



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT**  
**100 WEST OGLETHORPE AVENUE**  
**SAVANNAH, GEORGIA 31401**

June 6, 2022

Regulatory Division  
SAS-2011-00429

**PUBLIC NOTICE**  
**Savannah District**

The District Engineer has received a Prospectus describing the establishment and operation of a wetland compensatory mitigation bank (Poor Robin Mitigation Bank) with the requirement for Federal and State permits as described below:

Application Number: SAS-2011-00429

Bank Sponsor: Mr. A. J. Johns  
Riverland Ventures, LLC  
3225 Anniston Road  
Jacksonville, FL 32246

Bank Agent: Mr. Alton Brown  
Resource & Land Consultants  
41 Park of Commerce Way, Suite 101  
Savannah, GA 31405

This public notice does not imply, on the parts of the Savannah District, U.S. Army Corps of Engineers (Corps) or other agencies, either favorable or unfavorable opinion of the work to be performed, but is issued to solicit comments regarding the factors on which final decisions will be based.

Location of Proposed Work: The 3,514.28-acre proposed Poor Robin Wetland Mitigation Bank Site is located adjacent to and west of the Savannah River and east of Highway 24 approximately 6 miles northeast of Newington, Georgia in Screven County (Latitude 32.6701, Longitude -81.4152). The project area is within the Lower Savannah Watershed (Hydrologic Unit Code 03060109). Please refer to the enclosed Location, 12 Digit Hydrologic Unit Code (HUC), United States Geological Survey (USGS) Topographic, and Ortho Aerial Photograph Maps (Figures 1, 2, 3 and 6) for more detailed information on the location of the proposed bank.

Objective: Per the applicant, "The project will enhance and preserve chemical, biological, and physical characteristics within Savannah River swamp and floodplain. This bank, upon approval, will provide compensatory mitigation for wetland impacts to waters of the United States. The preliminary mitigation plan provided in this prospectus would include the preservation of 3,514.28-acre tract to include 76.1 acres of

upland/road, 3,426.42 acres of wetland, and 11.77 acres of open water. In addition to the preservation of the property, the sponsor will install rock fords to improve hydrologic connectivity.”

Geographic Service Area: The Geographic Service Area (GSA) is the defined area within which this bank can reasonably be expected to provide appropriate compensation for impacts to aquatic resources. The proposed primary service areas will serve all portions of the following watersheds located in the State of Georgia: Brier Creek/03060108, Middle Savannah/03060106, and Lower Savannah 03060109 watersheds. These watersheds include all or portions of the following counties: Burke, Chatham, Columbia, Effingham, Jefferson, Jenkins, McDuffie, Richmond, Screven, and Warren. The site’s secondary service areas will serve all portions of the following watersheds located in the State of Georgia: Upper Ogeechee 03060201, Lower Ogeechee 03060202, and Ogeechee Coastal 03060204 watersheds. These watersheds include all or portions of the following counties: Bryan, Bulloch, Burke, Emanuel, Glascock, Green, Hancock, Jefferson, Jenkins, Talliaferro, Warren, and Washington (see attached Service Area map).

Description of Mitigation Bank: Riverland Ventures, LLC has requested authorization to develop a new wetland mitigation bank. The proposed mitigation plan for the bank consists of the following onsite prescriptions:

**Wetland Preservation:** Approximately 3,396.1 acres of wetland will be preserved within the bank. Three classifications of preservation will be present within the project area including 1999 Regeneration (456.56 acres), 2005 Regeneration (2026.26 acres), and Mature Wetland (904.29 acres). Each wetland preservation type will be evaluated using the Georgia Interim Freshwater Forested Wetland Hydrogeomorphic Methodology Workbook and will have a preservation credit value assigned. Please refer to the Existing Conditions and Mitigation Activities Maps (Figures 10 through 12) for more detail on the locations of wetland resources onsite,

**Food Plots:** These areas (cumulatively 30.32 acres in size) are located within wetlands and have been maintained for wildlife usage for decades and will continue to be maintained in the future. No credit is proposed for the food plot areas.

**Roads and Upland:** Approximately 76.10 acres of existing road extends through the tract. The majority of these areas will be maintained for property access. For this reason, no credit generation was proposed for existing road areas. Please refer to the Culvert Location Map (Figure 13) for more detail on the locations of existing roads and proposed rock ford crossings.

**Lakes & Springs:** Approximately 12 acres of natural lakes and two springs will be preserved as part of the mitigation plan.

Oversight: This mitigation bank may be considered one of a number of practicable alternatives available to applicants to compensate for unavoidable impacts associated with permits issued under the authority of Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act for projects located within the prescribed GSA.

Oversight of this mitigation bank will be by a group of Federal and State agency representatives collectively referred to as the Interagency Review Team (IRT). The IRT is chaired by the Corps and is typically comprised of representatives from the U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and the Georgia Department of Natural Resources, Environmental Protection Division and Coastal Resources Division.

The actual approval of the use of this mitigation bank for a specific project is the decision of the Corps pursuant to Section 10 of the Rivers and Harbors Act and/or Section 404 of the Clean Water Act. The Corps provides no guarantee that any particular individual or general permit will be granted authorization to use this compensatory mitigation bank to compensate for unavoidable impacts associated with a proposed permit, even though mitigation from this bank may be available. In accordance with the 2008 Mitigation Rule (see 332.3(f)(2) and 332.3(h)(2)), as this will be primarily a preservation only bank, the Corps proposes that no more than 50% of the required mitigation for any particular project be debited from this mitigation bank, with the rest being provided from other mitigation banks that serve a particular project area or from in-lieu fee or permittee responsible mitigation consistent with the mitigation hierarchy presented in the Mitigation Rule.

Authority: A public notice regarding the development of the proposed Poor Robin Mitigation Bank is required pursuant to Title 33 Code of Federal Regulations Parts 325 and 332 and Title 40 Code of Federal Regulations Part 230, entitled "Compensatory Mitigation for Losses of Aquatic Resources, Final Rule", published in the Federal Register on April 10, 2008.

Consideration of Public Comments: The Corps is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties to consider and evaluate this proposed mitigation bank. The complete prospectus can be viewed and downloaded online from our Regulatory Information Banking and In-Lieu Fee Tracking System (RIBITS) website at [https://ribits.ops.usace.army.mil/ords/f?p=107:278:::RP,278:P278\\_BANK\\_ID:2356](https://ribits.ops.usace.army.mil/ords/f?p=107:278:::RP,278:P278_BANK_ID:2356). If you are unable to view or download the prospectus, please contact Mr. William Rutlin, Coastal Branch Chief, at [william.m.rutlin@usace.army.mil](mailto:william.m.rutlin@usace.army.mil) or by phone at 912-652-5893. Written comments received will be considered by the Corps in evaluating this proposal. Comments are used to assess impacts on endangered species, historic properties, conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards and flood plain values (in

accordance with Executive Order 11988), land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and, in general, the needs and welfare of the public.

Preliminary review indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical resources considered eligible or potentially eligible for listing on the National Register of Historic Places will be affected according to a website review of known listed properties. Additional information may change any of these preliminary findings.

Comment Period: Anyone wishing to comment on this proposal should submit comments by email to [william.m.rutlin@usace.army.mil](mailto:william.m.rutlin@usace.army.mil). Alternatively, you can submit comments in writing by mail to: Commander, U.S. Army Corps of Engineers, Savannah District, Regulatory Division, Attention: Mr. William M. Rutlin, 100 W. Oglethorpe Ave, Savannah, Georgia 31401-3640, no later than 30-days from the date of this notice. Please refer to the Project Name (Poor Robin Mitigation Bank) and the Regulatory Division file number (SAS-2011-00429) in your comments.

If you have any further questions concerning this matter, please contact Mr. William Rutlin, at 912-652-5893, or via e-mail at [william.m.rutlin@usace.army.mil](mailto:william.m.rutlin@usace.army.mil).

#### Enclosures

1. Location/Vicinity Map (Figure 1)
2. 12 Digit HUC Map (Figure 2)
3. USGS Topographic Map (Figure 3)
4. Ortho Aerial Photograph Map (Figure 6)
5. Existing Conditions Map (Figure 10)
6. Mitigation Activities Map, overlaid on aerial (Figure 11)
7. Mitigation Activities Map, overlaid on topo (Figure 12)
8. Culvert Location Map (Figure 13)
9. Service Area Map (Figure 14)



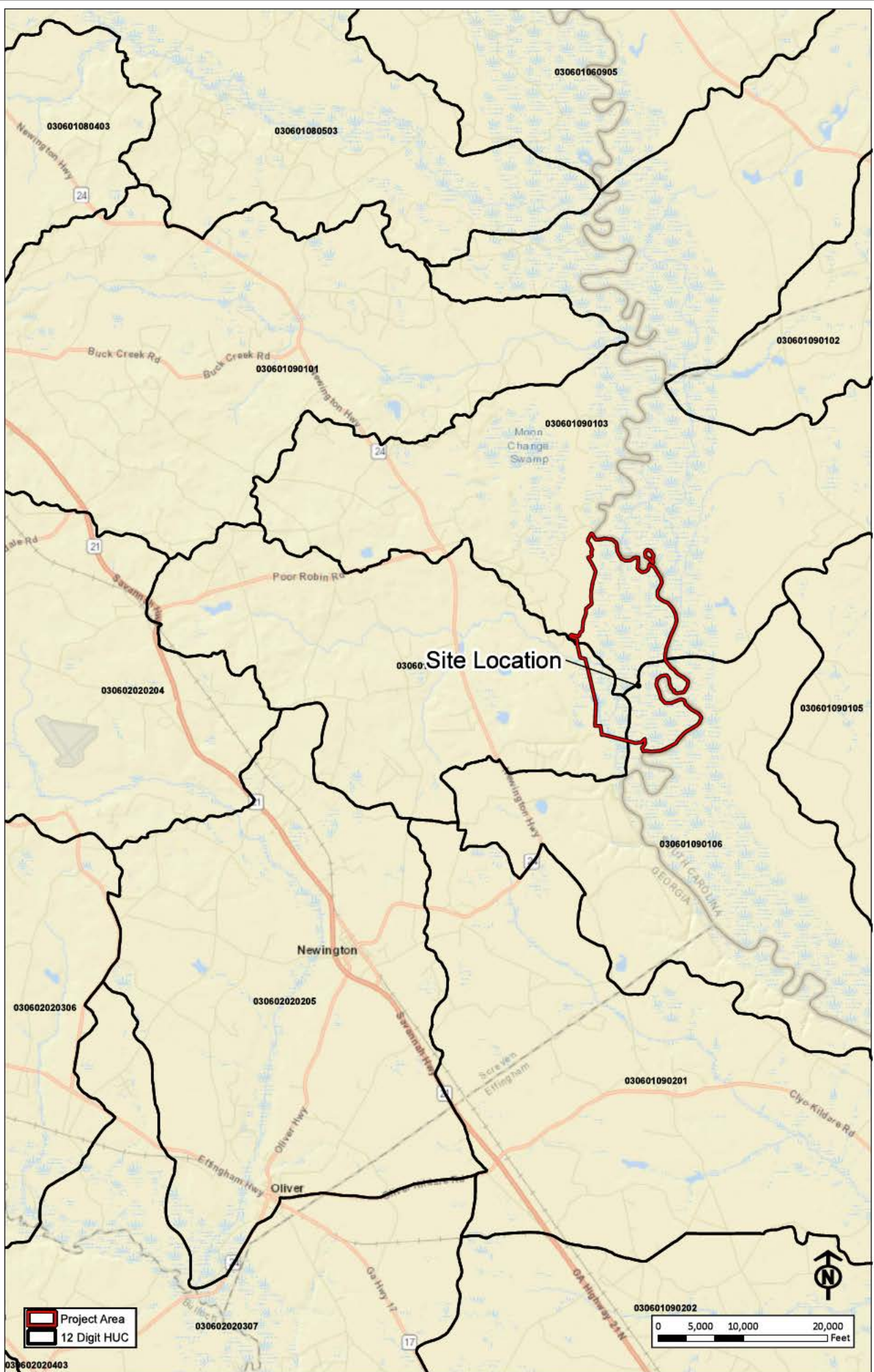


Figure 2. 12 Digit Hydrologic Unit Codes (HUC)

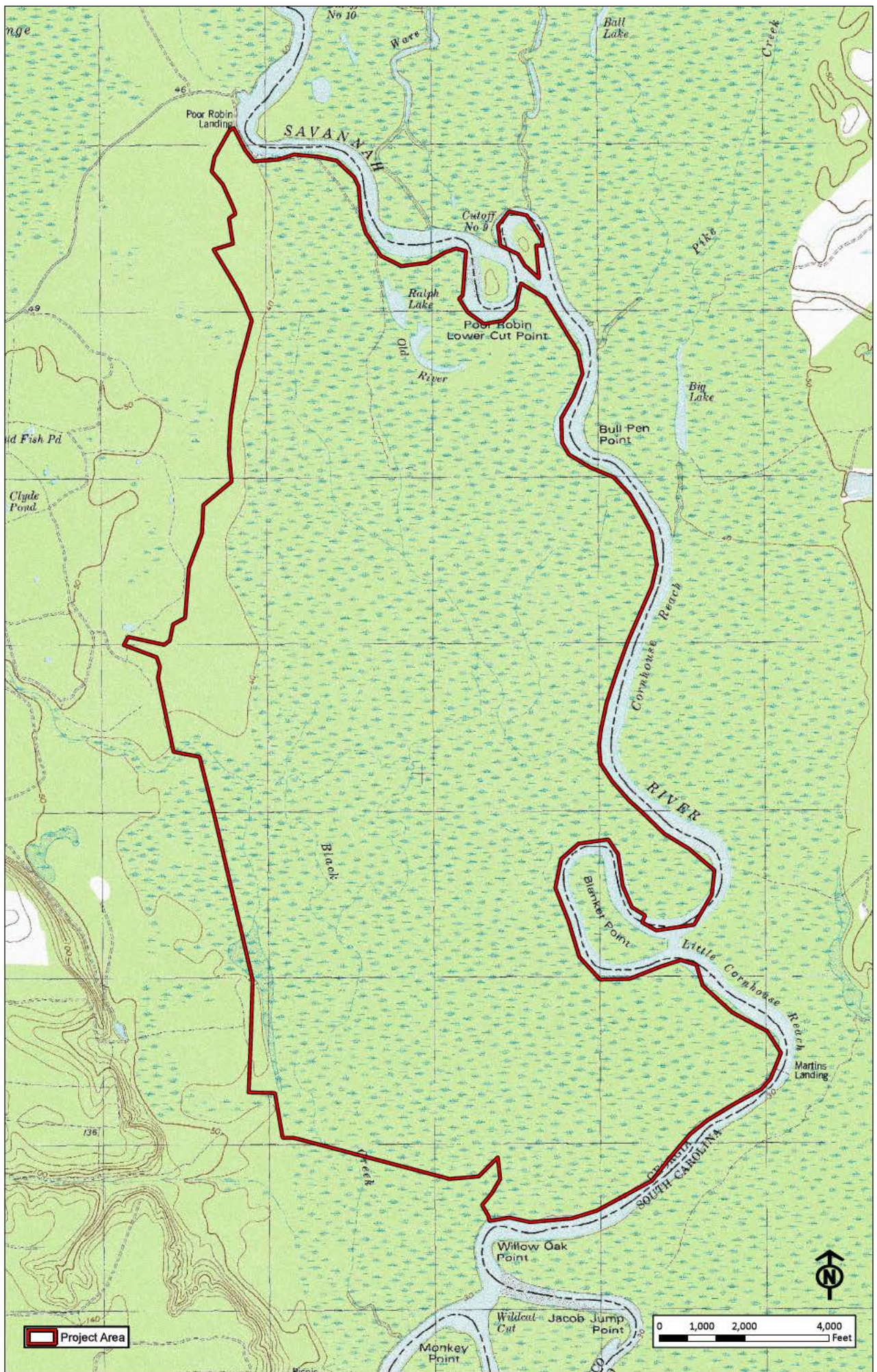


Figure 3. USGS Topographic Survey, Screven County, Georgia

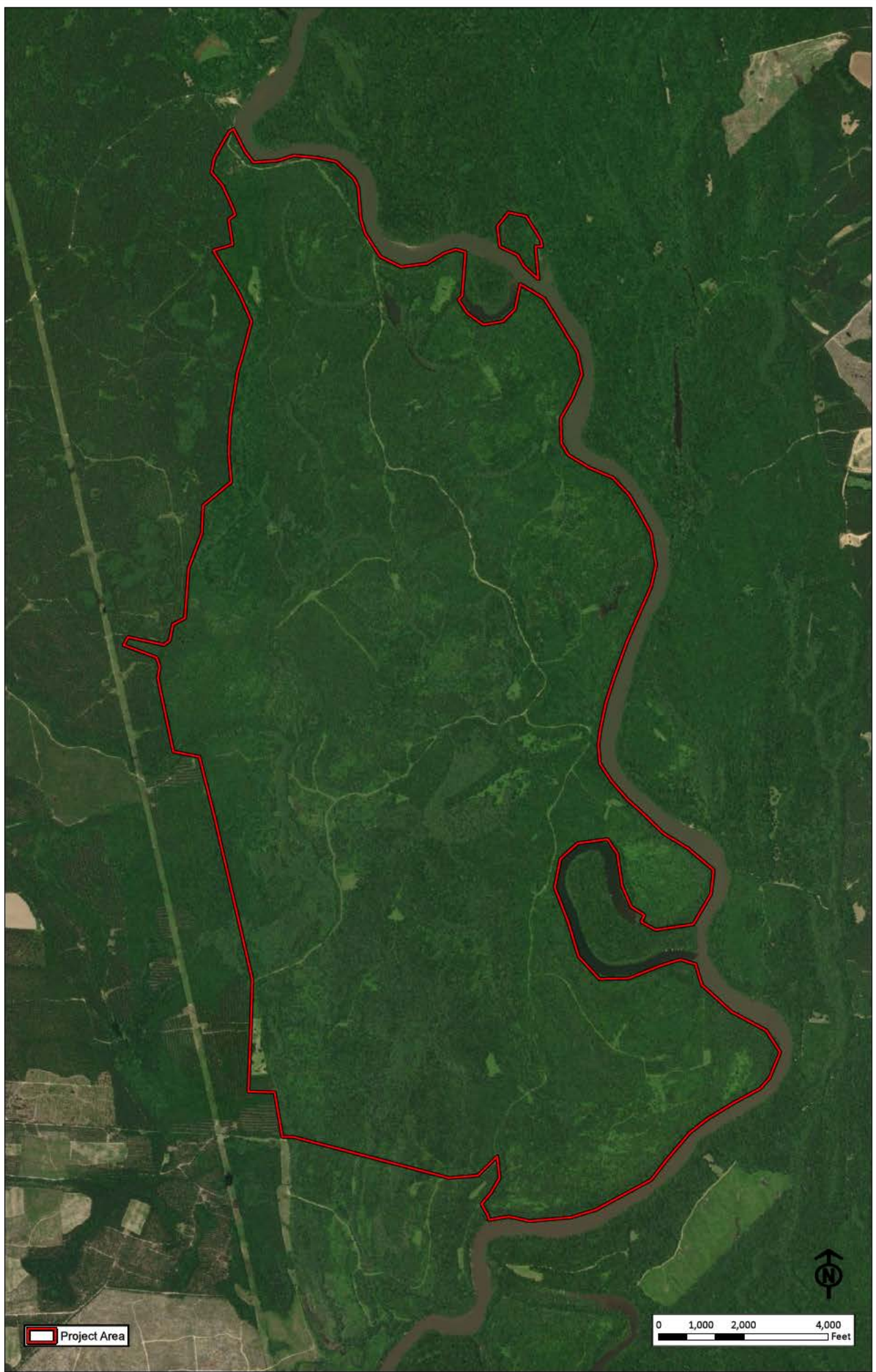


Figure 6. Ortho Aerial



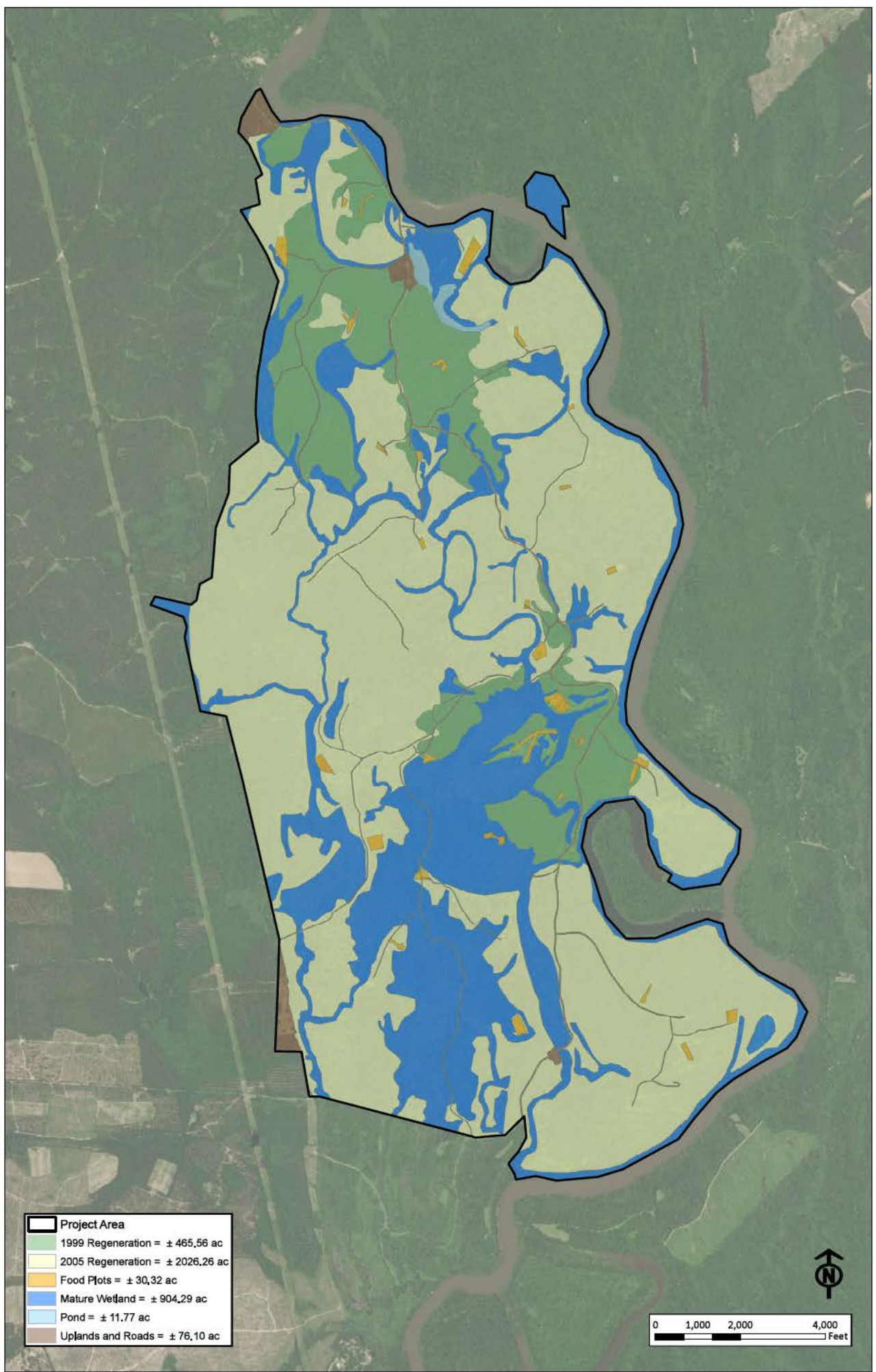


Figure 10. Existing Conditions Exhibit, ESRI World Imagery

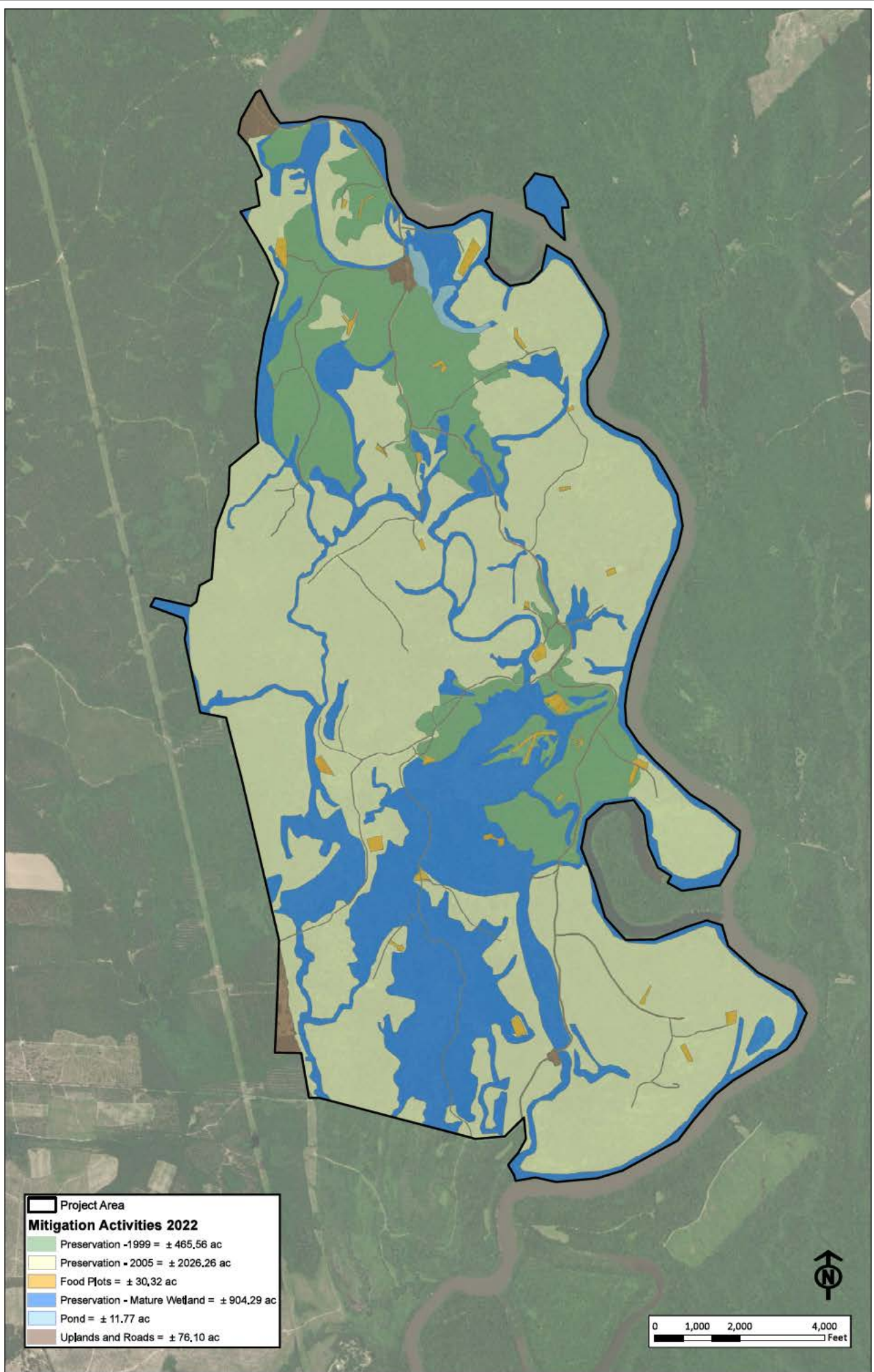


Figure 11. Mitigation Activities, ESRI World Imagery

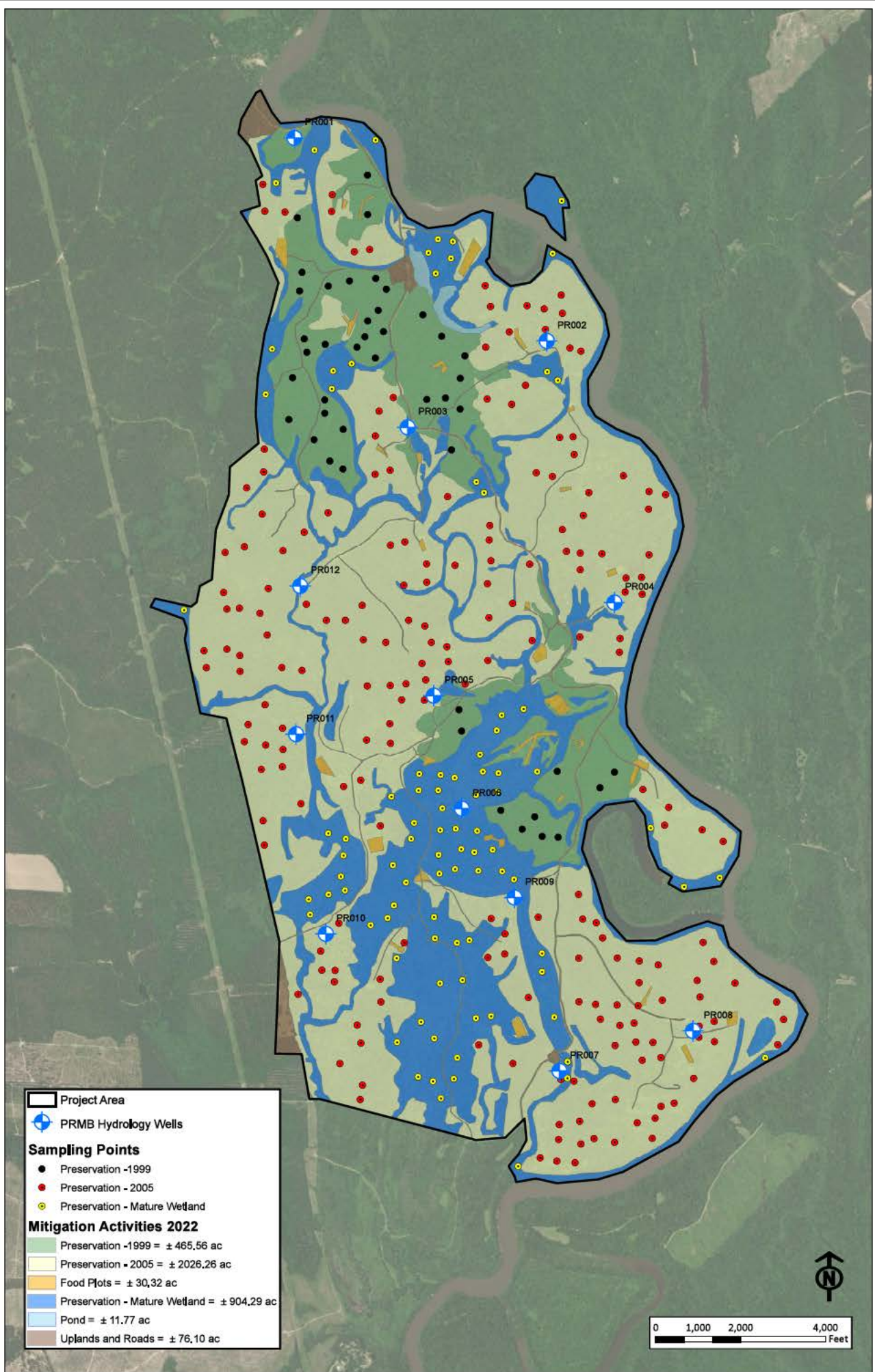


Figure 12. Baseline Monitoring Exhibit, ESRI World Imagery

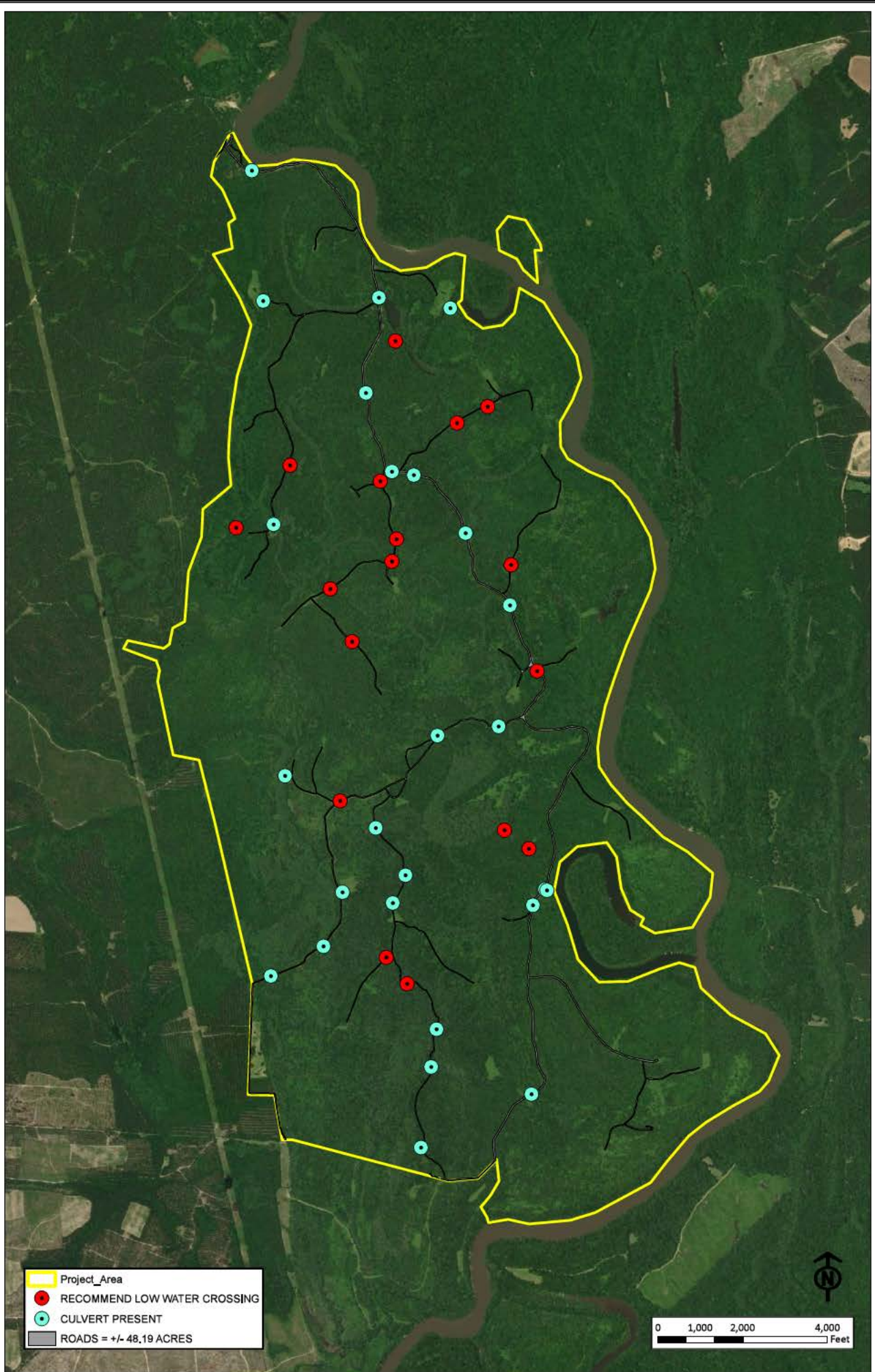


Figure 13: Culvert Location Map

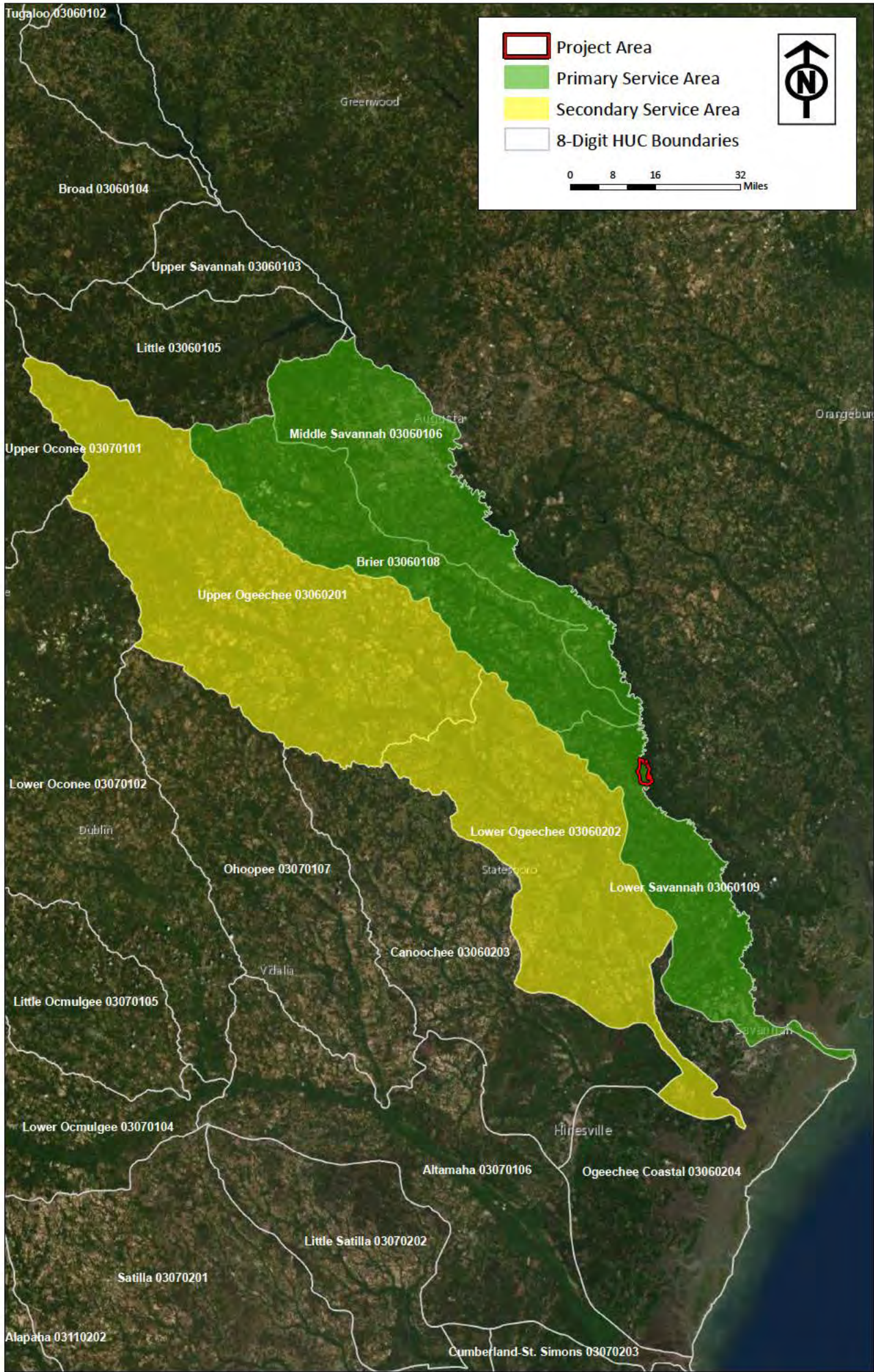


Figure 14. Service Area Map, ESRI World Imagery