

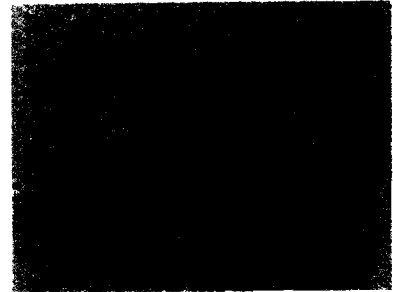
EXHIBIT 4

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT •
Community Development Block Grant, Rental Rehabilitation
and Housing Development Grant Programs

ENVIRONMENTAL REVIEWS AT THE COMMUNITY LEVEL

ENVIRONMENTAL REVIEW RECORD

FORMAT II



*ENVIRONMENTAL
ASSESSMENT*

PROJECT:

ECONOMIC DEVELOPMENT - GATEWAY TO AMELIA

DCA PROJECT NO. 01DB-79-04-55-01-E40

NASSAU COUNTY, FLORIDA

PROGRAM: DCA - CDEG

PROJECT ABSTRACT

FORMAT II

ENVIRONMENTAL ASSESSMENT

Name of Grantee

Nassau Co.

Application Grant Number

01DB-79-04-55-01-F40

Original X

Revisions

Amendments

Name and Title of Certifying Officer:

Marianne Marshall, Chairman, Board of County Commissioners

Project Name:

Gateway to Amelia - Economic Development

Locations of Physical Development(s): Within the corporate limits of Nassau County

-outside of any other incorporated area within the County - in the vicinity

of A1A East before Fernandina Beach.

Lead Agency:

Nassau County Board of County Commissioners

Address: P.O. Box 1010

Fernandina Beach, FL 32035-1010

Project Representative: Ted Selby

Address: P.O. Box 456, Fernandina Beach, FL 32035-0456

Project Information: Jordan & Associates, Betty Jordan

Telephone: (904) 264-6203

Address: 4611-#3 U.S. Hwy. 17, Orange Park, FL 32003

Project Summary Description:

CDBG Funds Other (Projected)

\$570,000

\$1,500,000

Nassau County is providing infrastructure improvements (2,500 LF of sewer,

6,000 LF of watermain, 2,290 LF street improvements and drainage.) Land

development and construction of facilities are estimated at \$1,500,000.

Please see maps for exact location.

Environmental

Assessment

page

PROJECT DATA

PURPOSE OF THE PROJECT:

The purpose of this project is to provide infrastructure improvements to Gateway to Amelia for economic development purposes as they will be creating jobs for low and moderate income citizens in the area.

STATUS OF THE PROJECT:

The grant application has been submitted and funding is pending the 60 day requirements. The environmental assessment is being prepared. Initiation of design will begin contingent upon the County receiving an executed contract from the Department of Community Affairs and approval of the environmental assessment and release of funds.

PROJECT AND AREA DESCRIPTION:

All work will be done within the corporate limits of the County. The project site is located off of A1A East before Fernandina Beach. The County has a population of approximately 47,371 of which approximately 36.80% are of low and moderate income.

**Environmental
Assessment
page**

PROJECT DATA

EXISTING CONDITIONS AND TRENDS:

There is some undeveloped property in the area of A1A East just before
Fernandina Beach within the County. Without infrastructure improvements to
this property, development would be difficult. Jobs cannot be created without
development.

PROJECT AND AREA MAPS AND PLANS:

Please see maps with the proposed improvements attached. Note: These are
the maps submitted in the grant application.

MITTAUER & ASSOCIATES, INC. CONSULTING ENGINEERS
 JORDAN & ASSOCIATES, INC. GRANT CONSULTANTS
 CDBG-ED AMELIA GATEWAY JURISDICTION MAP
 4611-4 US Hwy. 17, Orange Park, Florida (904) 278-0030
 4611-3 US Hwy. 17, Orange Park, FL (904) 261-6203
 Nassau, Florida



KEY

PROJECT AREA

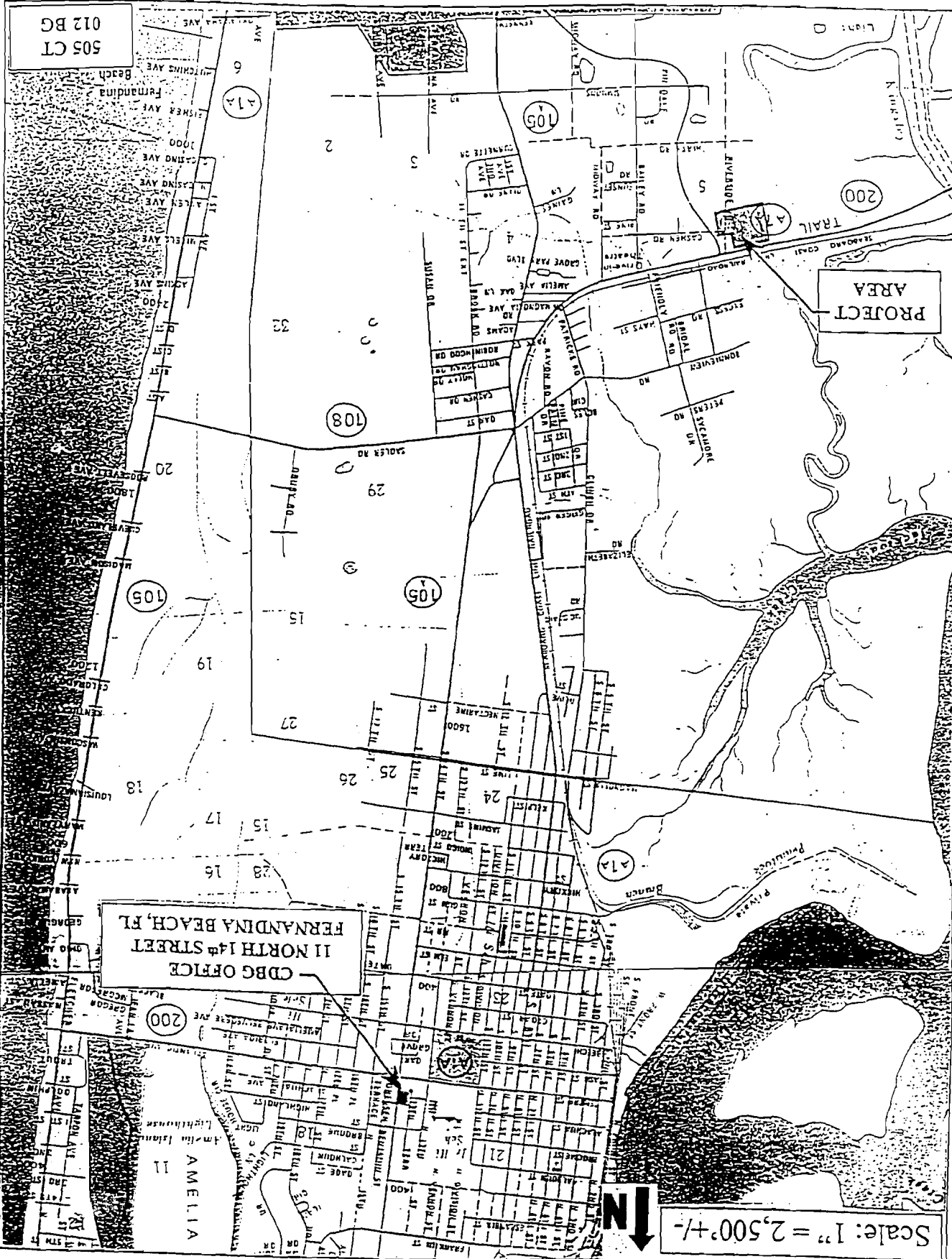
505 CT
012 BC

Scale: 1" = 4 Miles +/-

N

MITTAUER & ASSOCIATES, INC. CONSULTING ENGINEERS
JORDAN & ASSOCIATES, INC. GRANT CONSULTANTS
CDBG-ED AMELIA GATEWAY

4611-3 US Hwy. 17, Orange Park, FL (904) 264-6203
Jurisdiction (Enlarged Area) Nassau, Florida



505 CT
012 BG

CDBG OFFICE
11 NORTH 14th STREET
FERNANDINA BEACH, FL

Scale: 1" = 2,500' +/-

Scale: 1" = 1,000'



NEW D.O.T. PAVING & DRAINAGE IMPROVEMENTS INCLUDING TURN LANES

EXISTING WASTEWATER TREATMENT PLANT TO BE EXPANDED

NEW WATER MAIN EXTENSION

EXISTING WATER TREATMENT PLANT

Amelia Island

200

PETERS RD.

SYCAMORE DR.

BONNIEVIEW RD.

ST. PATRICKS RD.

CASHEN WOOD DR.

RUSSELL RD.

FRIENDLY RD.

LAWRENCE RD.

SEABOARD

CASHEN RD.

PINE RD.

GAINES LN.

AMELIA ISLAND PKY.

MIDWAY RD.

W HIRTH RD.

W HIRTH RD.

SIMMONS RD.

NEW WATER MAIN EXTENSION

AMELIA ISLAND PKY.

BATES RD.

EXISTING WATER TREATMENT PLANT

Job No. 9904-07-1 Date: December, 2000

MITTAUER & ASSOCIATES, INC.
CONSULTING ENGINEERS

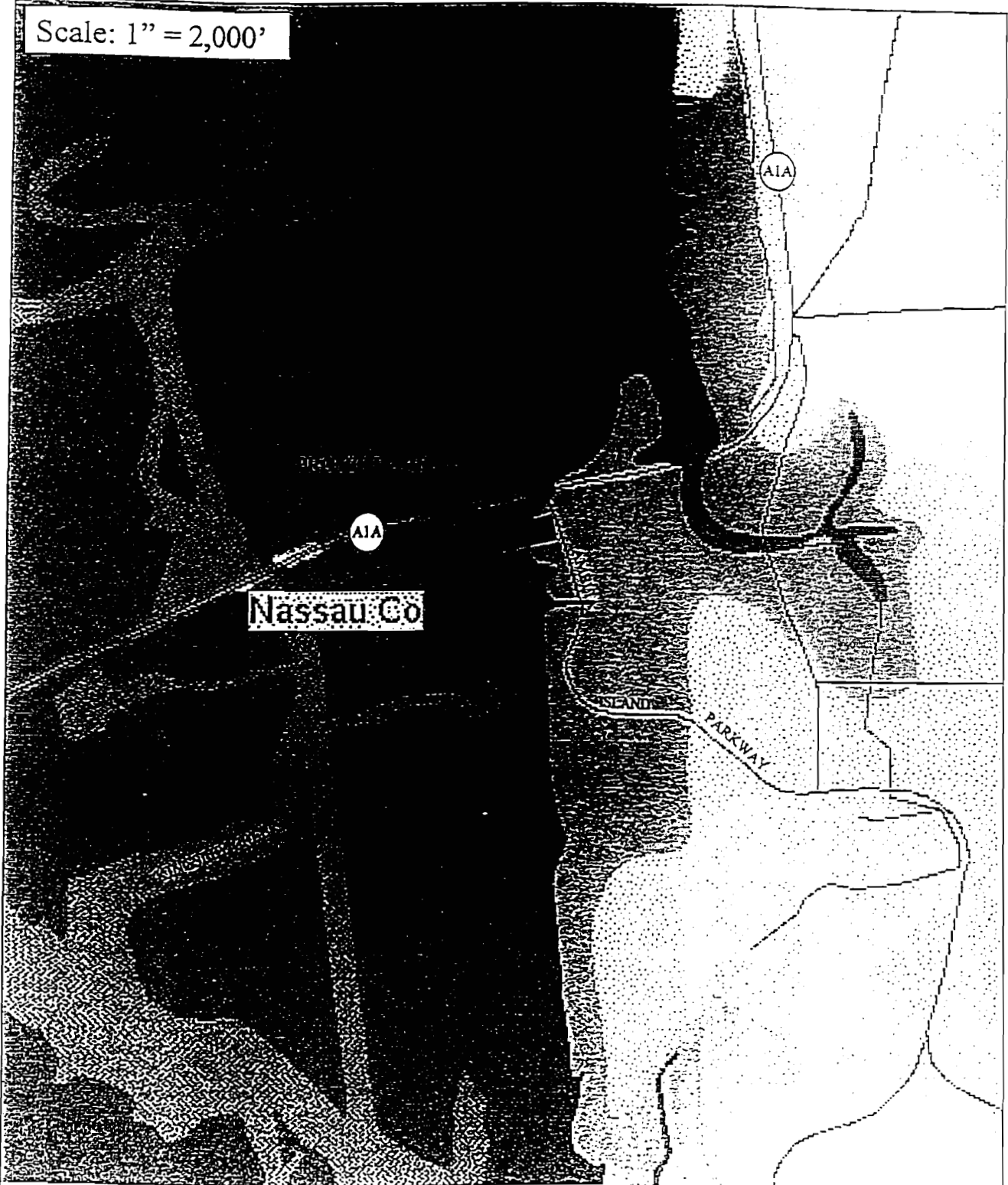
JORDAN & ASSOCIATES, INC.
GRANT CONSULTANTS

CDBG-ED
AMELIA GATEWAY
Project Area Map
Nassau, Florida

4611-4 US Hwy. 17, Orange Park, Florida (904) 278-0030

4611-3 US Hwy. 17, Orange Park, FL (904) 264-6203

Scale: 1" = 2,000'



100 – Year Flood Plain



Water Bodies



500 – Year Flood Plain

Job No. 9904-07-1 Date: December, 2000

MITTAUER & ASSOCIATES, INC.
CONSULTING ENGINEERS

JORDAN & ASSOCIATES, INC.
GRANT CONSULTANTS

CDBG-ED
AMELIA GATEWAY
Flood Map
Nassau, Florida

4611-4 US Hwy. 17, Orange Park, Florida (904) 278-0030

4611-3 US Hwy. 17, Orange Park, FL (904) 264-6203

Environmental Assessment

Checklist of Applicable Statutes and Regulations

Statutory Checklist

01DB-79-04-55-01-E40
 Project Name and Identification No. Economic Development - Gateway to Amelia

Area of Statutory - Regulatory Compliance

(Precise citations for applicable statutes and regulations are printed on the back of this Checklist.)

Not Applicable to This Project
 Consultation Required
 Review Required*
 Permits Required*
 Determination of Consistency Approvals, Permits Obtained
 Conditions and/or Actions Required*
 Reference to Note Providing Documentation Sources and Correspondence

HISTORIC PROPERTIES	X									SAT # FL200101260031C
FLOODPLAIN MANAGEMENT	X									SAT # FL200101260031C
WETLANDS PROTECTION	X									SAT # FL200101260031C
COASTAL AREAS PROTECTION MANAGEMENT	X									SAT # FL200101260031C
WATER QUALITY: SOLE SOURCE AQUIFERS	X									SAT # FL200101260031C
ENDANGERED SPECIES	X									SAT # FL200101260031C
WILD AND SCENIC RIVERS	X									SAT # FL200101260031C
AIR QUALITY	X									SAT # FL200101260031C
FARMLANDS PROTECTION	X									SAT # FL200101260031C
NOISE	X									SAT # FL200101260031C
RUNWAY CLEAR ZONES, CLEAR ZONES AND ACCIDENT	X									SAT # FL200101260031C
THERMAL AND EXPLOSIVE HAZARDS	X									SAT # FL200101260031C

*Attach evidence that required actions have been taken

Statutory Checklist

(continued, page 2)

Permits, Licenses, Forms of Compliance Under Other Laws (FEDERAL, STATE AND LOCAL)

Checklist of Applicable Statutes and Regulations

OTHER AREAS OF STATUTORY AND REGULATORY COMPLIANCE APPLICABLE TO PROJECT	Not Applicable to This Project	Consultation Required	Review Required*	Permits Required*	Determination of Consistency Approvals, Permits Obtained Conditions and/or Mitigation Actions Required*	Reference to Notes Providing Documentation Sources and Correspondence
WATER QUALITY	X					SAT#FT.200101260031C
SOLID WASTE DISPOSAL	X					SAT#FT.200101260031C
FISH AND WILDLIFE	X					SAT#FL.200101260031C
STATE OR LOCAL STATUTES (TO BE ADDED BY LOCAL	X					* See bottom of page

*Any state or local requirements and permitting will be compiled with prior to beginning construction

Statutory Checklist

(continued, page 3)

Summary of Findings and Conclusions:

No long term impact. Required permits will be obtained at the proper time. Any inconvenience from construction will be temporary. We have received comments from the State Clearinghouse indicacting no environmental concerns. In conclusion, the project has a finding of no significant impact on the environment. Note No written comments have yet been received; however, Jordan & Associates did speak with state clearinghous staff and recieve assurance that there are no environmental concerns to date.

Summary of Environmental Conditions:

All work will be done within the existing right-of-way areas. These areas are cleared unobstructed right-of-ways and will remain in the same condition.

Project Modifications and Alternatives Considered:

None.

Statutory Checklist

(continued, page 4)

**Additional Studies
Performed (Attach
Study or Summary):**

None.

**Mitigation Measures
Needed:**

None.

Statutory Checklist

(continued, page 5)

Checklist of Applicable Statutes and Regulations

U.S. Environmental Protection Agency (EPA)
 Implementing Regulations 40 CFR Parts 100-149
 Solid Waste Disposal

Solid Waste Disposal Act as Amended by the
 Resource Conservation and Recovery Act of 1976
 (42 U.S.C. 6901 - 6987)

Noise

U.S. Environmental Protection Agency (EPA)
 Implementing Regulations 40 CFR Parts 240 - 265
 Man-made Hazards

HUD Regulations (24 CFR Part 51, Subpart B)
 Air Quality

HUD Regulations (24 CFR Part 51,
 Subpart C and Subpart D)
 Fish and Wildlife

Clean Air Act of 1970 as Amended (42 U.S.C.
 7401-76 42) EPA Regulation 40 CFR Part 50, and
 Partially 40 CFR Part 51, 52, 61.
 Historic Properties

Fish and Wildlife Coordination Act (16 U.S.C.
 661-666c)

National Historic Preservation Act of 1966, Section
 106 (16 U.S.C. 470-470 + 1) *

Endangered Species Act of 1973 as Amended (16
 U.S.C. 1531 - 1543)

Preservation of Historic and Archeological Data
 Act of 1974 (16 U.S.C. 469-469c)

Prepared By:
 Betty Jordan
 Jordan & Associates

Executive Order 11593 - Protection and
 Enhancement of the Cultural Environment

Title:
 Grant Administrator

* Except as provided in 24 CFR 58.17 and Section
 171(b)(1), United States Housing Act of 1937, as
 amended.
 Coastal Areas

Date:
 June 1, 2001

Coastal Zone Management Act of 1972
 as Amended (16 U.S.C. 1451-1464)
 Coastal Barrier Resources Act of
 1982 (16 U.S.C. 3501 +)

Wild and Scenic Rivers
 Wild and Scenic Rivers Act of 1968
 as Amended (16 U.S.C. 1271 +)
 Wetlands and Floodplain

Executive Order 11990, Protection of Wetlands
 Executive Order 11988 - Floodplain Management
 and U.S. Water Resources Council Guidelines
 Farmlands

Farmland Protection Policy Act of
 1981 (7 U.S.C. 4201 +)
 Water Quality

Federal Water Pollution Control Act, as Amended
 (33 U.S.C. 1251 - 1376)
 Safe Drinking Water Act of 1974 (42 U.S.C. 300f -
 300j - 10) as Amended

Environmental Assessment

Environmental Assessment Checklist

Project Name and Identification No. Economic Development - Gateway to Amelia
01DB-79-04-55-01-E40

Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires More Study	5 Needs Mitigation	6 Requires Project Modification	7 Source or Documentation (Note date of Contact or page reference) Additional material may be attached.
<u>Land Development</u>							
Conformance With Comprehensive Plans and Zoning		X					Appendix F Grant Application
Compatibility and Urban Impact		X					Site Observation
Slope	X						Site Observation
Erosion		X					Site Observation
Soil Suitability	X						Site Observation
Hazards and Nuisances, Including Site Safety	X						Site Observation
Energy Consumption	X						Site Observation
Noise							
Effects of Ambient Noise on Project and Contribution to Com- munity Noise Levels	X						Site Observation*

*Any noise would be temporary during normal daytime working hours.

**Environmental
Assessment Checklist**
(continued, page 2)

Environmental Assessment Checklist

Project Name and Identification No. Economic Development - Gateway to Amelia
01DB-79-04-55-01-F40

Impact Categories	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires More Study	5 Needs Mitigation	6 Requires Project Modification	7 <i>Source or Documentation (Note date of Contact or page reference) Additional material may be attached</i>
<u>Air Quality</u>							
<i>Effects of Ambient Air Quality on Project and Contribution to Com- munity Pollution Levels</i>	X						Site Observation
<u>Environmental Design and Historic Values</u>							
<i>Visual Quality – Coherence, Diversity, Compatible Use, and Scale</i>	X						Site Observation
<i>Historic, Cultural, and Archeological Resources</i>	X						Site Observation
<u>Socioeconomic</u>							
<i>Demographic/ Character Changes</i>		X					Site Observation
<i>Displacement</i>	X						Site Observation
<i>Employment and Income Patterns</i>		X					Site Observation
<u>Community Facilities and Services</u>							
<i>Educational Facilities</i>	X						Site Observation
<i>Commercial Facilities</i>		X					Site Observation
<i>Health Care</i>	X						Site Observation
<i>Social Services</i>	X						Site Observation

Environmental Assessment Checklist
(continued, page 3)

Environmental Assessment Checklist

Economic Development - Gateway to Amelia
Project Name and Identification No. 01DB-79-04-55-01-E40

Impact Categories	1	2	3	4	5	6	7
No Impact Anticipated							
Potentially Beneficial							
Potentially Adverse Requires Documentation Only							
Potentially Adverse Requires More Study							
Needs Mitigation							
Requires Project Modification							
Source or Documentation (Note date of Contact or page reference) Additional material may be attached							

Community Facilities and Services (Continued)							
Solid Waste	X						Site Observation
Waste Water	X						Site Observation
Storm Water		X					Site Observation
Water Supply		X					Site Observation
Public Safety							
Fire							
Emergency Medical	X						Site Observation
Open Space and Recreation							
Open Space							
Recreation							
Recreation							
Cultural Facilities	X						Site Observation
Transportation		X					Site Observation

Environmental Assessment Checklist

(continued, page 4)

Environmental Assessment Checklist

Project Name and Identification No. Economic Development - Gateway to Amelia
01DB-79-04-55-01-E40

<i>Impact Categories</i>	1 No Impact Anticipated	2 Potentially Beneficial	3 Potentially Adverse Requires Documentation Only	4 Potentially Adverse Requires More Study	5 Needs Mitigation	6 Requires Project Modification	7 <i>Source or Documentation (Note date of Contact or page reference) Additional material may be attached.</i>
<i>Natural Features</i>							
<i>Water Resources</i>	X						SAI # FL200101260031C Site Observation
<i>Surface Water</i>	X						SAI # FL200101260031C Site observation
<i>Floodplains</i>	X						SAI # FL200101260031C Site Observation
<i>Wetlands</i>	X						SAI # FL200101260031C Site Observation
<i>Coastal Zone</i>	X						SAI # FL200101260031C Site Observation
<i>Unique Natural Features and Agricultural Lands</i>	X						SAI # FL200101260031C Site Observation
<i>Vegetation and Wildlife</i>	X						SAI # FL20010260031C Site Observation

**Environmental
Assessment Checklist**
(continued, page 5)

**Summary of Findings
and Conclusions:**

No long term impact. Required permits will be obtained at the proper time. Any inconvenience from construction will be temporary. We have received comments from the State Clearinghouse indicating no environmental concerns. In conclusion, this project has a finding of no significant impact on the environment.

**Summary of
Environmental
Conditions:**

All work will be done within the existing right-of-way areas. These areas are cleared unobstructed right-of-ways and will remain in the same condition

**Project Modifications
and Alternatives
Considered:**

None.

Blank lined area for notes or responses.

Mitigation Measures Needed:
None.

Blank lined area for notes or responses.

Additional Studies Performed (Attach Study or Summary):
None.

Environmental Assessment Checklist
(continued, page 6)

**Environmental
Assessment Checklist**

page

Project Name and Identification No.

~~Economic Development - Gateway to Amelia 01DB-79-04-55-01-F40~~

1. Is project in compliance with applicable laws and regulations? Yes No
2. Is and FIS required? Yes No
3. A Finding of No Significant Impact (FONSI) can be made. Project will not significantly affect the quality of the human environment. Yes No

Title:

Grant Administrator

Prepared by:
Jordan & Associates
Betty Jordan

Date June 1, 2001

Assessment Checklist

page 7

Project Name and Identification No.

Economic Development - Gateway to Amelia 01DB-79-04-55-01-F40

ENVIRONMENTAL REVIEW FINDING

On the basis of the environmental assessment of the above project I have made the following finding:

X	A FINDING OF NO SIGNIFICANT IMPACT
---	------------------------------------

I find that this project is not a major federal action which will have a significant effect on the human environment and that a request to HUD for the release of project funds will not require an Environmental Impact Statement.

10/18/01
(Date)

HARRIET MARSHALL

Chairman, BCC

P.O. Box 1010 Fernandina Beach, FL 32035-1010
Signature, Title and Address of Certifying Officer

	A FINDING OF SIGNIFICANT IMPACT
--	---------------------------------

I find that this project is a major federal action which may or will have a significant effect on the human environment and that a request to HUD for the release of project funds will require an Environmental Impact Statement.

(Date)

Signature, Title and Address of Certifying Officer

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



MEMBER OF THE FLORIDA CABINET

State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

DIVISION OF HISTORICAL RESOURCES

Ms. Cherie Trainor
State Clearinghouse
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

March 15, 2001

RE: DHR Project File No. 2001-1027/SAI# FL200101260031C
U. S. Department of Housing and Urban Development
Community Block Grants/Small Cities Program – Economic Development Application
Nassau County, Florida

Dear Ms. Trainor:

Our office reviewed the above referenced project in accordance with the provisions of Florida's Coastal Zone Management Act and Chapter 267, *Florida Statutes*, as well as the procedures contained in Section 106 of the *National Historic Preservation Act of 1966*, as amended in 1992, and *36 C.F.R., Part 800: Protection of Historic Properties*. The State Historic Preservation Officer is to advise and assist federal agencies when identifying historic properties (listed or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical or archaeological value), assessing effects upon them, and considering alternatives to avoid or reduce the project's effect on them.

Our review of the Florida Master Site File indicates that there are no archaeological or historic sites currently recorded within the project area. However, the lack of recorded historic properties is not considered significant because the area has never been subjected to a systematic, professional survey to locate such properties. Data from environmentally similar areas in Nassau County indicate that archaeological and historic sites, especially the former, are likely to occur in the study area. It is, therefore, the opinion of this office that there is a reasonable probability of project activities impacting historic properties potentially eligible for listing in the *National Register of Historic Places*, or otherwise of historical or archaeological significance.

Since potentially significant archaeological and historic sites may be present, it is our recommendation that, prior to initiating any project related land clearing or ground disturbing activities within the project area, it should be subjected to a systematic, professional archaeological and historical survey. The purpose of this survey will be to locate and assess the significance of historic properties present. The resultant survey report shall conform to the specifications set forth in Chapter 1A-46, *Florida Administrative Code*, and will need to be forwarded to this agency in order to complete the process of reviewing the impact of this proposed project on historic properties.

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • <http://www.flheritage.com>

- Director's Office (850) 488-1480 • FAX: 488-3355
- Archaeological Research (850) 487-2299 • FAX: 414-2207
- Historic Preservation (850) 487-2333 • FAX: 922-0496
- Historical Museums (850) 488-1484 • FAX: 921-2503
- Historic Pensacola Preservation Board (850) 595-5985 • FAX: 595-5989
- Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
- St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
- Tampa Regional Office (813) 277-5843 • FAX: 277-2340

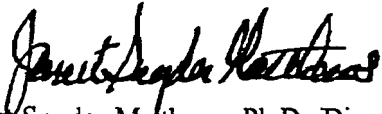
Ms. Trainor
March 15, 2001
Page 2

The results of the investigations will determine if significant historic properties would be disturbed by this project. In addition, if significant remains are located, the data described in the report and the consultant's conclusions will assist this office in determining measures that must be taken to avoid, minimize, or mitigate adverse impacts to historic properties listed, or eligible for listing in the *National Register of Historic Places*, or otherwise of historical or archaeological significance. If the above conditions are met, the project will also be consistent with the historic preservation laws of Florida's Coastal Management Program.

Because this letter and its contents are a matter of public record, the applicant may be contacted by consultants who have knowledge of our recommendations. This should in no way be interpreted as an endorsement by this agency. The *Registry of Professional Archaeologists (RPA)* is the national certifying organization for archaeologists. Upon request, our office can supply a listing of archaeologists who are RPA members working in Florida.

If you have any questions concerning our comments, please contact Ms. Robin Jackson, Historic Sites Specialist at (850) 487-2333 or (800) 847-7278. Your interest in protecting Florida's historic properties is appreciated.

Sincerely,



Janet Snyder Matthews, Ph.D., Director,
Division of Historical Resources
State Historic Preservation Officer

JSM/Jrj

xc: Jasmin Raffington, FCMP-DCA
Betty J. Jordon, Jordon & Associates