



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT**  
**4751 BEST ROAD, SUITE 140**  
**COLLEGE PARK, GEORGIA 30337-5600**

April 25, 2023

Regulatory Division  
SAS-2021-01063

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted to be received on or before the last day of the comment period. Written comments concerning this Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address, or via the email listed at the end of this notice.

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The Applicant's proposed work may also require local governmental approval.

Application Number: SAS-2021-01063

Applicant: Mr. Richard Goldberg  
Blue Star Fort Gillem, LLC  
2235 Anvil Block Road  
Forest Park, Georgia 30297

Agent: Ms. Pam Tuten  
Contour Environmental, LLC  
4462 Bretton Court, NW, Suite 14  
Acworth, Georgia 30101

Location of Proposed Work: The project is proposed on a 53.68-acre site located south of Anvil Block Road, north of Big Cotton Indian Creek, east of South 1<sup>st</sup> Street, and west of Moreland Avenue/US-23/SR-42, on a portion of the former Fort Gillem Army base property, within the City of Forest Park, in northeastern Clayton County, Georgia (centered at approximately 33.6259, longitude -84.3131).

Description of Work Subject to the Jurisdiction of the Corps: The project involves the proposed construction of a television filming/production campus consisting of 15 buildings, providing approximately 600,000 square feet of office, sound stages for filming, and mill/workshop areas. The site will also include vehicle parking and base camp areas, as well as outdoor amenity spaces. As proposed, the project would result in the loss of 845 linear feet (0.081-acre) of moderate quality intermittent stream channel. In order to off-set project impacts, the Applicant has proposed to purchase 4,563 legacy stream credits from an approved compensatory mitigation source(s) servicing the project site within the Upper Ocmulgee River watershed.

## **BACKGROUND**

The proposed project would be constructed in three (3) spatial phases. Phase 1 of the project is currently under construction, is scheduled to be completed in the third quarter of 2023, and includes the construction of a sound stage and the renovation of several historic buildings for film-related uses (mill/workshop and office space), as well as a master stormwater detention facility. Phase 2 of the project is currently in the design development phase, and involves a proposed driveway connection to Moreland. Phase 3 of the project (final buildout) will include additional sound stages and mill space. The Applicant anticipates groundbreaking late 2024/early 2025 to allow Phase 2 construction to be immediately followed by Phase 3 construction. As proposed, the implementation of Phases 2 and 3, would each result in adverse impacts to aquatic resources

## **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division will review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act. The Applicant has yet to request a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army Permit may proceed. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to

section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

State-owned Property and Resources: The Applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or another appropriate instrument.

## **U.S. ARMY CORPS OF ENGINEERS**

The Savannah District must consider the purpose and the impacts of the Applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: The Applicant contracted Phase I cultural resource survey of the proposed project site documented in reporting dated October 2022, to assess if potential archaeological sites, historic structures, or cultural resources that may be present within the general vicinity of the proposed work area. The Corps is currently reviewing the reporting to assess the potential for adverse effects to historic properties listed, or eligible for listing, on the National Register of Historic Places. Consequently, presently unknown archaeological, scientific, prehistorical or historical data may also be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service (USFWS), the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area. The Corps has reviewed an *IPaC Trust Resource Report* for the project site. The *IPaC* identified the following potential Federally listed species may occur on the project site: Federal Experimental Population, Non-Essential Whooping Crane (*Grus americana*) and Federal candidate Monarch Butterfly (*Danaus plexippus*). *IPaC* did not identify any critical habitat within the vicinity of the proposed project site.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors that may be relevant to the proposal will be considered, including

the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest in the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act, including an evaluation of practicable alternatives. In the Applicant's current proposal, five (5) off-site alternatives, and two (2) on-site alternatives, in addition to the Applicant's preferred site and plan, have been considered.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantive information necessary for evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments via email to [adam.f.white@usace.army.mil](mailto:adam.f.white@usace.army.mil) or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District,

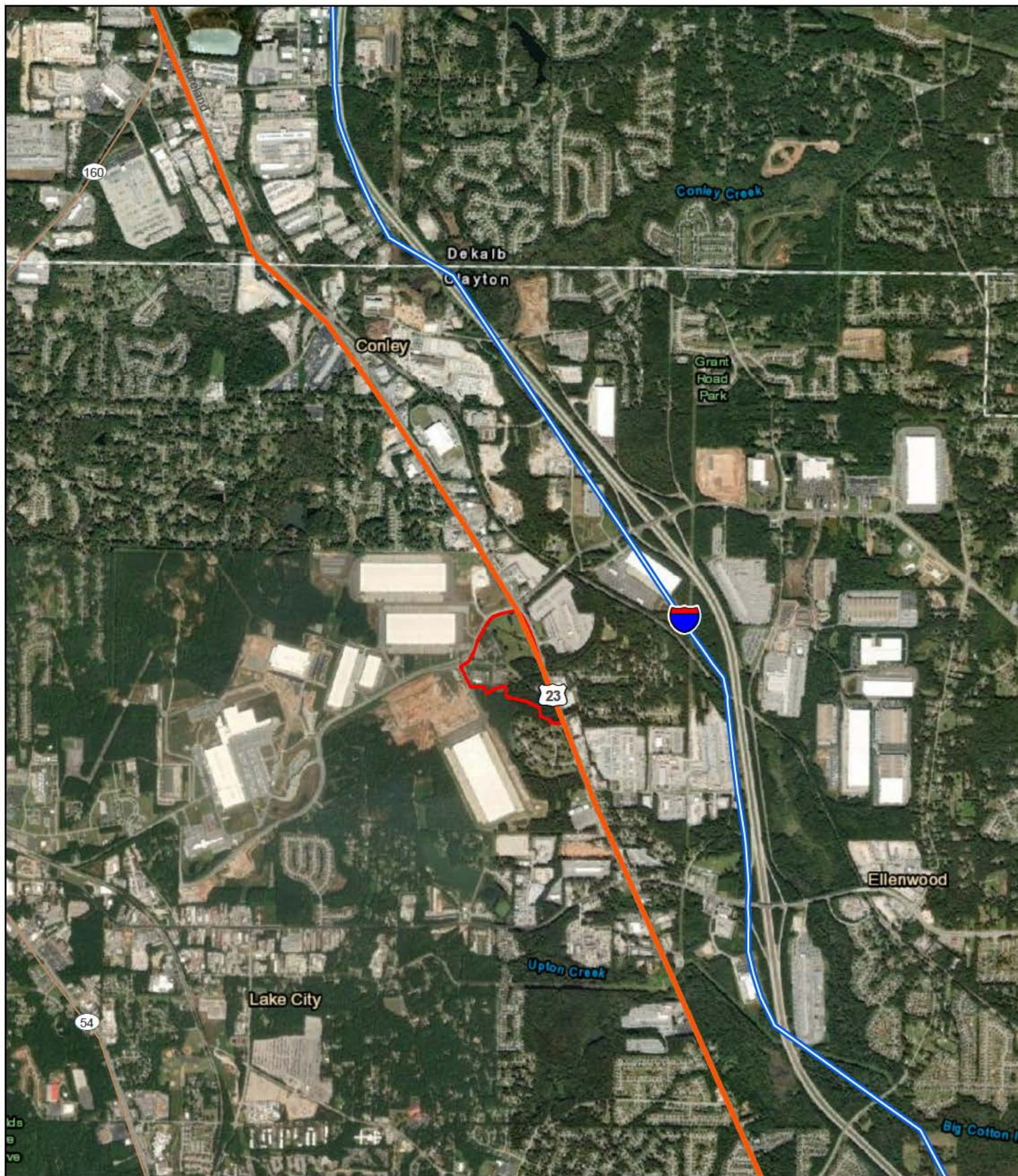
Attention: Adam White, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (Blue Star Fort Gillem, LLC) and the assigned Regulatory file number (SAS-2021-01063) in your comments.

If you have any further questions concerning this public notice, please contact Adam F. White, Project Manager, Piedmont Branch at 678-422-2730, or [adam.f.white@usace.army.mil](mailto:adam.f.white@usace.army.mil).

Encls

1. Figure 1: Vicinity Map
2. Figure 2: Aquatic Resource Delineation Map
3. Preferred Site Layout and Impact Plan with Phases
4. Alternative Sites Analysis





Produced By:




Contour Environmental LLC  
4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

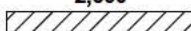
### **FIGURE 1: VICINITY MAP**

Blue Star Studios Fort Gillem  
Forest Park, Georgia  
For  
Blue Star Fort Gillem, LLC  
CE22BSF:02  
December 5, 2022

### **LEGEND**

 Property Boundary



2,600  
  
Feet





Produced By:



Contour Environmental LLC  
4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

## FIGURE 2: AQUATIC RESOURCE DELINEATION MAP

Blue Star Studios Fort Gillem  
Forest Park, Georgia  
For  
Blue Star Fort Gillem, LLC  
CE22BSF:02  
September 1, 2022

### LEGEND

- Property Boundary
- Perennial Stream
- Intermittent Stream
- Detention Basin
- Rip Rap area
- Culvert

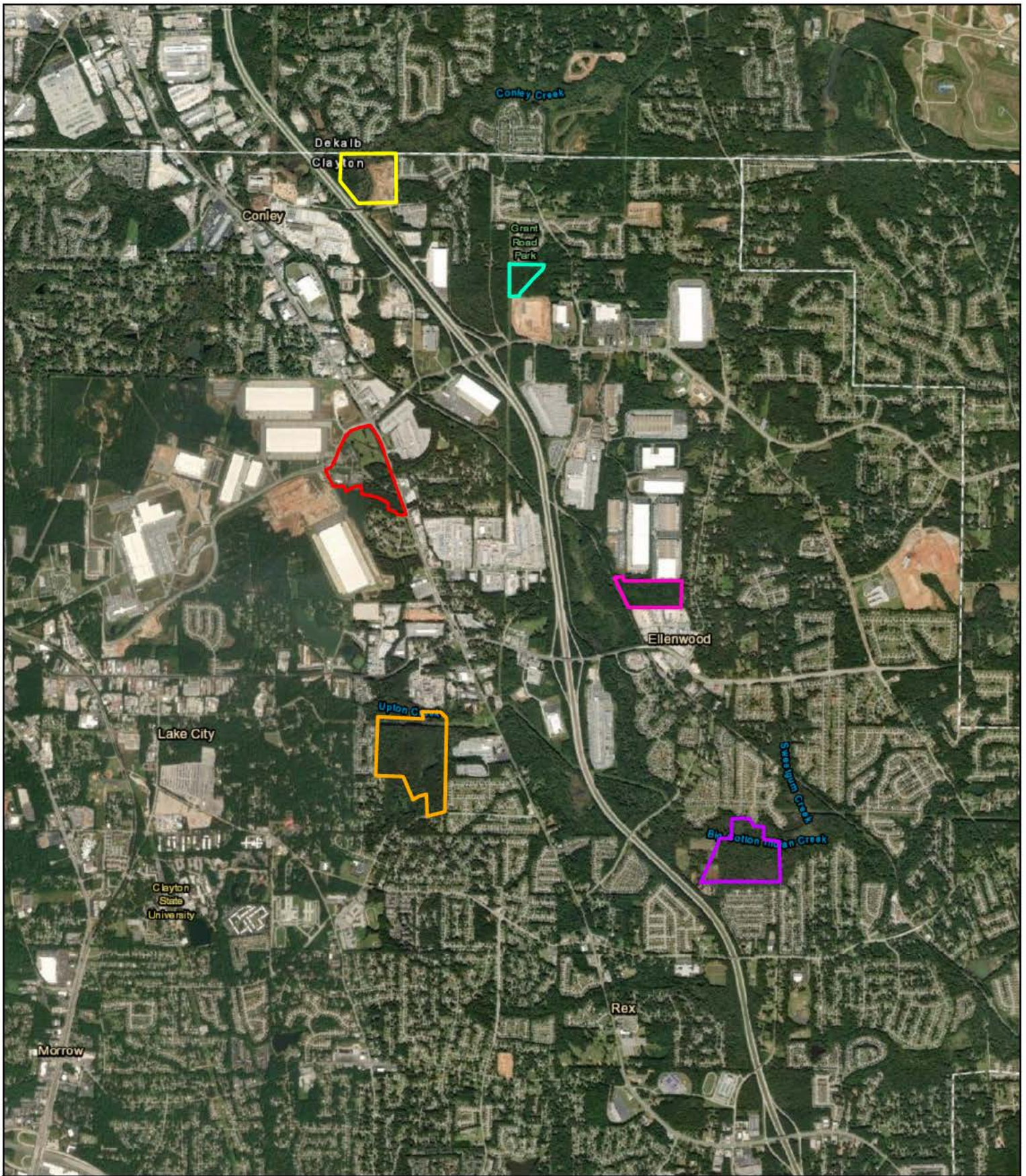


280  
Feet









Produced By:



Contour Environmental LLC  
4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

### ALTERNATIVE SITES ANALYSIS

Blue Star Studios Fort Gillem  
Forest Park, Georgia  
For  
Blue Star Fort Gillem, LLC

CE22BSF:02  
December 2, 2022

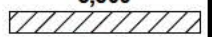
### LEGEND

-  Property Boundary
-  Alt Site 1
-  Alt Site 2
-  Alt Site 3
-  Alt Site 4
-  Alt Site 5

N



3,300



Feet