



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

July 13, 2021

Regulatory Division  
SAS-2011-00314

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

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

Application Number: SAS-2011-00314

Bank Sponsor: Mr. Shelton Hughes  
Lucina Bay LLC.  
PO Box 16447  
Savannah, GA 31416

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 472.8-acre proposed Lucina Bay Wetland Mitigation Bank Site is located west of Highway 17 approximately 4 miles north of its intersection with Highway 80, Effingham County, Georgia. The project area is within the Ogeechee Coastal Watershed (Latitude 32.196105, Longitude -81.371565, Hydrologic Unit Code 03060204). The site is generally located approximately 1,000 feet east of the Little Ogeechee River at a point where the Ogeechee Run joins with other tributaries to form the Little Ogeechee River. The site is also located approximately 38.5 miles upstream of the confluence of the Little Ogeechee River with the Vernon River. Please refer to the enclosed Location/Vicinity, County Roads, and Parcel Maps (Figures 1 through 4) for more detailed information on the location of the proposed bank.

Objective: Per the applicant "The overall goal of this mitigation project is to enhance and preserve chemical, biological, and physical characteristics within Little Ogeechee River swamp and floodplain. Upon approval, this bank will provide compensatory mitigation

for wetland impacts to waters of the United States. The preliminary wetland mitigation plan provided in this draft bank prospectus includes 4.75 areas of wetland restoration, 357.39 acres of enhancement and 99.91 acres of preservation including 99.58 acres of wetland and 0.33 acres of open water. Specifically, the goal of the enhancement efforts is to restore, enhance and preserve the natural hardwood community within the site.”

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: Upper Ogeechee 03060201, Ohoopsee 0307107, Canoochee 03060203, Lower Ogeechee 03060202, and Ogeechee Coastal 03060204 watersheds. These watersheds include all or portions of the following counties: McIntosh, Long, Liberty, Chatham, Bryan, Tattnall, Evans, Bulloch, Effingham, Screven, Jenkins, Emmanuel, Candler, Toombs, Montgomery, Talliaferro, Greene, Treutlen, Laurens, Johnson, Washington, Jefferson, Burke, Jenkins, Glascock, Warren and Hancock. The site’s secondary service areas will serve all portions of the following watersheds located in the State of Georgia: Brier 03060108, Lower Oconee 03070102, Altamaha 03070106, Cumberland-St. Simons 03070203, Lower Savannah 03070109 and Middle Savannah 03060106 watersheds. These watersheds include all or portions of the following counties: Hancock, Washington, Johnson, Treutlen, Laurens, Baldwin, Jones, Twiggs, Bleckley, Dodge, Montgomery, Jeff Davis, Appling, Tattnall, Toombs, Glynn, Brantley, Camden and Wayne.

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

**Restoration:** A total of 4.75 acres of restoration will occur within the bank site. The restoration activities will include filling all ditches excavated within wetland and removing all road fill within the wetland area. Following ditch fill, road removal, and restoration of wetland elevations, the footprint of the restoration area will be planted with native wetland hardwood species.

**Enhancement:** A total of 357.39 acres of vegetative enhancement will occur within the bank site. Within the pine dominated habitat, the enhancement activities will be accomplished by mechanical and chemical site preparation implemented to remove aerially seeded pine stands and greenbrier. Following preparation, all vegetative enhancement areas will be planted with native wetland hardwood species. Within the Pine/Hardwood wetland where aerial seeding was less successful, selective cutting of pines will occur and hardwoods will be avoided/remain undisturbed.

**Preservation:** Approximately 99.91 acres of wetland will be preserved within the bank. This particular area consists of mature native hardwood wetland species.

Mitigation Action	Acreage
Wetland Enhancement (Vegetative Enhancement)	357.39
Wetland Preservation	99.91
Wetland Restoration (Road Removal)	4.75
Upland Preservation	10.94
Total	472.81

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 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.

Authority: A public notice regarding the creation of the proposed Lucina Bay 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 ([https://ribits.ops.usace.army.mil/ords/f?p=107:378:14627640156331::NO::P378\\_PROG\\_RAM\\_ID:2355](https://ribits.ops.usace.army.mil/ords/f?p=107:378:14627640156331::NO::P378_PROG_RAM_ID:2355)). If you cannot access RIBITS, please contact the Project Manger listed below. 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.

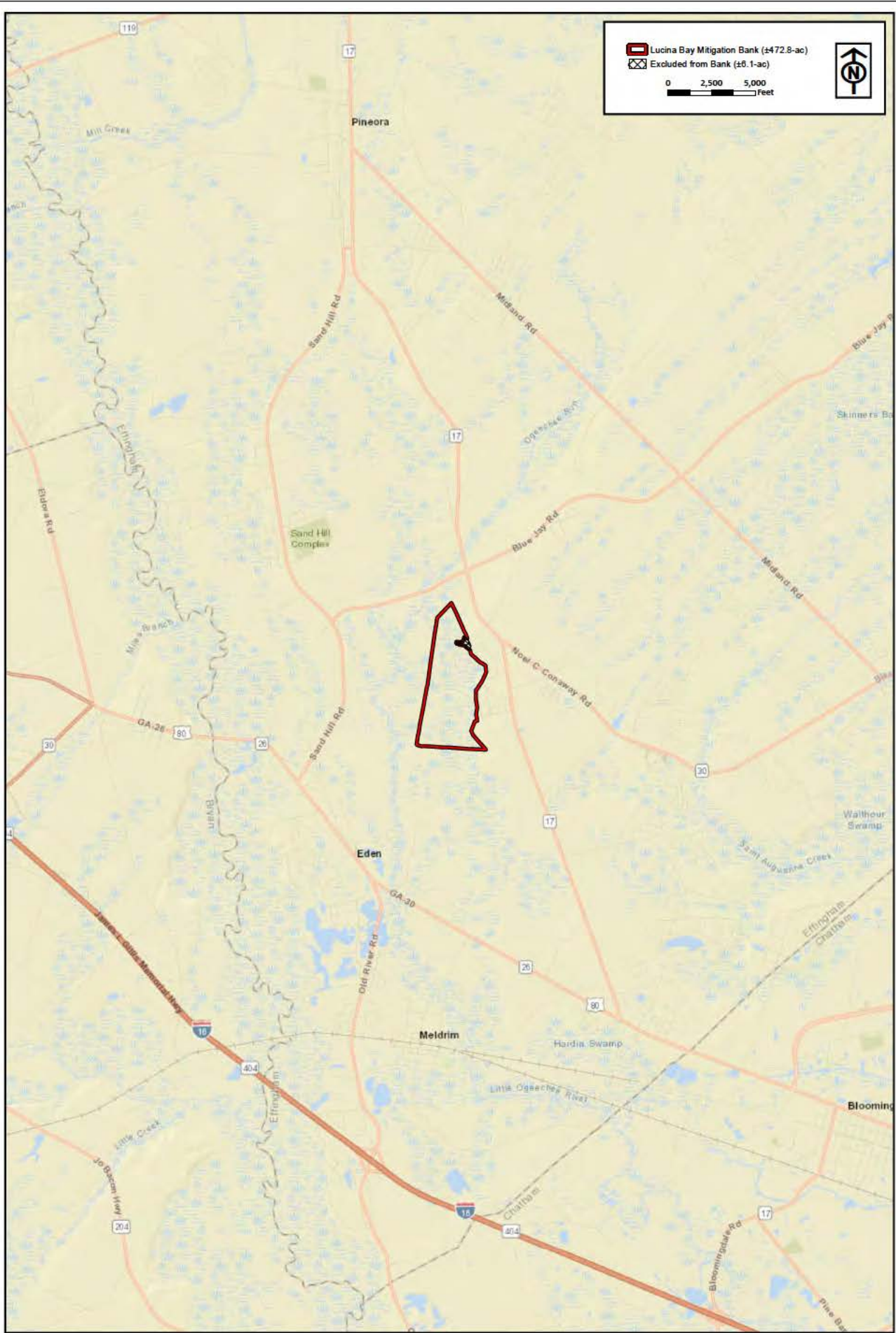
Preliminary review indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical 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 [Allison.c.murphy@usace.army.mil](mailto:Allison.c.murphy@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: no later than 30-days from the date of this notice. Please refer to the Project Name (Lucina Bay Mitigation Bank) and the Regulatory Division file number (SAS-2011-00314) in your comments.

If you have any further questions concerning this matter, please contact Ms. Allison Murphy, at 912-652-5133, or via e-mail at [Allison.c.murphy@usace.army.mil](mailto:Allison.c.murphy@usace.army.mil).

#### Enclosures

1. Location/Vicinity Map (Figure 1)
2. Topographic Survey (Figure 2)
3. Service Area Map (Figure 8)
4. 303D and 305 B Listed Streams (Figure 13)



RLC Project No.	09-034.2
Figure No.	1
Prepared By	MG
Sketch Date	5/17/2021
Map Scale	1 inch 5,000 feet

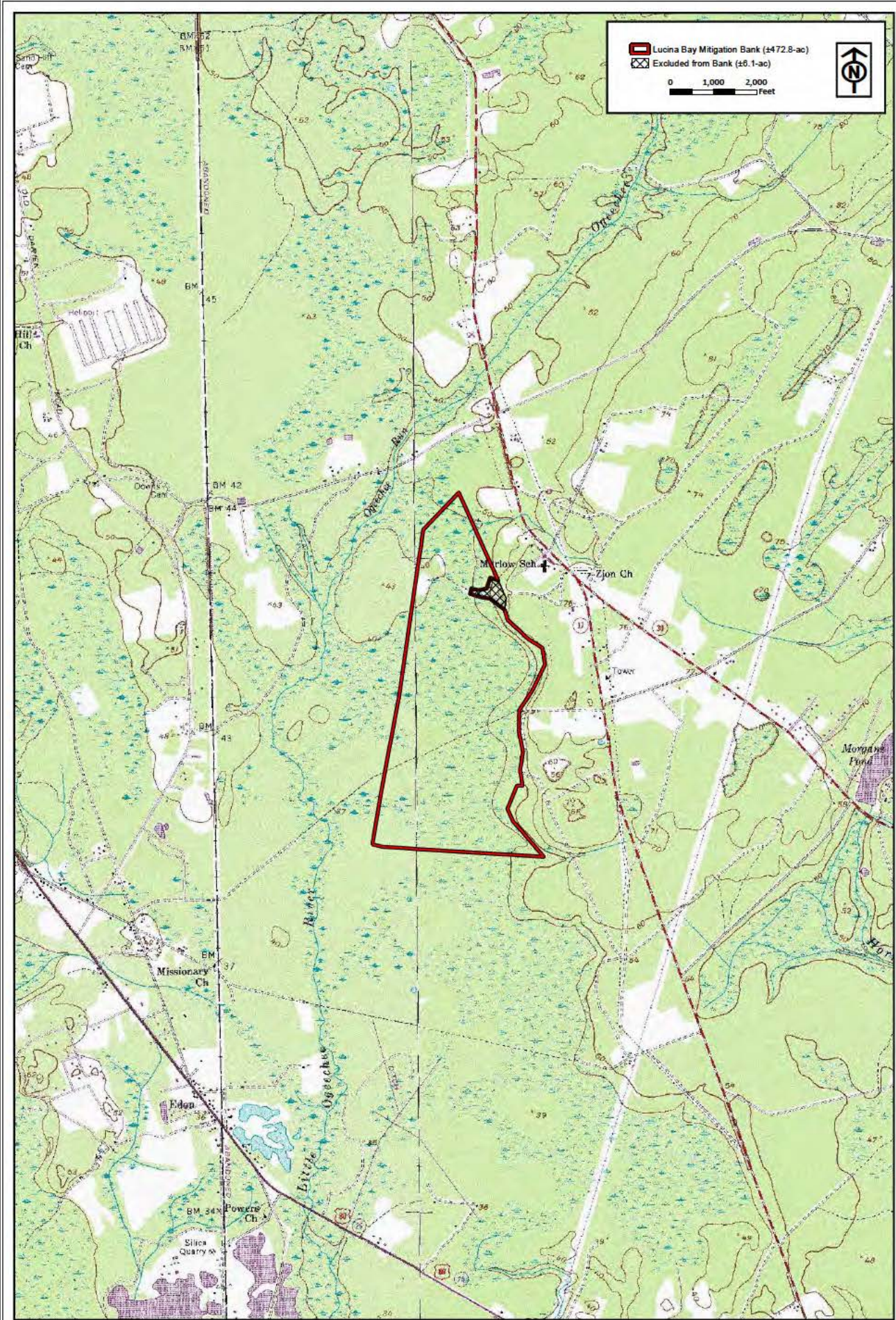
**Lucina Bay Mitigation Bank**  
Effingham County, Georgia

**Project Location**  
Prepared For: Lucina Bay LLC

**RESOURCE+LAND CONSULTANTS**  

 41 Park of Commerce Way, Ste 101  
 Savannah, GA 31405  
 tel 912.643.9896 fax 912.543.9898





RLC Project No. 09-034.2  
 Figure No. 2  
 Prepared By MG  
 Sketch Date 5/17/2021  
 Map Scale 1 inch 2,000 feet


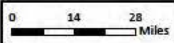
**Lucina Bay Mitigation Bank**  
 Effingham County, Georgia

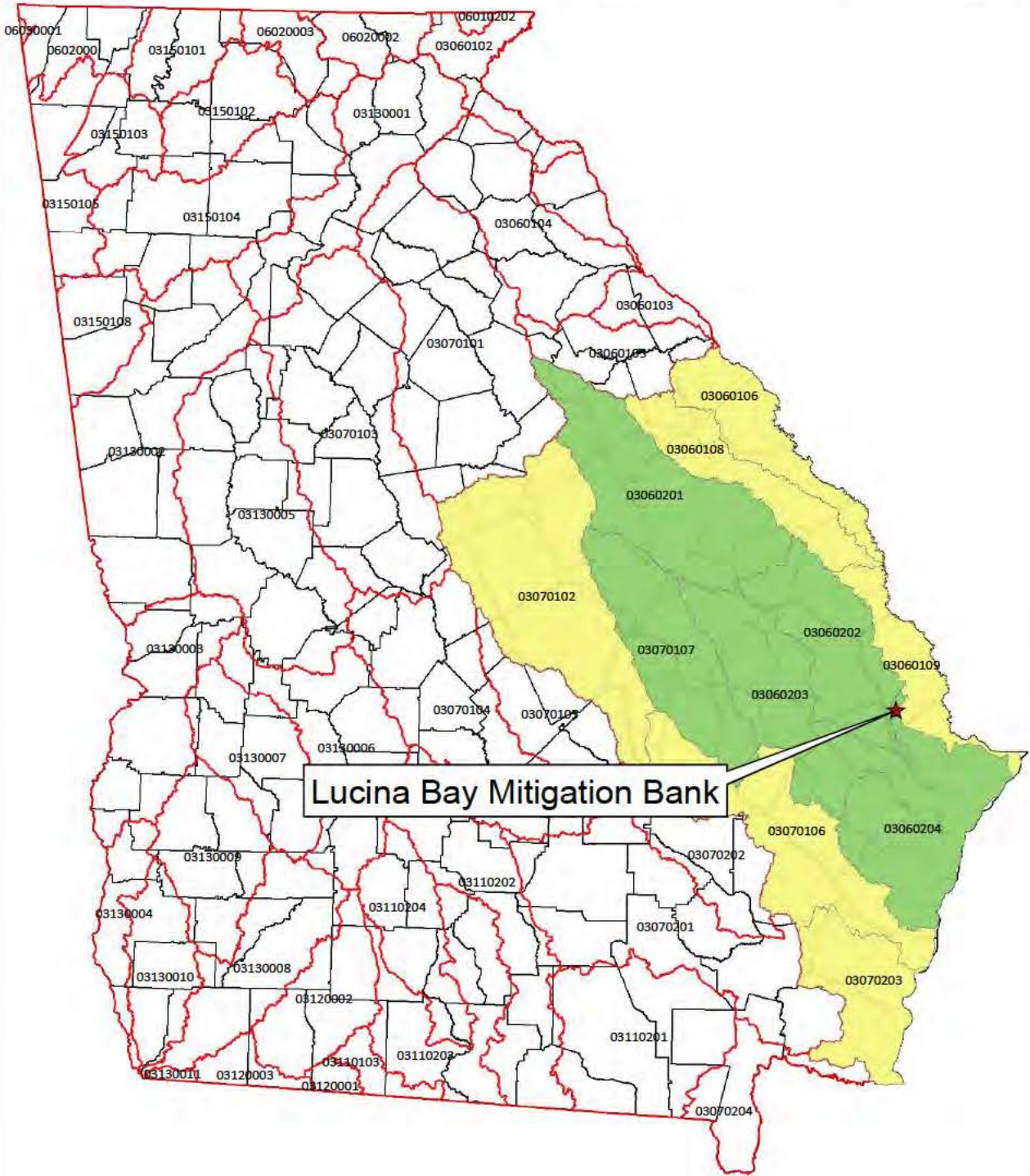
**USGS Topographic Survey**  
 Prepared For: Lucina Bay LLC

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 41 Park of Commercial Way, Ste 101  
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 tel 912.643.3886 fax 912.543.3889



Primary Service Area  
 Secondary Service Area  
 8 Digit HUC  
 GA Counties



RLC Project No. 09-034.2  
 Figure No. 8  
 Prepared By MG  
 Sketch Date 5/17/2021  
 Map Scale 1 inch = 28 miles

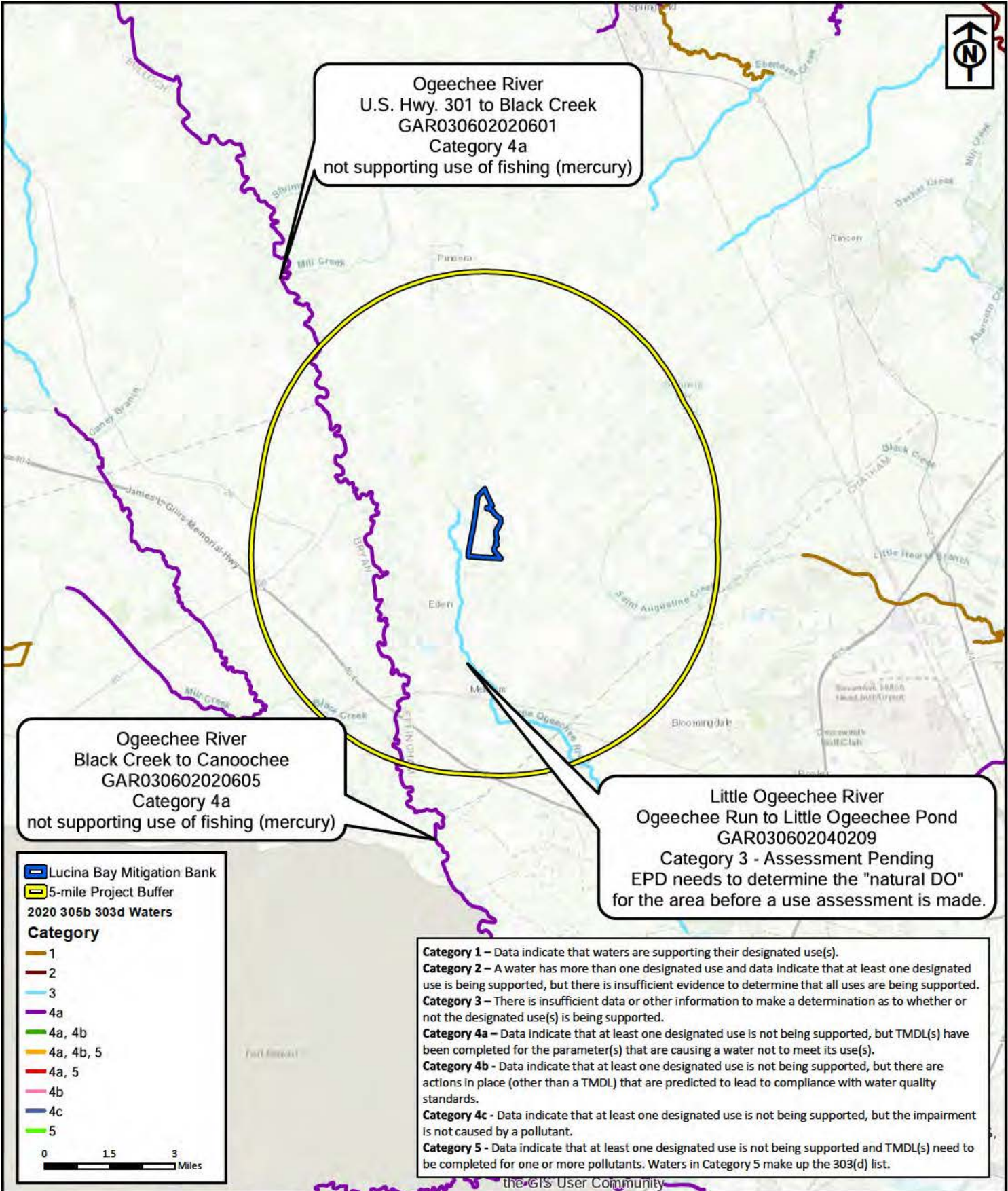
**Lucina Bay Mitigation Bank**  
 Effingham County, Georgia

**Service Area Map**  
 Prepared For: Lucina Bay LLC



**RESOURCE+LAND**  
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Ogeechee River  
 U.S. Hwy. 301 to Black Creek  
 GAR030602020601  
 Category 4a  
 not supporting use of fishing (mercury)

Ogeechee River  
 Black Creek to Canoochee  
 GAR030602020605  
 Category 4a  
 not supporting use of fishing (mercury)

Little Ogeechee River  
 Ogeechee Run to Little Ogeechee Pond  
 GAR030602040209  
 Category 3 - Assessment Pending  
 EPD needs to determine the "natural DO"  
 for the area before a use assessment is made.

Lucina Bay Mitigation Bank  
 5-mile Project Buffer  
 2020 305b 303d Waters  
**Category**

- 1
- 2
- 3
- 4a
- 4a, 4b
- 4a, 4b, 5
- 4a, 5
- 4b
- 4c
- 5

0 1.5 3 Miles

**Category 1** - Data indicate that waters are supporting their designated use(s).  
**Category 2** - A water has more than one designated use and data indicate that at least one designated use is being supported, but there is insufficient evidence to determine that all uses are being supported.  
**Category 3** - There is insufficient data or other information to make a determination as to whether or not the designated use(s) is being supported.  
**Category 4a** - Data indicate that at least one designated use is not being supported, but TMDL(s) have been completed for the parameter(s) that are causing a water not to meet its use(s).  
**Category 4b** - Data indicate that at least one designated use is not being supported, but there are actions in place (other than a TMDL) that are predicted to lead to compliance with water quality standards.  
**Category 4c** - Data indicate that at least one designated use is not being supported, but the impairment is not caused by a pollutant.  
**Category 5** - Data indicate that at least one designated use is not being supported and TMDL(s) need to be completed for one or more pollutants. Waters in Category 5 make up the 303(d) list.

RLC Project No.:	09-034.2
Figure No.:	13
Prepared By:	TS
Sketch Date:	6/22/2021
Map Scale:	1 inch = 3 miles

**Lucina Bay  
 Mitigation Bank**  
 Effingham County, Georgia

**303D and 305B  
 Listed Streams**  
 Prepared For: Lucina Bay LLC

**RLC**  
 RESOURCE+LAND  
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