



**US Army Corps
of Engineers®**

**Tybee Island Shoreline Protection Project (TISPP) Periodic
and Emergency Nourishments Draft Environmental
Assessment and Finding of No Significant Impact
Tybee Island, Chatham County, GA**

**Appendix F
Real Estate**

January 2026

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Section 1. Statement of Purpose

The U.S. Army Corps of Engineers, Savannah District (USACE) has prepared an Environmental Assessment (EA) for the Tybee Island Shoreline Protection Project (TISPP) at Tybee Island, Chatham County, GA. The TISPP is a Federally designed and constructed hurricane and storm damage risk reduction project to reduce risk from waves, erosion, and inundation within the project area. The proposed Federal action includes beach renourishments that may occur periodically or as needed under emergency conditions for the remaining duration of the TISPP (through 2036). Periodic beach renourishments are anticipated every 7 years, with the first planned for 2026-2027. Emergency beach renourishments may occur based on authorizations and funding provided as needed (i.e., in the event of damages incurred by a storm or other event).

This Environmental Assessment (EA) does not reevaluate the previously approved project formulation for the Tybee Island Shoreline Protection Project (TISPP). The underlying Federal storm protection project and template were established in prior feasibility and reevaluation studies and remain unchanged. This EA evaluates the environmental effects of continuing periodic and emergency beach renourishments through 2036 under that existing authorization.

The authorized project includes beach renourishment of the Federal template, as defined by the 13,200 linear feet of beach along Front Beach, 1,100 linear ft along the South Tip (South Tip Beach), and the 1,800 linear feet of the eastern bank of Tybee Creek to the city fishing pier (referred to as Back River Beach) (Figure 1). A total of 1.5 Million Cubic Yards (MCY) is estimated for placement along the Federal template during each periodic nourishment.

Section 2. Project Authorization

The City of Tybee Island is the non-Federal sponsor (NFS) for the project. The original Federal TISPP was authorized by Senate and House Resolutions dated June 22 and June 23, 1971, respectively, pursuant to Section 201 of the Flood Control Act of 1965 (Public Law [P.L.] 89-298), as presented in House Document No. 92-105, for a life of 10 years. Section 201 provided a procedure for authorization of projects with, at that time, an estimated Federal first cost of construction of less than \$10 million. The authorizing language in the Senate Resolution reads as follows:

“RESOLVED BY THE COMMITTEE ON PUBLIC WORKS OF THE UNITED STATES SENATE, That pursuant to the provisions of Section 201 of Public Law 298, Eighty-ninth Congress, (79 Stat. 1073; 42 U.S.C. 1962d-5) the project providing for beach erosion control on Tybee Island, Georgia, is hereby approved substantially in accordance with the recommendations of the Secretary of the Army and the Chief of Engineers in House Document Numbered 105, Ninety-second Congress, at an estimated cost of \$404,000.”

The authority for Federal participation in periodic beach renourishments was increased from 10 years to 15 years by Section 156 Water Resources Development Act (WRDA) 1976 (P.L. 94-587, as amended (42 U.S.C. 1962d-5f), which reads as follows:

"The Secretary of the Army, acting through the Chief of Engineers, is authorized to provide periodic beach nourishment in the case of each water resources development project where such nourishment has been authorized for a limited period for such additional periods as he determines necessary but in no event shall such additional period extend beyond the fifteenth year which begins after the date of initiation of construction of such project."

Section 934 of WRDA 1986 (P.L. 99-662) modified Section 156 WRDA 1976 by extending the authority for Federal participation in periodic beach renourishment from 15 years to 50 years and reads as follows:

"Section 156 of the Water Resources Development Act of 1976 (42 U.S.C. 1962d-5f) is amended by striking out "fifteenth" and inserting in lieu thereof "fiftieth."

Following the passage of WRDA 1986, the "Section 934" report was completed in March 1994 and revised in October 1994, which concluded that the authorized Federal project for Tybee Island was economically feasible under then current policy and economic guidelines, and the project should be extended for the remaining life of 30 years (from 1994). The study was initiated in 1990, completed in October 1994 and approved in June 1995. Accordingly, the project life of the TISPP was established in September 1974 and extended through September 2024.

The TISPP was further modified by Section 301 of WRDA 1996 (P.L. 104-303), which amended the authorized project as follows:

"The project for beach erosion control, Tybee Island, Georgia, authorized pursuant to section 201 of the Flood Control Act of 1968 (42 U.S.C. 1962d-5; 79 Stat. 1073-1074) is modified to include as an integral part of the project the portion of Tybee Island located south of the existing south terminal groin between 18th and 19th Streets, including the east bank of Tybee Creek up to Horse Pen Creek."

In 1997, USACE began to work on a study to determine if the South Tip Beach and Tybee Creek up to Horse Pen Creek should be added to the authorized TISPP. The "Special Report on South Tip Beach/Tybee Creek" was completed in May 1998 in response to this authority and was approved by USACE Headquarters in August 1998. The report recommended extending the southern limits of the authorized project for an additional 1,100 feet to provide protection for structures along the South Tip and another 1,800 feet to provide protection to the eastern bank of the Tybee Creek (also known as Back River).

Section 8129(a)(2)(B) of WRDA 2022 (P.L. 117-263) amended subsection (e) of Section 156 of WRDA 1976, (42 U.S.C. 1962d-5f), and provides that for any existing authorized water resources development project which the maximum period for nourishment

described in subsection (a) of WRDA 1976 will expire within the 16-year period beginning on June 10, 2014, that project shall remain eligible for nourishment for an additional 12 years after the expiration of such period. The Tybee Island Storm Risk Management Act, as defined in WRDA 2022, extends Federal participation in the TISPP by 12 years. The expected expiration of the TISPP was September of 2024; however, through this Act, Federal participation was extended to 2036.

On May 6, 1999, the Department of the Army and the City of Tybee Island, GA entered into a Project Cooperation Agreement (PCA). The project cost-share is 60.7% Federal and 39.3% non-Federal. An amendment to the PCA will be executed to extend the TISPP to 2036.

Section 3. Project Location

Tybee Island, Georgia, is one of a series of barrier islands lying along the Atlantic coast from Florida to North Carolina. The island is located about 18 miles east of the city of Savannah, Chatham County, Georgia. It is bounded on the north by the Savannah River, to the east by the Atlantic Ocean, and on the south and west by Tybee Creek and a vast tidal marsh system.

The Federal project consists of renourishing 13,200 linear feet of beach between two terminal groins (referred to as Front Beach); construction of a groin field and periodic beach renourishments along 1,100 linear feet of shoreline from the southern terminal groin around the South Tip to the mouth of Tybee Creek (also known as Back River); and construction of a groin field and periodic beach renourishments of 1,800 linear feet of the eastern bank of Tybee Creek to the city fishing pier (referred to as Back River Beach). The South Tip groin field was constructed in 1994, and the Back River groin field was constructed in 2000. See Figure 1 for a map of the described project areas.



Figure 1. TISPP approximate Federal template for beach renourishment.

Section 4. Project Purpose

The Tybee Island Shoreline Protection Project is a Federally designed and constructed hurricane and storm damage risk reduction project to reduce risk from waves, erosion, and inundation within the project area. The purpose of the TISPP is to conduct periodic and emergency beach nourishments through 2036 to (1) provide storm risk reduction benefits to infrastructure; (2) mitigate for erosional impacts through sand replenishment; and (3) provide recreational and economic benefits to Tybee Island. The need arises as

a result of historic erosion rates across in areas known as “hot spots” which have generated increased coastal storm risks.

Section 5. Project Features

The Federal project consists of renourishing 13,200 linear feet of beach between two terminal groins (referred to as Front Beach); construction of a groin field and periodic beach renourishments along 1,100 linear feet of shoreline from the southern terminal groin around the South Tip to the mouth of Tybee Creek (also known as Back River); and construction of a groin field and periodic beach renourishments of 1,800 linear feet of the eastern bank of Tybee Creek to the city fishing pier (referred to as Back River Beach). The South Tip groin field was constructed in 1994, and the Back River groin field was constructed in 2000. See Figure 4 for a map of areas described.

The recommended plan is the periodic and emergency beach renourishments under the TISPP through 2036. Beach renourishments within the Federal template may occur periodically (every 7 years) or as needed under emergency conditions (i.e., post-tropical system) for the remaining duration of the TISPP (through 2036). Emergency beach renourishments would occur as authorizations and funding are provided. The authorized project includes beach renourishment of the Federal template, as defined by the 13,200 linear feet of beach along Front Beach, 1,100 linear ft along the South Tip (South Tip Beach), and the 1,800 linear feet of the eastern bank of Tybee Creek to the city fishing pier (referred to as Back River Beach) (Figure 1). A total of 1.5 Million Cubic Yards (MCY) is estimated for placement along the Federal template during each periodic nourishment. The beach was last renourished in 2015 and repaired in 2018, as described in the 2019 Tybee Island Shoreline Protection Project Hurricane Harvey, Irma, Maria Emergency Supplemental Beach renourishment EA and FONSI (referred to herein as the 2019 HIM Supplement Beach renourishment). The Borrow Area Extension (BAE) of 2008 was used for the 2008, 2015, and 2018 beach renourishments, and an additional extension occurred for the 2019 HIM Supplement Beach renourishment (USACE 2019).

The proposed sand source for beach renourishments is the Tybee Island Borrow Area. The original borrow area is located approximately 4,000 feet southeast of the southernmost Federal terminal groin. The Borrow Area was expanded in 2019 (USACE 2019) with four zones and a Target Depth of -16 ft Mean Lower Low Water (MLLW). During the 2019 expansion, ~625 more acres were added; thus, the total acreage of Tybee Island Borrow Area is ~1,340 acres. There is enough material to support additional beach renourishments, but if another borrow site is needed, a separate expansion may occur separate from the proposed action. For a history of Tybee Island Borrow Area expansions, see Figure 3 below.



Figure 2. Project area description on Tybee Island, GA. Federal template outlined in orange.

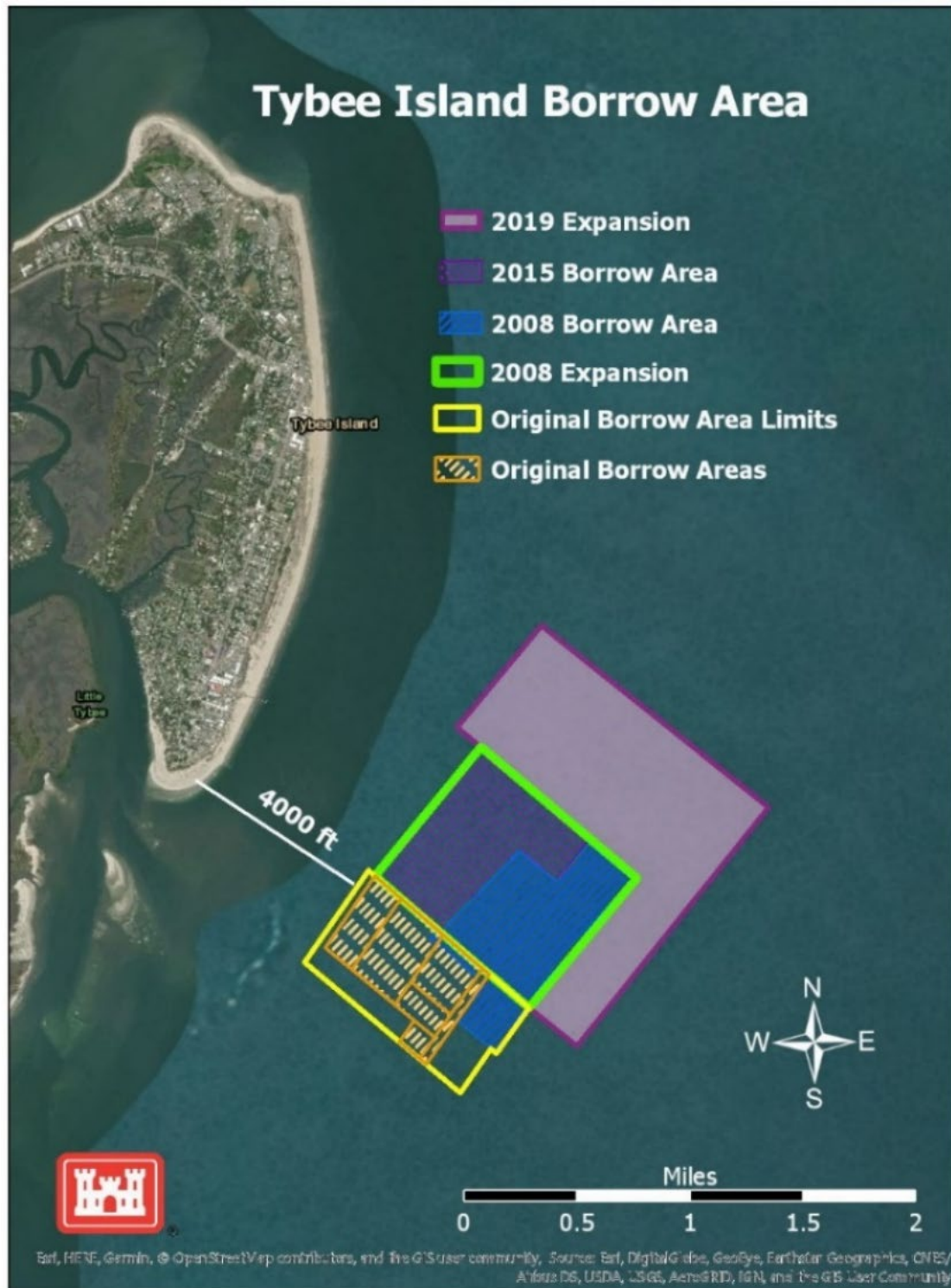


Figure 3. Tybee Island Offshore Borrow Area.

Section 6. Real Estate Requirements

All lands, easements and rights-of-way needed for construction, operation and maintenance of the Tybee Island Beach Erosion Control Project are owned by the NFS. The State of Georgia granted a perpetual easement to the City of Tybee Island for the construction, operation, maintenance, repair and renourishment of beachfront lands claimed by the State of Georgia. Beach fill material used during the renourishment cycles came from the Savannah Harbor Navigation Channel and Borrow Areas. In addition, the City of Tybee Island and the State of Georgia entered into a Non-Exclusive Intergovernmental Mineral License, expiring May 2039, to allow for the removal of sand from the offshore borrow areas.

The “Special Report on South Tip Beach/Tybee Creek” recommended extending the southern limits of the authorized project an additional 1,100 feet to provide protection for structures along the South Tip and another 1,800 feet to provide protection to the eastern bank of the Tybee Creek (also known as Back River). This report was approved by HQUSACE in August 1998. As a result, the City of Tybee acquired 17 additional perpetual storm damage reduction easements over the 17 private properties to allow for construction and periodic nourishment of the 1,800 foot section of Tybee Creek (Back River).

There are 22 public access points throughout the linear footprint of the project. All access points are public right of way. There are metered or pay parking lots located at each access point. All fill material proposed for this renourishment cycle is to be placed within the footprint of the original project areas. No additional pipeline easements are necessary as the pipeline from the dredge will remain within sponsor owned lands, the easement areas or below mean-high water. Parking areas and road ends that provide public access were used as staging areas during all previous projects and will be used again for this nourishment cycle.

Section 7. Utility/Facility Relocation

There are no utility/facility relocations associated with this project

Section 8. Exiting Federal Projects

The Tybee Island Shoreline Protection Project is a Federally designed and constructed hurricane and storm damage risk reduction project to reduce risk from waves, erosion, and inundation within the project area.

Section 9. Environmental Impacts

The USACE does not anticipate effects to the following resources: floodplains, hazardous, toxic, or radioactive wastes (HTRW), transportation and navigation, or wetlands as a result from either the No Action Alternative or the Proposed Action Alternative. Further environmental information is addressed in the Draft Environmental Assessment and Finding of No Significant Impact, Tybee Island, Georgia.

Section 10. Project Sponsor Responsibilities and Capabilities

The NFS has the responsibility to acquire all real estate interests required for the project. The NFS shall accomplish all alterations and relocations of facilities, structures and improvements determined by the government to be necessary for construction of the Project. The sponsor will have operation and maintenance responsibility for the project after construction is completed.

Section 11. Federally Owned Land

There is no Federally owned land within the areas proposed for construction of the project.

Section 12. Historical Significance

No historic resources surveys were conducted for this undertaking as all of the sediment placement and dune construction will be within the Federal Project footprint where there are no historic resources located.

Section 13. Mineral Rights

The State of Georgia granted the City of Tybee Island a mineral license for the purpose of removing sand from the designated borrow areas and redistributing the sand for beach renourishment. This mineral license expires May 2039. In accordance with the license, the State of Georgia has title to any and all sand and minerals.

Section 14. Hazardous, Toxic, and Radioactive Waste (HTRW)

There are no known HTRW contaminants in the project area. Dredged material from the offshore borrow area is not designated as hazardous waste as it is not within a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) site. The proposed action area is not within a CERCLA site.

Section 15. Navigation Servitude

Navigation Servitude is not applicable to this project.

Section 16. Zoning Ordinances

Zoning ordinances are not of issue with this project. Application or enactment of zoning ordinances is not to be used in lieu of acquisition.

Section 17. Induced Flooding

There are no induced flooding impacts.

Section 18. Public Law 91-646, Relocation Assistance Benefits

There are no residences or businesses that will be temporarily or permanently displaced, within the project area.

Section 19. Project Public Support

The project is fully supported. There are no known objections to the project from landowners within the project area.

Section 20. Non-Federal Sponsor Risk Notification

The NFS is not encouraged to acquire lands required for the project prior to execution of the PPA. Should the NFS proceed with acquisition of lands prior to execution of the PPA, the NFS is at risk of not receiving credit or reimbursement for any costs incurred in the connection with the acquisition process should the PPA not be signed. There is also risk in acquiring lands either not needed for the project or not acquired in compliance with requirements for crediting purposes in accordance with 49 CFR Part 24, dated March 2, 1989.

Section 21. Non-Federal Capability Assessment

The non-Federal Sponsor maintains the professional capability for land acquisitions and can reasonably obtain contract services if needed. The NFS has the responsibility to acquire all real estate interests required for the Project. The NFS shall accomplish all alterations and relocations of utilities/facilities, structures and improvements determined by the government to be necessary for construction of the Project. The NFS will have all operation and maintenance responsibility for the project after construction is completed. Title to any acquired real estate will be retained by the NFS and will not be conveyed to the United States Government. Prior to advertisement of any construction contract, the NFS shall furnish to the government an Authorization for Entry for Construction to all lands, easements and rights-of-way, as necessary, as shown on Exhibit "A," attached to this REP. The NFS will also furnish to the government evidence supporting their legal authority to grant rights-of-way to such lands. The NFS is entitled to receive credit against its share of project costs for the value of lands it provides and the value of the relocations that are required for the project. Generally, for the purpose of determining the amount of credit to be afforded, the value of the LERRD is the fair market value of the real property interest, plus certain incidental costs of acquiring those interests, that the NFS provided for the project as required by the Government.

Section 22. Real Estate Acquisition Schedule

There are no additional real estate interests required for acquisition. The NFS is responsible for acquiring any additional real estate interests identified for the project. The Project Sponsor, Project Manager and Real Estate Technical Manager will formulate an acquisition milestone schedule if additional real estate interests are identified during design.

AUTHORIZATION FOR ENTRY FOR CONSTRUCTION

I _____, _____ for the
(Name of accountable official) (Title)

(Sponsor Name) _____, do hereby certify that the _____ (Sponsor Name) has acquired the real property interest required by the Department of the Army, and otherwise is vested with sufficient title and interest in lands to support construction for (Project Name, Specifically identified project features, etc.). Further, I hereby authorize the Department of the Army, its agents, employees and contractors, to enter upon _____
(identify tracts)

to construct (Project Name, Specifically identified project features, etc.) as set forth in the plans and specifications held in the U. S. Army Corps of Engineers' (district, city, state)

WITNESS my signature as _____ for the
(Title)

(Sponsor Name) this ____ day of _____, 20____.

BY: _____
(Name)

(Title)

ATTORNEY'S CERTIFICATE OF AUTHORITY

I, _____, _____ for the
(Name) (Title of legal officer)

(Sponsor Name), certify that _____ has
(Name of accountable official)

authority to grant Authorization for Entry; that said Authorization for Entry is executed by the proper duly authorized officer; and that the Authorization for Entry is in sufficient form to grant the authorization therein stated.

WITNESS my signature as _____ for the
(Title)

(Sponsor Name), this _____ day of _____, 20____.

BY: _____
(Name)

(Title)

Exhibit A