

City of Hoschton – Mulberry Park  
Environmental Assessment  
Prepared for: Georgia DNR/National Park Service

## Mulberry Park - Development Project

### Project Summary

The City of Hoschton proposes to develop a 6.78-acre park at the corner of Mulberry and W. Broad Streets. Mulberry Park is envisioned to be a downtown green space with a focus on passive recreation including walking trails, amphitheater and events space, public restroom, and a children's play area. Areas of the park that contain native species will be preserved in their natural state. Invasive species will be removed. Mulberry Park will serve as a setting for educational programs for school children and other visitors.

Analysis of the impacts of this project on the site's natural resources must be done to identify potential impacts to the site, both beneficial and adverse, and to consider mitigation measures that may be needed.

The purpose of the project is to enhance recreational opportunities for residents of Hoschton and visitors to Hoschton's downtown while rehabilitating areas of the site that have become overgrown with invasive species. Public input for the park has been overwhelmingly supportive and has underscored the need for more passive park and community gathering spaces for the City of Hoschton.

This Environmental Assessment examines in detail potential impacts to the site from development of Mulberry Park as designed (Appendix A). Adjustments to the concept plan and design based on this assessment and public comment may be warranted. An alternative to the proposed design is no action, which would allow the site to become overgrown with invasive weeds and will deprive the City of much needed recreational opportunities.

Environmental impacts that would result from implementation of the proposal are addressed in this document.

**Public Review and Comment.** This Environmental Assessment will be made available for public review and comment for a minimum of 30 days. The City of Hoschton will consider and respond to the comments received, and if no major substantive issues are identified, the City of Hoschton will prepare a Finding of No Significant Impact.

**Note to Reviewers and Respondents.** This Environmental Assessment is available online at the City of Hoschton's website at <https://www.cityofhoschton.net/>. Comments, questions, and responses may be made publicly available.

### Please send comments to:

Tiffany Wheeler, Finance Director/Human Resources  
City of Hoschton, Georgia  
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Hoschton, GA 30548  
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# 1. Purpose and Need for Action

## Overview

Chapter One of the Environmental Assessment describes the purpose of the proposed project and why it is needed. This chapter also summarizes the context for the project from a policy perspective.

The proposed site for Mulberry Park encompasses 6.78 acres adjacent to the City of Hoschton's downtown, on the corner of Mulberry and West Broad Streets. The site has remained unused for the last two years. It was formerly a residential property and has a vacant historic home in the center of the site. The City of Hoschton hopes to rehabilitate the home for public use in the future, but this activity is not part of this proposal. Although the City conducts minimal maintenance on the site, such as mowing and weed eating, the property has become overgrown with invasive weeds through two years of nonuse.

As described in the Project Summary, Mulberry Park proposes to:

- Preserve and protect the natural species and associated habitat present on the site and actively remove invasive plants such as Chinese privet.
- Provide recreational opportunities, especially passive recreational opportunities, for use by Hoschton residents and visitors to Hoschton's downtown. Recreational opportunities include walking trails, amphitheater and events space, public restroom, and a children's play area.

## Project Background

The City of Hoschton is experiencing a period of significant growth. Between 2010 and 2020, its population increased by 70 percent, from 1,567 to 2,666. With a projected increase to 6,133 by 2027, the city has a crucial need for additional recreational facilities to meet the increasing demand.

In 2021 the City purchased the 6.78-acre site with the intention of developing it into a passive recreational park that would be accessible to all residents. Participants of a UGA design charrette confirmed this vision with a focus on the natural features already present in the landscape.

The proposed park and event space will serve as a hub for recreational activities and foster community engagement in Hoschton. Intended specially to serve an aging population, the park will feature a mix of passive recreation areas, trails, natural spaces, and an amphitheater for hosting events and festivals.

## Plans and Policies

**National Historic Preservation Act of 1966.** The National Historic Preservation Act (NHPA) of 1966, passed as Public Law 89-665 and as amended through 2000, protects buildings, sites, districts, structures, and objects that have significant scientific, historic, or cultural value. The act established affirmative responsibilities of federal agencies to preserve historic and prehistoric resources. Effects on properties that are listed in or which are eligible for the National Register of Historic Places must be taken into account in planning and operations. Any property that may qualify for listing in the National Register must not be inadvertently transferred, sold, demolished, substantially altered, or allowed to deteriorate.

Section 106 of this act requires federal agencies to consider the effects of their undertakings on historic properties and allow the Advisory Council on Historic Preservation (ACHP) and the State Historic

Preservation Officer (SHPO) a reasonable opportunity to comment. Consultation with SHPO is described in Chapter 3 of this document and their review is attached as Appendix C.

**Endangered Species Act of 1973.** Section 7 of this act, Public Law 93-205, as amended (16 USC 1531 et seq) requires all federal agencies to consult with the US Fish and Wildlife Service (USFWS) to ensure that any action authorized, funded or carried out by the agency does not jeopardize the continued existence of listed species or critical habitat. NPS management policies also require cooperation with appropriate state conservation agencies to protect state-listed and candidate species of special concern within the project boundaries. Consultation with USFWS and the Georgia Wildlife Resources Division (WRD) has been conducted for this project, is described in Chapter 3 of this document. Their reviews are attached as Appendices D and E.

### **LWCF Act (54 U.S.C. 200301)**

An EA is required when: 1) the significance of impacts on any resource is unknown; 2) the proposed action does not meet the criteria for a CE and is not included in the list of actions that normally require an EIS; or 3) the proposed action needs several CE categories to fully describe the action, would involve one or more CE criteria exceptions, or would involve unresolved conflicts concerning the use of resources. EAs and EISs produced for LWCF actions shall comply with the format and analysis requirements provided in 40 C.F.R., Parts 1500 – 1508. This Environmental Assessment is required because the proposed action does not meet the criteria for a CE and is not included in the list of actions that would ordinarily require an EIS.

### **Local Plans**

The City of Hoschton 2021 Comprehensive Plan identifies the need to add to its existing park, recreation, and open space network, and provides a strategy to acquire facilities through the collection of park and open space land impact fees from new residential development.

The Center for Community Design and Preservation (CCDP) at the UGA College of Environment and Design (CED) conducted a design charrette with the City of Hoschton in 2021, which included a focus on the newly acquired seven-acre park site. After gathering and analyzing the input of community stakeholders, the group produced a report, including their recommendations for the park site:

*With its proximity to Downtown and rolling hill topography, this site is uniquely formed to become a new conserved park space. The historic buildings on the site should be preserved and reused. In contrast to heavy-handed development elsewhere, the natural landscape should be maintained as an amenity.*

The proposal addresses Goal 2 of the 2023 Northeast Georgia Regional Plan to “Elevate public health and equity for all residents and visitors,” as well as its policy to “Ensure that all residents have reasonable access to essential goods and services including food, utilities, healthcare, greenspace, and other essential services.”

The proposal addresses each of the four pillars of outdoor recreation as set forth in the Georgia Statewide Comprehensive Outdoor Recreation Plan: conservation of natural resources, enhancement of economic vitality, promotion of health, fitness, and livability of communities, and improvement in awareness, accessibility, and inclusion.

### **Scope of Environmental Review**

The scope of the environmental review shall consider the proposal to provide and improve facilities for public outdoor recreation use and associated activities resulting from these improvements. This will

determine the resources that must be screened for possible environmental impacts resulting from the LWCF proposal.

### **Environmental Resources Survey**

Specific impact topics were identified for detailed analysis of the environmental consequences of the proposal. Topics were selected based on the following requirements and conditions:

- Federal laws, regulations and executive orders, including NEPA guidance documents
- City staff knowledge of special or vulnerable natural and cultural resources in the project area
- Relevance to the project’s planning issues

Resources addressed in Chapter 3 include:

- Air quality
- Circulation
- Endangered and threatened species
- Historic and cultural resources
- Recreation
- Socioeconomics
- Noise
- Water

## **2. Description of Alternatives**

Chapter two of the Environmental Assessment describes the proposed action, its boundary area, and its implementation. It also considers the public outdoor recreational resources and opportunities provided by the proposal and the approvals and permits needed to implement the proposal.

### **Proposed Action and Implementation**

The City of Hoschton proposes a park and event space, which will serve as a hub for recreational activities and foster community engagement in Hoschton. Intended specially to serve an aging population, the park will feature a mix of passive recreation areas, trails, natural spaces, and an amphitheater for hosting events and festivals. A public restroom and children’s playground is also being proposed. Restrooms will be connected to the city’s sewer system located across the street from the project area, thereby reducing ground disturbance on the site. It is important to note that the park is designed to be fully ADA compliant, ensuring accessibility for all.

The City of Hoschton recently purchased the seven-acre park site, largely because of the beauty of its mature trees and natural rolling landscape. The intention is to preserve a portion of Mulberry Park in its

natural state. The oak, red oak, pecan, and poplar trees are to remain, and the natural flora and fauna found at the site will be identified by interpretive markers along the trail. With this active learning environment, the City will work with the local school district on educational programs for children.

Project activities will include the active hand removal of invasive species. This will create minor ground disturbance along the stream banks.

Over the course of one year, the City of Hoschton intends to implement the plan for Mulberry Park in three phases:

- Phase 1: Clean up of the site will include the active hand removal of invasive plants along the stream buffer area and the planting of perennials and shrubs. Invasive plants will be mulched on-site and distributed along the disturbed area to assist with erosion control during the temporary ground disturbance. Natural Surface walking paths will be constructed and enhanced with benches, solar powered bollards, trash receptacles, and pet waste stations.
- Phase 2: Improvements will be made to the existing asphalt driveway and gravel parking lot, including resurfacing and lighting. The children’s playground will be installed, shade trees, evergreen trees, and native grasses will be planted, and signage installed.
- Phase 3: Phase three will include construction of the amphitheater and pavilion stage, the plaza deck, and the connecting bridge to a future parking deck.

**Alternative: No Action**

The City of Hoschton has identified the alternative to the project proposal as one of no action. No action on this proposal will result in a loss of potential park and recreational opportunities for the citizens of Hoschton. Also, the result of no action on the subject site will be the proliferation of invasive weeds on the site, which will negatively impact native species.

**LWCF Boundary Area**

A map of the LWCF boundary area can be found in Appendix F.

**Description of LWCF Boundary Area**

Mulberry Park is located at the corner of Mulberry and West Broad Streets. It is bordered by White Street to the east, West Broad Street to the north, and Mulberry Street to the west. The southeastern portion of the subject site is adjacent to the rear yards of privately owned residences.

**Local Approvals and Permits Needed to Implement the Proposal**

The subject site is located within the City of Hoschton and is zoned General Commercial, Highway Oriented District (C-2). Within the C-2 zone, “conservation area,” “common area and greenspace,” and “public use” are permitted by right; therefore, a zoning change will not be required. Construction on the site will require a development/land disturbance permit, building permit, and a certificate of occupancy.

**3. Affected Environment**

The subject site is currently unused and not open to the public. No public outdoor recreation resources or opportunities are currently available at the site. There is a historic house on site that is currently being maintained but is not in use and will continue to not be open to the public.

The City of Hoschton is experiencing a period of significant growth. Between 2010 and 2020, its population increased by 70 percent, from 1,567 to 2,666. With a projected increase to 6,133 by 2027, the city has a crucial need for additional recreational facilities to meet the increasing demand.

From 2010 to 2020 the demographic that increased the most in Hoschton was that of people aged 45 and up. This age group saw a 5.7% increase between 2010 and 2020, from 36.8 percent to 42.5 percent. This demographic is expected to continue to increase at an even greater rate in the coming years as a new retirement community, The Cresswind at Twin Lakes, continues to expand. When fully built, Cresswind will have 1,300 units available for people aged 55 and up. Also, nearby Azalea Senior Village has 130 new apartment units for residents 55 and up.

Another demographic that saw an increase in Hoschton from 2010 to 2020 is the Hispanic population. This demographic experienced a 4.2 percent increase from 2010 to 2020, from 6.6 percent to 10.8 percent. The proposal will positively impact the Hispanic community by providing an outdoor recreation and nature experience for no cost at a central location downtown.

There are no existing easements, rights-of-way, leases, or other agreements relative to the project site.

There is no history of contamination on the site, as documented in the Site Contamination Assessment (Appendix L).

#### 1. Air Quality

The proposal for Mulberry Park will turn an undeveloped site into an outdoor recreational park. No mitigation steps are required because this location is in an attainment area for ozone, atmospheric particulate matter, lead, carbon monoxide, sulfur oxides, and nitrogen oxides. No significant impact to outdoor air quality is anticipated (Appendix G).

#### 2. Circulation and Transportation

Improvements will be made to the existing asphalt driveway and parking spaces along Mulberry Street at the entrance to the park as a part of this project. Currently, the on-street parking spaces are gravel. Ten public parking spaces will be paved and the existing entrance drive (Mulberry Street) will be resurfaced. Daily trip demand for the park is expected to be minimal and no negative impact to surrounding traffic circulation or transportation is anticipated.

#### 3. Climate

The proposal for Mulberry Park will turn an undeveloped site into an outdoor, passive recreational park. No significant impact to climate is anticipated.

#### 4. Contamination or Hazardous Materials

The subject site has a history of residential use. No contaminants or hazardous materials are known to exist on the site. No mitigation steps are required (Appendix H).

#### 5. Endangered Species, including Associated Habitat

The subject site lies within the range of the following federally listed species.

SPECIES	STATUS	Determination
Monarch Butterfly <i>Danaus plexippus</i>	Candidate	No Effect
Little Amphianthus <i>Amphianthus pusillus</i>	Threatened	No Effect
Black Spored Quillwort <i>Isoetes melanospora</i>	Endangered	No Effect

The subject site contains no habitat of granite outcrop, which is the habitat required by Little Amphianthus and Black Spored Quillwort.

No critical habitat has been identified on the subject site.

The following species have been identified in proximity to the subject site:

- *Bombus fraternus* (Southern Plains Bumble Bee) (TR), approx. 1.7 mi SW of site
- *Bombus fraternus* (Southern Plains Bumble Bee) (TR), approx. 2.7 mi NW of site
- *Bombus pensylvanicus* (American Bumblebee) (TR), approx. 2.7 mi NW of site
- GA *Cambarus howardi* (Chattahoochee Crayfish) in unnamed tributary to Wheeler Creek (AQ), approx. 3.5 mi W of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Duncan Creek (AQ), approx. 3.1 mi W of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Deaton Creek (AQ), approx. 5.6 mi NW of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Rock Creek (AQ), approx. 3.3 mi SW of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Cedar Creek (AQ), approx. 5.2 mi SE of site
- Sells Mill Park [Jackson County] (TR), approx. 1.9 mi E of site
- Thompson Mill Forest [Board of Regents] (TR), approx. 2.4 mi NW of site

Because a significant portion of the site will be left in its natural state and habitat for the above species will be improved through the removal of invasive species and the planting of native species, it is not anticipated that the proposal for a passive recreation park will have a negative impact on the above listed species (Appendix D).

#### 6. Environmental Justice: Minority and Low-income Populations

From 2010 to 2020, the Hispanic population experienced a 4.2 percent increase from 6.6 percent to 10.8 percent. The proposal will have a positive impact on the Hispanic community by providing a publicly accessible outdoor recreation and nature experience at a central downtown location (Appendix I).

#### 7. Geological Resources

Approximately 30 percent of the site contains prime farmland soils, with the remaining 70 percent containing soils that are not prime farmland soils. As this is a downtown location, it is not anticipated that the subject site will be used for farmland in the future. No significant geological resources are known to be present on the site (Appendix J).

#### 8. Historic or Cultural Resources

The Georgia State Historic Preservation Division (HPD) has reviewed the concept plan for Mulberry Park and has found the proposed project will have no adverse effect to historic property (Appendix C).

#### 9. Invasive Species

Invasive plants have been identified at the subject site, including Chinese privet. These invasive plants will be actively removed by hand during the first phase of the project and native species of shrub and grass will be planted in their place. It is anticipated this will have a positive impact on the ecological properties of the project site.

#### 10. Land Use Plans or Policies from other Agencies

The proposal addresses Goal 2 of the 2023 Northeast Georgia Regional Plan to “Elevate public health and equity for all residents and visitors,” as well as its policy to “Ensure that all residents have reasonable access to essential goods and services including food, utilities, healthcare, greenspace, and other essential services.”

The proposal addresses each of the four pillars of outdoor recreation as set forth in the Georgia Statewide Comprehensive Outdoor Recreation Plan: conservation of natural resources, enhancement of economic vitality, promotion of health, fitness, and livability of communities, and improvement in awareness, accessibility, and inclusion.

#### 11. Lightscapes, especially Night Sky

Streetlights will be installed in the parking lot for safety purposes. They will be downward facing and will utilize environmentally sensitive lighting devices to reduce the ambient light effect on wildlife. No significant impacts to lightscapes are anticipated.

#### 12. Migratory Birds

The U.S. Fish and Wildlife Service determined that the Eastern Whip-poor-will and Prairie Warbler are birds of conservation concern throughout the continental USA and Alaska. Because the proposal includes the hand removal of invasive species and the planting of native species, it is not anticipated to have a significant negative impact to these migratory birds (Appendix D).

#### 13. Recreation Resources

The subject site is currently vacant and not open to the public. The proposed park and event space will serve as a hub for recreational activities and foster community engagement in Hoschton. Intended specially to serve an aging population, the park will feature a mix of passive recreation areas, trails, natural spaces, and an amphitheater for hosting events and festivals. The project is expected to have a positive impact on recreational resources.

#### 14. Socioeconomics

Mulberry Park is intended to serve as a catalyst for economic development in Hoschton’s downtown by contributing to an adequate amount of public open space per capita. The park will



attract foot traffic for shops, restaurants, and service providers. Additionally, the amphitheater will draw visitors from the surrounding region, creating opportunities for local artists, performers, and vendors to showcase their talents and products. The project is expected to have a positive effect on the area by contributing to economic growth, tourism revenue, and downtown revitalization.

#### 15. Sound (noise impacts)

The proposal is not anticipated to create significant negative impacts to noise levels in the surrounding area from daily activities at the park. Events at the park that include concerts on the amphitheater stage may produce elevated noise levels but will be limited to occasional occurrences to end by 10:30 pm.

#### 16. Unique Ecosystems

The site contains no critical habitat nor unique ecosystems. Therefore, no mitigation measures are warranted (Appendix D and E).

#### 17. Water Quality and/or Quantity

Due to ground disturbance, water run-off may increase. Development shall occur at least 60 feet away from sensitive streams and wetlands, enhanced from the state minimum buffer of 25 feet. Paths will be constructed with a porous pavement to allow for stormwater infiltration to reduce runoff into the watershed. No significant negative impact to water quality or quantity is anticipated.

#### 18. Water: Coastal Barrier Resources or Coastal Zones

The subject site is approximately 200 miles from the nearest coastal barrier resource. No significant impact to coastal barrier resources or coastal zones is anticipated.

#### 19. Water: Marine and/or Estuarine

Georgia Wildlife Resources Division staff have stated they do not anticipate the proposal to negatively impact the Southern Plains Bumble Bee, American Bumblebee, Chattahoochee Crayfish, or Altamaha Shiner if steps are taken to minimize disruption. No significant impact to marine and/or estuary life is anticipated (Appendix E).

#### 20. Water: Stream Flow Characteristics

The proposal indicates development to occur at least 60 feet away from sensitive environmental resources, such as streams and wetlands. No significant impact to stream flows is anticipated.

#### 21. Water: Wetlands and Floodplains

The subject site contains a small stream, classified as Riverine R4SBC. Development on the site shall occur at least 60 feet away from this resource. Paths will be constructed with a porous pavement to allow for stormwater infiltration to reduce runoff into the watershed. Invasive species present on the site will be removed and replaced with native species. No significant negative impact to wetlands or floodplains is anticipated.

## Impact Criteria

- The proposed project is not anticipated to have a significant negative impact on public health or safety and is expected to have a positive impact on health.
- The proposed project is not anticipated to have a significant negative impact on unique natural resources, geographic resources, or historic or cultural resources and is expected to have a positive impact on the site's natural areas through the removal of invasive species. Also, the historic home located on the site is intended to be maintained until a future time when the City can renovate the house for public use.
- The proposed project is not anticipated to have controversial environmental effects, nor will it include unresolved conflicts concerning alternative uses of available resources.
- The proposed project is not anticipated to have highly uncertain or potentially significant environmental effects or involve unique or unknown environmental risks.
- The proposed project is intended to set a precedent for beneficial future action and is not anticipated to portend future actions with potentially significant environmental effects.
- The proposed project does not have a direct relationship to other actions with potentially significant environmental effects.
- The proposed project has been reviewed by the Georgia State Historic Preservation Office, which has conditionally determined that the project will have no adverse effect to historic property within its APE.
- The proposed project is not anticipated to have a significant negative impact to species listed, or proposed to be listed, on the List of Endangered or Threatened Species. Also, the proposed project is not anticipated to have a significant negative impact on designated critical habitat for these species.
- The proposed project is not anticipated to violate a federal, state, local, or tribal law or requirement imposed for the protection of the environment.
- The proposed project is anticipated to have a beneficial impact on low income and minority populations.
- The proposed project is not known to contain Indian sacred sites.

## **4. Environmental Impacts**

The City of Hoschton has determined a finding of No Significant Impact of the project scope. The proposal for Mulberry Park is expected to have beneficial impacts on the population, which is growing at a significant rate. The fastest growing demographic, people aged 45 and over, will particularly benefit from the outdoor passive recreational opportunities provided by this proposal. Also, the growing Hispanic population, which has seen an increase of 4.2 percent from 2010 to 2020, will benefit from having access to public open space in the downtown area.

The historic house on the site, which is not a part of this proposal, will continue to be maintained until it can be renovated for public use. It will not be included in the scope of this project. Temporary barriers will be installed to protect the house from construction activities.

No future easements, rights of way, leases, and other agreements regarding the use of the LWCF area are anticipated relevant to the site.

Impacts of this proposal on threatened or endangered species in the area, but not on site, are intended to be minimal with limited and selective land clearing. Some impacts will be beneficial, as invasive species will be removed and replaced with intentional native plantings.

This, along with the plan to keep the majority of the site as passive recreation, will serve to improve the habitat for native species.

Development at Mulberry Park will occur at least 60 feet away from sensitive environmental resources, such as streams and wetlands. Clearing of forested areas will be minimized to selective areas containing invasive species. Erosion will be kept to a minimum during construction by use of silt fencing and mulching disturbed areas; vegetation will be kept intact as much as possible. Paths will be paved with a porous pavement that allows for stormwater infiltration rather than impervious materials that significantly increase runoff into the watershed. On-street parking spaces will be constructed of porous asphalt, which can have economic and environmental benefits by aiding stormwater management. These measures will help protect water quality, protect sensitive habitats and native species, and provide for a more enjoyable recreational experience for the users.

## **5. Coordination and Consultation**

### **Persons, organizations, and agencies contacted for information and for identifying important issues and analyzing impacts:**

- State Historic Preservation Office (SHPO)
- U.S. Fish and Wildlife Service
- GA Wildlife Resources Division (WRD)
- GA Department of Transportation
- Northeast GA Regional Commission

### **Public involvement efforts:**

The City of Hoschton has worked closely with community organizations that have an interest in outdoor recreation facilities in general and in the Mulberry Park Project specifically. These organizations include the Hoschton Historic Preservation Committee, The Hoschton Heritage Arts Council, and the Hoschton Women's Civic Club. These groups see a need in the community for more outdoor recreational opportunities and are overwhelmingly in support of the project.

The City of Hoschton collaborated with the UGA Center for Community Design and Preservation (CCDP) and city stakeholders through public participation processes to produce a vision for the seven-acre site as part of a design charrette in 2021. The resultant plan addressed the needs of the

community for a downtown site where people of all ages can enjoy the outdoors with passive recreational opportunities and open spaces, a place where residents and visitors can come together for events and festivals. This proposal for Mulberry Park evolved from that vision.

**Preparer:**

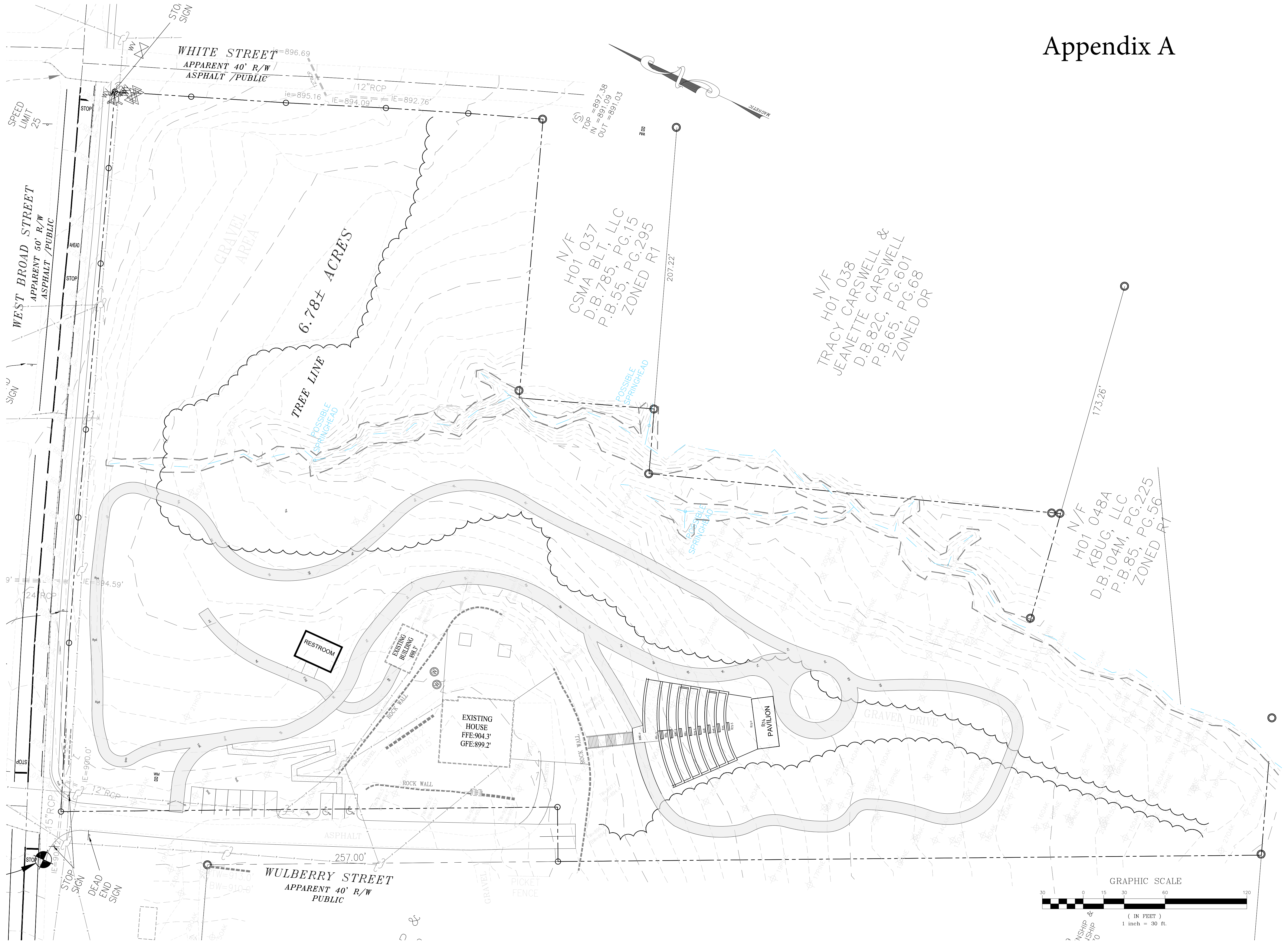
Mark Beatty, Director of Planning and Government Services  
Northeast Georgia Regional Commission  
[MBeatty@negrc.org](mailto:MBeatty@negrc.org)

**Certifying Official:**

Debbie Martin, Mayor  
City of Hoschton  
[dmartin@cityofhoschton.com](mailto:dmartin@cityofhoschton.com)



# Appendix A



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JEFFERSON D. BREWER, ENGINEER

**REVISIONS**

NO.	DATE	DESCRIPTION

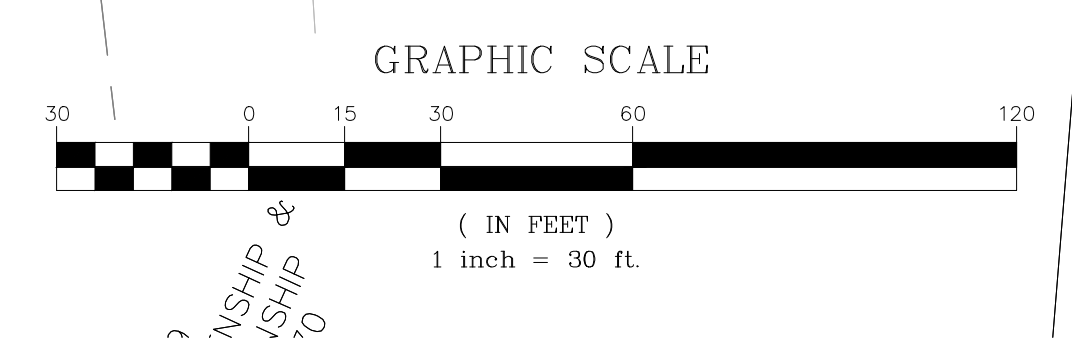
**Owner / Developer**

OWNER NAME  
OWNER ADDRESS  
OWNER CITY  
OWNER PHONE

**Mulberry Park and Amphitheater**  
153 Mulberry Street  
Hoschton, GA 30548  
CITY

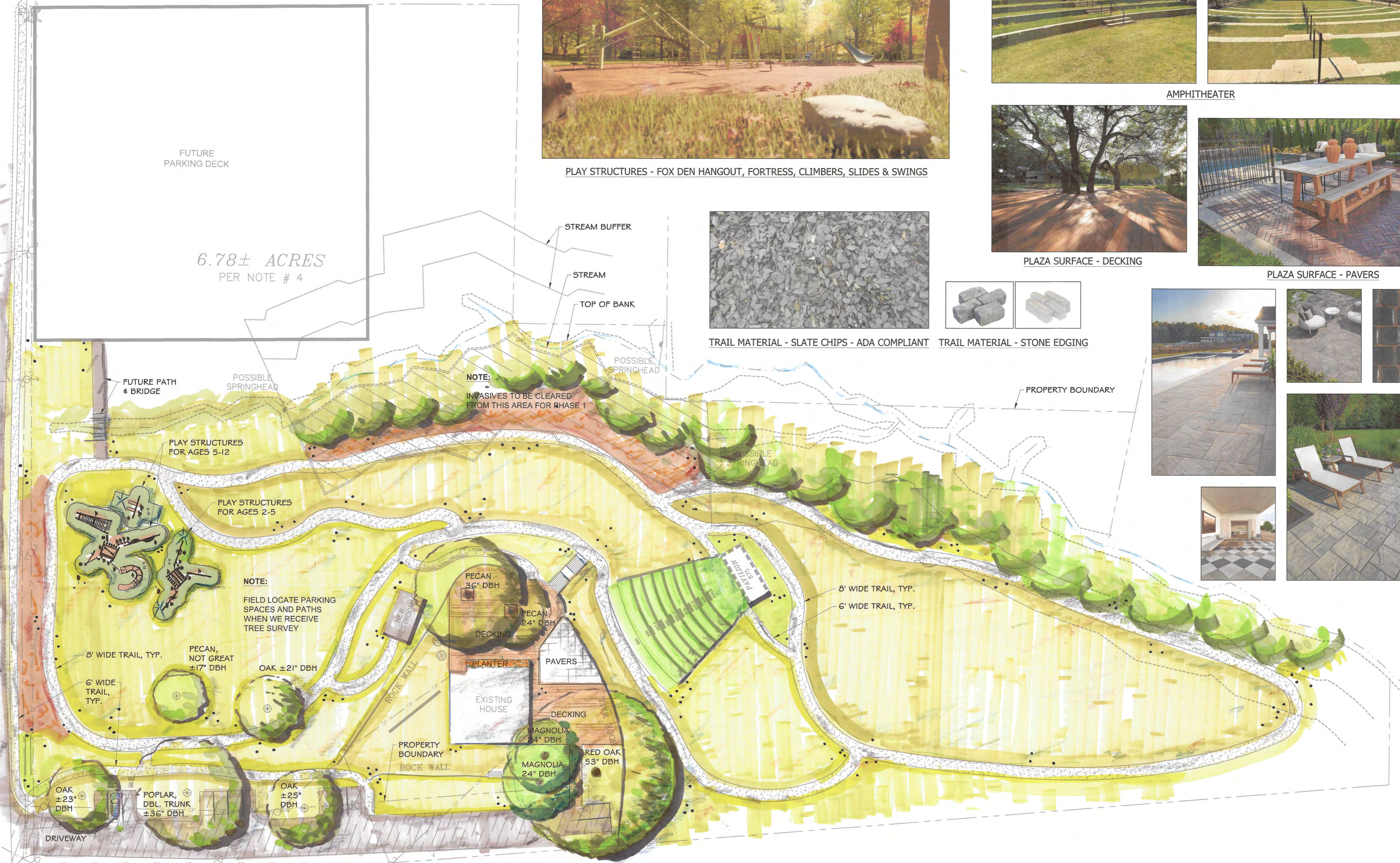
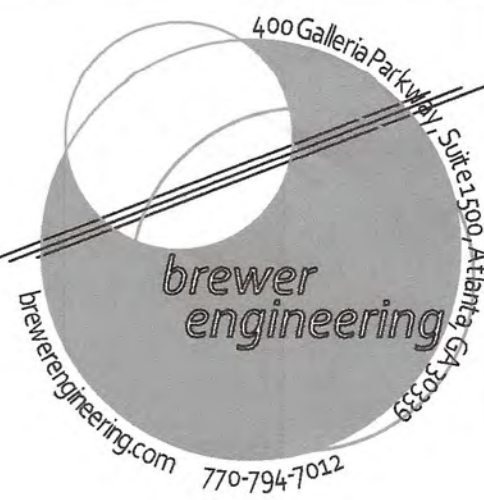
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DATE: 1-2-24  
SHEET TITLE: SITE PLAN

SHEET NO. C-3.0





# Appendix B



PLAY STRUCTURES - FOX DEN HANGOUT, FORTRESS, CLIMBERS, SLIDES & SWINGS



AMPHITHEATER



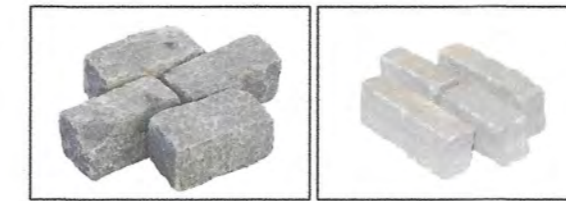
PLAZA SURFACE - DECKING



PLAZA SURFACE - PAVERS



TRAIL MATERIAL - SLATE CHIPS - ADA COMPLIANT



TRAIL MATERIAL - STONE EDGING



## REVISIONS

NO.	DATE	DESCRIPTION

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OWNER / DEVELOPER  
 CITY OF HOSCHTON  
 79 CITY SQUARE STREET  
 HOSCHTON, GEORGIA 30548

MULBERRY PARK  
 CONCEPT PLAN  
 HOSCHTON - MULBERRY PROPERTY  
 153 MULBERRY STREET  
 HOSCHTON, GA 30548

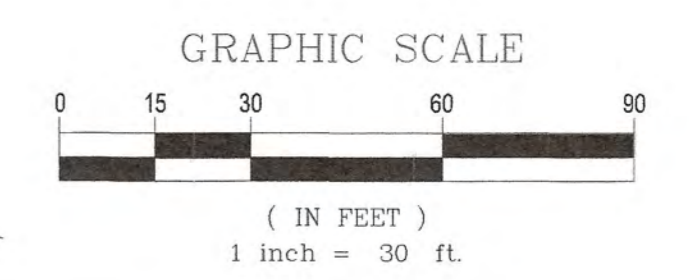
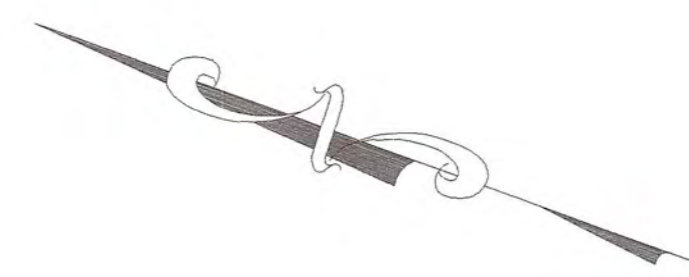
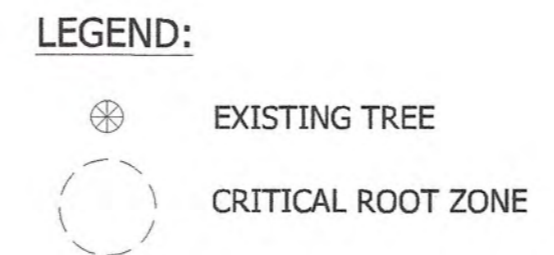
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PROJECT NO.: 23013  
 DATE: 5-08-2023  
 SHEET TITLE:

CONCEPT LANDSCAPE PLAN

SHEET NO.:

T.1





Brian P. Kemp  
Governor



Christopher Nunn  
Commissioner

HISTORIC PRESERVATION DIVISION

July 13, 2023

Jerry Hood  
Engineering Management, Inc.  
303 Swanson Drive  
Lawrenceville, Georgia 30043

**RE: LWCF: Construct Mulberry Park. 153 Mulberry Street, Hoschton  
Jackson County, Georgia  
HP-230620-001**

Dear Mr. Hood:

The Historic Preservation Division (HPD) has received the information submitted concerning the above referenced project. Our comments are offered to assist the National Park Service (NPS) and its applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of constructing a recreational park facility on a portion of the circa (ca.) 1934 Jackson County parcel H01 048 at 153 Mulberry Street in Hoschton, potentially including constructing an amphitheater, passive recreation area, paved plaza area, playground, and walking trails, and installing site appurtenances and landscaping. It is HPD's understanding that the scope of work (SOW) has not been finalized. Based on the information provided and desktop research, HPD finds the National Register of Historic Places (NRHP)-eligibility of the ca. 1934 GNAHRGIS resource 101945 at 153 Mulberry Street and the ca. 1939 GNAHRGIS resource at 101942 at 142 Walnut Street, within the subject parcel, is currently unknown due to a lack of available information. Additionally, HPD finds multiple other historic resources within the proposed project's area of potential effect (APE), some of which may be eligible for listing in the NRHP. As currently proposed, the new construction cannot be evaluated for effects to historic resources. However, it is HPD's opinion that the project will have **no adverse effect** to historic property within its APE, as defined in 36 CFR Part 800.5(b), **provided the following condition is met:**

1. Submit project plans to HPD for review, when available. Plans should include elevation drawings/design details, site and landscape plans, and a description of proposed exterior materials, as applicable, including design details for proposed site appurtenances (lighting, benches, trash receptacles, etc.).

Please note that satisfying the condition(s) above does not preclude the project from constituting an adverse effect, as defined in 36 CFR Part 800.5(a)(2) once project plans are provided. Should an adverse effect be determined, and absent federal agency involvement, HPD will work with the applicant to complete the required steps to move the project forward. HPD looks forward to receiving documentation that indicates compliance with the condition(s) as soon as it is available.

Please refer to project number **HP-230620-001** in any future correspondence regarding this project. If we may be of further assistance, please contact me at Stacy.Rieke@dca.ga.gov or (404) 486-6434 or Elijah Huszagh, Compliance Review Archaeologist, at Elijah.Huszagh@dca.ga.gov or (470) 757-3129.



Mr. Hood  
HP-230620-001  
July 13, 2023  
Page 2

Sincerely,

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

Stacy Rieke, MHP  
Program Manager  
Environmental Review & Preservation Planning

cc: Antoinette Norfleet, DNR  
Lydia Joffray, Northeast Georgia Regional Commission  
Beth Eavenson, DCA Regional Services, Region 5



HISTORIC PRESERVATION DIVISION

March 4, 2024

Lacey Tucker  
Engineering Management, Inc.  
303 Swanson Drive  
Lawrenceville, Georgia 30043

**RE: LWCF: Construct Mulberry Park, 153 Mulberry Street, Hoschton  
Jackson County, Georgia  
HP-230620-001**

Dear Ms. Tucker:

The Historic Preservation Division (HPD) has received the additional information submitted concerning the above referenced project. Our comments are offered to assist the National Park Service (NPS) and its applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of constructing a recreational park facility on a portion of the circa (ca.) 1934 Jackson County parcel H01 048 at 153 Mulberry Street in Hoschton, potentially including constructing an amphitheater, passive recreation area, paved plaza area, playground, and walking trails, and installing site appurtenances and landscaping. As noted in our response letter dated July 13, 2023, the project was previously determined to have no adverse effect on the National Register of Historic Places (NRHP)-unknown circa (ca.) 1934 GNAHRGIS resource 101945 at 153 Mulberry Street, the ca. 1939 GNAHRGIS resource at 101942 at 142 Walnut Street, and multiple other NRHP resources within the proposed project's area of potential effect (APE), with one condition.

The current submittal includes additional scope of work (SOW) details in accordance with Condition 1. It is HPD's understanding that GNAHRGIS resources 101945 and 101942 will be retained and rehabilitated as part of the current project, but that rehabilitation plans are currently unknown. Additionally, HPD understands that a three (3)-story parking deck will be constructed on the northwestern portion of the subject parcel and that a restroom building with associated water and sewer infrastructure will also be constructed on a portion of the subject parcel.

Based on the additional information provided, it is HPD's opinion that the subject project constitutes an **adverse effect** to historic properties located within the subject project's area of potential effect (APE), as defined in 36 CFR Part 800.5(a)(2). Specifically, introducing incompatible and/or looming visual intrusions, such as a multi-story parking deck, pavilion/amphitheater, and other park facilities along with unknown rehabilitation activities, within the boundary of a NRHP resource is not consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

HPD would like to note that this determination of an adverse effect is not the end of the Section 106 consultation process and that the process should be completed prior to commencing the project. The next step in the process is to consider options to avoid or minimize the adverse effect on historic resources associated with this project. *If the scope of work (SOW) for this project can be changed* so that it conforms to the Secretary's *Standards* (i.e., location/site changes, vegetative buffers, repair rather than replace intact historic elements, documentation of damage beyond repair, replacement component specifications, etc.), forward the updated SOW to HPD for review and comment. *If the SOW cannot be changed*, provide HPD with documentation explaining the reason(s) why the adverse effect cannot be avoided or minimized (i.e., a cost analysis, funding requirements, etc.). Alternately, if additional NRHP-eligibility assessment details in the form of a historic resources survey can be provided related to the subject parcel regarding its individual eligibility under all applicable NRHP criteria and/or its contributing status to a potential Hoschton historic district, before moving forward to consider avoidance/minimization options, please provide those details to HPD for further review and comment.

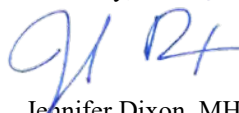
If the adverse effect remains after eligibility of the subject parcel has been fully assessed and/or after avoidance/minimization options have been considered, please complete the following steps, in coordination with NPS and as applicable to this project, to resolve the adverse effect, complete the consultation process, and continue with the project:

- Notify the Advisory Council on Historic Preservation (ACHP): the ACHP must be notified of the adverse effect determination; NPS does not delegate ACHP notification responsibility to the applicant/responsible entity (RE) for Land & Water Conservation Fund (LWCF) projects, therefore the applicant/RE should coordinate with NPS LWCF regarding ACHP notification; ACHP notification is separate from the ongoing Section 106 consultation with HPD on this project and can be accomplished concurrently with the next step.
- Determine Mitigation: mitigation is measures that ensure a local preservation benefit, despite the loss or damage to historic properties and can include a variety of components; in consultation with HPD and other consulting parties, the federal agency should determine appropriate mitigation measures and incorporate those measures as stipulations in a draft Memorandum of Agreement (MOA).
- Draft a MOA: a MOA is an agreement document that sets out measures to resolve the adverse effect through mitigation; NPS does not delegate MOA drafting to the applicant/RE for LWCF projects; we recommend the agency utilize the ACHP's *Guidance on Agreement Documents* webpage, found here: <https://www.achp.gov/initiatives/guidance-agreement-documents> and the MOA template found therein to draft the document.
- Provide the MOA Draft(s) to HPD for Review: all agreement document drafts are subject to a 30-day review period that begins upon receipt of the document; HPD recommends the agency utilize a similar 30-day period to provide responsive revisions for each draft to HPD to reduce the length of time it takes to finalize the document.

Once appropriate mitigation to resolve the adverse effect is determined, in consultation with all parties, and the MOA has been executed (signed by all parties), the project can commence provided the need for the subject property to accomplish the mitigation outlined in the MOA is complete. If the agency decides additional discussion of the project or the provided comments is warranted, HPD is available for further technical assistance consultation.

We look forward to working with you as this project progresses. Please refer to project number **HP-230620-001** in any future correspondence regarding this project. If we may be of further assistance, please contact Stacy Rieke, Environmental Review Program Manager, at [Stacy.Rieke@dca.ga.gov](mailto:Stacy.Rieke@dca.ga.gov) or (470) 522-7979.

Sincerely,



Jennifer Dixon, MHP, LEED Green Associate  
Division Director  
Deputy State Historic Preservation Officer

JAD/smr

cc: Antoinette Norfleet, DNR  
Jody Graichen, Northeast Georgia Regional Commission  
Beth Eavenson, DCA Regional Services, Region 5

HISTORIC PRESERVATION DIVISION

April 2, 2024

Lacey Tucker  
Engineering Management, Inc.  
303 Swanson Drive  
Lawrenceville, Georgia 30043

**RE: LWCF: Construct Mulberry Park, 153 Mulberry Street, Hoschton  
Jackson County, Georgia  
HP-230620-001**

Dear Ms. Tucker:

The Historic Preservation Division (HPD) has received the additional information submitted concerning the above referenced project. Our comments are offered to assist the National Park Service (NPS) and its applicants in complying with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The subject project consists of constructing a recreational park facility on a portion of the circa (ca.) 1934 Jackson County parcel H01 048 at 153 Mulberry Street in Hoschton, potentially including constructing an amphitheater, passive recreation area, paved plaza area, playground, and walking trails, and installing site appurtenances and landscaping. As noted in our response letter dated July 13, 2023, the project was previously determined to have no adverse effect on the National Register of Historic Places (NRHP)-unknown circa (ca.) 1934 GNAHRGIS resource 101945 at 153 Mulberry Street, the ca. 1939 GNAHRGIS resource at 101942 at 142 Walnut Street, and multiple other NRHP resources within the proposed project's area of potential effect (APE), with one condition. The scope of work (SOW) was subsequently refined and, as noted in our letter dated March 4, 2024, the project was determined to have an adverse effect on the NRHP-unknown GNAHRGIS resource 101945 and NRHP-unknown Hoschton historic district due to the introduction of incompatible and/or looming visual intrusions, such as a multi-story parking deck, pavilion/amphitheater, and other park facilities along with unknown rehabilitation activities, within the boundary of a NRHP-unknown resource.

The current submittal includes additional details and documentation related to GNAHRGIS resource 101945 and the potential Hoschton historic district. Based on the additional information provided and additional desktop research, HPD finds that GNAHRGIS resource 101945 and the Hoschton historic district are not eligible for listing in the NRHP due to a lack of integrity. Based on the revised eligibility assessment, it is HPD's opinion that the adverse effect determination no longer appears applicable. As such, it is HPD's opinion that the subject project, as proposed, will have **no adverse effect** to historic properties that are eligible for listing in the NRHP, as defined in 36 CFR Part 800.5(d)(1) due to existing modern intrusions.

This letter evidences consultation with our office for compliance with Section 106 of the NHPA. It is important to remember that any changes to this project as it is currently proposed may require additional consultation. HPD encourages federal agencies and project applicants to discuss such changes with our office to ensure that potential effects to historic resources are adequately considered in project planning.

Ms. Tucker  
HP-230620-001  
April 2, 2024  
Page 2

Please refer to project number **HP-230620-001** in any future correspondence regarding this project. If we may be of further assistance, please contact Stacy Rieke, Environmental Review Program Manager, at [Stacy.Rieke@dca.ga.gov](mailto:Stacy.Rieke@dca.ga.gov) or (470) 522-7979.

Sincerely,

A handwritten signature in blue ink that reads "Stacy Rieke". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Stacy Rieke, MHP  
Program Manager  
Environmental Review & Preservation Planning

cc: Antoinette Norfleet, DNR  
Jody Graichen, Northeast Georgia Regional Commission  
Beth Eavenson, DCA Regional Services, Region 5



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Georgia Ecological Services Field Office  
355 East Hancock Avenue  
Room 320  
Athens, GA 30601-2523  
Phone: (706) 613-9493 Fax: (706) 613-6059

In Reply Refer To:  
Project Code: 2024-0011743  
Project Name: Mulberry Park

November 01, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for your request for information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) has responsibility for certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), the Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (FWCA) (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Bald and Golden Eagle Protection Act (BGEPA) as amended (16 USC 668-668c). We are providing the following guidance to assist you in determining which federally imperiled species may or may not occur within your project area and to recommend some conservation measures that can be included in your project design if you determine those species or designated critical habitat may be affected by your proposed project.

### **FEDERALLY-LISTED SPECIES AND DESIGNATED CRITICAL HABITAT**

Attached is a list of endangered, threatened, and proposed species that may occur in your project area. Your project area may not necessarily include all or any of these species. Under the ESA, it is the responsibility of the Federal action agency, project proponent, or their designated representative to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make "no effect" determinations. If you determine that your proposed action will have "no effect" on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional information to assist in your effect determination, please contact the Service.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation process, we will analyze information contained in a biological assessment or equivalent document that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a)(1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt harm or harass federally listed threatened or endangered fish or wildlife species. For more information regarding formal consultation and HCPs, please see the Service's [Section 7 Consultation Library](#) and [Habitat Conservation Plans Library](#) Collections.

**Action Area.** The scope of federally listed species compliance not only includes direct effects, but also any indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The action area is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. An updated list may be requested through IPaC.

ESA Section 7 consultation (and related tools such as the EDGES and/or DKeys) apply to projects being permitted or funded by a Federal agency. However, please note that a lead federal agency may consider an action area that excludes portions of the project footprint. In these cases, further coordination with our office may be required to ensure compliance with the ESA. It is the responsibility of the project proponent to coordinate with the lead federal agency to understand the action and action area being reviewed as part of ESA Section 7 consultation.

**How to Submit a Project Review Package.** If you determine that your action may affect any federally listed species and would like technical assistance from our office, please send us a complete project review package. A step by step guide is available at the Georgia Ecological Services [Project Planning and Review](https://www.fws.gov/office/georgia-ecological-services/project-planning-review) page (<https://www.fws.gov/office/georgia-ecological-services/project-planning-review>).

Beginning April 1, 2023, requests for threatened and endangered species project reviews must be submitted to our office using the process described below. (If you are not emailing us to submit a project for review, your email will be forwarded to the appropriate staff.) This is a three-step process. All steps must be completed to ensure your project is reviewed by a biologist in our office and you receive a timely response. In brief the steps are:

**Step 1.** Request an official species list for your project through IPaC (Done!)

**Step 2.** Complete applicable Determination Keys

**Step 3.** Send your complete project review package to [GAES\\_Assistance@FWS.gov](mailto:GAES_Assistance@FWS.gov) for review if no DKey is applicable or all aspects of the project are not addressed by DKeys, i.e. a species returned by IPaC does not have a DKey to address impacts to it. A complete project review package should include:

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. The description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, such as the purpose of the action; duration and timing of the action; location (latitude and longitude); specific activities involving disturbance to land, water, and air, and how they will be carried out; current description of areas to be affected directly or indirectly by the action; and maps, drawings, or similar schematics of the action.
2. An updated Official Species List and DKey results
3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (e.g., management plans related to stormwater, vegetation, erosion and sediment plans). Visit the [Georgia Conservation Planning Toolbox](https://www.fws.gov/story/conservation-tools-georgia) (<https://www.fws.gov/story/conservation-tools-georgia>) for information about conservation measures.
6. In the email subject line, use the following format to include the Project Code from your IPaC species list and the county in which the project is located (Example: Project Code: 2023-0049730 Gwinnett Co.). For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

The Georgia Ecological Services Field Office will send a response email within approximately 30 days of receipt with technical assistance or further recommendations for specific species.

## **WETLANDS AND FLOODPLAINS**

Under Executive Orders 11988 and 11990, Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. The Service's [NWI program website](https://www.fws.gov/program/national-wetlands-inventory) (<https://www.fws.gov/program/national-wetlands-inventory>) integrates digital map data with other resource information. We also recommend you contact the U.S. Army Corps of Engineers for

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permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

## **MIGRATORY BIRDS**

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's [Migratory Birds Program](https://fws.gov/program/migratory-birds) (https://fws.gov/program/migratory-birds). To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged.

We recommend review of Birds of Conservation Concern to fully evaluate the effects to the birds at your site. This list identifies birds that are potentially threatened by disturbance and construction. It can be found at the Service's [Migratory Birds Conservation Library Collection](https://fws.gov/library/collections/migratory-bird-conservation-documents) (https://fws.gov/library/collections/migratory-bird-conservation-documents).

Information related to best practices and migratory birds can be found at the Service's [Avoiding and Minimizing Incidental Take of Migratory Birds Library Collection](https://fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds) (https://fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds).

## **BALD AND GOLDEN EAGLES**

The bald eagle (*Haliaeetus leucocephalus*) was delisted under the ESA on August 9, 2007. Both the bald eagle and golden eagle (*Aquila chrysaetos*) are still protected under the MBTA and BGEPA. The BGEPA affords both eagles protection in addition to that provided by the MBTA, in particular, by making it unlawful to “disturb” eagles. Under the BGEPA, the Service may issue limited permits to incidentally “take” eagles (e.g., injury, interfering with normal breeding, feeding, or sheltering behavior nest abandonment). For information on bald and golden eagle management guidelines, we recommend you review information provided at the Service's [Bald and Golden Eagle Management Library Collection](https://fws.gov/library/collections/bald-and-golden-eagle-management) (https://fws.gov/library/collections/bald-and-golden-eagle-management).

## **NATIVE BATS**

If your species list includes Indiana bat (*Myotis sodalis*) or northern long-eared bat (*M. septentrionalis*) and the project is expected to impact forested habitat that is appropriate for maternity colonies of these species, forest clearing should occur outside of the period when bats may be present. Federally listed bats could be actively present in forested landscapes from April 1 to October 15 of any year and have non-volant pups from May 15 to July 31 in any year. Non-volant pups are incapable of flight and are vulnerable to disturbance during that time.

Indiana, northern long-eared, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the Georgia Bats in Bridges cell phone application, free on Apple and Android devices. Please include these findings in any biological



assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Additional information can be found at Georgia Ecological Services' [Conservation Planning Toolbox](#) and [Bat Conservation in Georgia](#) pages.

### **MONARCH BUTTERFLY**

On December 20, 2020, the Service determined that listing the Monarch butterfly (*Danaus plexippus*) under the Endangered Species Act is warranted but precluded at this time by higher priority listing actions. With this finding, the monarch butterfly becomes a candidate for listing. The Service will review its status each year until we are able to begin developing a proposal to list the monarch.

As it is a candidate for listing, the Service welcomes conservation measures for this species. Recommended, and voluntary, conservation measures for projects in Georgia can be found at our [Monarch Conservation in Georgia](https://www.fws.gov/project/monarch-conservation-georgia) (<https://www.fws.gov/project/monarch-conservation-georgia>) page.

### **EASTERN INDIGO SNAKE**

Our office has published guidance documents to assist project proponents in avoiding and minimizing potential impact to the eastern indigo snake. The [Visual Encounter Survey Protocol for the Eastern Indigo Snake \(\*Drymarchon couperi\*\) in Georgia](#) is recommended for project proponents or their designees to evaluate the possible presence of the Eastern indigo snake at a proposed project site. The [Standard Protection Measures for the Eastern Indigo Snake \(\*Drymarchon couperi\*\)](#) include educational materials and training that can help protect the species by making staff working on a project site aware of their presence and traits. In Georgia, indigo snakes are closely associated with the state-listed gopher tortoise (*Gopherus polyphemus*), a reptile that excavates extensive underground burrows that provide the snake shelter from winter cold and summer desiccation.

### **SOLAR ENERGY DEVELOPMENT**

The [Recommended Practices for the Responsible Siting and Design of Solar Development in Georgia](#) were published in September 2023 and are intended to provide voluntary guidance to support consideration of natural resources during the development of photovoltaic solar in Georgia. Furthermore, the Georgia Low Impact Solar Siting Tool (LISST) is available as a [web application](#) and as a map layer in IPaC (Find it in the “Layers” Box > “Environmental Data”) to provide project managers with the data to identify areas that may be preferred for low-impact development. The tool seeks to support the acceleration of large-scale solar development in areas with less impact to the environment.

### **STATE AGENCY COORDINATION**

Additional information that addresses at-risk or high priority natural resources can be found in the State Wildlife Action Plan (<https://georgiawildlife.com/WildlifeActionPlan>), at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal (<https://georgiawildlife.com/conservation/species-of-concern>), Georgia's Natural, Archaeological, and

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Historic Resources GIS portal (<https://www.gnahrgis.org/gnahrgis/index.do>), and the [Georgia Ecological Services HUC10 Watershed Guidance](#) page.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email [gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov) and reference the project county and your Service Project Tracking Number.

This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Georgia Ecological Services Field Office**  
355 East Hancock Avenue  
Room 320  
Athens, GA 30601-2523  
(706) 613-9493

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## PROJECT SUMMARY

Project Code: 2024-0011743

Project Name: Mulberry Park

Project Type: Recreation - New Construction

Project Description: Mulberry Park is proposed to be an outdoor recreation and event space. The park will feature a mix of passive recreation areas, trails, natural spaces, and an amphitheater for hosting events and festivals. Initial work on the site will include the removal of invasive plants, allowing intentional native plantings and the natural flora to flourish. Paths will be constructed for light hiking with benches, trash receptacles, and pet stations distributed throughout. A children's playground and restroom building will be constructed.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@34.09508975,-83.76316364962088,14z>



Counties: Jackson County, Georgia

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## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [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.

### INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

### FLOWERING PLANTS

NAME	STATUS
Little Amphianthus <i>Amphianthus pusillus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6445">https://ecos.fws.gov/ecp/species/6445</a>	Threatened

### FERNS AND ALLIES

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

### CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

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## BALD & GOLDEN EAGLES

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

- 
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
  2. The [Migratory Birds Treaty Act](#) of 1918.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

## 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<sup>3</sup> 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.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>	Breeds Mar 15 to Aug 25
Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9443">https://ecos.fws.gov/ecp/species/9443</a>	Breeds Apr 20 to Aug 20

---

NAME	BREEDING SEASON
<b>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9398">https://ecos.fws.gov/ecp/species/9398</a>	Breeds May 10 to Sep 10
<b>Rusty Blackbird <i>Euphagus carolinus</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9478">https://ecos.fws.gov/ecp/species/9478</a>	Breeds elsewhere
<b>Wood Thrush <i>Hylocichla mustelina</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9431">https://ecos.fws.gov/ecp/species/9431</a>	Breeds May 10 to Aug 31

## 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 the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

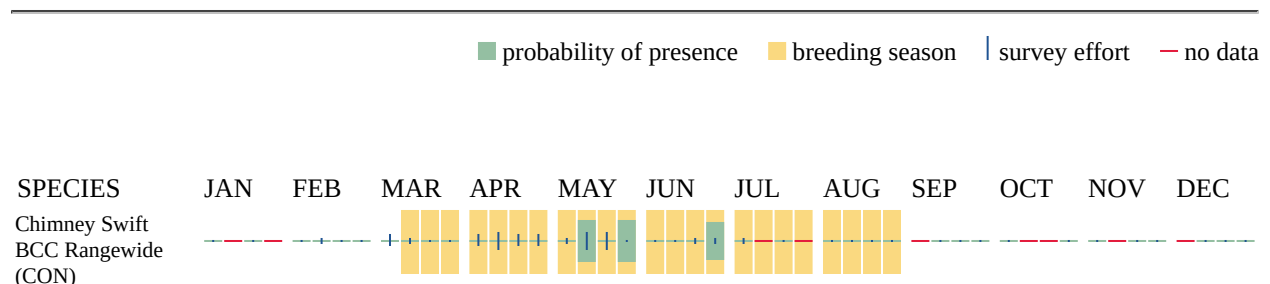
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

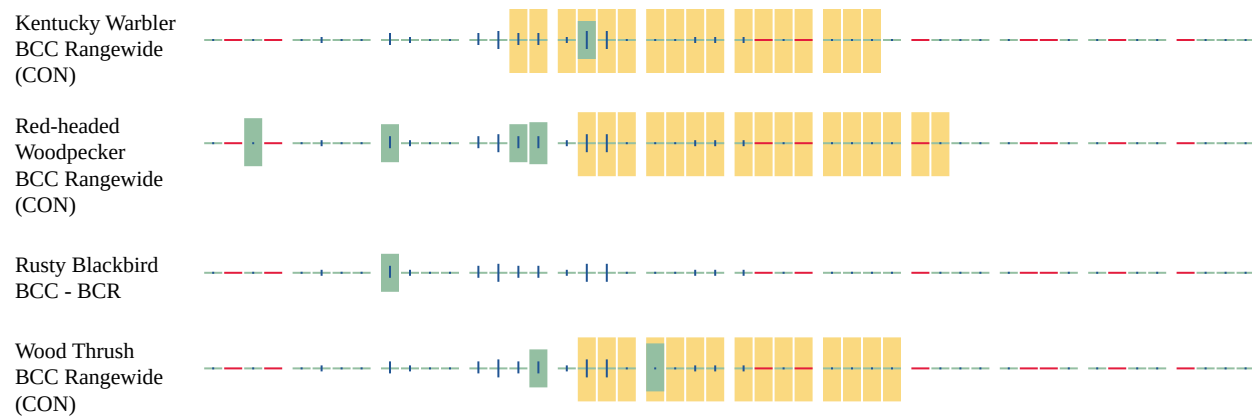
### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (-)

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





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## WETLANDS

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](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

### RIVERINE

- R4SBC

**IPAC USER CONTACT INFORMATION**

Agency: Hoschton city  
Name: Lisa Brosnan  
Address: 305 Research Dr.  
City: Athens  
State: GA  
Zip: 30605  
Email: lbrosnan@negrc.org  
Phone: 7065238332

**LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Hoschton city  
Name: Tiffany Wheeler  
Email: TWheeler@cityofhoschton.com  
Phone: 7066543034

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MARK WILLIAMS  
COMMISSIONER

TED WILL  
DIRECTOR

November 30, 2023

Lisa Brosnan  
Planning & Government Services  
Northeast Georgia Regional Commission  
305 Research Drive  
Athens, GA 30605

**Subject: Known occurrences of natural communities, plants, and animals of highest priority conservation status on or near LWCF - Mulberry Park in Jackson County, GA**

Dear Lisa Brosnan:

This is in response to your request on October 13, 2023. The following Georgia natural heritage database element occurrences (EOs) were selected for the current site using the local Hydrologic Unit Code (HUC) 10 watershed for elements whose range distribution is limited by aquatic systems (AQ) and within 3 miles for all other EOs (TR).

**Mulberry Park - City of Hoschton (-83.762849, 34.094910, WGS84)**

- Bombus fraternus* (Southern Plains Bumble Bee) (TR), approx. 1.7 mi SW of site
- Bombus fraternus* (Southern Plains Bumble Bee) (TR), approx. 2.7 mi NW of site
- Bombus pensylvanicus* (American Bumblebee) (TR), approx. 2.7 mi NW of site
- GA *Cambarus howardi* (Chattahoochee Crayfish) in unnamed tributary to Wheeler Creek (AQ), approx. 3.5 mi W of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Duncan Creek (AQ), approx. 3.1 mi W of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Deaton Creek (AQ), approx. 5.6 mi NW of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Rock Creek (AQ), approx. 3.3 mi SW of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Cedar Creek (AQ), approx. 5.2 mi SE of site
- Sells Mill Park [Jackson County] (TR), approx. 1.9 mi E of site
- Thompson Mill Forest [Board of Regents] (TR), approx. 2.4 mi NW of site

**Recommendations:**

Please be aware that state protected species have been documented near the proposed project. For information about these species, including survey recommendations, please visit our webpage at <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>.

The following biologists can provide additional recommendations and assistance regarding the following groups:

Plants: Lisa Kruse ([Lisa.Kruse@dnr.ga.gov](mailto:Lisa.Kruse@dnr.ga.gov))  
Fishes: Brett Albanese ([Brett.Albanese@dnr.ga.gov](mailto:Brett.Albanese@dnr.ga.gov))  
Crayfish: Brett Albanese ([Brett.Albanese@dnr.ga.gov](mailto:Brett.Albanese@dnr.ga.gov))  
Mussels: Matt Rowe ([Matthew.Rowe@dnr.ga.gov](mailto:Matthew.Rowe@dnr.ga.gov))  
Reptiles & Amphibians: Daniel Sollenberger ([Daniel.Sollenberger@dnr.ga.gov](mailto:Daniel.Sollenberger@dnr.ga.gov))  
Mammals: Trina Morris ([Katrina.Morris@dnr.ga.gov](mailto:Katrina.Morris@dnr.ga.gov))  
Birds: Nathan Klaus ([Nathan.Klaus@dnr.ga.gov](mailto:Nathan.Klaus@dnr.ga.gov)) or Tim Keyes ([Tim.Keyes@dnr.ga.gov](mailto:Tim.Keyes@dnr.ga.gov))  
Terrestrial Invertebrates: Anna Yellin ([Anna.Yellin@dnr.ga.gov](mailto:Anna.Yellin@dnr.ga.gov))

Species listed above that have no “GA” or “US” status are considered Georgia species of concern. Locations of these species are tracked until enough information is gathered to determine if they should be added to the state list or if their populations do not warrant tracking. It is important to consider these species when planning projects. Please let us know if you have any questions regarding Georgia species of concern.

We are glad to see park development, which will add to the recreation opportunities in the community. Development at the recreational park should occur at least 100 feet away from sensitive environmental resources, such as streams and wetlands. We also recommend that construction be geared toward areas that have been disturbed in the past and clearing of forested landscape is minimized. Please keep erosion to a minimum during construction and leave as much vegetation intact as possible. In seepage or wetland areas, use boardwalks where feasible to prevent degradation and destruction of these sensitive habitats. If paths are paved, we strongly recommend using a porous pavement that allows for stormwater infiltration rather than impervious materials that significantly increase runoff into the watershed. Place paths carefully and provide adequate parking and access areas. Please consider constructing parking lots of porous asphalt, which can have economic and environmental benefits by aiding stormwater management. These measures will help protect water quality, protect sensitive habitats and native species, and provide for a more enjoyable recreational experience for the users.

### **Disclaimer:**

Please keep in mind the limitations of our database. The data collected by the Wildlife Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Wildlife Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our

web site (<http://georgiawildlife.com/conservation/species-of-concern#rare-locations>) or by contacting our office. If we can be of further assistance, please let us know.

Sincerely,



Maggie Aduddell Hunt, Wildlife Biologist  
[maggie.hunt@dnr.ga.gov](mailto:maggie.hunt@dnr.ga.gov), (706) 557-3228

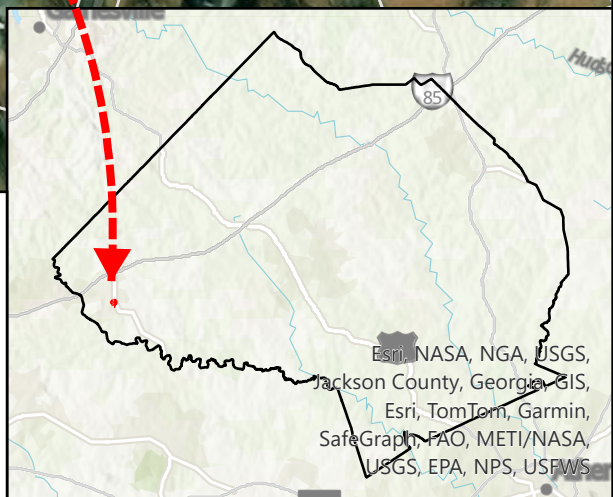
### **Data Available on the Wildlife Conservation Section Website**

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. To view these profiles, please visit: <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>
- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://georgiabiodiversity.org/>
- Downloadable files of rare species and natural community data by quarter quad and county are also available. These files can be downloaded from: <http://georgiabiodiversity.org/natels/natural-element-locations.html>





1. The City is planning on building a parking deck in the northern corner of the lot. This will not be funded with the grant and is not part of the project area.
2. There is an existing historic home on the project site. No funds will go towards rehabilitating this home and it is not considered part of the project area






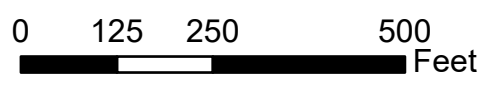
### Project Boundary Map

Mulberry Park  
Hoschton, Georgia

Parcel H01 048  
7.26 Acres  
Wooded / Partially Developed

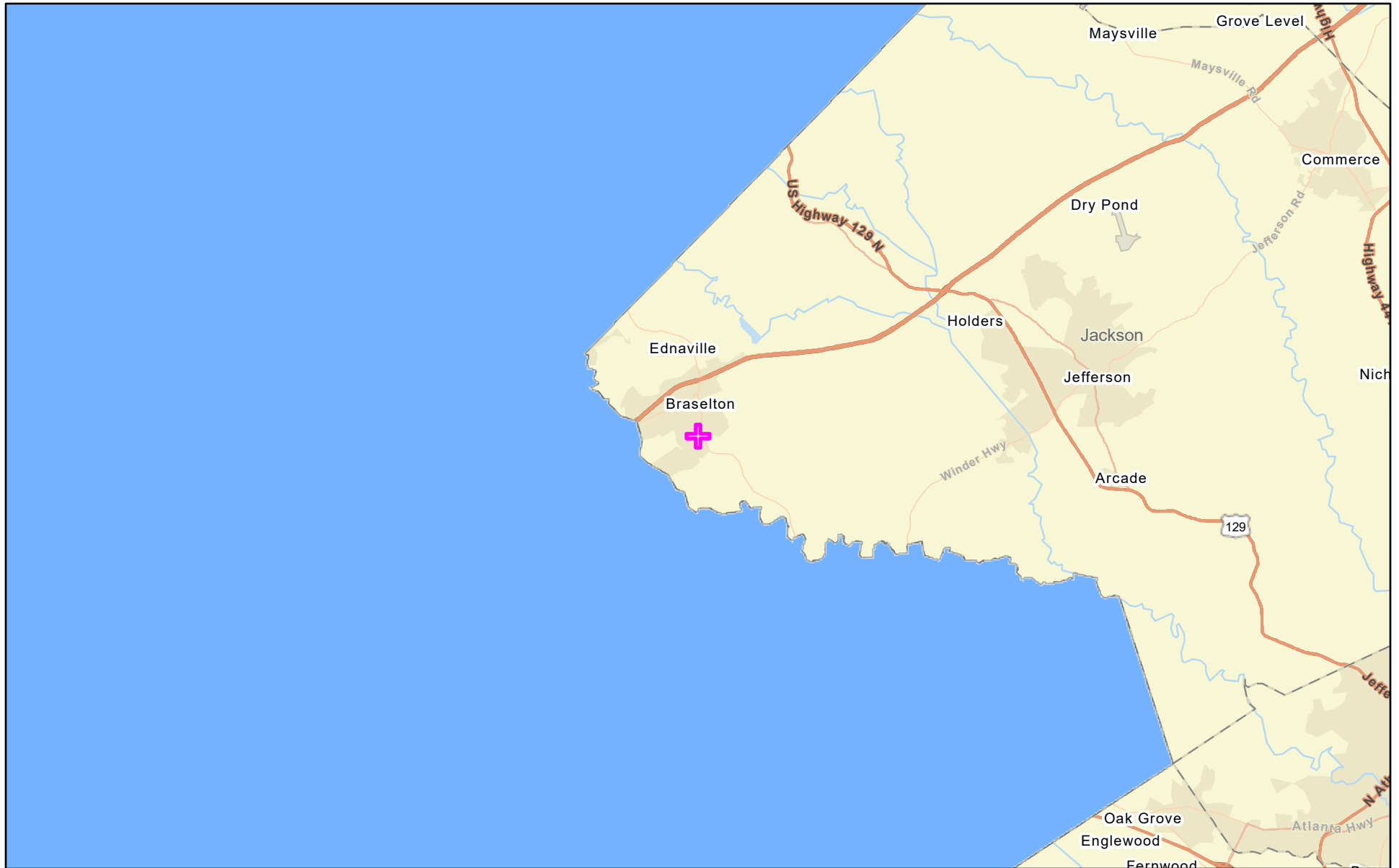
### Legend

-  Project Parcel
-  Non-Project Areas
-  Streams & Rivers
-  Parcels



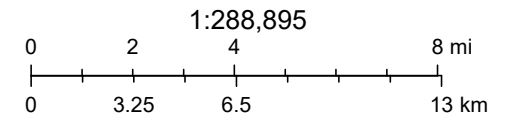
Created: 1/8/2024 | (PJ)

# NEPAssist Map/Air Quality



January 22, 2024

- + Search Result (point)
- Ozone 8-hr (1997 standard)
- Maintenance (NAAQS revoked)
- Ozone 8-hr (2008 standard)
- Maintenance
- Ozone 8-hr (2015 Standard)
- Maintenance
- PM2.5 Annual (1997 standard)
- Maintenance (NAAQS revoked)
- Ozone 1-hr (1979 standard-revoked)
- Maintenance
- Maintenance (NAAQS revoked)



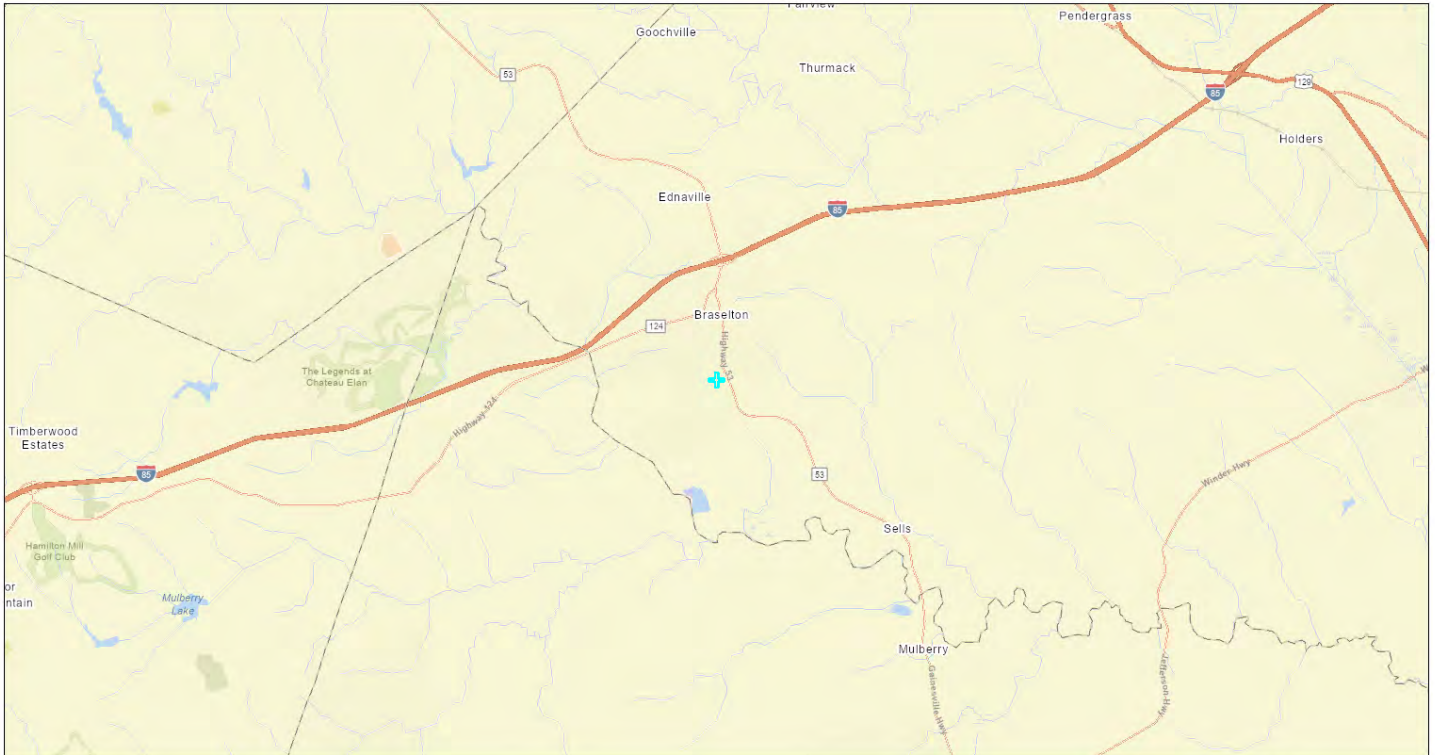
U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Planning and Standards (OAQPS), Jackson County, Georgia, GIS, Esri, TomTom,



# NEPAssist Report

## NEPAssist Report\_hazardous\_materials

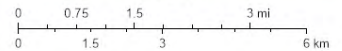
### A3 Landscape



January 22, 2024

+ NEPAssist Report\_hazardous\_materials

1:89,432



Jackson County, Georgia, GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Project Location	34.095106,-83.763452
Within 0.5 miles of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Federal Land?	no
Within 0.5 miles of an impaired stream?	no
Within 0.5 miles of an impaired waterbody?	no
Within 0.5 miles of a waterbody?	yes
Within 0.5 miles of a stream?	yes
Within 0.5 miles of an NWI wetland?	Available Online
Within 0.5 miles of a Brownfields site?	no
Within 0.5 miles of a Superfund site?	no

Within 0.5 miles of a Toxic Release Inventory (TRI) site?	no
Within 0.5 miles of a water discharger (NPDES)?	yes
Within 0.5 miles of a hazardous waste (RCRA) facility?	no
Within 0.5 miles of an air emission facility?	yes
Within 0.5 miles of a school?	no
Within 0.5 miles of an airport?	no
Within 0.5 miles of a hospital?	no
Within 0.5 miles of a designated sole source aquifer?	no
Within 0.5 miles of a historic property on the National Register of Historic Places?	yes
Within 0.5 miles of a Land Cession Boundary?	yes
Within 0.5 miles of a tribal area (lower 48 states)?	no
Within 0.5 miles of the service area of a mitigation or conservation bank?	yes
Within 0.5 miles of the service area of an In-Lieu-Fee Program?	yes
Within 0.5 miles of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 0.5 miles of a Munitions Response Site?	no
Within 0.5 miles of an Essential Fish Habitat (EFH)?	no
Within 0.5 miles of a Habitat Area of Particular Concern (HAPC)?	no
Within 0.5 miles of an EFH Area Protected from Fishing (EFHA)?	no
Within 0.5 miles of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 0.5 miles of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 0.5 miles of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Created on: 1/22/2024 9:56:17 AM



# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Hoschton, GA

1 mile Ring Centered at 34.095174,-83.763371

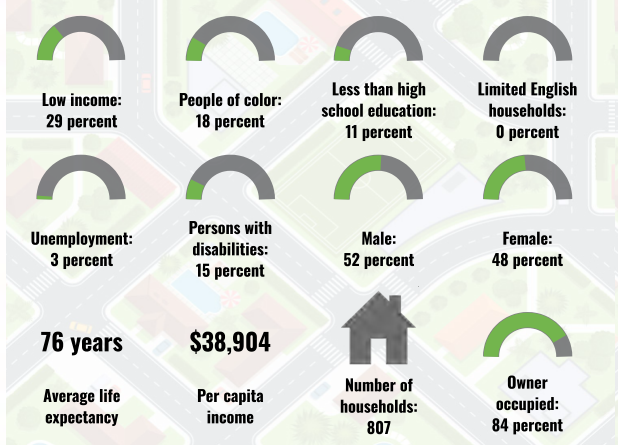
Population: 2,195

Area in square miles: 3.14

A3 Landscape



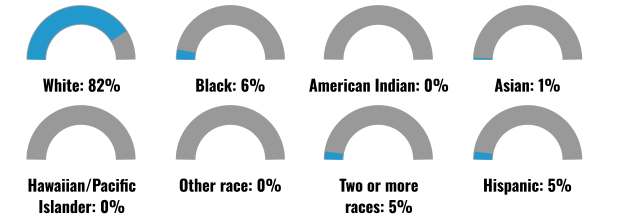
### COMMUNITY INFORMATION



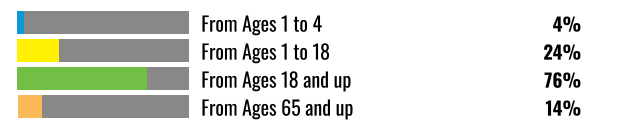
### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	94%
Spanish	5%
Total Non-English	6%

### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.



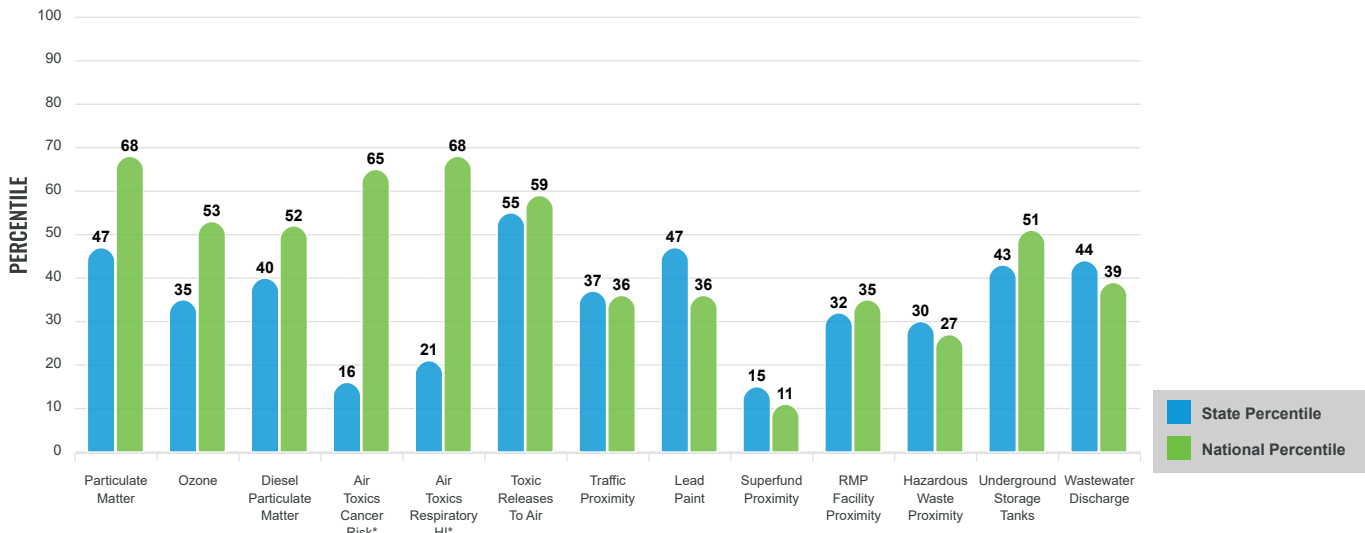
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

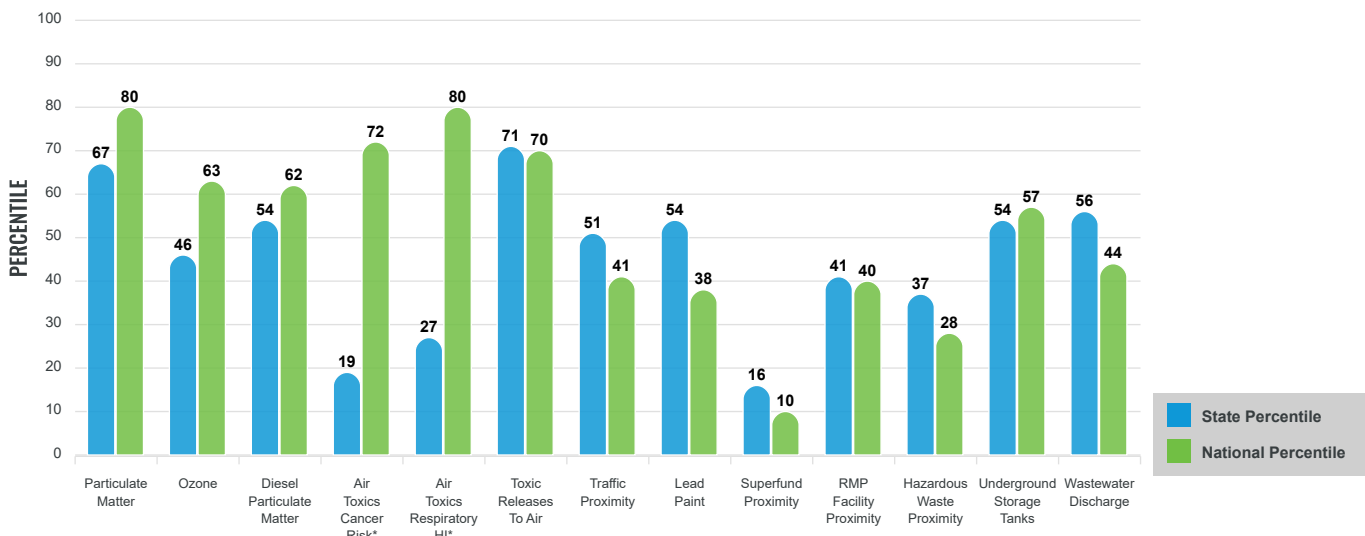
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 34.095174,-83.763371

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	9.96	9.61	62	8.08	90
Ozone (ppb)	61.8	64	39	61.6	55
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.233	0.277	46	0.261	54
Air Toxics Cancer Risk* (lifetime risk per million)	30	35	2	25	52
Air Toxics Respiratory HI*	0.4	0.44	6	0.31	70
Toxic Releases to Air	1,500	1,600	76	4,600	67
Traffic Proximity (daily traffic count/distance to road)	33	110	44	210	32
Lead Paint (% Pre-1960 Housing)	0.082	0.14	55	0.3	32
Superfund Proximity (site count/km distance)	0.014	0.066	14	0.13	9
RMP Facility Proximity (facility count/km distance)	0.1	0.38	32	0.43	30
Hazardous Waste Proximity (facility count/km distance)	0.1	0.45	28	1.9	20
Underground Storage Tanks (count/km <sup>2</sup> )	1.1	2.3	50	3.9	49
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.00026	0.18	55	22	37
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	24%	41%	26	35%	40
Supplemental Demographic Index	13%	15%	44	14%	52
People of Color	18%	48%	21	39%	36
Low Income	29%	34%	46	31%	53
Unemployment Rate	3%	6%	45	6%	42
Limited English Speaking Households	0%	3%	0	5%	0
Less Than High School Education	11%	12%	56	12%	62
Under Age 5	4%	6%	45	6%	45
Over Age 64	14%	15%	49	17%	41
Low Life Expectancy	22%	21%	57	20%	73

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

## Sites reporting to EPA within defined area:

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	430
Air Pollution .....	1
Brownfields .....	0
Toxic Release Inventory .....	0

## Other community features within defined area:

Schools .....	1
Hospitals .....	1
Places of Worship .....	0

## Other environmental data:

Air Non-attainment .....	No
Impaired Waters .....	Yes

Selected location contains American Indian Reservation Lands* .....	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community .....	No
Selected location contains an EPA IRA disadvantaged community .....	No

Report for 1 mile Ring Centered at 34.095174,-83.763371

# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	22%	21%	57	20%	73
Heart Disease	5.9	6.1	50	6.1	48
Asthma	8.7	10	19	10	17
Cancer	6.3	5.5	72	6.1	52
Persons with Disabilities	13.4%	13.1%	55	13.4%	55

## CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	5%	9%	37	12%	41
Wildfire Risk	0%	4%	0	14%	0

## CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	4%	15%	25	14%	23
Lack of Health Insurance	9%	13%	30	9%	63
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring Centered at 34.095174,-83.763371



Maxar, Microsoft, Source: USDA NRCS, Esri, Esri Community Maps Contributors, Jackson County, Georgia, GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

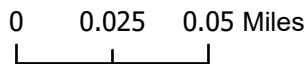
## Farmland Class

Mulberry Park  
Hoschton, Georgia

Parcel H01 048  
7.26 Acres  
Wooded / Partially Developed

## Legend

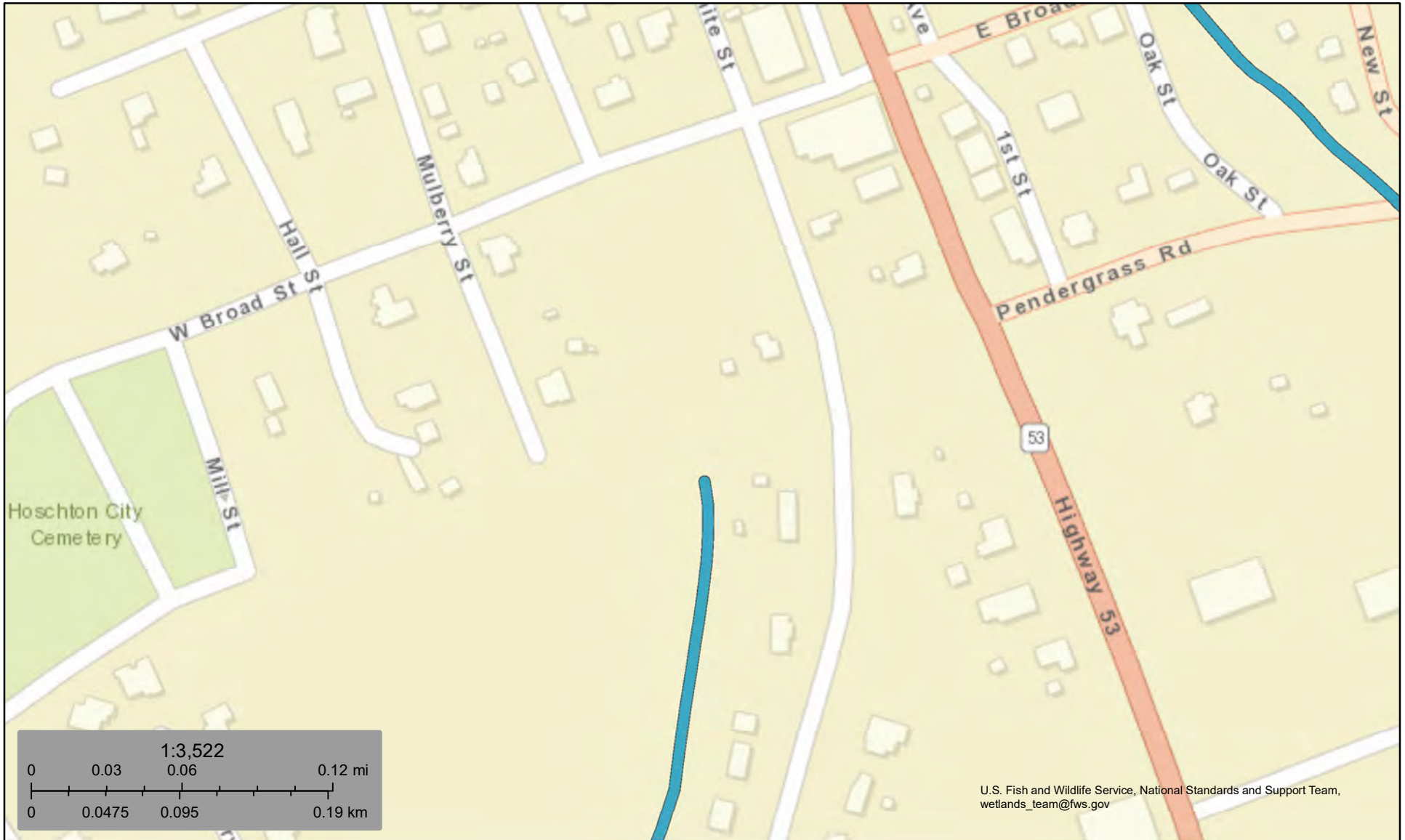
- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland
- Project Parcel



Source: USA SSURGO - Farmland Class, Natural Resource Conservation Service

Created: 1/22/24 | (PJ)





U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

January 22, 2024

**Wetlands**

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

## Site Contamination – Initial Site Assessment Report

Hoschton Mulberry Park

Reviewer: Mark Beatty, Project Manager

Northeast Georgia Regional Commission

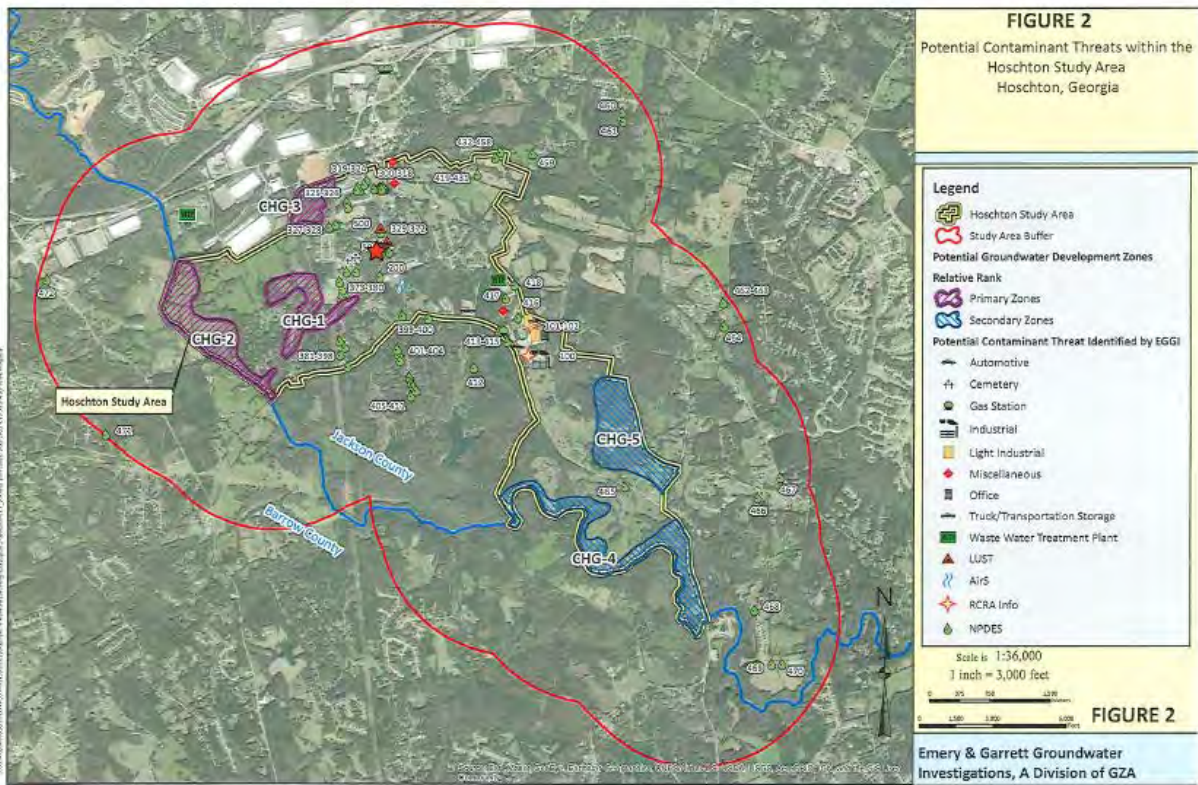
Date: January 29, 2024

### 1. Field Inspection

- a. The field inspection was performed with the assistance of the City of Hoschton Consulting Engineer. The site was monitored for the presence of:
  - i. Exposed vents and pipes
  - ii. Underground tanks
  - iii. Monitoring wells
  - iv. Distressed vegetation
  - v. Drums or containers
  - vi. Pits, ponds, or lagoons
  - vii. Stained soil or pavement
  - viii. Pungent, foul, or noxious odors
  - ix. Dumped material, mounds of dirt, rubble, or fill

Of the above, only an old septic tank was present, which will be removed and some gravel was present from test drilling for a municipal water supply source, which will also be removed.

- b. In January, 2021, the site was surveyed as part of a city-wide survey for potential groundwater resources. No potential contamination risk areas were indicated on the project site. Moreover, no EPA RCRA sites are located at or near the project site. See map below.



★ Project Area (added by NEGRC)

## 2. Historic Land Use Search

### a. Land Use Directory

- i. The subject site is located within the City of Hoschton and is zoned General Commercial, Highway Oriented District (C-2). The site was formerly used as residential property and no commercial activity has ever been located on the site.
- ii. Aerial photos taken in 1938, 1967, and 1980 show no evidence of commercial activity on the site. See photos below.





Project site – 1938





Project site – 1967

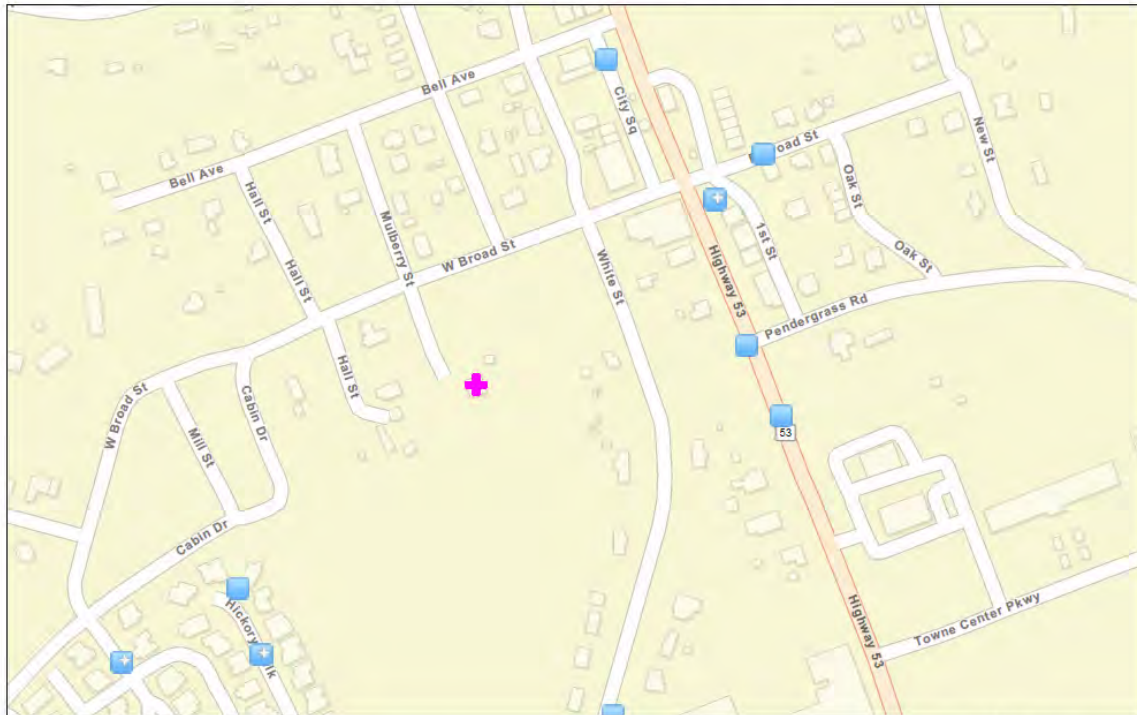


Project site - 1980




### 3. Governmental Online Database

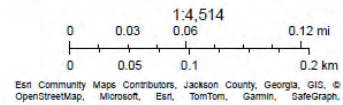
- a. According to the online database NEPAassist: (<https://www.epa.gov/nepa/nepassist>), there are no EPA facilities located at the project site. See map below.

## Hoschton Mulberry Park - EPA Facilities



January 29, 2024

-  Water Dischargers (NPDES)  Search Result (point)
-  Water Dischargers (NPDES)



- b. According to the online database, Enforcement and Compliance History Online (ECHO) (<https://echo.epa.gov/>), there are zero (0) facilities located within the project area that are identified as having current violations, significant violations, violations within the past three (3) years, formal enforcement actions within the past five (5) years, or informal enforcement actions within the past five (5) years.
- c. According to the online database for the Superfund Enterprise Management System (SEMS), there are zero (0) identified facilities located on the project site. SEMS is the official repository for site and non-site-specific Superfund data in support of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- d. Based on the State of Georgia Environmental Protection Division (EPD) Hazardous Site Inventory (HIS), there are no hazardous sites located at the project location.

## 4. Conclusion

Based on the initial review, it is determined that the project will not require a Phase I ASTM Environmental Site Assessment and that the project site is in compliance with the regulations outlined under 24 CFR 58.5(i)(2) and 24 CFR 50.3(i).