

APPENDIX C

REAL ESTATE FINDING OF FACT

FINDING OF FACT FOR DISPOSAL OF BUILDINGS
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH
SAVANNAH RIVER, BETWEEN AUGUSTA, GA AND
NORTH AUGUSTA, SC

1. STRUCTURE INFORMATION:

Property ID: Training Wall

Location: Savannah River, beginning at Shoreline Drive and ending at Altamaha Drive, North Augusta

Structure Type: Timber Pile Structure filled with rock & wooded brush fascines

Constructed Date: 1882

Asset Value: (estimated) \$55,000.00

2. REASON FOR DEMOLITION:

The training wall is an obstruction to navigation. The lands upon which the training wall is constructed are believed to be located below the ordinary high water of the Savannah River at the time of construction. The Government would have invoked its right of Navigational Servitude and no real estate acquisition would have been required.

3. STEWART B. MCKINNEY ACT:

The Stewart B. McKinney Homeless Act authorizes the Federal government to make available suitable, surplus federal property (buildings) for use as facilities to assist the homeless. The Training Wall, as constructed is exempt from the Act.

4. RECORD OF ENVIRONMENTAL CONSIDERATION:

a. Cultural Resources Survey: This site contains/includes no known historic properties or cultural resource sites. The subject action did not result in any land disturbing activities that could affect unknown buried artifacts and resources.

b. Endangered Species Act: This action will not jeopardize the habitat of any endangered species of fish, wildlife, or plants pursuant to the Endangered Species Act.

c. Clean Water Act: This action will not be associated with a discharge requiring National Pollutant Discharge Elimination System (NPDES) permit. This action will not involve any wetlands.

d. Environmental Assessment: The impact of this action is considered to be insignificant.

e. National Environmental Policy Act (NEPA): This action is consistent with project authority, is not a major deferral action and does not require additional documentation to comply with the NEPA.

5. DETERMINATION OF FINDING OF FACT:

a. A thorough review of all Real Estate files was completed in August 2019. The review failed to provide any documentation of government ownership of this facility. This structure is not accounted for within the current Real Property database (REMIS and/or CEFMS) for the Savannah District. A review by the Savannah District Office of Counsel (attached), determined that the wall was constructed by the Government in the 1800's. Without affirmative documentation that transfers the structure from the government, ownership remains with the federal government. This document documents all due diligence necessary to dispose of the structure by demolition.

b. This Training Wall has served its useful life. The cost of maintenance and repair far exceeds the usefulness or surplus value and it has no remaining economic value. The Training Wall has no major historical significance. This real property asset has no usefulness for any other purpose and it has served the purpose for which it was constructed.

c. The demolition of this real property asset is considered to be in the best interest of the U.S. Government.

6. RECOMMENDATION:

The demolition of the aforementioned structure located at Savannah River between Augusta GA and North Augusta South Carolina is approved.

7. APPROVAL/DISAPPROVAL:

() APPROVED

() DISAPPROVED

DATE

ROBERT M. JEWELL
Deputy Chief, Real Estate Division
Real Estate Contracting Officer