



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
1025 BUFORD DAM ROAD  
BUFORD, GEORGIA 30518

October 7, 2020

Regulatory Division  
SAS-2011-00779

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

The District Engineer has received a request to modify the Georgia-Alabama Land Trust's In-Lieu-Fee (ILF) Instrument as compensatory mitigation for Federal and State permits as described below:

Application Number: SAS-2011-00779

ILF Program Sponsor: Mr. Alex Robertson  
Georgia-Alabama Land Trust  
226 Old Ladiga Road  
Piedmont, Alabama 36272

ILF Project Sponsor: Mr. Gregory Smith  
Corblu Ecology Group, LLC  
1305 Lakes Parkway, Suite 110  
Lawrenceville, Georgia 30043

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 83.50-acre Blueberry Farms Wetland Mitigation Site (BFWMS) is a proposed ILF mitigation project, located 1  $\frac{3}{4}$  miles northeast of the intersection of River Road and Boyles Mill Road, approximately 4 miles west of the City of Crandall, in Whitfield County, Georgia (Latitude 34.8659 and Longitude -84.8242). The project is situated within the Conasauga River Basin (8-digit Hydrologic Unit Code (HUC) 03150101), with the Conasauga River making up the eastern boundary of the BFWMS. Please refer to the enclosed Vicinity, County Roads, and Parcel Maps (Figures 1 through 3) for more detailed information on the location of the BFWMS.

Description of Requested Modification: The Georgia-Alabama Land Trust (GALT) has requested authorization to incorporate the proposed BFWMS, through a major modification, into the ILF Program Instrument as compensatory mitigation for 120.32 advance wetland credits (legacy wetland credits) previously sold within the Upper Coosa Primary Service Area (HUCs 03150101, 03150102, 03150103, and 03150105).

The proposed mitigation plan for the BFWMS consists of the following onsite mitigation prescriptions: (1) 12.49 acres of wetland hydrologic and vegetative restoration; (2) 23.81 acres of wetland hydrologic and vegetative enhancement; (3) 16.51 acres of wetland preservation; and (4) 31.20 acres of wetland buffer restoration. Please refer to the enclosed Wetland Delineation and Proposed Mitigation Areas Maps (Figures 16 and 18) for more information regarding the existing and proposed conditions of the BFWMS.

Oversight: This ILF Program may be considered as 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 for projects located within the prescribed service areas.

Oversight of this ILF program will be by a group of Federal and State agency representatives collectively referred to as the Interagency Review Team (IRT). The IRT shall be chaired by the Savannah District, Corps and is 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.

Authority: A public notice regarding the major modification of the approved ILF Program Instrument 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 in order to consider and evaluate this proposed modification of the approved ILF Program Instrument. The modification can be seen at the Corps, Regulatory Division, 1025 Buford Dam Road, Buford Georgia, 30518. 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 in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Regulatory Division, Attention: Mr. Justin Hammonds, 1025 Buford Dam Road, Buford, Georgia 30518, no later than 30-days from the date of this notice. Please refer to the ILF Program and Project Names (Georgia-Alabama Land Trust's In-Lieu-Fee Program – Blueberry Farms Wetland Mitigation Site) and the Regulatory Division file number (SAS-2011-00779) in your comments.

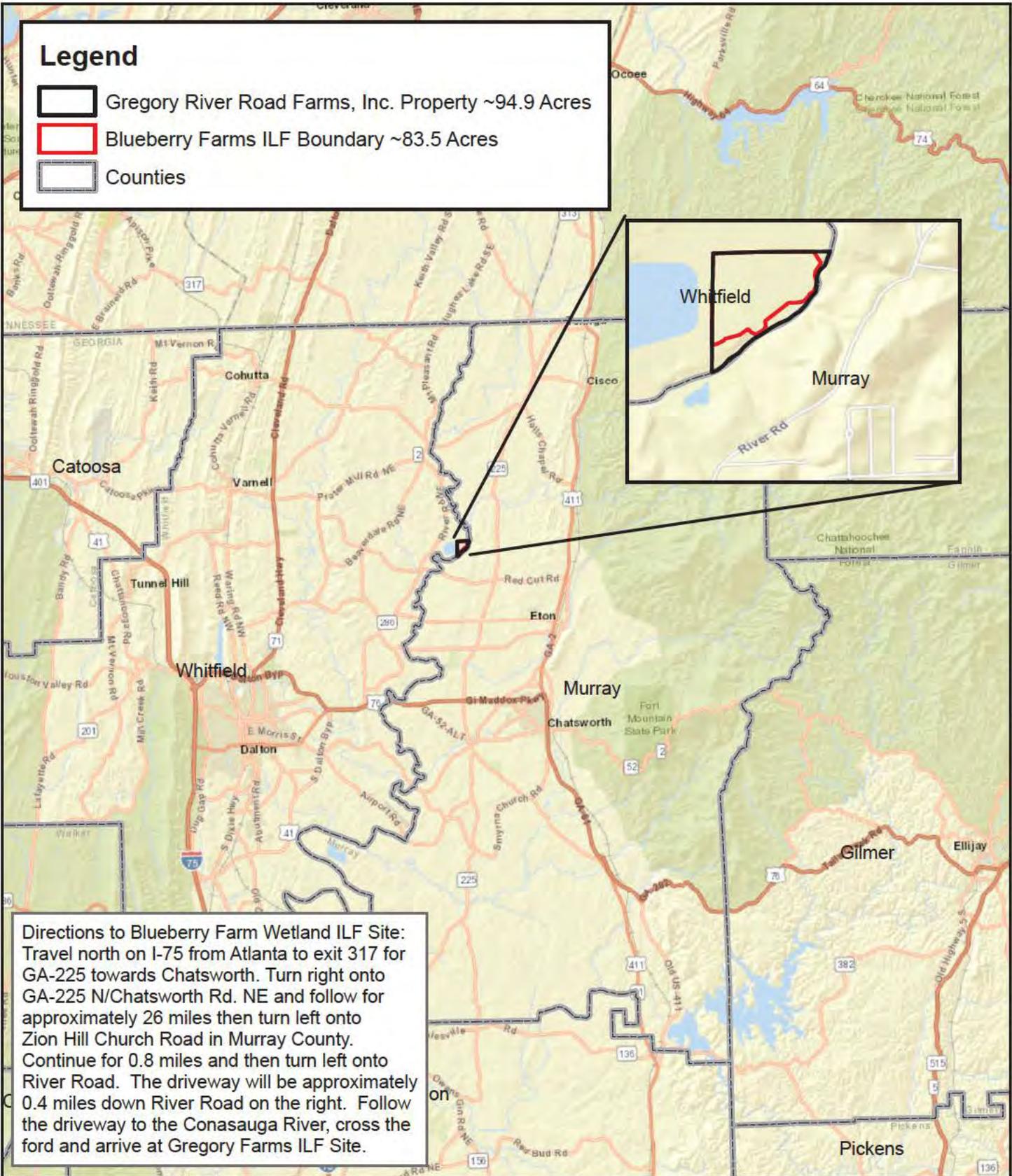
If you have any further questions concerning this matter, please contact Mr. Justin Hammonds, at 678-804-5227, or via electronic mail (e-mail) at [justin.a.hammonds@usace.army.mil](mailto:justin.a.hammonds@usace.army.mil).

#### Enclosures

1. Vicinity Map (Figure 1)
2. County Roads Map (Figure 2)
3. Parcel Map (Figure 3)
4. Wetland Delineation Map (Figure 16)
5. Proposed Mitigation Areas Map (Figure 18)

### Legend

-  Gregory River Road Farms, Inc. Property ~94.9 Acres
-  Blueberry Farms ILF Boundary ~83.5 Acres
-  Counties



**Directions to Blueberry Farm Wetland ILF Site:**  
 Travel north on I-75 from Atlanta to exit 317 for GA-225 towards Chatsworth. Turn right onto GA-225 N/Chatsworth Rd. NE and follow for approximately 26 miles then turn left onto Zion Hill Church Road in Murray County. Continue for 0.8 miles and then turn left onto River Road. The driveway will be approximately 0.4 miles down River Road on the right. Follow the driveway to the Conasauga River, cross the ford and arrive at Gregory Farms ILF Site.

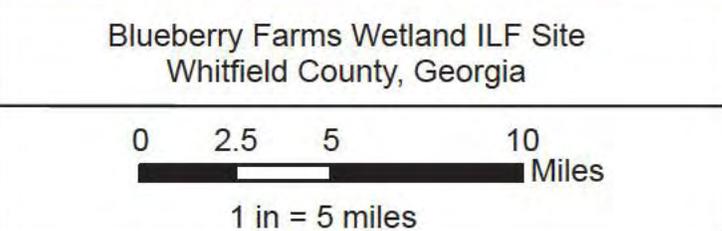


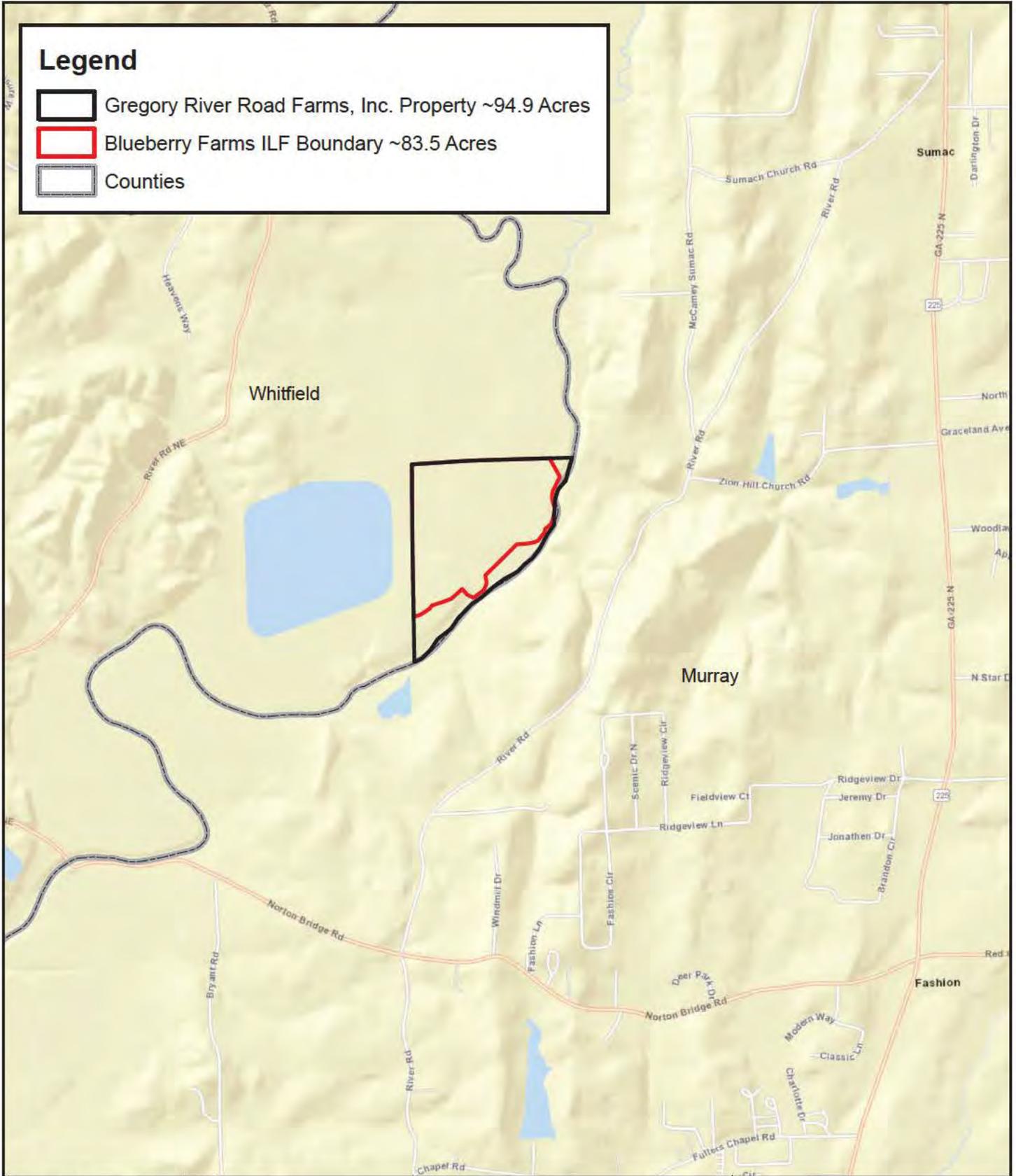
Figure 1  
Vicinity Map



May 2020

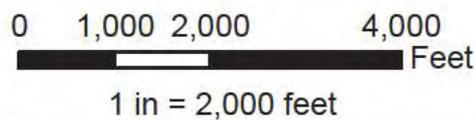
# Legend

-  Gregory River Road Farms, Inc. Property ~94.9 Acres
-  Blueberry Farms ILF Boundary ~83.5 Acres
-  Counties



Blueberry Farms Wetland ILF Site  
Whitfield County, Georgia

Figure 2  
County Roads Map



May 2020



**Legend**

-  Gregory River Road Farms, Inc. Property ~94.9 Acres
-  Blueberry Farms ILF Boundary ~83.5 Acres



Blueberry Farms Wetland ILF Site  
Whitfield County, Georgia

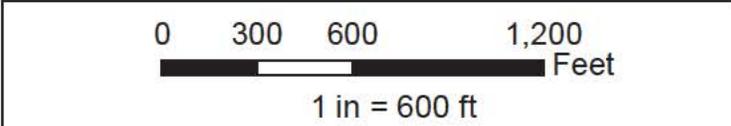
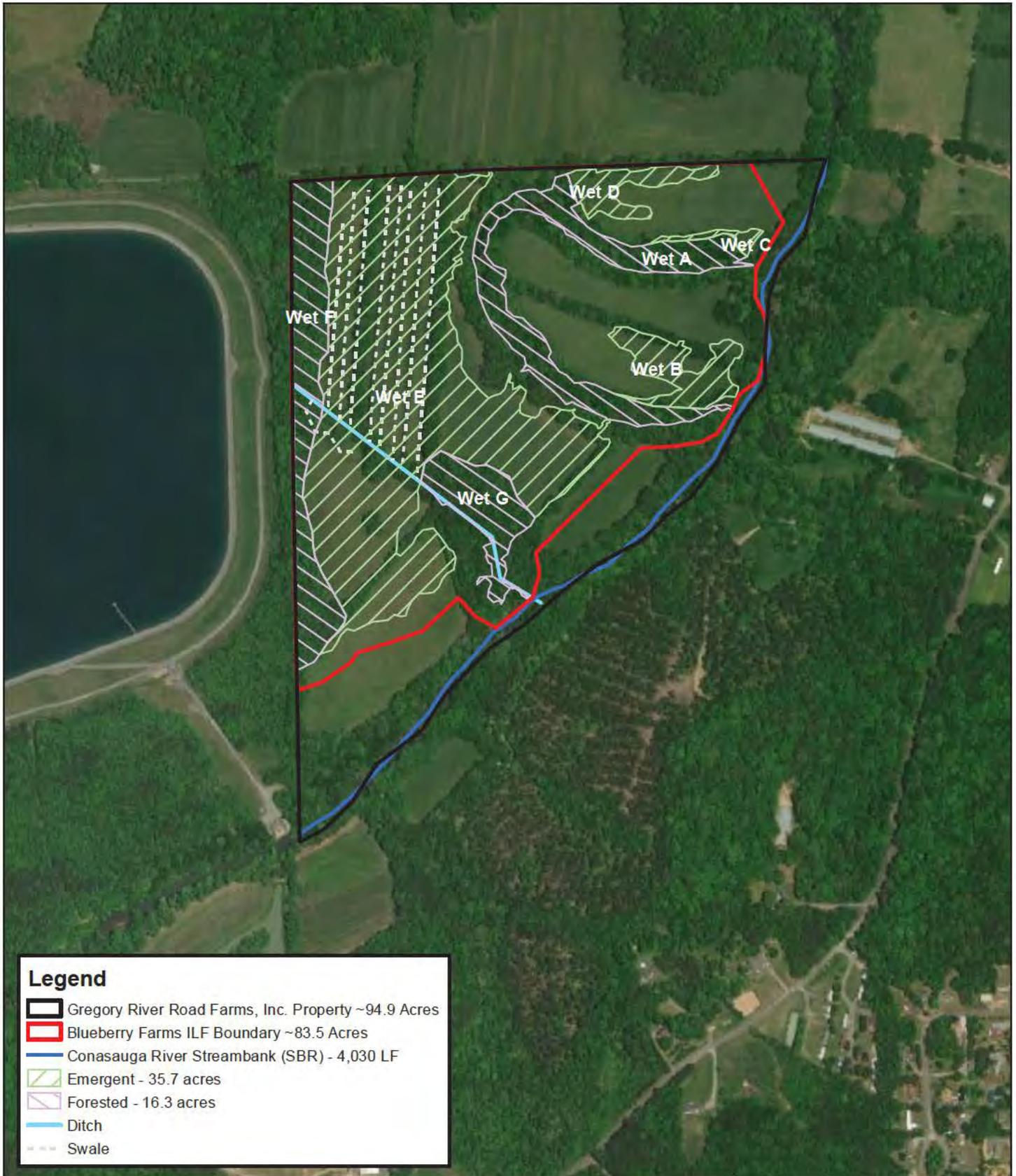


Figure 3  
Parcel Map



May 2020



**Legend**

- Gregory River Road Farms, Inc. Property ~94.9 Acres
- Blueberry Farms ILF Boundary ~83.5 Acres
- Conasauga River Streambank (SBR) - 4,030 LF
- Emergent - 35.7 acres
- Forested - 16.3 acres
- Ditch
- Swale



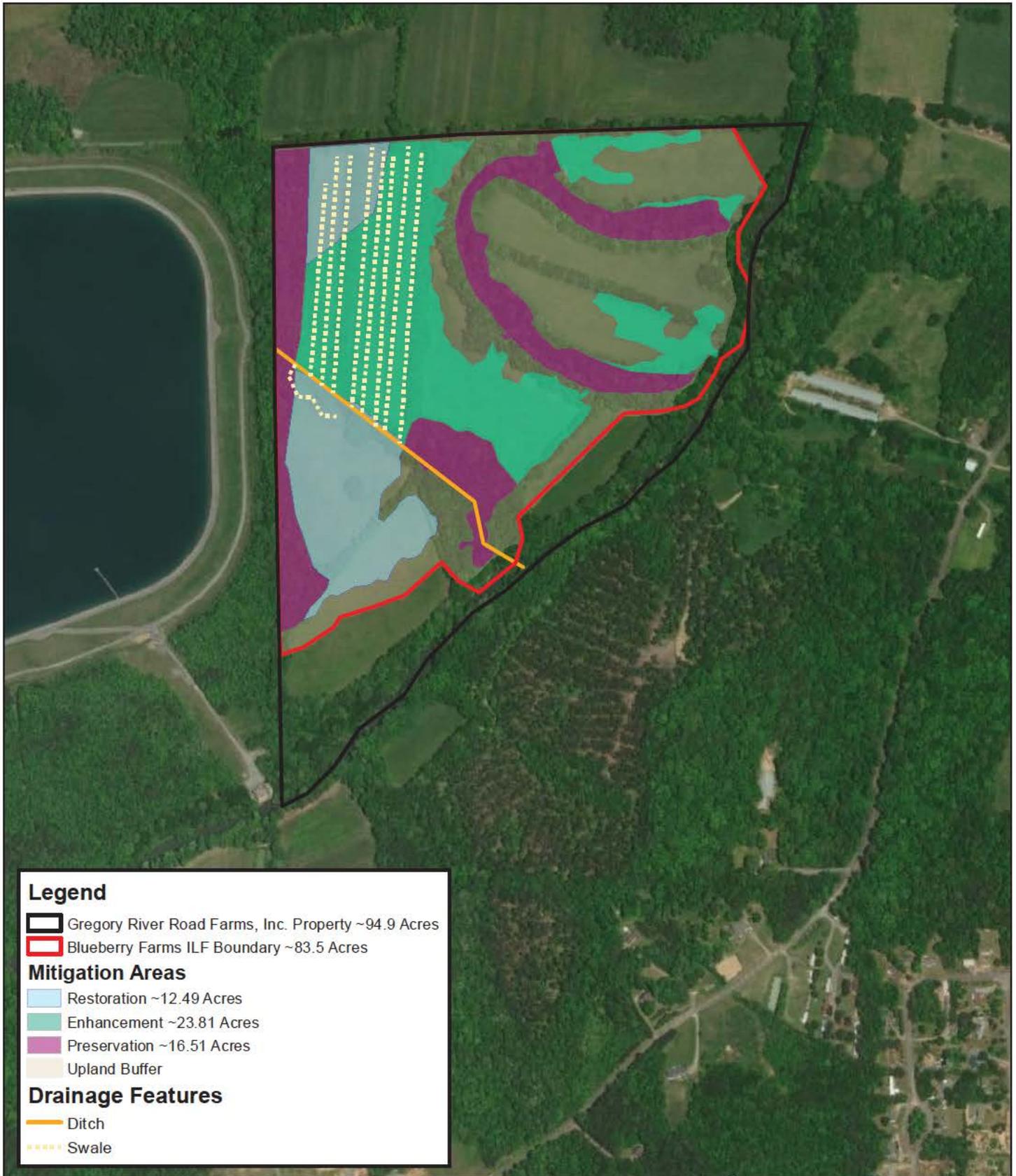
**Blueberry Farm Wetland ILF Site**  
Whitfield County, Georgia

0    300    600    1,200  
  
 Feet

1 in = 600 feet

Figure 16  
Wetland Delineation Map

May 2020



**Legend**

- Gregory River Road Farms, Inc. Property ~94.9 Acres
- Blueberry Farms ILF Boundary ~83.5 Acres

**Mitigation Areas**

- Restoration ~12.49 Acres
- Enhancement ~23.81 Acres
- Preservation ~16.51 Acres
- Upland Buffer

**Drainage Features**

- Ditch
- Swale



Blueberry Farm Wetland ILF Site  
Whitfield County, Georgia

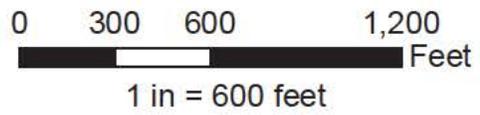


Figure 18  
Proposed Mitigation  
Areas Map



May 2020