

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

Project Information

Project Name: Harper Woods II

Responsible Entity: Columbus Consolidated Government

Grant Recipient (if different than Responsible Entity): Housing Authority of Columbus, Georgia

Project Grant/Contract Number: GA01P000450124 and GA01P000450125 – Moving to Work (MTW) Block Grants

Preparer Name and Title: Juliana Gladish, Staff Scientist, Terracon Consultants, Inc.

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Certifying Officer email: Begly.Tyson@columbusga.org

Consultant Name (if applicable): Terracon Consultants, Inc. (Juliana Gladish)

Consultant Phone Number: 706-569-0008

Consultant email: Juliana.Gladish@terracon.com

Direct Comments to: Darrell Thomas, Housing Authority of Columbus, Georgia

Project Location: 5996 & 6000 Warm Springs Road, Columbus, Georgia

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: Harper Woods Phase II is a 198-unit affordable senior housing development located in Columbus, Georgia, designed to serve residents aged 55 and older. As the second phase of the successful Harper Woods community, this development builds on the momentum of Harper Woods Phase I, a 96-

unit family project that was placed in service in 2022. Harper Woods Phase II will be constructed immediately adjacent to Phase I, helping to establish a dynamic, multigenerational neighborhood. The proposed development will consist of one four-story apartment building, featuring a mix of 56 one-bedroom units and 142 two-bedroom units. Physical impacts of the project will include those typical of new construction projects (i.e., land clearing and grading, underground utility burial, installation of the building foundation, parking lot/driveway pavement, regular landscaping activities, etc.).

Funding Information

Grant or Project Number	HUD Program (e.g. CDBG, 223(f) Refinance, Public Housing Capital Fund, RAD)
GA01P000450124 and GA01P000450125	MTW Block Grant Funds
	HUD Project Based Vouchers

Estimated Total HUD Funded Amount: \$3,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$55,196,047

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors:	Are formal compliance steps or mitigation required?	Compliance determinations	Documentation
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6			
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	The site is not within 15,000 feet of a military airport. The site is not within 2,500 feet of a civilian airport. The project is in compliance with airport hazards requirements.	Airport map

Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	Based on a review of the Coastal Barrier Resources System Mapper, the project site does not exist within and has no potential to impact a Coastal Zone. The project is in compliance with Coastal Barrier Resources requirements.	• CBRS map
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	The site is located on FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) No. 1351580026F, effective September 5, 2007. The FIRMette Map indicates that the project site is in Zone X, area of minimal flood hazard. Muscogee County participates in the National Flood Insurance Program. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.	• FIRM • Flood insurance
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5			
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ ☒	Based on the project location in Muscogee County, Georgia, the site is in an attainment area for criteria pollutants. The project is in compliance with the Clean Air Act.	• Clean air maps
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	Based on a review of the Coastal Barrier Resources System Mapper and the Georgia Coastal Zone Management Program, the project site does not exist within and has no potential to impact a Coastal Zone. The project is in compliance with Coastal Zone Management Act requirements.	• CBRS map • CZM letter

Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	Terracon Consultants, Inc. performed a Phase I Environmental Site Assessment (ESA) and Vapor Encroachment Screening for the proposed project site; a report was issued in April 2026. No Recognized Environmental Conditions (RECs), vapor encroachment concerns, or other environmental concerns were identified for the proposed project site.	• Phase 1 ESA including Vapor Encroachment Screening
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	The U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) application was used to determine the potential impact on resources managed or regulated by the USFWS. There are no Critical Habitats reported within the project area. A request for project consultation was sent to the USFWS Georgia Ecological Services Field Office. In a response dated April 20, 2026, a representative of the USFWS stated that "...federally listed species are not likely to occur in this project area.". Recommendations regarding voluntary Best Management Practices were also provided in the USFWS response. Impacts to federally protected species are not anticipated as a result of the proposed project.	• USFWS correspondence and project consultation request
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	The Google Earth application was used to search for commercial propane tanks within one mile of the project site, and HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to calculate the acceptable distance between the project site and the identified tanks. The project site is out of range of the calculated ASDs. The project is in compliance with the Explosive and Flammable Hazards requirement.	• ASD map • ASD pdf
Farmlands Protection	Yes No ☐ ☒	Prime farmland, unique farmland, or farmland of statewide or local importance	• Soil Map • Farmland map

Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658		is mapped within the proposed project site. However, the site is located within an area of dense urban development; therefore this project does not include any activities that could potentially convert agricultural land to a non-agricultural use. A letter requesting a farmland consultation was provided to Mr. Nelson Velazquez-Gotay, a United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Scientist. A response was received from Mr. Velazquez-Gotay on April 30, 2026, indicating that the site is contained within a U.S. Census Bureau designated urban area and exempt from assessment under the Farmland Protection Policy Act. The response also indicated that due to the project site's location in proximity to an NRCS watershed structure located along nearby Bull Creek, contact regarding the proposed project plans should be made to Mr. Matthew Hayes, USDA/NRCS District Conservationist for the Pine Mountain Soil & Water Conservation District. Terracon made contact with Mr. Hayes regarding the proposed project; a response acknowledging receipt of the information provided was supplied on May 1, 2026. The proposed project is in compliance with the Farmland Protection Policy Act.	Farmland consultation request and responses
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	The site is located on FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) No. 1351580026F, effective September 5, 2007. The FIRMette Map indicates that the project site is in Zone X, area of minimal flood hazard.	FIRM map
Historic Preservation	Yes No ☐ ☒	Tribes with interest in the proposed project (Alabama-Coushatta Tribe of Texas, Alabama-Quassarte Tribal Town,	SHPO response

National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		Coushatta Tribe of Louisiana, Miccosukee Tribe of Indians, Muscogee (Creek) Nation, and Seminole Tribe of Florida) were contacted by Emma Kimbrel, Community Reinvestment Planner for the Columbus Consolidated Government, on April 29, 2025. At the issuance of this report, responses from these tribes have not been received. The Georgia Historic Preservation Division (HPD), Georgia's State Historic Preservation Office (SHPO), was provided with a request for project review under Section 106 of the National Historic Preservation Act of 1966 (NHPA). A response was received on May 21, 2026, which indicated that it is the Georgia HPD's opinion that the proposed project will have no impact on historic properties due to the scope and location of the work. The response letter is included. The project is in compliance with Section 106 of the NHPA.	
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	Noise generators (roadway and aircraft sources) were determined to be within applicable search distances from the proposed project site; railway noise sources were not found. A noise assessment was performed for the proposed project site. The results of the noise assessment indicate that noise levels at the proposed project site are acceptable (65 dB or less).	• NAG report
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	Based on a review of the EPA's application for Sole Source Aquifer locations, a sole source aquifer is not located under the project site. The project is not likely to negatively impact groundwater resources. The project is in compliance with the Safe Drinking Water Act.	• SSA map

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	Based on the National Wetlands Inventory map provided by the USFWS, there are no wetlands located on the project site. It is not likely that the proposed project would have a negative impact on nearby wetlands.	• NWI map
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	This project is not within proximity of a designated NWSRS (National Wild and Scenic River System), a Study River, or a river listed on the Nationwide Rivers Inventory. The project is in compliance with the Wild and Scenic Rivers Act.	• WSR map

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Environmental Assessment Factor	Impact Evaluation
LAND DEVELOPMENT	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	According to Morgan Shepard, Principal Planner for the Columbus Consolidated Government Planning Department, the proposed project site is zoned as Residential Office (RO). This zoning supports the development of a multi-family housing complex at the proposed project site. Additionally, the proposed project site is located in an area of residential and commercial development. The proposed project is in line with the local area zoning plans and land use, and the scale of the proposed project is proportional to other nearby developments.

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	There is no visible evidence of soil problems at the proposed project site. Soils at the proposed project site are reported by the NRCS Web Soil Survey to consist of Cecil sandy loam (2-6% slopes) (CeB). This soil type is considered to be farmland of statewide importance; however, the project site is located in an area committed to urban land use and is not suited for farming or forestry purposes. The slope of the site can be described as slight (2-6% slopes). The area does not have a documented history of slope failure, and the surrounding area is characterized as being residentially and commercially developed. Minor earthwork will be needed at the site in preparation of the proposed project. There is no evidence of erosion or sedimentation at the proposed project site. Appropriate BMPs will be emplaced at the project site during construction to prevent erosion from impacting nearby surface water bodies; natural environments should not be negatively impacted by erosion from the proposed project site. The City of Columbus manages stormwater drains in the area, and the proposed project site will be tied into existing stormwater infrastructure. Overall drainage and stormwater conditions are not anticipated to be significantly affected by the proposed project.
Hazards and Nuisances including Site Safety and Noise	The proposed project is not anticipated to be affected by natural hazards, air pollution generators, man-made site hazards, or nuisances. The proposed project is not a noise-generating facility in a noise-sensitive area. A noise assessment was performed for the proposed project, which indicated that noise levels in the area are acceptable (<65 dB).
Energy Consumption	The proposed project will be part of the National Green Building Standard (NGBS) program, an American National Standards Institute (ANSI)-approved green building rating system and will achieve a minimum of the Bronze Certification Level. Energy-Star rated appliances, including refrigerators, dishwashers, stoves, and microwave ovens, will be included in each unit.
SOCIOECONOMIC	
Employment and Income Patterns	According to data from the 2025 Federal Financial Institutions Examination Council (FFIEC) Geocode Census Report for the area, the proposed project site is located in a census tract with a middle-income level; the 2025 estimated tract median family income was identified as \$87,209. The tract is not identified as underserved or distressed. According to data retrieved from the United States Bureau of Labor Statistics, the occupational groups with the highest employment in the Columbus, Georgia area are Office and Administrative Support, Food Preparation and Serving, and Sales. According to data from the Bureau of Labor Statistics, the current unemployment rate in Columbus, Georgia is 4.2%. The proposed project is not anticipated to significantly alter employment opportunities in the community. The project will likely create temporary employment opportunities related to the

	construction of the apartment complex; these temporary employment opportunities could go to qualified area residents. The project is not anticipated to create permanent employment opportunities.
Demographic Character Changes, Displacement	Demographic information for the area of proposed project was obtained from the 2025 FFIEC Geocode Census Report generated for the project location's census tract and the U.S. Census Bureau. The proposed project is located in a census tract that is reported to have a population of 5,673, and 50% of the tract population is identified as a minority. According to the 2025 FFIEC Geocode Census Report for the tract, 2,849 people were identified as White/non-Hispanic, 11 were identified as American Indian, 209 were identified as Asian/Hawaiian/Pacific Islander, 1,740 were identified as Black, 542 were identified as Hispanic, and 322 were identified as Other/Two or More Races. The proposed project, which consists of the construction of a multi-family apartment complex, is targeted toward existing residents of the local community and aims to provide area residents with safe and affordable housing. The proposed project will not result in a change in the area's demographic character. The proposed project site currently exists as vacant, previously developed land and is the second phase of an adjoining existing apartment complex (Harper Woods); the construction of a multi-family residential complex at the proposed project site will not cause the direct or indirect displacement of individuals or families.
COMMUNITY FACILITIES AND SERVICES	
Educational and Cultural Facilities	The proposed project involves the new construction of an affordable multifamily residential complex for residents ages 55 and older. There is no anticipated increase in the local student-age population associated with the proposed project. The project site is serviced by the following Muscogee County School District schools: • Midland Academy (located approximately 1.7 miles from the project site) • Midland Middle School (located approximately 1.4 miles from the project site) • William H. Shaw High School (located approximately 3.1 miles from the project site) These schools should not be overwhelmed by an influx of new students associated with the development. Muscogee County School District provides transportation services to its students in the area of the proposed project site. Other nearby cultural resources (North Columbus Public Library, The Columbus Museum, Columbus Collective Museums, RiverCenter for the Performing Arts, and others) are not anticipated to be overwhelmed by an increase in demand due to the development of the proposed project.
Commercial Facilities	Adequate retail and commercial services exist within the general vicinity of the proposed project site. A Walmart Neighborhood Market is located within approximately 0.8 miles of the project site; other

	grocery and retail stores exist beyond. The project site is conveniently located within the vicinity of the following commercial facilities: • Walmart Fuel & Convenience Store (located approximately 0.8 miles from the project site) • Zelmo's Zip In (fuel & convenience store) (located approximately 2 miles from the project site) • Family Dollar (dollar/discount store) (located approximately 1.3 miles from the project site) • Dollar General (dollar/discount store) (located approximately 1.5 miles southeast of the project site) • Synovus Bank (located approximately 2 miles from the project site) • Walmart Pharmacy (located approximately 0.8 miles from the project site) • Public Supermarket & Pharmacy (located approximately 2.1 miles from the project site) Local retail services are adequate for future tenants of the proposed project and can be reached by pedestrians and/or private automobiles. Commercial facilities outside of the general vicinity of the project site can be reached by public transportation and/or private automobile. The proposed project is not anticipated to negatively impact, displace, or place an overwhelming increase in demand on the commercial facilities in the neighborhood or surrounding community.
Health Care and Social Services	Adequate health care services are available in the area surrounding the proposed project site. The following health care and social services are within a 10 to 15-minute drive of the proposed project site: • Piedmont Urgent Care (located approximately 0.6 miles from the project site) • Peachtree Immediate Care (located approximately 2.5 miles from the project site) • Capri Medical Group (located approximately 2.6 miles from the project site) • Piedmont Physicians at Northside (located approximately 5.1 miles from the project site) • Piedmont Columbus Regional – Northside (hospital with emergency department) (located approximately 6.4 miles from the project site) Multiple general and specialty practitioners and mental health specialists are located within 5 miles of the project site. These health care and social services, among others, are accessible to future tenants of the proposed project via public transportation and/or private automobile. Columbus Fire and EMS Station 11 is located within a 5-minute drive from the proposed project site. The Edgewood Senior Center, operated by the Columbus Parks and Recreation Department, is located approximately 5.6 miles southeast of the proposed project site; this senior center provides area seniors

	with nutritional meals, games, and other social experiences. This senior center also offers resources to area seniors through nutritional support and transportation assistance. Negative impacts on health care and social services caused by an increase in demand due to the development of the proposed project are not anticipated.
Solid Waste Disposal / Recycling	The proposed project, which consists of the new construction of a multifamily residential complex, is anticipated to generate typical residential construction debris until its completion. Once completed, the project site will generate typical household waste. Hazardous waste will not be produced by the proposed project. The household waste generated by the proposed project will not exceed the capacity of the area landfill.
Waste Water / Sanitary Sewers	In a letter from the local public water and sanitary sewer service provider (Columbus Water Works), it was indicated that water and sewer mains are located adjacent to the proposed project site. Columbus Water Works has the capacity to service the development at the proposed project site with sanitary sewer service.
Water Supply	In a letter from the local public water and sanitary sewer service provider (Columbus Water Works), it was indicated that water and sewer mains are located adjacent to the proposed project site. Columbus Water Works has the capacity to service the proposed project site with clean, potable water. The Columbus Water Works 2025 Annual Water Quality Review indicates that the public water supply is safe and free from potentially harmful chemicals, metals, bacteria, and other pathogens. The proposed project is not located above a sole source aquifer; the proposed project will not affect a sole source or other aquifer by overdrawing.
Public Safety - Police, Fire and Emergency Medical	The North Precinct of the Columbus Police Department is located at 8395 Beaver Run Road, which is approximately 8 minutes from the proposed project site. Columbus Fire and EMS Station 11 is located at 4617 Warm Springs Road, which is approximately 5 minutes from the proposed project site. The police and firefighting services provided to the area is adequate to serve the proposed project site. The proposed project will not create a significant burden to police, fire, or emergency health care services.
Parks, Open Space and Recreation	Open space, recreational, and cultural facilities are located within a reasonable distance to the proposed project site and are accessible by pedestrians, public transportation and/or private automobile. The proposed project plans include the construction of an outdoor gathering space, a fitness center, an arts and crafts studio, and a computer center to be utilized by the residents. Additionally, the following parks and recreational opportunities, among others, are located within the vicinity of the proposed project: • Flat Rock Park and Disc Golf Course (located approximately 0.3 miles from the project site) • Psalmond Road Recreation Center & Pool (located approximately 2.8 miles from the project site)

	D.A. Turner Branch YMCA (located approximately 2.8 miles from the project site) The proposed project is not anticipated to negatively impact existing open space, parks, and recreational facilities due to an increase in demand and/or use by the residents of the proposed project.
Transportation and Accessibility	The area is serviced by the METRA Transit System of Columbus, Georgia. The closest bus stop to the proposed project site is located 0.1 miles (approximately 3-minute walk) to the west of the proposed project site. Reduced fares and passes for the disabled and senior citizens are available. According to the METRA Transit System website, their buses are equipped with wheelchair ramps and are able to “kneel” for easy access. They also provide services for hearing and visually impaired riders. Additionally, METRA provides an ADA-Compliant Dial-A-Ride/Paratransit Service to those with disabilities that enable them to board, ride, or disembark from an accessible vehicle in the system’s regular bus service. The proposed project is safely accessible to vehicles and includes adequate vehicle parking (255 total parking spaces). The proposed project plans include sidewalks around the parking lot and buildings. The project site is not served by bicycle lanes or trails. There are no barriers to emergency vehicle services. The proposed project, which consists of a multifamily housing complex for older adults, is accessible to the elderly and disabled through wheelchair ramps, disabled parking, and the inclusion of special handicap/accessible units for eligible tenants. The proposed project is not anticipated to have a significant adverse effect on the local transportation system. The existing public transportation system of Columbus, Georgia is adequate to serve future residents of the proposed project.
NATURAL FEATURES	
Unique Natural Features, Water Resources	There are no unique natural features located on or near the proposed project site. The proposed project site is not subject to rapid water withdrawals. The proposed project will not use a septic system. There are no visual or other indications of water quality problems on or near the project site. The proposed project will not involve the discharge of non-sewage pollutants into surface water bodies. The proposed project will not limit the access to or quality of water for downstream communities. Appropriate BMPs will be utilized during construction activities.
Vegetation, Wildlife	The proposed project will not introduce nuisance or non-indigenous vegetation species. Landscape maintenance actions will not threaten the survival of indigenous plant habitats or disrupt agricultural or silvicultural activities. The proposed project will not damage or destroy existing remnant or endemic plant communities. Minor tree clearing will be required; however, the proposed project plans include the preservation of existing trees, planting of trees, and the incorporation of drought-tolerant, native species. The proposed project will not create special hazards for animal life, including

	migratory birds. The proposed project site does not host any species that local, state, tribal, or federal governments list or monitor. In response to a request for project consultation, Martha Zapata, a representative of the U.S. Fish and Wildlife Service (USFWS), indicated that federally listed species are not likely to occur in the project area.
Other Factors	

***Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

The underlying purpose and need to which the agency is responding in proposing the action and its alternatives. Describe how the proposed action is intended to address housing and/or community development needs.

The purpose of the proposed project is to help meet the growing need for safe and affordable housing for income-restricted senior residents of Columbus, Georgia.

***Existing Conditions and Trends:**

Determine existing conditions and describe the character, features, and resources of the project area and its surroundings; identify the trends that are likely to continue in the absence of the project.

The proposed project site currently exists as undeveloped land surrounded by residential and light commercial developments. Ample recreational opportunities and open space exist within the general vicinity of the project site. In the absence of the proposed project, the site would remain underutilized as undeveloped land.

***Cumulative Impact Analysis:**

Identify below the cumulative impact on the environment that will result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over time.

The proposed project will result in short-term temporary construction-related impacts. The project will implement Best Management Practices to avoid or reduce the potential for impacts during construction. Overall, implementation of the proposed project would not result in negative cumulative impacts to the area.

Alternatives:

Identify below other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Include the benefits and adverse impacts to the environment of each alternative, and the reasons (e.g., economic, engineering, or others) for rejecting it.

Alternative courses of action that were considered include a no-action alternative, which is discussed below.

***No Action Alternative:**

Identify below the "no action" alternative, describing the most likely conditions expected to exist in the future in the absence of the implementation of any action.

Under this alternative, HUD would not fund the proposed project. In the absence of the proposed project, the project site would remain underutilized in its current state. The no-action alternative was rejected, because it would not accomplish the project purpose of providing affordable housing units for older, income-restricted residents of Columbus, Muscogee County, Georgia. The proposed project site would continue to exist as a vacant lot in an area which has displayed a need for additional housing.

Additional Studies Performed:

Phase I Environmental Site Assessment, dated April 30, 2026

Field Inspection (Date and completed by):

Terracon personnel, March 2026

List of Sources, Agencies and Persons Consulted:

1. Sarah Buckner, TBG Residential; Laura Johnson, Housing Authority of Columbus, Georgia.
2. Aerial Imagery, Google Earth Pro.
3. FEMA FIRM Map Service (<https://www.fema.gov/flood-maps>).
4. National Wetlands Inventory (NWI), U.S. Fish & Wildlife Service (<https://www.fws.gov/program/national-wetlands-inventory>).
5. U.S. Geological Survey, *Fortson Quadrangle*, Georgia, 7.5-Minute Series. 2020. (<https://ngmdb.usgs.gov/topoview/>).
6. Information for Planning and Conservation (IPaC), U.S. Fish & Wildlife Service (<https://ipac.ecosphere.fws.gov/>).
7. The Noise Guidebook, Department of Housing and Urban Development (HUD), (<https://www.hudexchange.info/resource/313/hud-noise-guidebook/>).
8. The Day/Night Noise Level (DNL) Calculator, Department of Housing and Urban (HUD) Development, (<https://www.hudexchange.info/environmental-review/dnl-calculator/>).
9. Sole Source Aquifers for Drinking Water, United States Environmental Protection Agency (EPA) (<https://www.epa.gov/dwssa>; <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>).
10. Nonattainment Areas for Criteria Pollutants (Green Book), United States Environmental Protection Agency (U.S. EPA) (<https://www.epa.gov/green-book>).
11. National Wild and Scenic Rivers System (<https://www.rivers.gov/maps-graphics>).
12. Nationwide Rivers Inventory (<https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>)
13. United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS) (<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>).

14. Acceptable Separation Distance (ASD) Electronic Assessment Tool, Department of Housing and Urban Development (HUD) (<https://www.hudexchange.info/programs/environmental-review/asd-calculator/>).
15. Georgia Department of Natural Resources, Coastal Resources Division, Georgia Coastal Management Program (<https://coastalgadnr.org/CoastalManagement>).
16. U.S. Fish & Wildlife Service, Coastal Barrier Resources System Mapper (<https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/>).
17. Georgia Department of Community Affairs (DCA), Georgia Historic Preservation Division, (<https://www.dca.ga.gov/georgia-historic-preservation-division/review-compliance>).
18. Georgia's Natural, Archaeological, and Historic Resources GIS (<https://www.gnahrgis.org/PublicHome/Index?ReturnUrl=%2fHome%2fIndex>).
19. Federal Financial Institutions Examination Council (FFIEC) Geocoding/Mapping System (<https://geomap.ffiec.gov/ffiecgeomap/>).
20. Tax Maps / Property Records, Columbus Public Access Site (<https://publicaccess.columbusga.gov/forms/htmlframe.aspx?mode=content/home.htm>).
21. Zoning Map & Ordinances, Columbus Planning Department (<https://columbusga.gov/planning/Development-Services/Zoning>).
22. Transportation Information, Columbus METRA Transit System (<https://columbusga.gov/metra/Riding-Metra/Route-Information>).

List of Permits Obtained:

Provide a list of permits, reviews, and approvals that are required for project construction.

If applicable, the Client will add a list of permits obtained with this submittal.

Determination:

- ☒ Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment. Publish Concurrent notice per Section 58.43 and 58.45 and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds.
- ☐ Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Juliana Gladish

Date: 6/22/2026

Print Name/Title/Organization: Juliana Gladish/Staff Scientist/Terracon Consultants, Inc.

Certifying Officer Signature: _____

Date: _____

Print Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).