Goldenseal), **Rank:** G3G4/S2, **GA:** Endangered, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 19, **Habitat:** Rich woods in circumneutral soil
- Hypericum buckleii*** (Blue Ridge St. Johnswort), **Rank:** G3/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 7, **Habitat:** High elevation rocky crevices
- Hypnum cupressiforme* var. *filiforme*** (A Moss), **Rank:** G5TNR/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 1, **Habitat:** Hanging as green threads from rocks or bark, perhaps above 3800 ft.
- Isoetes valida*** (Mountain Bog Quillwort), **Rank:** G4?/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 3, **Habitat:** Mountain bogs
- Isotria medeoloides*** (Small Whorled Pogonia), **Rank:** G2?/S2, **GA:** Threatened, **US:** Listed Threatened, **SWAP:** Yes, **EOs:** 26, **Habitat:** Mixed hardwood- pine forests with open understory; history of nearby heavy logging, homesite or road clearing activity
- Juglans cinerea*** (Butternut ), **Rank:** G4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 14, **Habitat:** Openings in bottomland forests and in the mesophytic hardwood forests of rich mountain coves
- Juncus gymnocarpus*** (Naked-fruit Rush), **Rank:** G4/S2S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 34, **Habitat:** Seepy streamsides; open swamps; mountain bogs
- Lonicera dioica*** (Limber Honeysuckle), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 4, **Habitat:** Mesic, deciduous hardwood forest openings above 3000 ft.
- Lygodium palmatum*** (Climbing Fern), **Rank:** G4/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 16, **Habitat:** Acid soils of thickets and open upland forests
- Menziesia pilosa*** (Minniebush), **Rank:** G4G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 6, **Habitat:** Rocky ridgetops
- Monotropsis odorata*** (Sweet Pinesap), **Rank:** G3/S1, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 13, **Habitat:** Upland forests
- Nestronia umbellula*** (Indian Olive), **Rank:** G4/S3, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 55, **Habitat:** Mixed with dwarf shrubby heaths in oak-hickory-pine woods; often in transition areas between flatwoods and uplands
- Panax quinquefolius*** (American Ginseng), **Rank:** G3G4/S3, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 141, **Habitat:** Mesic hardwood forests; cove hardwood forests
- Panax trifolius*** (Dwarf Ginseng), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 6, **Habitat:** Mesic hardwood-coniferous forests
- Paronychia argyrocoma*** (Silverling), **Rank:** G4/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 4, **Habitat:** Sandstone and granite outcrops
- Penstemon pallidus*** (Eastern White Beardtongue), **Rank:** G5/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 4, **Habitat:** Limestone and shale barrens

- Penstemon smallii*** (Small's Beardtongue), **Rank:** G3/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 6, **Habitat:** Open woods on rocky slopes and bluffs in circumneutral soil
- Platanthera integrilabia*** (Monkeyface Orchid), **Rank:** G2G3/S1S2, **GA:** Threatened, **US:** Listed Threatened, **SWAP:** Yes, **EOs:** 12, **Habitat:** Red maple-gum swamps; peaty seeps and streambanks with *Parnassia asarifolia* and *Oxypolis rigidior*
- Platanthera psycodes*** (Small Purple-fringed Orchid), **Rank:** G5/S1?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 5, **Habitat:** Wet thickets; seepy, open, northern hardwood forests
- Polygala senega*** (Seneca Snakeroot), **Rank:** G4G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 4, **Habitat:** Georgia habitat information not available
- Prunus virginiana*** (Chokecherry), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 8, **Habitat:** Boulderfields in northern hardwood forests
- Pycnanthemum beadlei*** (Beadle's Mountain-mint), **Rank:** G2G3/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 2, **Habitat:** Rocky open woods; edges of rock outcrops
- Rhus michauxii*** (Dwarf Sumac), **Rank:** G2G3/S1, **GA:** Endangered, **US:** Listed Endangered, **SWAP:** Yes, **EOs:** 9, **Habitat:** Open forests over ultramafic rock
- Rhus typhina*** (Staghorn Sumac), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 9, **Habitat:** Open montane forests
- Sarracenia purpurea var. montana*** (Mountain Purple Pitcherplant), **Rank:** G5T1T2/S1, **GA:** Endangered, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 9, **Habitat:** Mountain bogs
- Schisandra glabra*** (Bay Star-vine), **Rank:** G3/S2, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 71, **Habitat:** Rich woods on stream terraces and lower slopes
- Scirpus expansus*** (Woodland Bulrush), **Rank:** G4/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 3, **Habitat:** Marshes, streambeds, peaty floating islands
- Sibbaldiopsis tridentata*** (Three-toothed Cinquefoil), **Rank:** G5/S1, **GA:** Endangered, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 3, **Habitat:** Rocky summits
- Silene ovata*** (Mountain Catchfly), **Rank:** G3/S1S2, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 16, **Habitat:** Mesic deciduous or beech-magnolia forests over limestone; bouldery, high elevation oak forests
- Sorbus americana*** (American Mountain-ash), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 5, **Habitat:** Grassy balds; northern hardwood forests
- Spiraea latifolia*** (Broadleaf White Spirea), **Rank:** G5T5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 4, **Habitat:** Mountain bogs; roadside seeps
- Stachys latidens*** (Broad-toothed Hedge-nettle), **Rank:** G4G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 8, **Habitat:** Cove hardwoods and mesic forests
- Symphyotrichum georgianum*** (Georgia Aster), **Rank:** G3/S3, **GA:** Threatened, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 130, **Habitat:** Upland oak-hickory-pine forests and openings; sometimes with *Echinacea laevigata* or over amphibolite
- Symphyotrichum novi-belgii var. elodes*** (Seashore New York Aster), **Rank:** G5TNR/SH, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 1, **Habitat:** Georgia habitat information not available
- Symphyotrichum phlogifolium*** (Phlox-leaved Aster), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 8, **Habitat:** Mesic hardwood forests over basic soil



- Thermopsis fraxinifolia*** (Ash-leaf Bush-pea), **Rank:** G3?/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 15, **Habitat:** Oak and oak-pine ridge forests
- Torreya taxifolia*** (Florida Torreya), **Rank:** G1/S1, **GA:** Endangered, **US:** Listed Endangered, **SWAP:** Yes, **EOs:** 6, **Habitat:** Rich ravines in extreme Southwest Georgia
- Trientalis borealis*** (Starflower), **Rank:** G5/S1S2, **GA:** Endangered, **US:** No US federal protection, **SWAP:** No, **EOs:** 10, **Habitat:** Rocky, northern hardwood forests
- Trillium simile*** (Sweet White Trillium), **Rank:** G3/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 14, **Habitat:** Cove hardwoods, sometimes with *Rhododendron maximum*
- Triosteum aurantiacum*** (Wild Coffee), **Rank:** G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 14, **Habitat:** Open woodlands over circumneutral or calcareous soils
- Vaccinium erythrocarpum*** (Bearberry), **Rank:** G5/S1, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 4, **Habitat:** Mixed oak-heath forests
- Veratrum hybridum*** (Broadleaf Bunchflower), **Rank:** G5/S2?, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 54, **Habitat:** Mesic deciduous hardwood forests
- Veratrum viride*** (American False Hellebore), **Rank:** G5/S2, **GA:** No Georgia state protection, **US:** No US federal protection, **SWAP:** No, **EOs:** 12, **Habitat:** Seepy northern hardwood forests
- Veratrum woodii*** (Ozark Bunchflower), **Rank:** G5/S2, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 29, **Habitat:** Mesic hardwood forests over basic soils
- Waldsteinia lobata*** (Piedmont Barren Strawberry), **Rank:** G3/S2, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 41, **Habitat:** Stream terraces and adjacent gneiss outcrops
- Xerophyllum asphodeloides*** (Eastern Turkeybeard), **Rank:** G4/S1, **GA:** Rare, **US:** No US federal protection, **SWAP:** Yes, **EOs:** 12, **Habitat:** Xeric oak-pine forests

Exported from Biotics conservation database on December 4, 2019

## **APPENDIX E**

### **Cultural Resources Information**

# **R.S. Webb & Associates**

*Cultural Resource Management Consultants  
2800 Holly Springs Parkway • P.O. Drawer 1319  
Holly Springs, Georgia 30142  
Phone: 770-345-0706 • Fax: 770-345-0707*

November 5, 2019

Mr. Gregory Brooker  
United Consulting  
625 Holcomb Bridge Road  
Norcross, Georgia 30071

**Subject: Preliminary Cultural Resources Literature Review  
Pine Isle Development Tract  
Lake Lanier Islands, Hall County, Georgia  
RSWA Project No. 19-085-223  
United Consulting No. STHOS-19-GA-03757-01**

Dear Mr. Brooker:

## **BACKGROUND**

R.S. Webb & Associates (RSWA), a professional cultural resources management firm, conducted a preliminary cultural resources literature search for the Pine Isle tract at the request of United Consulting. The project area is located between the Shoal Creek channel and the Chattahoochee River channel (aka the Hall County-Forsyth County boundary), within Lake Sydney Lanier and southwest of Flowery Branch, Hall County, Georgia (Figure 1).

## **METHODS**

The literature review was conducted based on locational information provided to RSWA by United Consulting. RSWA's literature and records search included querying Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) database for relevant: Georgia Archeological Site File (GASF) data; National Register of Historic Places (NRHP) properties, and state-recognized historic resources. In addition, Hall and Forsyth County historic resources survey records, Identified Sites files, and Centennial Farms files were reviewed at the Georgia Department of Natural Resources, Historic Preservation Division (HPD) office in Stockbridge.

## **RESULTS**

*NRHP Listed Properties:* There are no NRHP-listed historic properties located within 1.0 mile of the Pine Isle development tract.

*Historic Structures:* A comprehensive architectural survey of Hall County was conducted in 1976, and Forsyth County historic resources were surveyed in 1975. Unincorporated sections of the two counties were surveyed in 2010 and 1992. The results of the 1992 and 2010 surveys are included in the GNAHRGIS database. Neither survey records at HPD nor the GNAHRGIS database show recorded historic resources located within 1.0 mile of the project area.

*Centennial Farms and Identified Sites:* HPD records indicate that no Centennial Farms or Identified Sites are located within 1.0 mile of the study tract.

*Archeological Sites:* Review of the GNAHRGIS/GASF database reveals that 36 recorded archeological sites are located within a 1.0-mile radius of the project area. Based on GASF site boundary mapping, seven of these sites are located along the north and northeast boundaries of the project area. These sites were identified during the 1978-1979 cultural resources surface survey of the Lake Lanier shoreline (Hally and Rudolph 1982) (Sites 9HL86-9HL92, Figure 1). According to the state site forms (attached), the shoreline elevation was approximately 1,060 feet above Mean Sea Level for most sites, but elevation varied down to 1,050 feet AMSL at several sites, possibly due to pool elevation at the time of survey. It is important to note that no subsurface testing was performed during this study (or most other studies conducted prior to the 1980s) and that the site boundaries on the site form maps are not precise. The following cultural components were recorded for the seven subject resources: unknown prehistoric lithic (9HL86, 9HL89, 9HL90 and 9HL92); Middle Archaic (9HL87, 9HL88 and 9HL91); Late Archaic (9HL87); and late 19<sup>th</sup> to early 20<sup>th</sup> century historic (9HL90). Based on the 1978/1979 surface survey, only 9HL91 was viewed as being eligible for the NRHP; the remaining sites were considered ineligible for the NRHP.

Based on plotted site boundaries on the GNAHRGIS/GASF database map tiles, all seven of the above-referenced sites lie partially within the current project area as defined on Figure 1. Of these, 9HL90 and 9HL91 appear to be slightly off-shore, while the southeastern edge of 9HL92 appears to be on the shoreline. Small portions of 9HL86-9HL89 appear to be above the lake pool level within the terrestrial part of the project area. Because no subsurface testing was conducted during the 1978/1979 survey and site boundaries are not precise, the extent of these seven sites above and beyond the shoreline is unknown.

### CONCLUSIONS

No NRHP-listed properties or other historic resources are located within 1.0 mile of the project area. Seven recorded archeological sites are located along the north and northeast project area boundaries within lands managed by the U.S. Army Corps of Engineers. By 1982 standards, one of these sites, 9HL91, was viewed as eligible for the NRHP, while the remaining sites were considered ineligible for the NRHP. GASF mapping shows that two of these sites (including 9HL91) may be partially within the project area but located off-shore, while one other site may extend to the shoreline. Four sites appear to have small portions within the project tract above the lake pool level. Following modern survey and NRHP eligibility evaluation standards, it is possible that the sizes of some of these resources and the NRHP eligibility status could change for these sites.

### CLOSING COMMENTS

Mr. Brooker, thank you for the opportunity to work with United Consulting on the Pine Isle project. If you have any questions concerning our findings, please contact me at (770) 345-0706.

Sincerely,  
R.S. WEBB & ASSOCIATES



Robert S. Webb  
President and Senior Principal Archeologist

Attachments: Figure 1  
Site Forms 9HL86-9HL92



## **REFERENCES**

Hally D.J. and J.L. Rudolph

1982 *Lake Sidney Lanier Cultural Resources Survey Final Report*. Department of  
Anthropology, University of Georgia, Athens, Georgia.

**Inadvertent Discovery Plan**  
**Former Pinelsle Hotel, Conference Center & Golf Club**  
**Buford, Hall County, Georgia**

**Introduction:**

Former Pinelsle Hotel, Conference Center & Golf Club and an approximate 3-acre portion of Camp Margaritaville (Pinelsle Site) currently leases their area from the U.S. Army Corps of Engineers (USACE), Mobile District. The Project Site (a portion of the larger Pinelsle) is located approximately 0.2 miles north-northeast of the intersection of Lanier Islands Parkway and Pine Cone Drive (formerly known as Hotel Road) and approximately 0.4 miles west of the intersection of Lake Island Parkway and Rhododendron Drive. A portion of the site is accessed via Pine Cone Drive, which is a two-lane, asphalt-paved road which extends onto the Project Site and connects to Lanier Islands Parkway.

The proposed action includes the addition of a resort with associated amenities on the development site. More specifically, the Master Plan proposes demolition and removal of existing buildings and paved parking, new paved parking and drives, construction of a resort and pool deck, including meeting rooms, conference rooms, lobbies and retail, guest suites, a spa and fitness area, restaurants, swimming pools, a pavilion/gazebo, lawn areas, courtesy docks, paved walkways, and paths with pervious materials. A water quality facility and stormwater management pond are also proposed. Additionally, the Master Plan proposes the addition of an amenity area and pool associated with Camp Margaritaville. The approximate 3-acre area would consist of an Amenity Center with an open air and enclosed pavilion and gaming area with restrooms, limited staples and food and beverage, storage, fireplace and vending area. The previous bath house would be replaced with a newly constructed standalone bath house and laundry. A 3,000 square foot pool deck and swimming pool would be surrounded by metal safety fencing, a picnic area, and playground. The existing 26 Recreational Vehicle (RV)/camping sites would be reduced to approximately 14 improved pads available for overnight guests.

This real estate action does not meet the requirements of a categorical exclusion. The impacts associated with this project have been evaluated in an Environmental Assessment. Further NEPA documentation could be necessary in the event of any changes to the project as it was evaluated in the Environmental Assessment or presented in the implementation plan.

Federal permits are required; therefore, this project constitutes a federal undertaking as defined under 36 CFR Part 800 *Protection of Historic Properties; Final Rule*, the Advisory Council for Historic Preservation's administrative regulations implementing the National Historic Preservation Act of 1966 (NHPA). As this project is on USACE Mobile District property, the Mobile District of the U. S. Army Corps of Engineers (Corps) has been designated the Lead Federal Agency for this project and is, therefore, responsible for cultural resources issues. Section 36 CFR Section 800.13 details actions to be taken in the event that historic properties are discovered during the implementation of this undertaking.

This emergency discovery plan involves two principal areas of concern.

1. Unidentified archaeological sites that have not been subjected to NRHP evaluation.

These are sites which usually consist of cultural materials (artifacts) as contained within a reasonably intact soil matrix. For prehistoric sites, items such as projectile points (arrow heads), pottery sherds, shells, bone fragments, etc., which may be contained within a dark soil. The dark soil is usually the result of humans introducing organics such as carbon from fires, animal tissue, waste, etc. These may be large dark areas where people lived or smaller dark areas that represent storage pits, fire basins or even graves. For historic sites, the artifacts may consist of brick fragments, broken bottle glass (clear, green, amethyst, etc.), ceramic plate fragments, iron objects (nails, hinges, etc.), bones, and so forth which may be associated with dark soil.

2. Human remains.

Beginning in prehistoric times and continuing into the present, humans have inhabited the project area. As a result, human remains may have been interred within the project area. If present, human remains are likely to appear as bone fragments or chalky white substances as contained within elongated dark areas (graves).

### **Archaeological Site Identification Training and Monitoring:**

Site Managers, grading supervisors and heavy equipment operators (bulldozers, excavators, trackhoes, etc.) will attend an initial training session. This should be done as a part of their regular safety meetings and the initial training must be conducted by a qualified professional archaeologist. Archaeologists will spend fifteen to thirty minutes describing potentially significant artifacts that the operators might find, describing how such finds might appear (by providing actual examples of artifacts and/or photographs of artifacts and the dark soil matrix), and explaining what to do in the event that discoveries of such potentially significant artifacts are made. The operators will also be instructed as to what is NOT considered significant (i.e., recent trash such as beer bottles, aluminum cans, plastic, etc.). The aim of such training is not to slow down the earth-moving process but rather to identify a critical path to be followed for legitimate potentially significant discoveries. A qualified archaeologist will also be present on site during initial ground disturbing work to monitor for potential artifacts. Construction personnel will also be apprised of the exact protocol to be followed in the event they encounter what they believe to be a potentially significant artifact.

### **Emergency Discovery Protocol:**

In the event that a potentially significant artifact(s) (i.e. not recent trash) representing one or a combination of the above described areas of concern is observed, then the following procedures will be followed.

All heavy equipment operations within a fifty (50)-foot buffer surrounding the potentially significant artifact(s) will cease. The registered professional archaeologist, to be determined, will then be consulted regarding the potential artifact.

If the archaeologist believes that the find is a potentially significant artifact and does fall within one or more of the above referenced concerns, then the site supervisor will cordon

off the relevant area and enforce the aforementioned buffer around the find. He or she will then initiate the notification process outlined below:

1. The Lake Sidney Lanier Project Office will be contacted and detail will be given on the circumstances of the find. The Lake Sidney Lanier Project Office will then contact Ms. Wendy Weaver, at (251) 694-3867 (direct office line) or (251) 604-2690 (cell phone), or Michael Malsom, (251) 690-2023 at the USACE Mobile District Office.
2. USACE will then notify the SHPO and the appropriate Federally recognized Tribes, if applicable. The District Archaeologist will be responsible for further investigation of the potentially significant artifacts. The District Archaeologist will investigate the find and, if they determine it, in their professional opinion, to not be significant, they will document sufficient justification for their decision. If, however, they determine the find to be significant, then, USACE, and the SHPO and, the appropriate tribes will be notified immediately and a plan of action will be initiated.

**Summary:**

The purpose of this document is to provide an emergency discovery protocol in the event that unidentified cultural materials or human remains are revealed during grading and construction activities.



## **APPENDIX F**

### **Consultation/Notice**

**From:** [GAES Assistance, FW4](#)  
**To:** [Diaz, Velma F CIV USARMY CESAM \(USA\)](#)  
**Subject:** [Non-DoD Source] Re: [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amentiy Area, Lake Sidney Lanier  
**Date:** Thursday, April 22, 2021 10:42:44 AM  
**Attachments:** [FWS Response Lake Lanier Islands-Pine Isle - EA - February 2021 - DRAFT v.5.pdf](#)

---

Velma,

Thank you for the opportunity to review and provide comments on this project. Our office typically does not make comments related to no effect determinations unless we would like more information or a reconsideration of those determinations. The Service has no comment on this determination at this time. We do not anticipate that federally listed species occur within the project site. I have included a copy of the title page of the master plan with our sticker noting this and our log # for this project. However, our records indicate that Bald Eagles have been observed off the Lanier Islands and there are historical records of Ozark Bunchflower and Seneca Snakeroot on the islands. We recommend coordination with GA DNR on any minimization measures that might be needed for these natural resources. Bob Sargent (Bob.Sargent@dnr.ga.gov) at DNR tracks Bald Eagle occurrences and Anna Yellin (Anna.Yellin@dnr.ga.gov) handles environmental reviews for the project area.

Obligations of section 7(a)(2) of the Act have been satisfied, and formal consultation is not required. However, obligations under the Act must be reconsidered if: (1) the project is modified in a manner not considered by this assessment; (2) a new species is listed or critical habitat is determined that may be affected by the project; or (3) new information indicates that the project may affect listed species or critical habitat in a manner not previously considered.

-Eric

Eric F. Bauer, PhD  
Fish and Wildlife Biologist

Georgia Ecological Services | U.S. Fish and Wildlife Service

---

North Georgia Field Office  
355 East Hancock Avenue, Room 320, Box 7, Athens, GA 30601  
(706) 613-9493

Coastal Georgia Field Office  
4980 Wildlife Drive, Townsend, Georgia 31331  
(912) 832-8739

West Georgia Field Office  
P.O. Box 52560, Ft. Benning, Georgia 31995-2560

(706) 544-6030

[www.fws.gov/athens/](http://www.fws.gov/athens/)

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

---

**From:** Diaz, Velma F CIV USARMY CESAM (USA) <Velma.F.Diaz@usace.army.mil>  
**Sent:** Thursday, April 22, 2021 8:53 AM  
**To:** GAES Assistance, FW4 <gaes\_assistance@fws.gov>  
**Subject:** RE: [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amentiy Area, Lake Sidney Lanier

Ok, great.

Thanks,  
Velma

---

**From:** GAES Assistance, FW4 <gaes\_assistance@fws.gov>  
**Sent:** Thursday, April 22, 2021 7:51 AM  
**To:** Diaz, Velma F CIV USARMY CESAM (USA) <Velma.F.Diaz@usace.army.mil>  
**Subject:** [Non-DoD Source] Re: [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amentiy Area, Lake Sidney Lanier

Got it, thanks Velma. I am able to view this version.

-Eric

Georgia Ecological Services | U.S. Fish and Wildlife Service

---

North Georgia Field Office  
355 East Hancock Avenue, Room 320, Box 7, Athens, GA 30601  
(706) 613-9493

Coastal Georgia Field Office  
4980 Wildlife Drive, Townsend, Georgia 31331  
(912) 832-8739

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(706) 544-6030

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---

**From:** Diaz, Velma F CIV USARMY CESAM (USA) <[Velma.F.Diaz@usace.army.mil](mailto:Velma.F.Diaz@usace.army.mil)>  
**Sent:** Wednesday, April 21, 2021 3:36 PM  
**To:** GAES Assistance, FW4 <[gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov)>  
**Subject:** RE: [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amentiy Area, Lake Sidney Lanier

Eric,

Please try again and let me know if problem continues.

Thanks,  
Velma

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**From:** GAES Assistance, FW4 <[gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov)>  
**Sent:** Wednesday, April 21, 2021 2:26 PM  
**To:** Diaz, Velma F CIV USARMY CESAM (USA) <[Velma.F.Diaz@usace.army.mil](mailto:Velma.F.Diaz@usace.army.mil)>  
**Subject:** [Non-DoD Source] Re: [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amentiy Area, Lake Sidney Lanier

Velma,

Can you please try resending the document? When I try to open it, I get a message that there was an error that the file is damaged and can't be repaired. Thanks in advance.

-Eric  
Eric F. Bauer, PhD  
Fish and Wildlife Biologist

Georgia Ecological Services | U.S. Fish and Wildlife Service

---

North Georgia Field Office  
355 East Hancock Avenue, Room 320, Box 7, Athens, GA 30601  
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4980 Wildlife Drive, Townsend, Georgia 31331  
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(706) 544-6030



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---

**From:** Diaz, Velma F CIV USARMY CESAM (USA) <[Velma.F.Diaz@usace.army.mil](mailto:Velma.F.Diaz@usace.army.mil)>

**Sent:** Wednesday, April 21, 2021 2:44 PM

**To:** GAES Assistance, FW4 <[gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov)>

**Subject:** [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amentiy Area, Lake Sidney Lanier

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

The US Army Corps of Engineers, Mobile District is proposing a master plan to include demolition and removal of existing buildings and paved parking, new paved parking and drives, construction of a resort and pool deck, including meeting rooms, conference rooms, lobbies and retail, guest suites, a spa and fitness area, restaurants, swimming pools, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, paths with pervious materials, and paved walkways. Water quality ponds are also proposed. The proposed master plan also includes the addition of an amenity area and pool associated with Camp Margaritaville. Attached is the Draft Environmental Assessment for your review.

Endangered and threatened species that may occur in the project area are the Shinyrayed pocketbook (*Hamiota subangulata*), Northern long-eared bat (*Myotis septentrionalis*), Smooth purple coneflower (*Echinacea laevigata*), Swamp Pink (*Helonias bullata*), Black spored quillwort (*Isoetes melanospora*), Small whorled pogonia (*Isotria medeoloides*), Monkeyface orchid (*Platanthera integrilabia*), Dwarf Sumac (*Rhus michauxii*), and Florida torreya (*Torreya taxifolia*) and were not observed on the project site.

Due to the lack of known occurrence in or near the project area, we have determined that the proposed action will have no effect on the listed species.

We are requesting your input pursuant to the Endangered Species Act on this subject. Therefore, we are requesting your concurrence with our determination that the proposed action will not effect the Shinyrayed pocketbook, Northern long-eared bat, Smooth purple coneflower, Swamp Pink, Black spored quillwort, Small whorled pogonia, Monkeyface orchid, Dwarf Sumac, and Florida torreya.

Thanks,  
Velma Diaz  
Civil Engineer

Planning and Environmental Division  
USACE, Mobile District  
251-690-2025

**From:** [Diaz, Velma F CIV USARMY CESAM \(USA\)](#)  
**To:** [Bob.Sargent@dnr.ga.gov](mailto:Bob.Sargent@dnr.ga.gov); [Anna.Yellin@dnr.ga.gov](mailto:Anna.Yellin@dnr.ga.gov)  
**Subject:** Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville Amenity Area, Lake Sidney Lanier  
**Date:** Monday, April 26, 2021 3:04:00 PM  
**Attachments:** [Lake Lanier Islands-Pine Isle - EA - February 2021 - DRAFT v.5.pdf](#)

---

Good Afternoon,

Your contact information was provided by Eric Bauer of the US FWS after consultation on the project referenced above and recommended coordination with you all regarding the Bald Eagle being observed off the Lanier Islands and the Ozark Bunchflower and Seneca Snakeroot having historical records on the islands.

The US Army Corps of Engineers, Mobile District is proposing a master plan to include demolition and removal of existing buildings and paved parking, new paved parking and drives, construction of a resort and pool deck, including meeting rooms, conference rooms, lobbies and retail, guest suites, a spa and fitness area, restaurants, swimming pools, lawn areas, a pavilion/gazebo, a golf starter building, a golf putting course with associated terraced seating, courtesy docks, paths with pervious materials, and paved walkways. Water quality ponds are also proposed. The proposed master plan also includes the addition of an amenity area and pool associated with Camp Margaritaville. Attached is the Draft Environmental Assessment for your review.

Thanks,  
Velma Diaz  
Civil Engineer  
Planning and Environmental Division  
USACE, Mobile District  
251-690-2025



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

17 May 2021

Inland Environment Team  
Planning and Environmental Division

Dr. David Crass  
State Historic Preservation Officer  
Department of Natural Resources, Historic Preservation Division  
Jewett Center for Historic Preservation  
2610 Georgia Highway 155, SW  
Stockbridge, Georgia 30281

Dear Dr. Crass:

The Lake Lanier Islands Development Authority (LLIDA) is proposing to construct replacement resort facilities for the Renaissance Pine Isle Resort on fee-owned lands of the US Army Corps of Engineers (USACE), Mobile District, at Lake Lanier, Hall County, Georgia (Figure 1). The previous resort facilities have already been demolished and the replacement resort facilities are in accordance with the LLIDA letter dated March 14, 2008 that described their plan of action as depicted on their 1997 Master Plan and associated Environmental Assessment and resulting Finding of No Significant Impact.

The proposed development is fully within the footprint of the previously impacted area of the previous development. According to Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) database, seven archaeological sites area recorded in the vicinity of the project area (9HL86, 9HL87, 9HL88, 9HL89, 9HL90, 9HL91, 9HL92). All of the sites are located along the shoreline and outside of areas of proposed development. Only 9HL91 was recommended eligible for the National Register of Historic Places. None of these sites will be impacted by the new construction.

In a letter dated June 25, 1997, the Historic Preservation Division of the Georgia Department of Natural Resources determined (HP970515-001) no historic properties were located within the Area of Potential Effect (APE) for this project. USACE, Mobile District has determined no historic properties affected for the proposed development of Renaissance Pine Isle Resort facilities.

We request your concurrence on this determination of effects for the APE for this project. Please send any comments and questions regarding this project to U.S. Army Corps of Engineers, Mobile District, CESAM-PD-EI, Attention: Ms. Wendy Weaver, Archaeologist, Post Office 2288, Mobile, Alabama 36628. Ms. Weaver can also be reached via email at [wendy.c.weaver@usace.army.mil](mailto:wendy.c.weaver@usace.army.mil) for questions concerning this project.

Sincerely,

Jennifer L. Jacobson  
Chief, Environment and Resources  
Branch

Enclosure



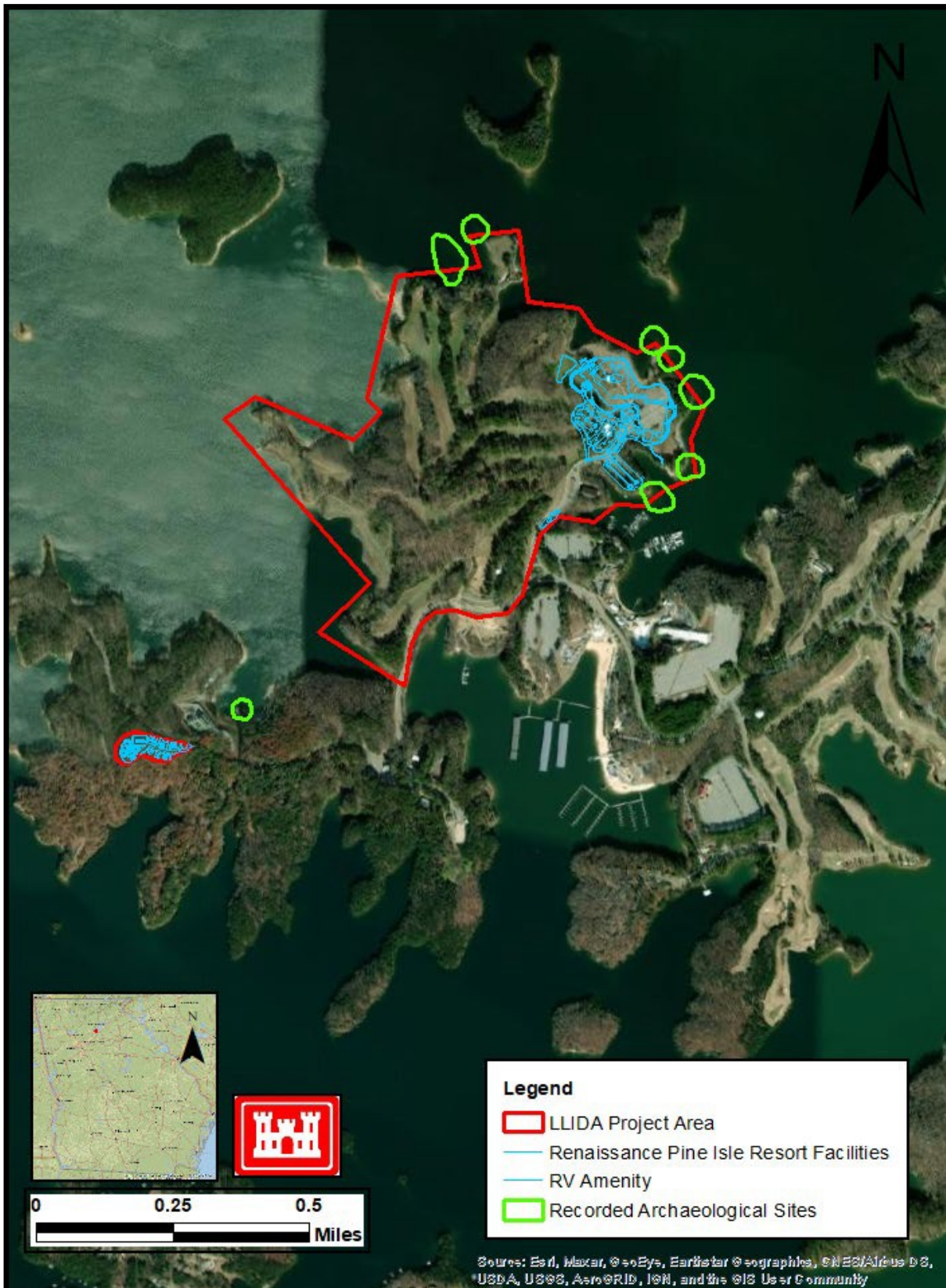


Figure 1. Lake Lanier, Hall County, Georgia



REPLY TO  
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**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

17 May 2021

Inland Environment Team  
Planning and Environmental Division

Ms. Carolyn M. White  
Tribal Historic Preservation Officer  
Poarch Band of Creek Indians  
5811 Jack Springs Road  
Atmore, Alabama 36502

Dear Ms. White:

The Lake Lanier Islands Development Authority (LLIDA) is proposing to construct replacement resort facilities for the Renaissance Pine Isle Resort on fee-owned lands of the U.S. Army Corps of Engineers (USACE), Mobile District, at Lake Lanier, Hall County, Georgia (Figure 1). The previous resort facilities have already been demolished and the replacement resort facilities are in accordance with the LLIDA letter dated March 14, 2008 that described their plan of action as depicted on their 1997 Master Plan and associated Environmental Assessment and resulting Finding of No Significant Impact.

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Sincerely,

Jeremy M. LaDart  
Chief, Planning and Environmental  
Division

Enclosure

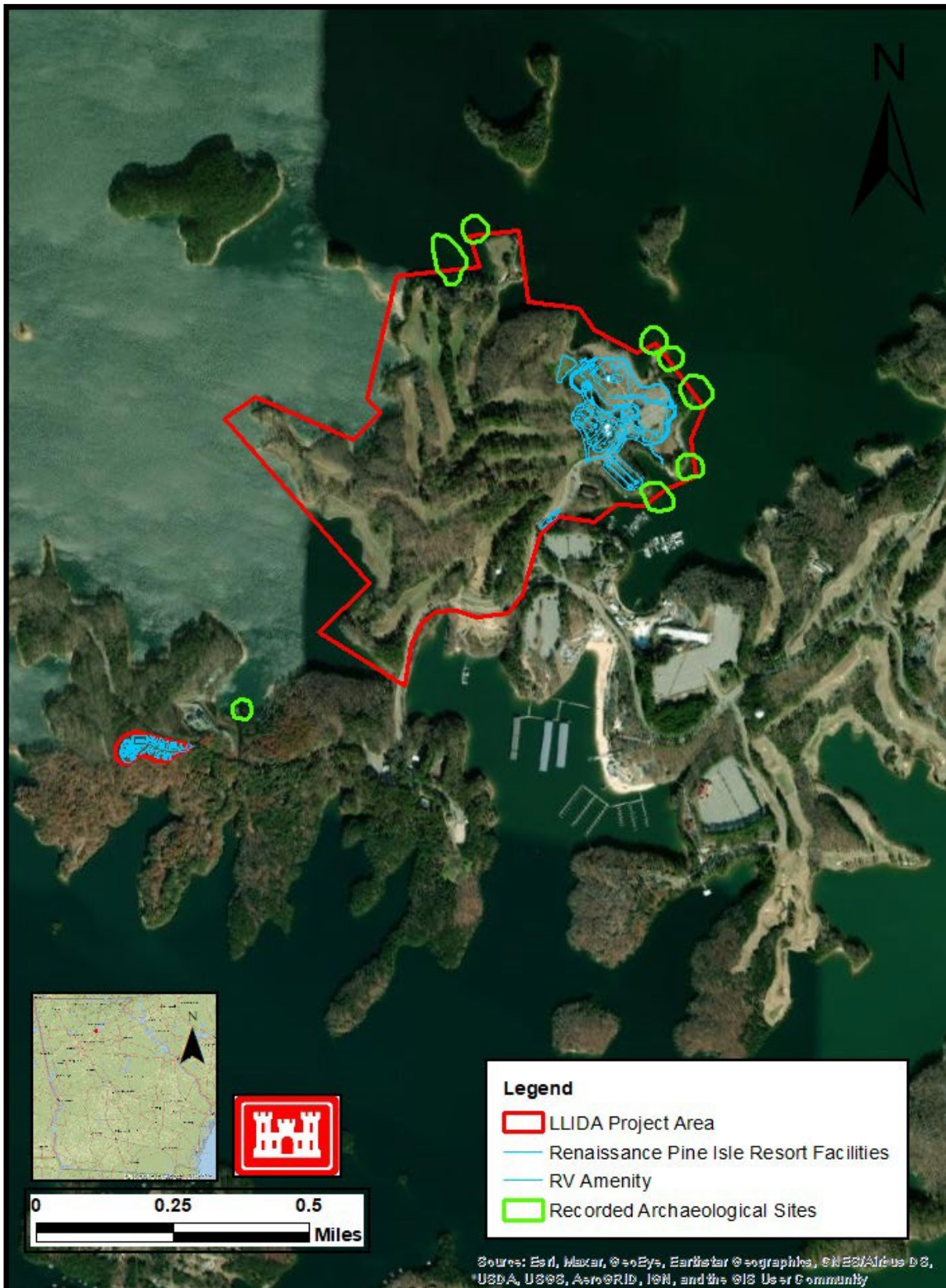


Figure 1. Lake Lanier, Hall County, Georgia





REPLY TO  
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**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

17 May 2021

Inland Environment Team  
Planning and Environmental Division

Ms. Elizabeth Toombs  
Tribal Representative  
Cherokee Nation, Oklahoma  
Post Office Box 948  
Tahlequah, Oklahoma 74465

Dear Ms. Toombs:

The Lake Lanier Islands Development Authority (LLIDA) is proposing to construct replacement resort facilities for the Renaissance Pine Isle Resort on fee-owned lands of the U.S. Army Corps of Engineers (USACE), Mobile District, at Lake Lanier, Hall County, Georgia (Figure 1). The previous resort facilities have already been demolished and the replacement resort facilities are in accordance with the LLIDA letter dated March 14, 2008 that described their plan of action as depicted on their 1997 Master Plan and associated Environmental Assessment and resulting Finding of No Significant Impact.

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Sincerely,

Jeremy M. LaDart  
Chief, Planning and Environmental  
Division

Enclosure



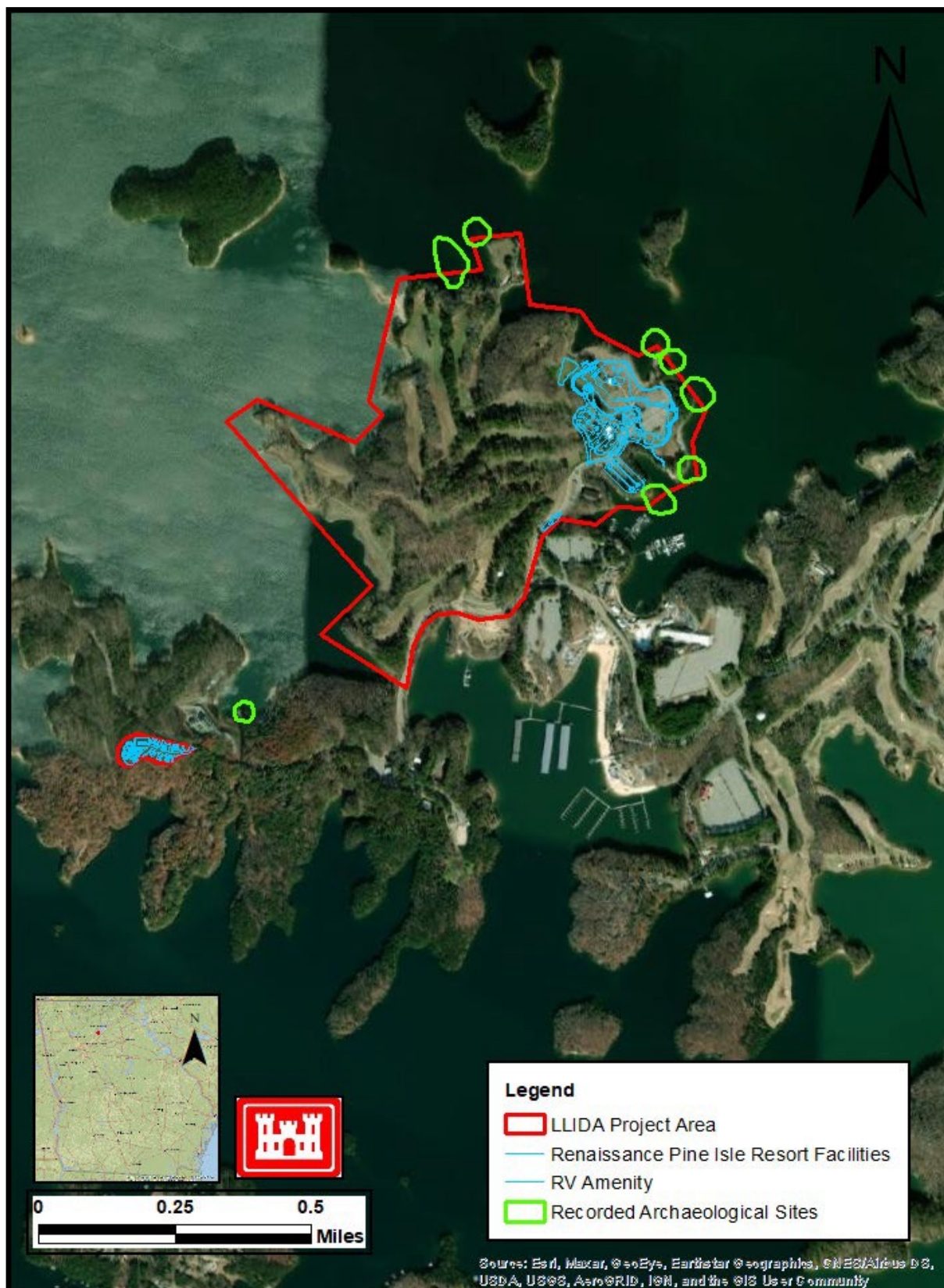


Figure 1. Lake Lanier, Hall County, Georgia



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CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

17 May 2021

Inland Environment Team  
Planning and Environmental Division

Ms. Karen Pritchett  
Tribal Historic Preservation Officer  
United Keetoowah Band of Cherokee Indians in Oklahoma  
Post Office Box 746  
Tahlequah, Oklahoma 74465

Dear Ms. Pritchett:

The Lake Lanier Islands Development Authority (LLIDA) is proposing to construct replacement resort facilities for the Renaissance Pine Isle Resort on fee-owned lands of the U.S. Army Corps of Engineers (USACE), Mobile District, at Lake Lanier, Hall County, Georgia (Figure 1). The previous resort facilities have already been demolished and the replacement resort facilities are in accordance with the LLIDA letter dated March 14, 2008 that described their plan of action as depicted on their 1997 Master Plan and associated Environmental Assessment and resulting Finding of No Significant Impact.

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Sincerely,

Jeremy M. LaDart  
Chief, Planning and Environmental  
Division

Enclosure

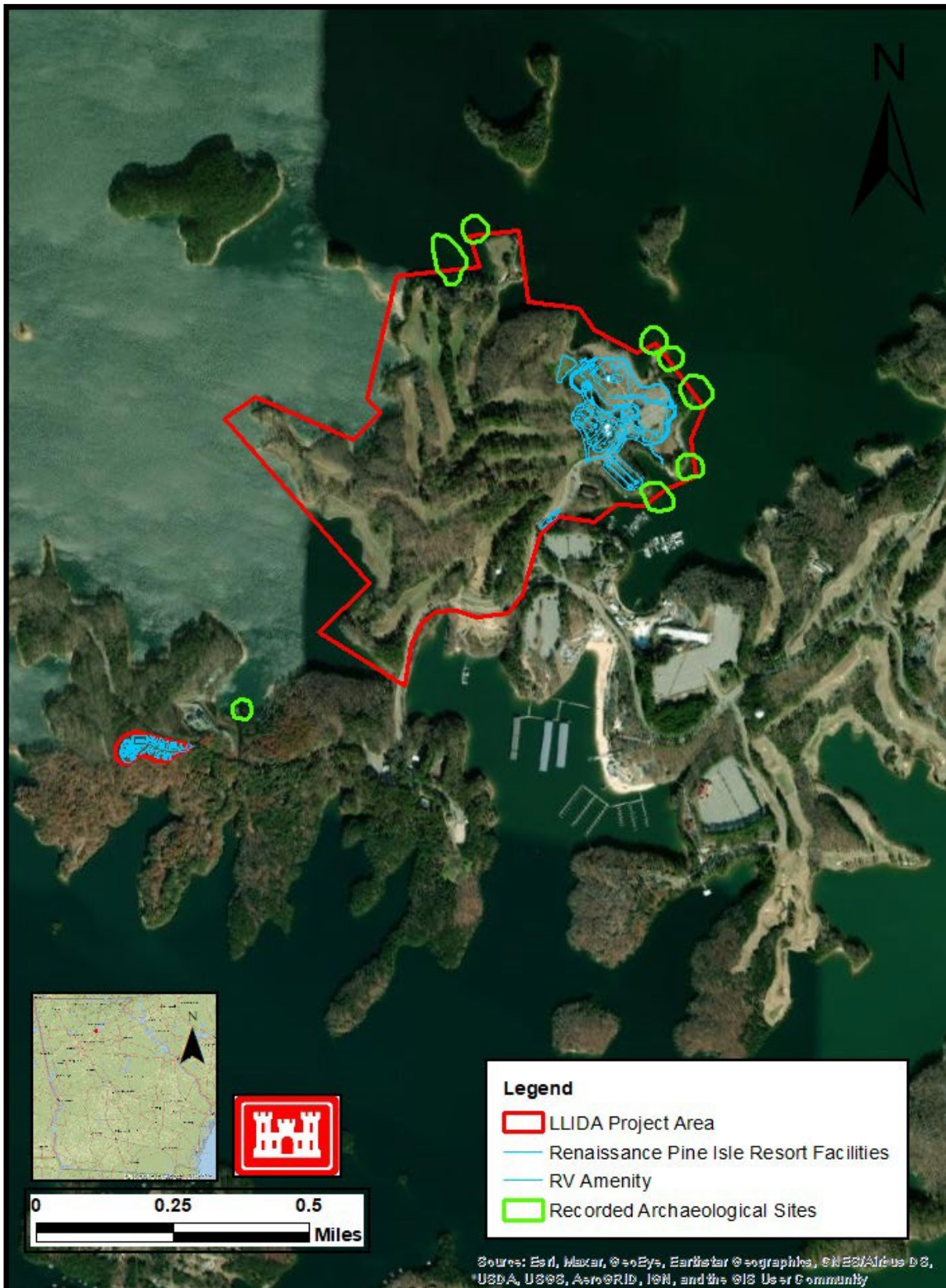


Figure 1. Lake Lanier, Hall County, Georgia





REPLY TO  
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**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

17 May 2021

Inland Environment Team  
Planning and Environmental Division

Ms. Corain Lowe-Zepeda  
Tribal Historic Preservation Officer  
Muscogee (Creek) Nation  
Post Office Box 580  
Okmulgee, Oklahoma 74447

Dear Ms. Lowe-Zepeda:

The Lake Lanier Islands Development Authority (LLIDA) is proposing to construct replacement resort facilities for the Renaissance Pine Isle Resort on fee-owned lands of the U.S. Army Corps of Engineers (USACE), Mobile District, at Lake Lanier, Hall County, Georgia (Figure 1). The previous resort facilities have already been demolished and the replacement resort facilities are in accordance with the LLIDA letter dated March 14, 2008 that described their plan of action as depicted on their 1997 Master Plan and associated Environmental Assessment and resulting Finding of No Significant Impact.

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In a letter dated June 25, 1997, the Historic Preservation Division of the Georgia Department of Natural Resources determined (HP970515-001) no historic properties were located within the Area of Potential Effect (APE) for this project. USACE, Mobile District has determined no historic properties affected for the proposed development of Renaissance Pine Isle Resort facilities.

We request your comments on this determination of effects for the APE for this project. Please send any comments and questions regarding this project to U.S. Army Corps of Engineers, Mobile District, CESAM-PD-EI, Attention: Ms. Wendy Weaver, Archaeologist, Post Office 2288, Mobile, Alabama 36628. Ms. Weaver can also be reached via email at [wendy.c.weaver@usace.army.mil](mailto:wendy.c.weaver@usace.army.mil) for questions concerning this project.

Sincerely,

Jeremy M. LaDart  
Chief, Planning and Environmental  
Division

Enclosure



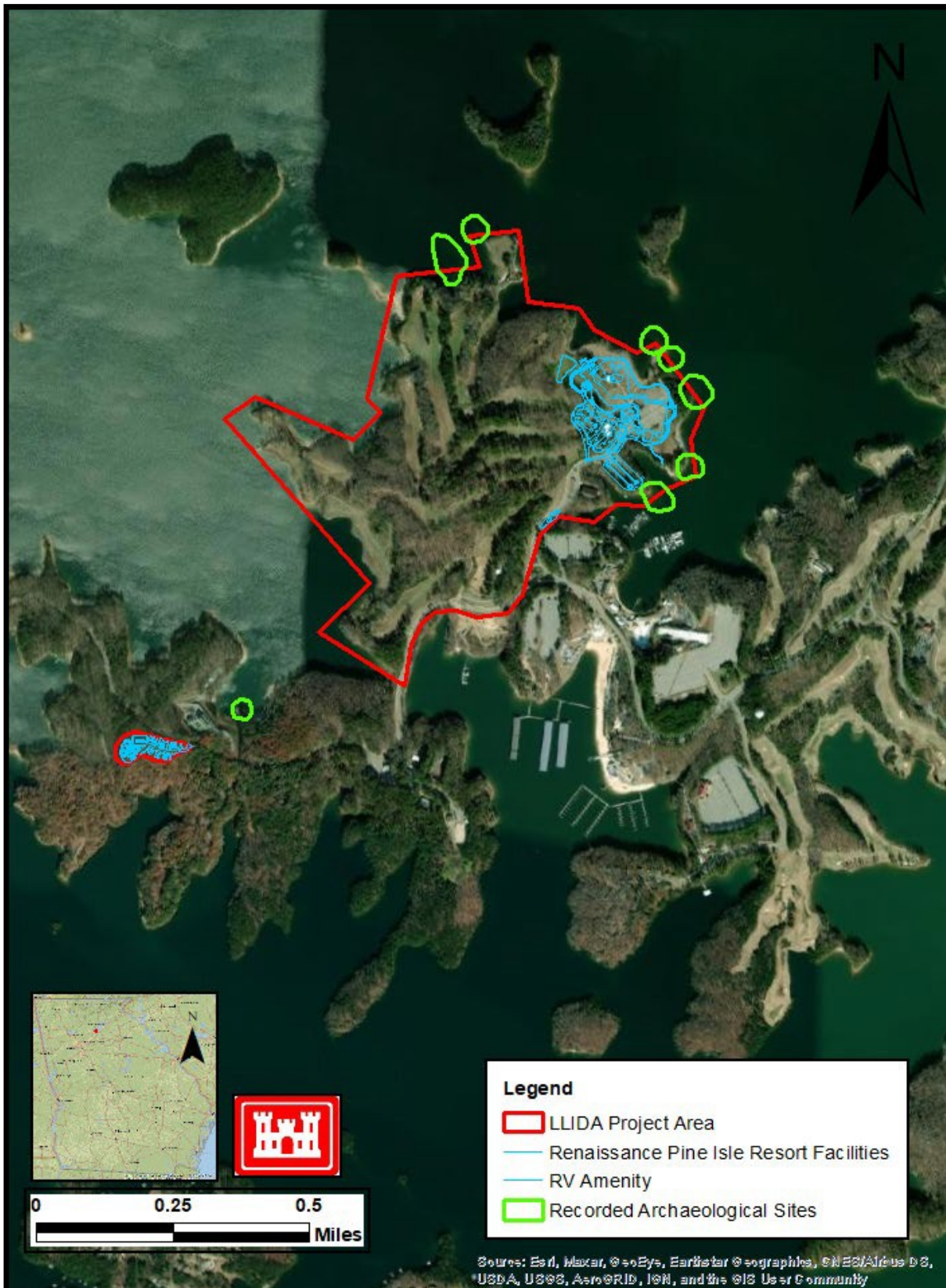


Figure 1. Lake Lanier, Hall County, Georgia



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

17 May 2021

Inland Environment Team  
Planning and Environmental Division

Mr. Russell Townsend  
Tribal Historic Preservation Officer  
Eastern Band of the Cherokee Nation  
Post Office Box 455  
Cherokee, North Carolina 28719

Dear Mr. Townsend:

The Lake Lanier Islands Development Authority (LLIDA) is proposing to construct replacement resort facilities for the Renaissance Pine Isle Resort on fee-owned lands of the U.S. Army Corps of Engineers (USACE), Mobile District, at Lake Lanier, Hall County, Georgia (Figure 1). The previous resort facilities have already been demolished and the replacement resort facilities are in accordance with the LLIDA letter dated March 14, 2008 that described their plan of action as depicted on their 1997 Master Plan and associated Environmental Assessment and resulting Finding of No Significant Impact.

The proposed development is fully within the footprint of the previously impacted area of the previous development. According to Georgia's Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) database, seven archaeological sites area recorded in the vicinity of the project area (9HL86, 9HL87, 9HL88, 9HL89, 9HL90, 9HL91, 9HL92). All of the sites are located along the shoreline and outside of areas of proposed development. Only 9HL91 was recommended eligible for the National Register of Historic Places. None of these sites will be impacted by the new construction.

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Sincerely,

Jeremy M. LaDart  
Chief, Planning and Environmental  
Division

Enclosure

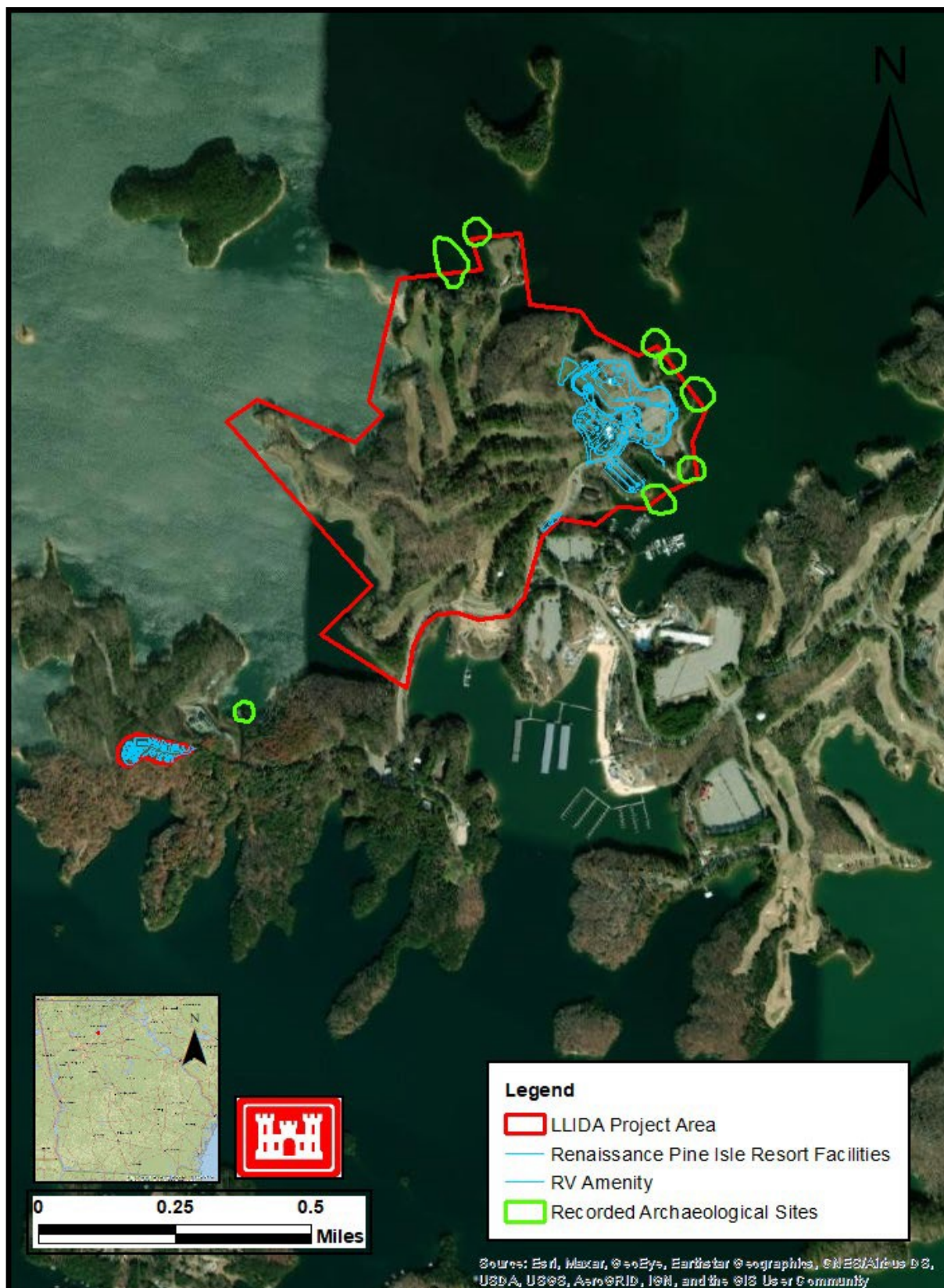


Figure 1. Lake Lanier, Hall County, Georgia



**From:** [GAES Assistance, FW4](#)  
**To:** [Diaz, Velma F CIV USARMY CESAM \(USA\)](#)  
**Subject:** [Non-DoD Source] Re: [EXTERNAL] Former Pine Isle Hotel, Conference Center & Golf Club and Camp Margaritaville  
**Date:** Amentiy Area, Lake Sidney Lanier  
Wednesday, May 19, 2021 8:04:04 AM

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Velma,

I'm not sure if the DNR folks sent this information your way, so I'll pass on the information they sent me.

There's a bald eagle nest at [REDACTED], in proximity to the new proposed RV park, that was active as recently as 2018. Even inactive nests remain protected by FWS guidelines for 5 years because nests may not be used every year. Although the bald eagle is no longer protected under the ESA, it is still protected under the Bald and Golden Eagle Protection Act, it is a threatened species under Georgia's Endangered Wildlife Act, and nests of the species are protected via guidelines established by FWS in May 2007. See the following:

<https://www.fws.gov/pacific/ecoservices/documents/NationalBaldEagleManagementGuidelines.pdf>

It appears that this RV park would be within the 660 ft buffer zone for which guidance is provided. As you can see, the guidelines specify activities that should be avoided within 0-330 ft (primary buffer zone) and 331-660 ft (secondary buffer zone). Very few habitat-disturbing activities are appropriate within 330 ft, especially during nesting season, and overstory trees should not be removed within the primary buffer zone any time of the year. There's more latitude with respect to habitat alterations in the secondary buffer zone, especially outside the nesting season which occurs from October to May, although active nests have also been observed in June in North Georgia.

It should be possible to follow these guidelines for this project, however, if you perceive there to be an issue don't hesitate to reach out to me and we can discuss mitigation and minimization measures for this project over a Team's meeting.

-Eric

Eric F. Bauer, PhD  
Fish and Wildlife Biologist

Georgia Ecological Services | U.S. Fish and Wildlife Service

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North Georgia Field Office  
355 East Hancock Avenue, Room 320, Box 7, Athens, GA 30601  
(706) 613-9493

Coastal Georgia Field Office



June 16, 2021

Jennifer Jacobson  
Chief, Environment and Resources Branch  
US Army Corp of Engineers, Mobile District  
Post Office Box 2288  
Mobile, Alabama 36628-0001  
**Attn: Wendy Weaver, Archaeologist**

**RE: Construct Renaissance Pine Isle Resort, Lake Lanier  
Hall County, Georgia  
HP-210526-001**

Dear Ms. Jacobson:

The Historic Preservation Division (HPD) has received the information submitted concerning the above referenced project. Our comments are offered to assist the U.S. Army Corps of Engineers (USACE) in complying with provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of constructing the Renaissance Pine Isle Resort off of Lanier Island Parkway and Hotel Road in Buford. Based on the submitted information and additional desktop research, HPD concurs that no historic properties that are listed or eligible for listing in the National Register of Historic Places (NRHP) will be affected by this undertaking, as defined in 36 CFR Part 800.4(d)(1).

This letter evidences consultation with our office for compliance with Section 106 of the NHPA. Please note that historic and/or archaeological resources may be located within the project's area of potential effect (APE). However, at this time it appears that they will not be impacted by the above-referenced project, due to the scope and location of work. It is important to remember that any changes to this project as it is currently proposed may require additional consultation. HPD encourages federal agencies to discuss such changes with our office to ensure that potential effects to historic properties are adequately considered in project planning.

Please refer to project number **HP-210526-001** in any future correspondence regarding this project. If we may be of further assistance, please contact me at [Jennifer.dixon@dca.ga.gov](mailto:Jennifer.dixon@dca.ga.gov) or (404) 486-6376.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Dixon".

Jennifer Dixon, MHP, LEED Green Associate  
Program Manager  
Environmental Review & Preservation Planning

cc: Joe Rothwell, Georgia Mountains Regional Commission



GWJ,9 DBF  
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Office of the Chief

**Chuck Hoskin Jr.**  
*Principal Chief*

**Bryan Warner**  
*Deputy Principal Chief*

June 16, 2021

Wendy Weaver  
United States Army Corps of Engineers  
P.O. Box 2288  
Mobile, AL

Re: Renaissance Pine Isle Resort Replacement Facilities

Ms. Wendy Weaver:

The Cherokee Nation (Nation) is in receipt of your correspondence about **Renaissance Pine Isle Resort Replacement Facilities**, and appreciates the opportunity to provide comment upon this project. Please allow this letter to serve as the Nation's interest in acting as a consulting party to this proposed project.

The Nation maintains databases and records of cultural, historic, and pre-historic resources in this area. Our Historic Preservation Office reviewed this project, cross referenced the project's legal description against our information, and found instances where this project is within close proximity to such resources. These resources, however, are located outside the Area of Potential Effects (APE) according the related report. Thus, this Office does not object to the project proceeding as long as the following stipulations are observed:

- 1) The Nation requests that United States Army Corps of Engineers (USACE) re-contact this Office for additional consultation if there are any changes to the scope of or activities within the APE;
- 2) The Nation requests that the USACE halt all project activities immediately and re-contact our Offices for further consultation if items of cultural significance are discovered during the course of this project; and
- 3) The Nation requests that the USACE conduct appropriate inquiries with other pertinent Tribal and Historic Preservation Offices regarding historic and prehistoric resources not included in the Nation's databases or records.

Renaissance Pine Isle Resort Replacement Facilities

June 16, 2021

Page 2 of 2

If you require additional information or have any questions, please contact me at your convenience.  
Thank you for your time and attention to this matter.

Wado,

A handwritten signature in blue ink that reads "Elizabeth Toombs". The signature is fluid and cursive, with the first name "Elizabeth" and last name "Toombs" clearly distinguishable.

Elizabeth Toombs, Tribal Historic Preservation Officer  
Cherokee Nation Tribal Historic Preservation Office  
elizabeth-toombs@cherokee.org  
918.453.5389