
Lake Sidney Lanier and Buford Dam Project

Chattahoochee and Chestatee Rivers
Hall, Lumpkin, Dawson, Forsyth, and
Gwinnett Counties, GA

Master Plan

Prepared by the
Mobile District
US Army Corps of Engineers

February 2022

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Lake Sidney Lanier
and Buford Dam Project
Master Plan

8 February 2022

The attached Master Plan for the Lake Sidney Lanier Project is in compliance with ER/EP 1130-2-550, *Project Operations: Recreation Operations and Maintenance Policies*, and no further action is required.

Master Plan is approved.

Jeremy J. Chapman, P.E.
Colonel, US Army
District Commander

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EXECUTIVE SUMMARY

A Master Plan (MP) is required for each Civil Works project and all fee-owned lands for which the US Army Corps of Engineers (USACE) has administrative responsibility. It serves as a planning document that anticipates what could and should happen at a USACE project, but it is flexible enough to address changing conditions.

The primary goals of this Lake Sidney Lanier and Buford Dam Project Master Plan are to prescribe an overall land and water management plan, resource objectives, and associated design and management concepts, which (1) provide the best possible combination of responses to regional needs, resource capabilities and suitability, and expressed public interests and desires consistent with authorized project purposes; (2) contribute to providing a high degree of recreation diversity within the region; (3) emphasize the particular qualities, characteristics, and potentials of the project; and (4) exhibit consistency and compatibility with National objectives and other State and regional goals and programs.

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CHAPTER 1 - INTRODUCTION

A. PROJECT AUTHORIZATION

The Buford Dam multipurpose project was authorized by the River and Harbor Act, Public Law 525, 79th Congress, 2nd Session, approved July 24, 1946. Construction was begun in 1954 and completed in 1957. The lake created by this project was officially designated as Lake Sidney Lanier by Public Law 56-457, approved on March 29, 1956.

B. PROJECT PURPOSE

The multipurpose Lake Sidney Lanier and Buford Dam Project was originally authorized to be operated in conjunction with the other Federal works of improvement in the Apalachicola-Chattahoochee-Flint (ACF) Basin for the purposes of hydropower, flood risk management, navigation, water supply, water quality, fish and wildlife conservation, and recreation. It provides municipal and industrial (M&I) water supply and water quality benefits in the metropolitan Atlanta area, it enhances fish and wildlife on and adjacent to the project as well as in the Chattahoochee River, and it is a significant contributor to recreational opportunities for the metropolitan Atlanta area.

C. PURPOSE AND SCOPE OF THE MASTER PLAN

(1) PURPOSE

This Master Plan provides a programmatic approach for the responsible stewardship of Lake Sidney Lanier and Buford Dam Project resources to benefit present and future generations. While it identifies conceptual types and levels of activities, it is not a design document like previous Master Plans. All actions by USACE and the agencies and individuals granted leases to project lands must be consistent with the Master Plan; therefore, the Master Plan must be kept current to provide effective guidance for USACE decision-making.

The Master Plan is based on responses to regional and local needs, resource capabilities and suitability, and expressed public interest consistent with authorized project purposes and pertinent legislation and regulations. It provides a District-level policy consistent with National objectives and other State and regional goals and programs. The Master Plan is distinct from the project-level implementation emphasis of the Operational Management Plan (OMP). Policies in the Master Plan are guidelines implemented through provisions of the OMP, specific Design Memoranda (DMs), and the Annual Management Plans. (See the list of prior design memoranda and reports later in this chapter.)

The broad intent of this Master Plan is to accomplish the following:

- Determine appropriate uses for and levels of development of project resources

- Provide a framework within which the OMP and Annual Management Plan are developed and implemented
- Establish a basis on which outgrants and recreational development proposals may be evaluated

(2) SCOPE

USACE is responsible for managing, conserving, and enhancing environmental and cultural resources at all USACE reservoir projects while providing quality public recreational experiences to serve the needs of present and future generations. This Master Plan includes guidance for the appropriate use, development, enhancement, protection, and conservation of the natural, cultural, and human-made resources at the Lake Sidney Lanier and Buford Dam Project. The specified land classifications, recreation development, and management practices apply to all USACE project lands at the lake.

To ensure consideration of natural and cultural resources throughout the Master Plan, an Environmental Assessment (EA) is included in Appendix B. This document specifies the most appropriate degree of stewardship, management activities, and types and levels of recreational use for Lake Sidney Lanier and Buford Dam Project lands. It also identifies potential impacts on the human or natural environment related to the proposed programmatic management approach and indicates how these impacts can be avoided or minimized.

D. BRIEF WATERSHED AND PROJECT DESCRIPTION

(1) WATERSHED DESCRIPTION

The watershed contains a total of approximately 1034 mi². The Chattahoochee River Basin extends 52 miles above Buford Dam. It averages 20 miles wide, with extreme widths ranging from a maximum of 36 miles in the headwater area to a minimum of 12 miles in the vicinity of the dam site. The upper reaches of the basin are characterized by the steep slopes of mountain streams. The upper Chattahoochee River (157 mi²) is joined by the Soquee River (166 mi²) about 60 miles northeast of Atlanta, GA, and 11 miles upstream of the limits of the pool at elevation 1,071' NGVD29. The Chestatee River, a major tributary, formerly flowed into the Chattahoochee River above the dam site, but it now forms an arm of Lake Sidney Lanier. The Chattahoochee and Chestatee Rivers have drainage areas of 565 mi² and 318 mi², respectively. Below their junction is a drainage area of 115 mi² into the lake. The Chattahoochee and Chestatee Rivers compose 85% of the dam site drainage, the reservoir pool composes 5% percent, and the remaining 10% is composed of minor streams that drain directly into the pool.

(2) PROJECT DESCRIPTION

The Lake Sidney Lanier and Buford Dam Project is the uppermost reservoir in the ACF Basin. It is situated approximately 40 miles northeast of Atlanta, GA, and includes Buford Dam, three saddle dikes, Lake Sidney Lanier, an emergency spillway, a powerhouse, an intake structure, a switchyard and transformer substation, a flood risk management sluice, 38 developed USACE-managed recreation areas, and 45 recreation areas managed by other entities under lease agreements. A total of 57,890 acres are within the project's taking line.

E. LIST OF PRIOR DESIGN MEMORANDA AND REPORTS

- 35% Design Submittal for Bolding Mill Campground Sewer Rehab; April 2020
- 4 - Development and Management of Buford Reservoir (Lake Sidney Lanier); September 18, 1956
- 4B - Supplement #1 Land Use Plan for Lake Sidney Lanier; March 9, 1967
- 4B - Supplement #1 Forest Management Plan; March 4, 1969
- 4B - The Master Plan for Lake Sidney Lanier; April 29, 1965
- 4B(C2) - Construction Design Memorandum Public Use and Access Facilities; August 9, 1962
- 4B(C3) - Construction Design Memorandum Public Use and Access Facilities; May 13, 1965
- ACF Water Supply Storage Agreement for Lake Sidney Lanier; January 20, 2021
- Annual Instrumentation Update Reports; 2020
- Appendix B & D Forest and Wildlife Management Plan; July 1974
- Appendix B & D Manual for Managing Forest Lands and Wildlife; October 1974
- Appendix B & D Project Resource Management Plan; December 1972
- Appendix D Fish Management Plan; July 1974
- Buford Dam Definite Project Report; December 1, 1949
- Buford Dam Road Feasibility Study; June 2017
- Civil Works Real Estate Viewer:
<https://geoportal.eis.usace.army.mil/s3portal/apps/webappviewer/index.html?id=2316a-aac712c489392b2cd8c3234c648>
- EA and FONSI: Athens Boat Club Master Plan Update; January 7, 2016
- EA and FONSI: Bald Ridge Marina Master Plan Update; May 23, 2018
- EA and FONSI: Bethel Park; June 4, 2008
- EA and FONSI: Development of Auraria Park; September 22, 2005
- EA and FONSI: Don Carter State Park Master Plan; June 6, 2012
- EA and FONSI: Don Carter State Park Master Plan Modifications; July 21, 2017
- EA and FONSI: Hideaway Bay Marina Master Plan Update; September 10, 2015
- EA and FONSI: Lake Lanier Sailing Club Administrative Change to the Update of the Master Plan; August 4, 2009

- EA and FONSI: Linwood Water Reclamation Facility Reclaimed Water Pipeline and Diffuser; May 1, 2013
- EA and FONSI: LLIDA Master Plan; July 15, 1997
- EA and FONSI: LLIDA Master Plan Update Amusement Park Area; April 15, 2015
- EA and FONSI: LLIDA Master Plan Update Marina; August 31, 2009
- EA and FONSI: LLIDA Master Plan Update Public Safety Facility and Dockside Restaurant; November 19, 2018
- EA and FONSI: Mary Alice Park Master Plan; October 2, 2001
- EA and FONSI: Olympic Park Master Plan; April 23, 2018
- EA and FONSI: Port Royale Marina; February 26, 2008
- Emergency Action Plan, Buford Dam Project, Chattahoochee River, Forsyth and Gwinnett Counties, Georgia NID GA00824; August 2020
- EN Trip Report: Old Federal Campground Shoreline & Gabion Baskets; January 27, 2021
- Environmental Clearance Memo: Beaver Ruin, Latham Creek, and Hwy 53 License to Marine Contractors; April 4, 2017
- Environmental Clearance Memo: City of Gainesville Repair and Maintenance of Knickerbocker Dam and Spillway; February 1, 2018
- Environmental Clearance Memo: Georgia Department of Transportation State Route 369 Bridge Replacement over Two Mile Creek; April 4, 2017
- Environmental Clearance Memo: Georgia Department of Transportation State Route 400; December 4, 2015
- Environmental Clearance Memo: Gwinnett County Raw Water Intake Maintenance; 4 November 2016
- Environmental Clearance Memo: Lanier Harbor; March 8, 2016
- Environmental Clearance Memo: Norfolk Southern Railway Culvert Replacement; April 13, 2015
- Environmental Clearance Memo: War Hill Park; October 7, 2008
- Environmental Impact Statement for the Operation and Maintenance of Lake Sidney Lanier, Georgia; November 2003
- Final Environmental Impact Statement Update of the Water Control Manual for the Apalachicola-Chattahoochee-Flint River Basin in Alabama, Florida, and Georgia and a Water Supply Storage Assessment; December 2016
 - Numerous other documents supporting the ACF Master Water Control Manual are available at <https://www.sam.usace.army.mil/Missions/Planning-Environmental/ACF-Master-Water-Control-Manual-Update/ACF-Document-Library/>
- Final Environmental Statement; 1974
- FDM - Construction Plans for Camper Shower/Washhouses at Shady Grove Park; September 1979

- FDM - Construction Plans for Camper Shower/Washhouses at Van Pugh Park and Old Federal Park; June 1979
- FDM - Shower/Washhouses at Bald Ridge Creek; September 1981
- FDM - Shower/Washhouses for Chestnut Ridge Park; September 1978
- FDM - Shower/Washhouses at Little Hall Park; September 1981
- FDM - Shower/Washhouse at Site "E" Shoal Creek Park; September 1981
- FDM - Waterborne Toilets for Shoal Creek Camping Area; May 1979
- Interim Risk Reduction Measures Plan; August 29, 2016
- Lake Sidney Lanier, A Study of the Economic Impact of Recreation; September 2001
- Lake Sidney Lanier Down River Safety Plan
- Lake Sidney Lanier Historic Properties Management Plan (Draft) 2015
- Lake Sidney Lanier Lakeshore Management Plan; 1974
- Lake Sidney Lanier Natural Resources Management Plan; February 5, 2021
- Lake Sidney Lanier Shoreline Management Plan; 1988
- Lake Sidney Lanier Shoreline Management Plan; 2004
- Lake Sidney Lanier Sign Plan
- Lake Sidney Lanier Standard Operating Procedures
- Letter Report Office Addition to the Resource Manager's Office; March 1985
- Letter Report Upgrading of Sanitary Facilities at Bolling Mill and Thompson Creek; November 1985
- Letter Report Upgrading of Sanitary Facilities at Duckett Mill, Bethel Park and War Hill Park; August 1985
- Letter Report Upgrading of Sanitary Facilities at Mary Alice Park; November 1983
- Letter Report Upgrading for Sanitary Facilities at Sardis Creek Park, Big Creek Access Area, Tidwell Park and Old Federal Road Park; August 1982
- Letter Report Upgrading of Sanitary Facilities at Young Deer Creek, Charleston Park, Vanns Tavern, Clarks Bridge, Old Federal Day Use and Two Mile Day Use; June 1984
- Master Water Control Manual Apalachicola-Chattahoochee-Flint (ACF) River Basin Alabama, Florida, Georgia; February 1958, Revised March 2017
- National Inventory of Dams: <https://nid.sec.usace.army.mil/ords/f?p=105:1:.....>
- Periodic Inspection Assessment Reports; May 2019
- Sedimentation and Erosion Analysis for Lake Sidney Lanier Final Report; October 31, 2011
- Updating of the Master Plan, Lake Sidney Lanier, Chattahoochee River, GA Volumes 1 and 2; September 25, 1987
- Water Control Manual Appendix B Buford Dam and Lake Sidney Lanier Chattahoochee River Georgia; Revised February 1991 and March 2017

F. LISTING OF PERTINENT PROJECT INFORMATION

- **Project Authorization**—River and Harbor Act, Public Law 525, 79th Congress, 2nd Session, approved July 24, 1946
- **Lake Name Designation**—Public Law 56-457, approved March 29, 1956
- **Location**—On the Chattahoochee and Chestatee Rivers in Hall, Lumpkin, Dawson, Forsyth, and Gwinnett Counties, GA; approximately 40 miles northeast of Atlanta, GA, and approximately 50 miles northwest of Athens, GA
- **Purposes**—Hydropower, flood risk management, navigation, water supply, water quality, fish and wildlife conservation, and recreation
- **Dam Construction**—1954-1957
- **Reservoir**
 - Total project area 57,890 acres
 - Total drainage area above the dam 998 mi²
 - Minimum conservation pool, elevation 1,035' NGVD29
 - Area 22,293 acres
 - Storage capacity 874,268 ac-ft
 - Full conservation pool, elevation 1071' NGVD29
 - Maximum depth 160'
 - Area 38,425 acres
 - Shoreline length 692 mi
 - Storage capacity 1,948,913 ac-ft
 - Full flood risk management pool, elevation 1,085' NGVD29
 - Area 48,176 acres
 - Storage capacity 2,551,064 ac-ft
- **Recreation**
 - Recreation areas (developed)
 - USACE-managed 38
 - Leased 45
 - Picnic sites 538
 - Camping sites 991
 - Playgrounds 34
 - Swimming areas 34
 - Trails 69 mi
 - Fishing docks and piers 10
 - Boat ramps 81
 - Marina slips 6,818

- **Visitation**

○ Annual visitation, 7-year average (FY14-20)	11,842,879
○ Highest visitation in 7-year period (2020)	12,803,892

CHAPTER 2 - PROJECT SETTING AND FACTORS INFLUENCING MANAGEMENT AND DEVELOPMENT

A. DESCRIPTION OF THE RESERVOIR

The reservoir's irregular shoreline, bays, and channels are contained in five Georgia counties: Hall, Lumpkin, Dawson, Forsyth, and Gwinnett. Gainesville, located in Hall County, is the largest community bordering the lake. Cumming and Buford flank the southern end of the lake while Flowery Branch is located on the east side.

At full conservation pool, 1071' NGVD29, the reservoir covers 38,425 acres and has approximately 692 miles of shoreline. Storage capacity is 1,948,913 acre-feet. The lower portion of the lake is about 3 miles wide and 12 miles long while the upper portion is split into two arms that extend 44 and 19 miles along the Chattahoochee and Chestatee Rivers, respectively.

The reservoir has a total storage capacity of 2,551,064 acre-feet at full-flood risk management pool, elevation 1,085' NGVD29, and it covers an area of 48,176 acres. At minimum conservation pool, elevation 1,035' NGVD29, the area covered is 22,293 acres with a storage capacity of 874,268 acre-feet, providing a total conservation storage between elevation 1,035' and 1,071' NGVD29 of 1,074,645 acre-feet.

B. HYDROLOGY (SURFACE WATER/GROUND WATER)

The movement of water into, through, and out of project lands is influenced by regional and site-specific conditions, including annual and seasonal precipitation patterns and the geology and landforms that make up the Lake Sidney Lanier and Buford Dam Project. The volume of surface water and ground water present on site and its ability to move through project lands dictates current and future placement and use of facilities at Lake Sidney Lanier.

Rainfall occurs throughout the year, but it is somewhat less abundant between August and November. The amount (or percentage) of rainfall that contributes to streamflow varies on a seasonal basis. Several factors, such as plant growth and the seasonal rainfall patterns contribute to the volume of runoff. During extreme droughts, runoff from a 2"-3" rainfall event can be as low as 10%.

Development around the reservoir has impacted the hydrology since project construction. Open natural lands, allowing absorption and transport to the reservoir via groundwater, have been replaced with single- and multi-family residences, commercial industry and business, and public transportation routes. Significant amounts of water that used to infiltrate the natural ground are now quickly transported via impervious surfaces to the numerous creeks and streams directly entering the pool.

C. SEDIMENTATION AND SHORELINE EROSION

Streams around the Lake Sidney Lanier and Buford Dam Project have been severely affected by past and present urban development. Urban development generally increases the peak and volume of runoff from rainfall events which, in turn, increase the velocity and erosion potential of rainfall runoff. Results are generally a downcutting and widening of the stream, which creates bank-caving and further erosion.

Other significant sources of sediment around the project are agricultural land erosion as well as silviculture and variation in land uses that result in converting forests to lawns or pastures. While the Lake Sidney Lanier and Buford Dam Project is surrounded by a small buffer of Government-controlled lands, it still experiences land clearing and development on immediately adjacent lands. In addition, the amount of unauthorized clearing and cutting of Government lands is significant.

Final contributors to sedimentation and erosion are wind and wave action on the reservoir's shoreline. In the more open areas of the reservoir wind can generate continuous wave action, contributing to shoreline erosion. The reservoir also experiences heavy boating traffic on summer weekends that generate significant wave action, furthering shoreline erosion.

D. WATER QUALITY

In Georgia's 2020 integrated 305(b)/303(d) report, Lake Sidney Lanier was divided into six "reaches": Flowery Branch, Little River, Bolling Bridge, Browns Bridge Road (Georgia State Route 369), Dam Pool, and Lanier Bridge Road (Georgia State Route 53). Each reach has three water use classifications: Drinking Water, Fishing, and Recreation.

The Little River reach was the only reach identified as "Supporting its Designated Uses." All other reaches were identified as "Not Supporting their Designated Uses." Non-point sources and urban runoff are listed as the primary contributors to exceeding the Total Maximum Daily Load (TMDL) for each respective reach for Chlorophyll a, which resulted in the "Not Supporting" designation.

The State of Georgia collects profile data at compliance points in the reservoir for dissolved oxygen, pH, conductivity, and water temperature during the growing season. It also collects grab samples of nitrogen, phosphorus, chlorophyll a, and bacteria. Measured data at compliance points for dissolved oxygen, total nitrogen, and pH are consistent with Georgia's standards. (Low dissolved oxygen concentrations have been observed in lake water quality data, but overall, dissolved oxygen concentrations meet water quality standards.)

Water quality at USACE-operated public swim beaches is tested to ensure that the public is not exposed to unhealthy levels of coliform bacteria. The testing follows current US Environmental Protection Agency (EPA) recreational water testing guidelines and is conducted during the peak recreation season (May through September). Each sample is

analyzed for *E. coli* and enterococci using EPA Methods 1603 and 1600, respectively. Sampling procedures and thresholds are established by USACE South Atlantic Division Regulation No. 1145-17-01.

E. PROJECT ACCESS

Lake Sidney Lanier is served by several US, State, and County Highways. Interstate 85 serves recreation areas on the east side of the lake by providing access from the metropolitan Atlanta area. Interstate 985, which joins Interstate 85 four miles south of Buford, GA, parallels the east side of the lake and is the major road providing access to Gainesville, GA. Access to the western side of the lake is provided by Georgia SR 400/US 19, which originates in Atlanta. Several other State routes—including SR 20, SR 369, and SR 53—traverse the lake, providing thoroughfares between these major highways. Local arterials, roads, and streets provide direct access to recreation areas from these major highways and State Routes.

Many of the major highways and State routes have been expanded or otherwise improved over the last 20 years. The Georgia Department of Transportation (GDOT) has replaced almost all State bridges across Lake Sidney Lanier, many of which were expanded to include additional lanes for current and/or future growth. State bridges that have not already been replaced have current plans for replacement.

All USACE-managed developed recreation areas are served by paved roads. While USACE operates and maintains road systems within the project boundaries, most of the roads that provide direct access to the recreation areas are operated and maintained by local jurisdictions. The condition of these roads, while all paved, varies greatly. Several jurisdictions have participated in, and received funding from, the Federal Lands Access Program (FLAP) of the Federal Highway Administration (FHA) for improvements to these access roads.

A two-mile stretch of Buford Dam Road located on project lands provides access to seven recreation areas on the south end of the lake. This section of road, which is operated and maintained by USACE, experiences severe congestion during peak periods. To assist in alleviating some of this congestion, it is proposed that a portion of Buford Dam Road be relocated off of Saddle Dikes 1 and 2 and that traffic circles be installed near Sawnee Campground, West Bank Park, and the entrance to the Project Management Office. These actions will assist with traffic control and alleviate congestion, improve the safety of the travelling public and visitors, increase security, decrease maintenance costs, and provide pedestrian and bicycle use of the existing road section between Buford Dam and Sawnee Campground. See Appendix H for the full feasibility report and Planning Charrette.

Many of the local arterials, roads, and streets providing direct access to recreation areas traverse through residential areas. Due to the popularity of Lake Sidney Lanier, these roads often become highly congested during the summer recreation season. With the forecasted population increase over the next 30 years and the expansion of the major highways and

State routes providing access to the area from metropolitan Atlanta, this congestion is expected to continue to increase.

Access to project lands and waters is available from any adjacent lands the public has the right to be on. Adjacent landowners and their visitors have direct access to project lands and waters. Access to the project may also be gained from any public right of way.

Residential and other development adjacent to project lands have blocked access to many undeveloped recreation areas.

F. CLIMATE

(1) PRECIPITATION

The Chattahoochee River Basin above Buford Dam is in a region of heavy rainfall although it is well distributed throughout the year. The average annual precipitation over the basin is about 60," of which 27% occurs in the spring, 28% in the winter, 23% in the summer, and 22% in the fall.

(2) TEMPERATURE

The historical mean temperature for the Chattahoochee River Basin above the Buford Dam drainage is 58° F, based on an arithmetic mean of the annual temperature at six stations in or near the basin for their period of record. The average monthly temperatures vary from a low of 40° F in January to a high of 76.5° F in July.

(3) EVAPORATION AND WIND

The annual evaporation is 36.7", and the predominant wind direction is east-northeast.

G. TOPOGRAPHY, GEOLOGY, AND SOILS

(1) TOPOGRAPHY

The Chattahoochee River and its upstream tributaries originate in the Blue Ridge Mountains of northern Georgia, near the western tip of South Carolina. The upper reaches of the basin are characterized by the steep slopes of mountain streams. Elevations in the basin range from near 800' NGVD29 at Buford Dam to between 3,000' and 3,500' NGVD29 in the northern part of the basin. Buford Dam controls the runoff from 1,034 square miles and reduces flood peaks at Atlanta, GA. The slope of the Chattahoochee River from the headwaters to the upstream limit of Lake Sidney Lanier (about 25 miles) is approximately 9' per mile. From the upstream limit of Lake Sidney Lanier to Buford Dam (about 40 miles), the slope is approximately 4' per mile.

(2) GEOLOGY AND SOILS

Many of the rocks of the Blue Ridge appear to be the metamorphosed equivalents of Proterozoic or Paleozoic (or both) sedimentary rocks. Others are metamorphosed igneous rocks, such as the Corbin Metagranite, the Fort Mountain Gneiss, various mafic and ultramafic rocks, and the metavolcanic rocks of the Gold Belt. Geologic resources of the Blue Ridge include marble, much of which is mined. Talc has been mined in the western Blue Ridge just east of Chatsworth, GA. Gold was mined at Dahlonega, GA, in the early 1800s, and the US Mint produced gold coins there from 1830 to 1861.

H. RESOURCE ANALYSIS (LEVEL 1 INVENTORY DATA)

Additional information may be obtained in the current Project Natural Resources Management Plan (NRMP) located in Appendix G.

(1) FISH AND WILDLIFE RESOURCES

USACE recognizes that while the primary responsibility for fish and wildlife management lies with the appropriate State fish and wildlife agencies, numerous Federal laws, Congressional mandates, Executive Orders, and internal regulations identify management of USACE lands and waters for fish and wildlife habitat as a primary natural resource responsibility.

Lake Sidney Lanier provides habitat for an abundance of fish and wildlife species, both in the lake and on project lands around the lake. Typical mammal species located in the general area include white-tailed deer, squirrel, rabbit, raccoon, beaver, opossum, red fox, grey fox, muskrat, skunk, and groundhog. Over 100 bird species are present in the general area, including bald eagle, red-tailed hawk, osprey, turkey, and a variety of songbirds and migratory waterfowl. Typical fish species in the lake include striped bass, spotted bass, largemouth bass, channel catfish, crappie, and bluegill. Walleye are also present although in smaller numbers.

The Georgia State Wildlife Action Plan (SWAP) identifies the Lake Sidney Lanier reach of the Upper Chattahoochee HUC 8 watershed (0313000108) as a moderately significant high-priority watershed. The US Fish and Wildlife Service's (USFWS) Georgia Ecological Services provides this watershed with a Moderate Global Significance Score. This score is due to the high number of high-priority species located within the watershed. One of the recommendations of the SWAP is riparian restoration.

(2) VEGETATIVE RESOURCES

The vegetation around Lake Sidney Lanier is classified by Braun as the Gulf Slope Section of the Oak-Pine Forest Region. This section is a transition belt between the Central Hardwood Forest to the north and the Evergreen Forest to the southeast. The ranges of trees native to these regions overlap in this area. The region covers such a variety of topography and soils

that much vegetation diversity is encouraged, but within the Piedmont subsection in Georgia no original Oak-Pine forest remains. Three major forest types appear in the area: Loblolly-Shortleaf Pine, Oak-Hickory, and Oak-Pine. Commonly occurring pine species include Loblolly, Longleaf, Shortleaf, and Virginia. The many Oak species include Black, Northern Red, Post, Southern Red, Scarlet, and White. Other species include Sweetgum, American Beech, Red Maple, Black Cherry, Black Walnut, Elm, Hickories, Persimmon, Sourwood, Sycamore, and Yellow Poplar.

(3) THREATENED AND ENDANGERED SPECIES

USACE coordinates management activities to address threatened and endangered species with Federal and State agencies. The Lake Sidney Lanier and Buford Dam Project provides protection and special habitat management for threatened and endangered plant and animal species and their critical habitat as they are identified on or near the property. Some threatened and Endangered Species that have the potential to occur on the project are Gray Myotis, Northern Long-Eared Myotis, Bald Eagle, Chattahoochee Crayfish, Pool Sprite or Little Amphianthus, Black Spored Quillwort, White Fringeless Orchid, Georgia Aster, and Sweet Pinesap.

(4) INVASIVE SPECIES

Exotic, invasive species pose a costly management challenge and have the capacity to cause considerable damage to the natural environment. Project efforts are focused on preventing the introduction of harmful species; coordinating with Federal, State, and local partners; and educating the public. Some common exotic, invasive species known to occur at the Lake Sidney Lanier Project are Chinese Privet, Japanese Honeysuckle, Mimosa, Sericea Lespedeza, English Ivy, Golden Bamboo, Callery Pear, Water Lettuce, Feral Cat, and Japanese Beetle.

(5) ECOLOGICAL SETTING

Lake Sidney Lanier lies within the Level IV Southern Inner Piedmont ecoregion of the Level III Piedmont ecoregion. Considered the non-mountainous portion of the old Appalachians Highland by physiographers, the northeast-southwest-trending Piedmont ecoregion comprises a transitional area between the mostly mountainous ecoregions of the Appalachians to the northwest and the relatively flat coastal plain to the southeast. It is a complex mosaic of Precambrian and Paleozoic metamorphic and igneous rocks with landforms of moderately dissected irregular plains and some hills. Granite outcrops scattered throughout the Piedmont often contain endemic plant species. The soils tend to be finer-textured than in coastal plain regions with less sand and more clay. Several major land cover transformations have occurred in the Piedmont over the past 200 years, from forest to cropland, then back to pine and hardwood woodlands, and now in many areas spreading urban- and suburbanization.

The Southern Inner Piedmont is mostly higher in elevation with more relief than the Southern Outer Piedmont, but it has less elevation and relief, and it has different rocks and soils than the Talladega Upland. The rolling-to-hilly, well-dissected upland contains mostly schist, gneiss, and granite bedrock. The region is now mostly forested with major forest types of oak-pine and oak-hickory and with less loblolly-shortleaf pine forest than the Southern Outer Piedmont. Open areas are mostly in pasture although there are some small areas of cropland. Hay, cattle, and poultry are the main agricultural products. In Georgia, urban/suburban land cover has increased greatly within this ecoregion over the past twenty years.

(6) WETLANDS

According to National Wetlands Inventory (NWI) data, there are 1,424 acres of wetlands within 1 mile of Lake Sidney Lanier (USFWS 2020a). With the lake's surface water covering 39,038 acres, wetlands make up a small portion of the shoreline and adjacent land. They are present mostly in coves and along tributaries in the upper part of the lake. In the lower part of the lake near the dam, where the shoreline is steep, daily and weekly fluctuations in water level for hydropower production, water consumption, and wave action from boat wakes erode the lakeshore and make it nearly impossible for wetland vegetation to persist. Despite these conditions, some littoral wetlands are present along the shoreline in areas protected from wave action, such as in coves and along lake tributary streams. The channels of the Chattahoochee and Chestatee Rivers are counted as riverine wetlands, areas found within a channel of continuously flowing water.

I. CULTURAL RESOURCES

USACE Civil Works projects maintain thorough records of cultural resources located within project boundaries, and management practices are adjusted to preserve and protect these sites. An overview of these sites is included in the project's Historic Properties Management Plan (HPMP).

The first systematic archaeological surveys in the Lake Sidney Lanier area were conducted in the late 1930s with funding provided by the Works Progress Administration (WPA). These surveys, directed by Robert Wauchope, recorded seven sites in Hall County, three sites in Gwinnett County, six sites in Dawson County, and eight sites in Forsyth County. No sites were recorded in Lumpkin County.

Prior to the completion of Buford Dam, the River Basin Surveys of the Smithsonian Institution conducted surveys in 1950 and 1951. Sixty prehistoric sites were identified during this survey effort.

In 1978, the University of Georgia initiated cultural resources surveys of Government-owned lands at Lake Sidney Lanier. Approximately 6,000 acres of the total 18,000 acres of fee-owned lands were surveyed. Of the 540 prehistoric and historic archaeological sites that were

recorded, 53 were recommended as potentially eligible for the National Register of Historic Places (NRHP). Eighteen of these sites have been revisited by USACE archaeologists and determined ineligible for the NRHP through consultation with the Georgia State Historic Preservation Officer (SHPO). The remaining 35 sites were recommended as potentially eligible for the NRHP and should be evaluated in the future.

Since the University of Georgia survey did not include all Government-owned lands, the USACE Mobile District has continued to survey project tracts of lands for specific actions, such as leases, timber sales, and upgrading of recreation facilities. The reports of these surveys are furnished to the Georgia SHPO.

These previous historic resource surveys have identified over 600 historic resource sites on fee-owned Government property. Since passage of the National Historic Preservation Act (NHPA) in 1966, most project lands have been surveyed. However, due to evolving state and Federal archaeological survey and testing strategy standards and regulations, additional surveys and testing may be required to fulfill Section 106 and Section 110 responsibilities of the NHPA. New methods and technologies have advanced the science of archaeology, which will help Federal agencies identify, preserve, and protect historic properties in more precise and efficient ways.

Several site updates were completed in 2015 since the last Historic Properties Management Plan (HPMP) in 1997 to update potential NRHP eligibility of the Yacht Club Cemetery and Howser Mill. Two prehistoric sites (9LU7 and 9HL20) have also been recommended eligible for the NRHP. The NRHP eligibility of nine historic properties remains to be determined, and one property needs ownership confirmation. A complete cemetery inventory is needed as well as an additional Phase I survey of project lands, as outlined in the original HPMP.

Previous recommendations for further investigations at seven cultural resource sites (9HL54, 9HL176, 9HL230, 9HL429, Little Hall Cemetery, Shockley Cemetery, and Howser Mill) remain. These recommendations also include archeological testing and/or archival documentation, stabilization, and periodic monitoring of all potentially eligible and National Register eligible sites. All cemeteries on project lands need to be reassessed per recent reevaluation of the criteria of NRHP eligibility for cemeteries.

Efforts to produce an Integrated Cultural Resources Management Plan (ICRMP) for fee-owned Government property on Lake Sidney Lanier are ongoing. The ICRMP will incorporate and update relevant cultural resources information and recommendations of the HPMP.

In the interim, management guidance and conservation standards are included in the HPMP. Project responsibilities defined in this document include increased patrols for vandalism and coordination with the District office when sites are within a 300' perimeter of a work area. Quarterly inspection reports and public interpretation efforts are also outlined. Additionally, mapping, real estate coordination, cemetery maintenance, and site card updates are also highlighted.

J. ECONOMICS

According to: “Value to the Nation: Recreation Fast Facts” for Buford Dam – Lake Sidney Lanier, published by the US Army Engineer Institute for Water Resources (CEIWR), FY19 visitation to the lake resulted in the following:

• Visitor spending within 30 miles	\$690,519,342
• Sales within 30 miles	\$387,468,580
• Jobs within 30 miles	4,844
• Labor income within 30 miles	\$176,028,099
• Value added within 30 miles	\$239,454,355
• National Economic Development Benefits	\$111,271,328

With multiplier effects, visitor trip spending in FY19 resulted in the following:

• Total sales	\$697,245,828
• Jobs	6,669
• Labor income	\$285,976,728
• Value added (wages and salaries, payroll benefits, profits, rents, and indirect business taxes)	\$433,483,629

K. RECREATION FACILITIES, ACTIVITIES, AND NEEDS

The Lake Sidney Lanier and Buford Dam Project experiences a variety of different recreation activities. Some of the more popular activities include developed camping, boating, hiking, sightseeing, swimming, picnicking, hunting, fishing, and wildlife observation.

There are 83 developed recreation areas at the project, some of which experience overcrowding and overuse during the peak recreation season. Current recreational facilities include the following:

• Picnic sites	538
• Camping sites	991
• Playgrounds	34
• Swimming areas	34
• Trails	40 mi
• Fishing docks and piers	10
• Boat ramps	81
• Marina slips	6,818

Since the Lake Sidney Lanier and Buford Dam Project has been established for quite a long period of time, options for resource use are limited primarily to improvements within the existing pattern of land use and framework of land-use controls and practices. However, there

remains potential for recreational development at many of the undeveloped recreation areas, and additional facilities are needed at some of the developed recreation areas. Forecasted population increase indicates this need will grow, requiring the development of some of the undeveloped recreation areas.

While expenditures for recreational facility development are generally guided by ER 1165-2-400, more recent guidance from the National Recreation Adjustment Plan provide for no cost increases to the recreation program. Therefore, any future development identified in this Master Plan update will likely have to be completed by other entities through outgrants or other partnerships or agreements.

(1) ZONES OF INFLUENCE

The area of influence, or “market area,” of the Lake Sidney Lanier and Buford Dam Project includes those Georgia counties within a 50-mile radius of the project. This definition and the apportionment of county populations comes from the USACE memorandum “Analysis of Needs for Different Types of Recreation Facilities at Various US. Army Corps of Engineers Reservoirs in Georgia for the Master Plan Comprehensive Recreation Study” (28 February 1979). The counties within the market areas were defined and their populations apportioned among competing projects.

The Lake Sidney Lanier and Buford Dam Project market extends to a radius of 50 miles. Within this area are all or parts of 25 counties as well as all or parts of the Georgia municipalities of Athens, Blairsville, Buford, Canton, Cumming, Dahlonega, Dawsonville, Clarkesville, Cleveland, Ellijay, Gainesville, Hartwell, Hiawassee, Toccoa, and the metropolitan Atlanta area. In addition, parts of this market area are shared with Allatoona Lake, Hartwell Lake, Carters Lake, the US Forest Service, the National Park Service, and Georgia State Parks, Recreation, and Historic Sites.

(2) VISITATION PROFILE

Lake Sidney Lanier is visited predominately by local residents, which includes the metropolitan Atlanta area. Peak recreation season is from May to September; however, visitation picks up as early as March. Visitation is concentrated during the weekends in both peak and non-peak seasons. The “Land-Based Carrying Capacity Study” in Appendix C and the “Recreational Carrying Capacity Study” in Appendix D discuss visitation patterns in detail.

(3) RECREATION ANALYSIS

The determination of optimum resource capacity requires the analysis of available land and water surface. Both resources are a limiting factor in overall development. Determination of the amount of these resources that is usable for recreation is the key to finding optimum capacity. The recreation analysis evaluated overall visitation, looking at the future population and forecasting future visitation based on current use data as well as proposed changes.

(4) RECREATIONAL CARRYING CAPACITY

- **Land**—A “Land-Based Carrying Capacity Study” was conducted to evaluate overall visitation relative to facility capacity. This study is included in Appendix C.
- **Water**—A “Recreational Carrying Capacity Study” was conducted to evaluate boating density, conflict, and user experience and perception. This study is included in Appendix D.

L. REAL ESTATE/ACQUISITION POLICY

Lands for the Lake Sidney Lanier and Buford Dam Project were acquired in fee to a minimum contour elevation of 1,085' NGVD29, which provides an area necessary for flood control. In some areas, blocks of land above elevation 1,085' NGVD29 were purchased due to the circumstances of the purchase, negotiations, or inadequate surveys. Many of these lands are currently used to provide areas for recreation, natural resource protection, public access, and other functions. This acquisition provided a continuous area of land around the reservoir above the conservation pool to accommodate authorized project purposes. It also provides for public access along the shore. All lands were purchased for and allocated as Project Operations.

M. PERTINENT PUBLIC LAWS

- **Public Law 59-209, Antiquities Act of 1906**—Provides a permit procedure for investigating “antiquities”; consists of two parts, an act for the Preservation of American Antiquities, and Uniform Rules and Regulations. This act is first Federal law established to protect cultural resources on public lands.
- **Public Law 85-624, Fish and Wildlife Coordination Act (FWCA) of 1934** (as amended in 1958)—Provides that fish and wildlife conservation shall receive equal consideration with other project purposes and be coordinated with other features of water resource development programs.
- **Public Law 74-292, Historic Sites Act of 1935**—Declares it policy to preserve for (in contrast to protecting from) the public historic (including prehistoric) sites, buildings, and objects of National significance. This act provides both authorization and a directive for the Secretary of the Interior, through the National Park Service, to assume a position of National leadership in the area of protecting, recovering, and interpreting National archaeological historic resources. It also establishes an Advisory Board on National Parks, Historic Sites, Buildings, and Monuments—a committee of eleven experts in the fields of history, archaeology, architecture, and human geography, appointed by the Secretary to recommend policies to the Department of the Interior.

- **Public Law 78-534, Flood Control Act (FCA) of 1944**—Authorizes the USACE Chief of Engineers to construct, maintain, and operate public parks and recreational facilities in reservoir areas (Section 4, as last amended by Section 207 of Public Law 87-874, Flood Control Act of 1962). This act further authorizes the Secretary of the Army to grant leases and licenses for lands, including facilities, preferably to Federal, State, or local governmental agencies.
- **Flood Control Act of 1946**—Authorizes the multipurpose Buford Dam project.
- **Public Law 56-457** (March 29, 1956)—Officially designated the lake created by the Buford Dam project as Lake Sidney Lanier.
- **Public Law 86-717 on Forest Conservation** (September 6, 1960)—Requires USACE to develop and manage forest, fish, and wildlife resources in order to increase their value for conservation and recreation. However, management techniques are generally limited to protection and conservation rather than resource enhancement.
- **Public Law 88-578, Land and Water Conservation Fund (LWCF) Act of 1965**—Establishes a fund from which Congress can make appropriations for outdoor recreation. Section 2(2) makes possible entrance and user fees at reservoirs by deleting the words “without charge” from Section 4 of the 1944 Flood Control Act, as amended.
- **Public Law 89-72, Federal Water Project Recreation Act of 1965** (as amended)—Requires that development of separable recreation lands include non-Federal local sponsors who contribute at least 50% of development costs and 100% of operating and replacement costs as follows: Where non-Federal local sponsors participate in management and enhancement of sport fish and wildlife resources, first costs may be shared on a 75% Federal and 25% non-Federal basis, but not on projects which were substantially completed on or before March 7, 1976. When land is acquired to provide access and utilization of fish and wildlife resources for public recreation, costs may be shared 50%-50%.
- **Public Law 89-90, Water Resources Planning Act of 1965**—Establishes the Water Resources Council, giving it the responsibility for encouraging the development, conservation, and use of the Nation's water and related land resources on a coordinated and comprehensive basis.
- **Public Law 89-665, National Historic Preservation Act (NHPA) of 1966**—Provides for (1) an expanded National Register of significant sites and objects, (2) matching grants to States undertaking historic and archaeological resource inventories, (3) a program of grants-in-aid to the National Trust for Historic Preservation, and (4) the establishment of an Advisory Council on Historic Preservation. Section 106 requires

that the President's Advisory Council on Historic Preservation have an opportunity to comment on any undertaking which adversely affects properties listed, nominated, or considered important enough to be included on the National Register of Historic Places.

- **Public Law 89-669, Protection of Rare and Endangered Species Act (ESA)** (October 15, 1966)—Requires Federal and holding agencies to protect native fish and wildlife threatened with extinction and, to the extent practical and consistent with the primary purposes of these agencies, to preserve the habitats of threatened species on lands under their jurisdiction.
- **Public Law 90-483, River and Harbor and Flood Control Act (RHFCA) of 1968**—Restricts collection of entrance fees at USACE lakes and reservoirs to users of highly developed facilities requiring continuous presence of personnel (Section 210).
- **Public Law 91-190, National Environmental Policy Act (NEPA) of 1969**—Declares it a National policy to “encourage productive and enjoyable harmony between man and his environment.” Specifically, it declares a “continuing policy of the Federal Government . . . to use all practicable means and measures . . . to foster and promote the general welfare, to create and maintain conditions under which man and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of present and future generations of Americans.” Section 102 authorized and directed that, to the fullest extent possible, the policies, regulations and public law of the United States must be interpreted and administered in accordance with the policies of the Act.
- **Public Law 91-611, River and Harbor and Flood Control Act of 1970 (RHFCA), Title II, Sec. 234**—States that designated Federal personnel are authorized to issue citations to visitors who violate the rules adopted for the protection of USACE project resources.
- **Public Law 92-500, Federal Water Pollution Control Act (FWPCA) Amendments of 1972**—Further defines the Federal Water Pollution Control Act of 1948 (PL 845, 80th Congress), as amended in 1956, 1961, 1965 and 1970 (PL 91- 224), which established the basic tenet of uniform State standards for water quality. Public Law 92-500 strongly affirms the Federal interest in this area: “The objective of this act is to restore and maintain the chemical, physical and biological integrity of the Nation’s waters.”
- **Public Law 92-516, Federal Environmental Pesticide Control Act (FEPCA) of 1972**—Completely revises the Federal Insecticide, Fungicide, and Rodenticide Act by providing for complete regulation of pesticides, including restrictions on use, actions within a single State, and strengthened enforcement.

- **Public Law 93-81, Amendment to the Land and Water Conservation Fund (LWCF) Act of 1965** (August 1, 1973)—Amends Section 4 of the Land and Water Conservation Act of 1965 to require each Federal agency to collect special recreation use fees for sites, facilities, equipment, or services furnished at Federal expense.
- **Public Law 93-205, Endangered Species Act (ESA) of 1973**—Repeals the Endangered Species Conservation Act, Public Law 91-135, and provides for the conservation of ecosystems upon which threatened and endangered species of fish, wildlife, and plants depend. Section 7 of this act requires Federal agencies to ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of the listed species or modify their critical habitat.
- **Public Law 93-291, Archaeological and Historic Preservation Act of 1974**—Permits the expenditure of up to 1% of the amount appropriated for a Civil Works project for the survey, recovery, analysis, and reporting of important scientific, historical, archaeological, and paleontological data which may be lost as a result of project development under USACE jurisdiction. This includes authorization for expenditures on operating projects.
- **Public Law 93-303 of 1974, on Recreation Use Fees**—Amends Section 4 of Public Law 88-578, The Land and Water Conservation Fund Act of 1965, by allowing fair and equitable user fees for campgrounds operated by Federal agencies on Federal lands. This does not include authority for USACE to assess an entrance fee for general use of project resources except where specialized facilities, equipment, or services are provided.
- **Public Law 93-523, Safe Drinking Water Act (SDWA)** (December 16, 1974)—Ensures that water supply systems serving the public meet minimum National standards for protection of public health. The act authorizes the Environmental Protection Agency (EPA) to establish Federal standards applicable to all public water systems for protection from all harmful contaminants and establishes a joint Federal-State system for ensuring compliance with these standards and for protecting underground sources of drinking water.
- **Public Law 93-643, Highway Amendment of 1974**—Allows the US Department of Transportation to participate in the construction or reconstruction of access roads leading to public areas at USACE reservoirs.
- **Public Law 94-422, Amendment of the Land and Water Conservation Fund (LWCF) Act of 1965** (September 28, 1976)—Expands the role of the Advisory Council. Title 2—Section 102a amends Section 106 of the Historical Preservation Act of 1966 by allowing the Council to comment on activities which will have an adverse effect on

sites either included in or eligible for inclusion in the National Register of Historic Places.

- **Public Law 94-580, Resource Conservation and Recovery Act (RCRA) of 1976** (as amended)—Amends the Solid Waste Disposal Act of 1965 by establishing Federal standards and requirements for State and regional authorities in regard to solid waste disposal.
- **Public Law 94-587, Water Resource Development Act (WRDA) of 1976**—Gives USACE District Commanders the authority to contract and/or enter into cooperative agreements with States and their political subdivisions to obtain increased law enforcement services at Civil Works water resource projects to meet needs during peak visitation periods and to augment the citation authorities granted to USACE under 36 CFR Chapter III, Part 327 (Title 36).
- **Public Law 98-63, Chapter IV General Provisions** (July 30, 1983)—Allows the USACE Chief of Engineers to accept the services of volunteers, and to provide for their incidental expenses, to carry out any USACE activity except policymaking or law or regulatory enforcement.
- **Public Law 99-662, Water Resources Development Act of 1986**—Provides for the conservation and development of water and water-related resources and the improvement and rehabilitation of the Nation's water resources infrastructure.
- **Public Law 101-336, Americans with Disabilities Act (ADA) of 1990** (as amended)—Provides that public entities must provide physical and programmatic access to Americans with disabilities in accordance with US Department of Justice regulations (Title II).
- **Public Law 101-601, Native American Graves Protection and Repatriation Act (NAGPRA) of 1990**—Provides for the protection of Native American graves, including human remains, funerary objects, sacred objects, and objects of cultural patrimony; also establishes procedures for inadvertent discovery or planned excavation of Native American cultural items on Federal lands.
- **Public Law 106-580, Water Resources Development Act (WRDA) of 1992**—Authorizes the Secretary of the Army to accept contributions of cash, funds, materials, and services from people, including Governmental entities, but excluding the project sponsor, in connection with carrying out a water resources project for environmental protection and restoration or a water resources project for recreation.
- **Public Law 96-95, Archaeological Resources Protection Act (ARPA) of 1979**—Protects for the present and future benefit of the American people archaeological resources and sites which are on public and Indian lands and fosters increased

cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals.

- **Public Law 94-541, Architectural Barriers Act (ABA) of 1968** (as amended)—Requires that buildings and facilities that are designed, constructed, or altered with Federal funds, or leased by a Federal agency, comply with Federal standards for physical accessibility. ABA requirements are limited to architectural standards in new and altered buildings and in newly leased facilities; they do not address the activities conducted in those buildings and facilities. This law was established under Section 502 of the Rehabilitation Act.
- **Public Law 113-121, Water Resources Reform and Development Act (WRRDA) of 2014, Section 1047**—Provides for the collection of fees for Special Use Permits (SAPs) and outdoor recreation equipment and services.

CHAPTER 3 - RESOURCE OBJECTIVES

Resource objectives are determined by considering the study and analysis of resource capabilities and public needs, comments received from the public during open house and written comment periods, stakeholder input and needs, regional needs, authorized project purposes, Federal laws and directives, Army and USACE regulations and policy, local jurisdiction parks and recreation plans, and the Georgia State Comprehensive Outdoor Recreation Plan (SCORP), which is updated every five years.

The 2017–2021 SCORP identifies three primary goals: 1) Promote Healthy Communities, 2) Enhance Economic Vitality, and 3) Conserve Natural Resources. The Lake Sidney Lanier and Buford Dam Project Master Plan supports each of these primary goals. The 2022 Georgia SCORP is currently under development.

This Master Plan is not a construction document for future recreational facilities. Instead, it provides a programmatic approach to managing project resources by classifying project lands, developing general and site-specific resource objectives, and identifying appropriate development needs. Sound stewardship requires the development and management of project resources for the public benefit, consistent with resource and mission capabilities.

An important component of this approach is the establishment of viable resource objectives, realistically attainable goals for the use, development, and management of natural and human-made resources. These objectives serve as guidelines for attaining maximum public benefit within USACE safety guidelines and security levels (while minimizing the potential for adverse impacts) and for protecting and enhancing environmental quality. They are developed with full consideration of authorized project purposes, applicable Federal laws and directives, resource capabilities, regional needs, and the plans and goals of regional and local governmental units. The project-wide resource objectives for the Lake Sidney Lanier and Buford Dam Project, not in order of priority, are as follows:

- Develop and manage project lands in full cooperation and coordination with other public management agencies and appropriate private sectors.
- Develop and manage project lands to support various types and levels of recreation activities consistent with carrying capacities, aesthetics, cultural and ecological values, and the Georgia State Wildlife Action Plan (SWAP).
- Provide public education about the history of the area, project resources, and the role of USACE in developing and managing these resources.
- Conduct forestry management activities to support healthy forest ecosystems and to support the objectives of the Georgia SWAP.
- Develop and manage project lands to support a diversity of wildlife species.

- Preserve and enhance threatened and endangered species as well as unique and important ecological and aesthetic resources.
- Maintain and manage project lands to support regional management programs, such as regional water quality initiatives, as mission objectives allow.
- Preserve, monitor, and protect significant cultural resource sites in accordance with the Integrated Cultural Resources Management Plan (ICRMP).
- Manage resources in response to changing conditions in a developing region.
- Carry out natural resources management activities in accordance with the Lake Sidney Lanier Natural Resources Management Plan (NRMP). Specific resource objectives for each land classification are found in Chapter 4, Section b. of this document and/or the Lanier 2021-2026 Natural Resources Management Plan (NRMP) located in Appendix G. Site-specific resource objectives for the individual areas are listed in Chapter 5.

CHAPTER 4 - LAND ALLOCATION, LAND CLASSIFICATION, WATER SURFACE, AND PROJECT EASEMENT LANDS

Land use at the Lake Sidney Lanier and Buford Dam Project is governed by the land use category to which each parcel is assigned based on resource capability as set forth in USACE Engineering Pamphlet (EP) 1130-2-550, Change 5, dated January 30, 2013. Combined with the project-wide and site-specific resource objectives presented in this section and in Chapter 5, this land use plan provides a programmatic approach to the use, management, and development of all project lands. Together, these elements are the core of this Master Plan.

A. LAND ALLOCATION

Project lands are allocated according to the Congressionally authorized purposes for which they were acquired. There are four land allocation categories applicable to USACE projects—Operations, Recreation, Fish and Wildlife, and Mitigation. All lands at the Lake Sidney Lanier and Buford Dam Project were acquired for the purpose of Operations, which means that they were acquired to provide safe, efficient operation of the project for its authorized purposes: flood risk management, navigation, hydropower, water supply, water quality, conservation and enhancement of fish and wildlife, and recreation. No specific parcels were acquired for or assigned to the individual purposes of Recreation, Fish and Wildlife conservation or enhancement, or Mitigation.

B. LAND CLASSIFICATION

All lands acquired for project purposes are classified by the primary use for which they are managed. This provides for development and resource management consistent with authorized project purposes and other Federal regulations. The classification process refines the land allocation to fully define the management and use of project lands and considers public preferences and needs, legislative authority, regional and project-specific resource requirements, and suitability. Management and use of the lands and waters assigned to each classification are discussed in connection with the appropriate resource objectives in this section. Their locations within the project are shown in Appendix E.

Resource objectives are attainable goals for resource development and/or management, which are consistent with authorized project purposes, Federal laws and directives, regional needs, resource capabilities, and expressed public preferences and needs. They consolidate the information presented in the previous sections of this Master Plan and are met, whether wholly or partially, through the implementation of the site-specific resource objectives established for each management area (identified in Section 5). The resource objectives developed for each classification at the Lake Sidney Lanier and Buford Dam Project and the rationale used to develop them are discussed below.

(1) PROJECT OPERATIONS

The Project Operations classification includes lands required for the powerhouse, switchyard, intake structure, saddle dikes, main dam, spillway, project management office, maintenance offices and compounds, and other areas used to operate and maintain the Lake Sidney Lanier and Buford Dam Project. When compatible with operational requirements, management may choose to use these lands for recreation and multiple-resource management as well. Approximately 151.4 acres of land at Lake Sidney Lanier are currently classified as Project Operations lands.

Resource Objectives for Project Operations Lands

- Operate and maintain project structures in a manner that allows them to effectively fulfill project purposes.
- Enhance compliance with the Architectural Barriers Act when appropriate.
- Reserve adequate areas for operations activities that are required to meet overall project purposes.
- Provide for public use and access within USACE safety guidelines and security levels, where such use is feasible and does not interfere with other project purposes.

Rationale

The primary purposes of the Project Operation lands, the majority of which are located in the area of the dam and the Project Management Office at the south end of the reservoir, are the operation and maintenance of the Lake Sidney Lanier and Buford Dam Project. While reservoir operation falls outside the scope of the master planning process, designation of the portion of the project lands dedicated to supporting operations is an important part of the Master Plan. Uses that interfere with operational activities, authorized project purposes, compromise the structural integrity of the project or its facilities, or create a safety hazard for visitors or project personnel cannot be allowed.

(2) HIGH-DENSITY RECREATION

High-Density Recreation lands are designated to accommodate and support the recreational preferences and needs of project visitors. High-Density Recreation lands include lands on which are located existing or planned recreational facilities that allow for developed public recreation facilities, concession development, and high-density or high-impact recreational use. Low-density recreation and wildlife management activities compatible with intensive recreation use are acceptable on these lands. Permits, licenses, and easements for non-compatible human-made intrusions—such as pipelines, overhead transmission lines, and non-project roads—are not issued in these areas except where warranted by the public interest. Approximately 4,940 acres of land at Lake Sidney Lanier are currently classified as

High-Density Recreation lands and 509.5 acres are identified for potential future High-Density classification.

Resource Objectives for High-Density Recreation Lands

- Provide opportunities for camping, day-use, and other outdoor recreation.
- Maintain boating access to the reservoir while enhancing waterfront access for hiking, fishing, and sightseeing.
- Provide access for and use by individuals with reduced mobility and individuals with disabilities.
- Maintain diverse natural communities to enhance hiking and sightseeing opportunities and to control shoreline and soil erosion.
- Manage forest resources and other vegetation for balanced uses of recreation, wildlife, and fisheries.
- Monitor forest conditions to document health and to identify pests.
- Control noxious weeds and other pests in a manner that avoids damage to existing desirable vegetation and sensitive areas (wetlands and streams).
- Preserve and protect existing wetlands and other sensitive or unique habitats that support threatened and endangered species along with other wildlife.
- Interpret cultural resources to benefit visitors' understanding while preserving and monitoring the integrity of those resources.

Rationale

The location and design of recreation areas and facilities take into account the desired recreation experience and standards identified in EM 1110-1-400, *Recreation Facilities and Customer Service Standards*. Areas specifically classified as Recreation are located throughout the project; however, other classifications can also incorporate visitor use for recreation at a less-intensive level while simultaneously maintaining their primary purposes.

All lands beneath elevation 1085' MSL, regardless of classification, remain available for inundation in support of the Project's flood risk management mission.

(3) MITIGATION

The Mitigation classification includes those lands specifically designated to offset or mitigate habitat losses associated with the development of a USACE project. There are no lands at Lake Sidney Lanier currently classified as Mitigation.

(4) ENVIRONMENTALLY SENSITIVE AREAS

The Environmentally Sensitive classification, which may exist within other land classifications, identifies areas where certain physical, ecological, cultural, or aesthetic features have been identified as especially sensitive to adverse environmental impacts. Development of public use on lands within this classification is normally limited or prohibited to ensure that the sensitive areas are not adversely impacted. There are no lands at Lake Sidney Lanier currently classified as Environmentally Sensitive outside of those identified in the Integrated Cultural Resources Management Plan (ICRMP).

(5) MULTIPLE-RESOURCE MANAGEMENT LANDS

The Multiple-Resource Management classification, which contains nearly 11,107.7 acres at the Lake Sidney Lanier and Buford Dam Project, includes lands managed for one or more of the following activities: Low-Density Recreation, Wildlife Management, Vegetation Management, and Inactive and/or Future Recreation Areas. This classification allows for the designation of a predominant use, as described below, with the understanding that other compatible uses described below may also occur on these lands. Past, present, and future management of lands under this classification may include the following sub-categories.

(A) LOW-DENSITY RECREATION

There are 42.1 acres at Lake Sidney Lanier and Buford Dam Project for Low-Density Recreation subclassification. These lands are designated for dispersed and/or low-impact recreation use. Emphasis is on providing opportunities for non-motorized activities, such as hiking, fishing, hunting, sightseeing, and nature study. Site-specific, low-impact activities, such as primitive camping and picnicking, may also be allowed. Development of facilities on these lands is limited to boat ramps, trails, and parking areas as well as camping and picnic facilities. Human-made intrusions, including utility lines, may be allowed under conditions that minimize adverse effects on the natural environment. Vegetation management is allowed for a variety of purposes, including erosion control, retention and improvement of scenic qualities, forest health, and wildlife management. Where not in conflict with the safety of visitors and project personnel, hunting and fishing may be allowed in accordance with Federal and State fish and wildlife management regulations.

All lands beneath elevation 1085' MSL, regardless of classification, remain available for inundation in support of the Project's flood risk management mission.

(B) WILDLIFE MANAGEMENT

There are 5,457.1 acres at Lake Sidney Lanier and Buford Dam Project for the Wildlife Management subclassification. While all project lands are managed for fish and wildlife habitat in conjunction with other land uses, Wildlife Management lands are designated specifically for wildlife management. They contain valuable wildlife habitat components that are managed, using guidance that includes the State Wildlife Action Plan (SWAP) provided by the Georgia Department of Natural Resources (GA DNR), to yield habitat suitable for designated game and non-game species. Licenses, permits, and easements for human-made intrusions such as pumping plants, pipelines, cables, transmission lines, and non-project roads are usually not allowed on these lands although exceptions to this policy are allowable where necessary for the public interest. Wildlife lands are available for sightseeing, wildlife viewing, nature study, and hiking. Consumptive uses of wildlife, including hunting, fishing, and trapping, may be allowed when compatible with the wildlife objectives for a given area and within Federal and State fish and wildlife management regulations.

All lands beneath elevation 1085' MSL, regardless of classification, remain available for inundation in support of the Project's flood risk management mission.

(C) VEGETATION MANAGEMENT (LIMITED DEVELOPMENT AREA [LDA])

There are 5,650.6 acres at Lake Sidney Lanier and Buford Dam Project for the Vegetation Management subclassification. Management activities on Vegetation Management lands focus on the protection and enhancement of forest resources and vegetative cover. Conduct forestry management activities to support healthy forest ecosystems and to support the objectives of the State Wildlife Action Plan.

Other activities are conducted under the guidance of the project's forest management, wildlife management, and shoreline management plans.

All lands beneath elevation 1085' MSL, regardless of classification, remain available for inundation in support of the Project's flood risk management mission.

(D) FUTURE OR INACTIVE RECREATION AREAS

There are 1,018.7 acres at Lake Sidney Lanier and Buford Dam Project for the Future Low-Density Recreation area subclassification. There are 509.5 acres at Lake Sidney Lanier and Buford Dam Project for Future High-Density Recreation area subclassification. This subclassification consists of undeveloped lands and lands that contain existing recreation areas that have been previously closed. These lands may be planned for future development or use in accordance with the actions identified in the site-specific management area description.

Resource Objectives for Multiple-Resource Management Lands

- Accommodate and support non-consumptive resource uses, such as hiking, bird watching, photography, nature study, wildlife observation, and/or the pursuit of peace and solitude.
- Employ good stewardship practices, such as the use of soil conservation measures.
- Enhance the natural propagation of diverse game and non-game fish and wildlife species.
- Manage forest resources and other vegetation for appropriate uses of forest health, wildlife, fisheries, riparian buffers, and recreation.
- Provide trail opportunities in conjunction with other local and regional trail systems.
- Monitor forest conditions to document health and to identify and respond to pests.
- Control noxious weeds and other pests in a manner that avoids damage to existing desirable vegetation and sensitive areas (wetlands and streams).
- Preserve and protect existing wetlands and other sensitive or unique habitats that support threatened and endangered species along with other wildlife.
- Interpret cultural resources to benefit visitors' understanding while preserving and monitoring the integrity of those resources.

Rationale

In addition to the intensively developed recreation areas, the project provides many opportunities for a variety of dispersed recreation activities, such as boating, fishing, hunting, and hiking. Given the existing and growing demand for these activities on a National, regional, and local scale, the use of these lands is expected to increase. The Lake Sidney Lanier and Buford Dam Project is an ideal location for such activities given its high-quality habitat and its proximity to urban areas.

(6) WATER SURFACE

The waters of Lake Sidney Lanier are State waters. However, USACE, as the managing agency, may designate certain water surface areas as Restricted.

(A) RESTRICTED

There are two types of Restricted water areas: "Boats Keep Out" and "No Ski." Areas that are Restricted to boats, other than those authorized include those adjacent to designated swim beaches, the intake structure, and the USACE boat basin. These areas are Restricted for

safety and security reasons. Areas Restricted to skiing are marked with appropriate buoys and are scattered around the lake. These areas are restricted to skiing due to surrounding conditions, such as narrowness of the channel or blind spots. USACE works in coordination with the Georgia Department of Natural resources in establishing Restricted water areas. Approximately 813.8 acres of the waters are Restricted.

(B) DESIGNATED NO WAKE

Designated No Wake Zones are those areas adjacent to marinas, certain bridges, boat ramps, and other public use areas. Private community docks do not necessarily qualify as a marina for the establishment of a designated No Wake Zone. USACE works in coordination with the Georgia Department of Natural resources in establishing No Wake zones. Approximately 1,979.3 acres of the waters are No Wake zones.

On many occasions, private individuals install no wake regulatory buoys to protect their individual coves or docks. Without official designation of a No Wake Zone by the Georgia DNR, these buoys are unauthorized and are not enforceable.

Georgia boating law states the following: “No person shall operate any vessel or tow a person or persons on water skis, an aquaplane, a surfboard, or any similar device on the waters of this state at a speed greater than idle speed within 100 feet of any vessel which is moored, anchored, or adrift outside normal traffic channels, or any wharf, dock, pier, piling, bridge structure or abutment, person in the water, or shoreline adjacent to a full-time or part-time residence, public park, public beach, public swimming area, marina, restaurant, or other public use area.”

(C) FISH AND WILDLIFE SANCTUARY

One area encompassing approximately 20.3 acres at the Lake Sidney Lanier and Buford Dam Project is designated as a Fish and Wildlife Sanctuary.

(D) OPEN RECREATION

Approximately 36,299.2 acres of the total water area of Lake Sidney Lanier is for Open Recreation.

C. PROJECT EASEMENT LANDS

Project Easement lands are lands on which easement interests are held but no fee title ownership exists. They typically include three different types of easements—operations, flowage, and conservation.

Resource Objectives for Easement Lands

- Monitor any activities occurring on easement lands to ensure that USACE rights, according to terms and conditions of the legal easement, remain unimpeded.

- Promote an understanding of USACE boundary and mission by both the public and the owners of underlying private property.

Rationale

Project Easement lands were specifically acquired for project operational purposes. While these lands are not actively managed to meet other project missions, maintaining the conditions established in the easements is vital to project success.

(1) OPERATIONS EASEMENT

There are no operations easements at the Lake Sidney Lanier and Buford Dam Project.

(2) FLOWAGE EASEMENT

Flowage and Sloughage easements are easements purchased for the right to temporarily overflow, flood, submerge, saturate, percolate, and erode private land during flood risk management operations. 1,976.7 acres of easements were purchased at the Lake Sidney Lanier Buford Dam Project. 1,415.1 of these acres are located on the lake, or above Buford Dam and 561.6 of these acres are located on the river, or below Buford Dam.

(3) CONSERVATION EASEMENT

Conservation easements are easements purchased for the purpose of protecting wildlife, fisheries, recreation, cultural resources, environmental resources, or endangered species. There are no conservation easements at the Lake Sidney Lanier and Buford Dam Project.

The authoritative data source for Land Use and Classification is the Land Use Summary Dashboard located at

<https://cesamusace.maps.arcgis.com/apps/dashboards/2f081c563452405395b9389e90556401>.

LAKE SIDNEY LANIER AND BUFORD DAM PROJECT MASTER PLAN

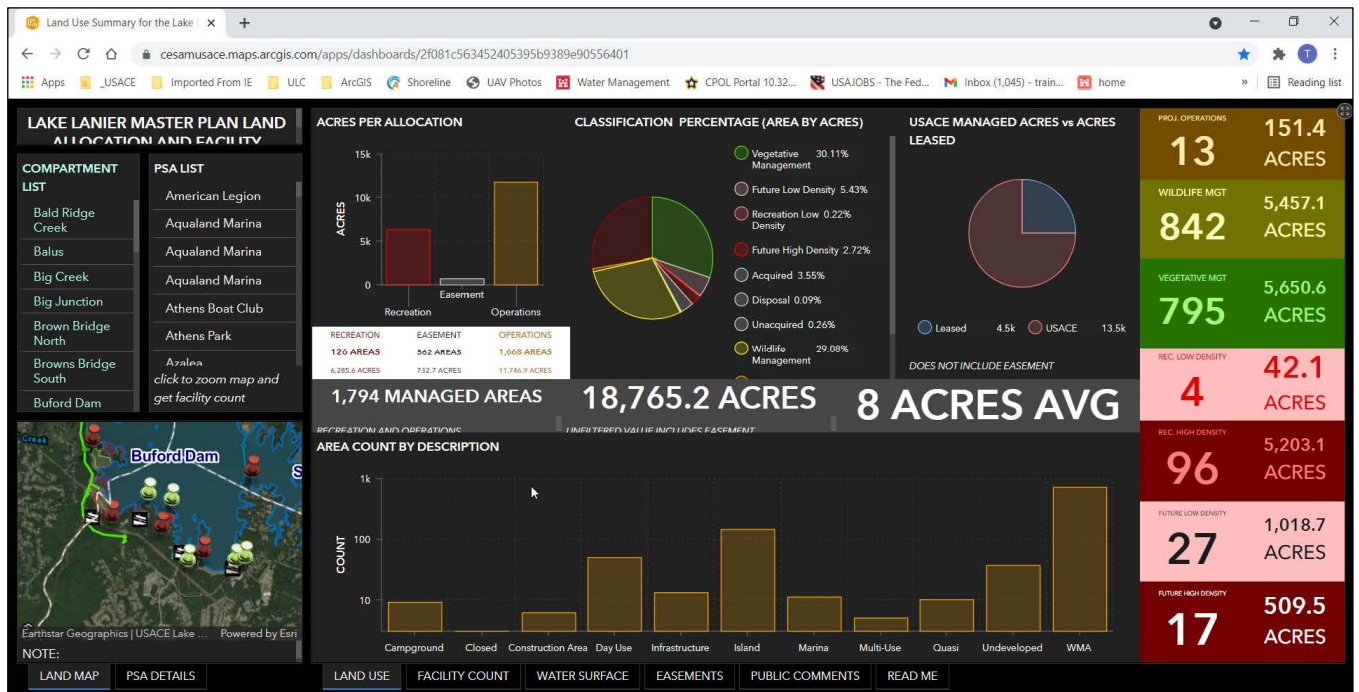


Figure 1: Land Use Summary Dashboard.

CHAPTER 5 - RESOURCE PLAN

A wide variety of factors must be considered when developing and operating Lake Sidney Lanier and Buford Dam Project lands and resources, including physical characteristics; land and lake access; compatibility with adjacent land uses; existing and projected visitation levels and visitor-use pattern; visitor safety and project security; the economics of operation and maintenance; and Federal, State, and local initiatives. The overall objective of the Resource Plan is to maximize recreational benefits while preserving and enhancing the area's natural resources and scenic qualities.

Since the purpose of this Master Plan is to provide a programmatic approach to the use of project lands, it is important to examine the condition and use of the existing facilities and structures as well as each management area in order to determine how each area can be developed to fit with the overall goals of the Lake Sidney Lanier and Buford Dam Project.

Within the Lake Sidney Lanier and Buford Dam Project boundary, there are 83 developed recreation areas. Each area is described in detail in this Chapter. 38 of these areas are currently managed by USACE and 45 are currently managed by other entities to include 9 marinas. USACE receives support from the Georgia Department of Natural Resources (GA DNR) in managing all of its wildlife management areas.

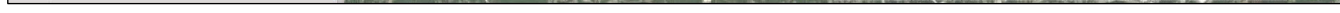
This Master Plan and the accompanying Environmental Assessment (EA; Appendix B) provide a programmatic approach, through the land classifications and resource objectives, to allow these plans to move forward. This document also identifies additional development needs that will improve existing recreation areas within the project boundary. In addition, the EA addresses the impacts of implementing the Master Plan.

The rest of this section provides a detailed description of each management area. The descriptions are organized in the following categories:

- **Management Area Name and Plate Number**
- **Land Classification and Justification**—The designated land use classification (as defined in Section 4b) for the management area and the reason for that classification
- **Management Agency**—The agency responsible for the day-to-day operation of the management area as of the date of this Master Plan
- **Location/Acreage**—A brief description of the management area's location, including visitor access points.
- **Description and Use**—A brief description of the management area, focusing on its natural, cultural, or recreational resources.

- **Resource Objectives**—Identification of site-specific resource objectives that build on the project-wide resource objectives identified in Chapter 3 and the land classification resource objectives identified in Chapter 4, Section b. Resource objectives are attainable goals for the development, conservation, and management of natural, cultural, and human-made resources at the Lake Sidney Lanier and Buford Dam Project. They establish guidelines for attaining maximum public benefit within USACE safety guidelines and security levels while minimizing the potential for adverse impacts to the local environment. Each recreation area has multiple-resource objectives, but they may not be prioritized. In some of the areas, the resource objectives may not be implemented for some time.
- **Development Needs**—Summary descriptions of the proposed actions to implement the Resource Objectives for each area. These needs, which include a range of potential construction projects and management strategies, are based on input from the public as well as from State and Federal agencies. They will be further refined and detailed in subsequent planning and design documents, including the OMP and future DMs. Final decisions regarding the specific actions to be implemented will be made following coordination between USACE; Federal, State, and local agencies; and other interested parties, where appropriate and as opportunities arise. Prior to site-specific development, additional environmental studies may be conducted as required. An evaluation will be made of the current status of Federally listed Threatened and Endangered Species (TES) and potential impacts to them, and consultation with the USFWS will be conducted as appropriate.
- **Special Considerations**—Special issues directly affecting the management area, such as adjacent land use and legal, environmental, and cultural site issues.

Conceptual descriptions are also provided in the Lake Lanier Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>



AMERICAN LEGION PAUL E. BOLDING POST 7

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—American Legion Paul E. Bolding Post 7

Location/Acreage—The 2.8-acre American Legion Paul E. Bolding Post 7 site is located at 2343 Riverside Drive, Gainesville, Hall County, GA, 3.6 miles off US Route 129. It is situated just upstream of the Georgia State Highway 60 Bridge on the east bank of the Chattahoochee River channel. Access to Riverside Drive is provided via Park Hill Drive/GA State Highway 11 from US Route 129.

Description and Use—The American Legion Paul E. Bolding Post 7 site has a relatively gentle sloping shoreline under 1100' NGVD29. Vegetation cover is grass with sparse pines.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

AQUALAND MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Hall County, GA

Location/Acreage—The 134.1-acre Aqualand Marina site is located at 6800 Lights Ferry Road, Flowery Branch, Hall County, GA, 3.9 miles off Interstate 985 and 7.2 miles off GA State Highway 53. It is situated 8.5 miles above Buford Dam on the east bank of the lake between Flowery Branch Bay and Chattahoochee Bay. Access to Lights Ferry Road is provided via Phil Niekro Boulevard and Snelling Avenue from Interstate 985 and via McEver Road from GA State Highway 53.

Description and Use—The Aqualand Marina site is essentially a large peninsula. Its terrain is moderately sloping and rises to 1140' NGVD29. Vegetative cover is a moderate mixture of mature hardwood and pine with isolated pockets of dense pine. The area is well suited for high-density development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- WMA-N798 is a 2.92 acre tract of land located on the Northwest of the Marina. This tract is not currently included in the lease. The Project has no objection to future inclusion of this area into the lease. Development may include actions such as a

sidewalk, picnic shelter or other moderate impact activity. Roads or other vehicle transportation activities should not be allowed.

- This area is leased to Hall County under a Parks and Recreation lease. Hall County leases the area to a private commercial enterprise to be operated as a commercial marina.

ATHENS BOAT CLUB

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Athens Boat Club

Location/Acreage—The 12.5-acre Athens Boat Club is located on Dogwood Drive, Dawsonville, Dawson County, GA, 2.5 miles off of Georgia State Route 53. It is situated on the west bank of Thompson Creek, 0.8 miles upstream of the confluence of Thompson Creek and the Chestatee River. Access to Dogwood Drive is provided by War Hill Park Road and Athens Boat Club Road from Georgia State Route 53.

Description and Use—The slopes of the Athens Boat Club site are steep to 1100' NGVD29. Vegetation cover is sparse with mature hardwoods.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

ATHENS PARK

Land Classification and Justification—Multiple-Resource Management Land (Future or Inactive Recreation); recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 34.2-acre Athens Park is located on Athens Park Road, Gainesville, Forsyth County, GA. It is situated on the west bank of the lake, about 9.5 miles above Buford Dam. Access to Athens Park Road is provided via Vanns Tavern Road from Georgia State Route 369. Access could be improved.

Description and Use—The terrain of Athens Park is relatively flat to gently sloping, and vegetation cover is mature hardwood and pine. The area is suitable for moderately intense development.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Develop as a medium-sized day use area.
- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area.
- Future placement of a dock for use by Forsyth County Fire Services may be considered.

AZALEA

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 15.8-acre Azalea site is located in Flowery Branch, Hall County, GA. It is situated on the east bank of the lake near Hideaway Bay Marina, about 8.5 miles above Buford Dam. There is currently no access. Future access would be from McEver Road directly to a park road on USACE property.

Description and Use—The Azalea site has varying slopes rising to elevation 1140' NGVD29. The vegetative cover is dense with a mixture of mature hardwoods and pine. The area is suitable for moderately intense development. While the site has a land classification of Multiple-Resource Management: Future or Inactive Recreation Areas, it has been managed as Multiple-Resource Management: Wildlife Management.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site limits identified in the 1987 Master Plan have been expanded to incorporate areas under the McEver Road Bridge and the adjacent point east of the road, which are already used by the public for bank fishing and to connect the park limits to the access road.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

BALD RIDGE CREEK CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 42.5-acre Bald Ridge Creek Campground is located at 4100 Bald Ridge Road, Cumming, Forsyth County, GA. It is situated on the Bald Ridge Creek arm of the lake about 3.0 miles above the dam and approximately 3.0 miles from Georgia State Route 400. Access to Bald Ridge Road is provided by Pilgrim Mill Road and Sinclair Shores Road from Georgia State Route 400.

Description and Use—Bald Ridge Creek Campground is basically a peninsula with two knolls. It is flat-to-moderately sloped and is covered by young-to-mature pines. Moderately intense development can be accommodated. This area is also used for waterfowl hunting during State hunting season when the campground is closed.

Resource Objectives

- Maintain the site with no further development since the carrying capacity of the area has already been reached.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

BALD RIDGE CREEK MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Marina Mortgage Associates

Location/Acreage—The 38.8-acre Bald Ridge Creek Marina is located at 1850 Bald Ridge Marina Rd, Cumming, Forsyth County, GA, about 1.8 miles off of Georgia State Route 400. It is situated in the back of the Bald Ridge Creek arm of the lake about 3.5 miles above Buford Dam. Access is provided by Bald Ridge Marina Road from Georgia State Route 400.

Description and Use—Bald Ridge Creek Marina is moderately sloped and rises to elevation 1150' NGVD29. The vegetative cover on the interior of the site is a dense stand of mature pine. Along the edges of the site, where most of the development is located, the vegetative cover is an open stand of mature pine with grass underneath. The site is nearly built out in accordance with the approved site development plan.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

BALUS CREEK PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 16.2-acre Balus Creek Park Day Use site is located at 4756 Mountain View Road, Gainesville, Hall County, GA, about 1.5 miles off of Georgia State Route 53. It is situated on the east bank of the lake, about 12 miles above Buford Dam. Access is provided by Mountain View Road from Georgia State Route 53.

Description and Use—The Balus Creek Park Day Use area is a highly used access point developed with a four-lane boat ramp, two courtesy docks, a large parking lot designed for vehicles with trailers, and a restroom. Its moderately sloping terrain is covered by pine and upland hardwood. The site primarily consists of a knoll which slopes down to the water. Only limited development can be accommodated in this area.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The area will be at full capacity with the proposed development.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

BAY POINT

Land Classification and Justification—Multiple-Resource Management: Wildlife Management; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 17.4-acre Bay Point site is located in Forsyth County, GA. It is situated 1 mile above Browns Bridge on the west bank of Chestatee Bay near the confluence of Short Creek with the Chattahoochee River. Access is provided only by boat.

Description and Use—The Bay Point site is a small peninsula with a small knoll in the center that rises to an elevation of 1130' NGVD29. The slopes are moderate. The vegetative cover consists of a mix of pine and hardwoods with a large patch of kudzu that is impacting the site.

Resource Objectives

- Conduct low-impact actions, such as the use of prescribed fire and the control of invasive species.
- Maintain the area as wildlife management; this area was an active Bald Eagle nest site within the past 5 years.

Development Needs

- Reference the Plate Map.

BEAVER RUIN

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 9.8-acre Beaver Ruin site is located in Forsyth County, GA, approximately 3.5 miles from Georgia State Route 400. It is situated about 1.4 miles above the confluence of Young Deer Creek and the Chattahoochee River Channel on the west side of the lake and the south side of Young Deer Creek. Access is provided by Pilgrim Mill Road and Beaver Ruin Road from Georgia State Route 400.

Description and Use—The Beaver Ruin site is a peninsula with only 1.4 acres of usable land at its tip. It has varying slopes, and the vegetative cover is dense pine with sporadic hardwoods.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The Beaver Ruin site is currently used by marine contractors, and this use may continue pending determination by Real Estate on the appropriate outgrant instrument. The proposed boat ramps will be for marine contractor use and not public recreational use. USACE will not develop the boat ramps.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

BELL'S MILL

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 10.7-acre Bell's Mill site is located in Hall County, GA. It is situated on the northern end of the lake, on the East Fork Little River arm, about 0.5 miles upstream of its confluence with the West Fork Little River, on the northeast side of the Georgia State Route 11 bridge. Access is provided by Georgia State Route 11.

Description and Use—The Bell's Mill site has mostly steep slopes, rising to elevation 1140' NGVD29, with a gentle sloping area at the higher elevation. Vegetation cover is dense with a mix of hardwoods and pine. Other than an old, closed road, this area is currently undeveloped and is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.

BELL'S MILL SOUTH

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 4.2-acre Bell's Mill South site is located in Hall County, GA. It is situated on the northern end of the lake, on the East Fork Little River arm, about 0.25 miles upstream of its confluence with the West Fork Little River, southwest of the Georgia State Route 11 bridge. Access is provided by Georgia State Route 11.

Description and Use—The Bell's Mill South site contains moderate slopes and a hardwood/pine mix of forest. An old roadbed is located along the property line.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- The area will be at full capacity with the proposed development.
- Consider coordination with the Georgia Department of Transportation (GDOT) for access authorization and construction during the Georgia State Route 11 widening project.

BELTON BRIDGE

Land Classification and Justification—High-Density Recreation (east of the river) and Multiple-Resource Management: Wildlife Management (west of the river); future classification for both sides of the river is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 88.1-acre Belton Bridge site is located at 7600 Belton Bridge Road, Lula, Hall County, GA, approximately 2.2 miles from Georgia State Route 265. It is situated at the extreme north end of the lake, approximately 41 miles above Buford Dam, and encompasses both banks of the Chattahoochee River. Access to Belton Bridge Road is provided directly from Georgia State Route 365.

Description and Use—Because most of the Belton Bridge site is in the floodplain of the Chattahoochee River, it is very flat and subject to flooding. Vegetative cover is pine and bottomland hardwoods. The area is suited for limited development. Current development exists only east of the river downstream of the bridge and consists of a single-lane boat ramp and a small parking lot. This area formerly contained a second parking lot and trail, but these have been closed. No development exists west of the river or upstream of the bridge.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- This area may be considered as part of a “blueway” paddle trail by the State. The proposed campsites north and west of the river would be “boat in camping” only. The proposed parking north of the bridge would be for service vehicles only.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

BETHEL POINTE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Low Density Recreation

Management Agency—USACE

Location/Acreage—The 18.6-acre Bethel Pointe site is located at 8595 Swiss Air Road, Gainesville, Forsyth County, GA, approximately 1.8 miles off Georgia State Route 369. It is situated on the west bank of the lake 8.5 miles above Buford Dam. Access to Swiss Air Road is provided by Bethel Road from Georgia State Route 369.

Description and Use—Originally part of Bethel Park (along with YMCA Bethel), Bethel Pointe is referred to as the “fourth peninsula” of Bethel Park, separated from the rest of the park by a strip of Limited Development Shoreline Allocation. The terrain is moderately sloped with one area of steep slope on the north side of the peninsula. The site rises to an elevation of 1130' NGVD29. The vegetative cover consists of a mix of pine and hardwoods that is being taken over by invasive plants, specifically kudzu. The area is currently undeveloped but is generally suited for passive development.

Resource Objectives

- Conduct low-impact actions, such as the use of prescribed fire and the control of invasive species.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- This area could be utilized as a pocket park.

BIG CREEK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 25.1-acre Big Creek Day Use site is located at 4000 Big Creek Road, Buford, Hall County, GA. It is situated on the south bank of the Big Creek arm of the lake about 6.5 miles above Buford Dam. Access to Big Creek Road is directly from Georgia State Route 347.

Description and Use—The Big Creek Day Use is moderately sloped rising to an elevation of 1130' NGVC29. Vegetation in the interior, undeveloped areas consists of a mature pine/hardwood mix transitioning to grass along the developed norther edge of the park. This area is suited for moderate development due to slope limitations.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- Limit water access development and related parking not to exceed the currently approved site development plan.
- This area is part of the Lanier Islands lease.

BIG JUNCTION ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 138.5-acre Big Junction Island is located in Hall County, GA. it is situated 3 miles upstream of Browns Bridge at the confluence of the Chattahoochee and Chestatee Rivers. Access is provided only by boat.

Description and Use—Big Junction Island, the third largest island in the lake, has several distinct knolls and ridge lines, which have step-sloped sides but moderate slopes at the top. The tallest ridge rises to an elevation of 1210' NGVD29 near the center of the island. Upland hardwoods are the predominant vegetative cover, but there are are few small, scattered stands of pine. The island is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Continue to manage the site as a wildlife management area.
- Develop the site for low-density recreation with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental constraints of the area since all of the facilities allocated to the area can be developed with minimal impact.

BLUFF

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 19.6-acre Bluff site is located in Gainesville, Hall County, GA. It is situated on the south bank of the lake, 1.9 miles downstream of the State Highway 53 bridge over the Chattahoochee River. Access is currently provided only by boat. Public road access from Georgia State Route 369 to Ivey Road to Lost River Drive ends at a private, undeveloped property. However, road access could be obtained if USACE or a lease agency acquired Lost River Cove.

Description and Use—The Bluff site has moderate-to-steep slopes rising to a knoll along the southwest boundary with an elevation of 1210' NGVD29. Hardwood forest is the predominant vegetative cover. The site is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Continue to manage the site as a wildlife management area.
- Develop the site for low-density recreation with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental constraints of the area since all of the facilities allocated to the area can be developed with minimal impact.

BOLDING MILL

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—Bolding Mill is a 71.7-acre multi-use area located at 4055 Chestatee Rd., Gainesville, Hall County, GA, approximately 4.5 miles off of Georgia State Route 53. It is situated on the east bank of the Chestatee River, across the lake from War Hill Park, about 20 miles above Buford Dam. Access is provided by Sardis Road and Chestatee Road from Georgia State Route 53.

Description and Use—Campground: Located on the end of a large peninsula that extends south and then splits into three smaller peninsulas, forming an irregular shoreline. The area is relatively flat and sparsely wooded with mix of pine and hardwoods along the banks, transitioning to grass in open fields and around campsites on the interior of the park. With its slight slopes and slight-to-moderate soil limitation, this area is highly suitable for intense development. This area is also used for waterfowl hunting during State hunting season when campground is closed.

Day Use: Located just before the entrance to the campground, it consists of a large parking area associated with a multi-lane boat ramp, two group picnic shelters, restroom, concrete beach, parking, and play courts. 17 acres of the day-use area was previously considered to be separated into a marina concession. However, those plans were discarded after public input.

Resource Objectives

- Maintain the campground as is since its carrying capacity has been reached.
- The day-use area is currently under-utilized and may be considered for additional development, reconfiguration, or re-purposing within environmental constraints.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

BOLLING BRIDGE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 25.6-acre Bolling Bridge site is located in Forsyth County, GA. It is situated on the west bank of the Chestatee River about 2.5 miles above the confluence of the Chestatee and Chattahoochee Rivers. Access is provided by Georgia State Route 53.

Description and Use—The Bolling Bridge site is bisected east to west by Georgia State Route 53. The terrain has moderate to steep slopes with several distinct knolls, the tallest reaching elevation 1130' NGVD29 south of the road and 1150' NGVD29 north of the road. The vegetation is mixed pine and hardwood with a small area south of the road being younger pine where a roadside park used to be. The site was previously used as a Day Use area. These facilities have been removed, and the proposed use of this area is for marine contractor development and use. A gravel access road currently supports multiple bridge replacement projects and can support marine contractor use in the future. The area is suitable for moderately intense development, but it is limited by its size.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- The area will be at full capacity with the proposed development.

BROWN'S BRIDGE ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 13.5-acre Brown's Bridge Island is located in Hall County, GA. It is situated in the main body of the lake, 10.5 miles above Buford Dam, just south of Mountain View Park. Access is provided only by boat.

Description and Use—The small, nearly oval-shaped Brown's Bridge Island has steep slopes that rise to an elevation of 1140' NGVD29 at its center. The vegetation is a dense mix of pine and hardwoods. This area is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

BROWN'S BRIDGE ROADSIDE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 18.8-acre Brown's Bridge Roadside site is located in Hall County, GA. It is situated 11 miles above Buford Dam on the east side of Browns Bridge. Access is provided directly from Georgia State Route 369 (Brown's Bridge Road).

Description and Use—The Brown's Bridge Roadside site is bisected roughly east to west by Georgia State Route 369. Slopes are moderate to steep with the steepest slopes being on the north side of the road. The site rises to an elevation of 1140' NGVD29. Upland hardwoods are the predominant vegetative cover on the site outside of the grassed road shoulders. This site is for marine contractor development and use. A gravel access road currently supports a bridge replacement project and can support marine contractor use in the future.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- The area will be at full capacity with the proposed development.

BROWN'S BRIDGE WEST

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 40.9-acre Brown's Bridge West is located in Forsyth County, GA. It is situated 11 miles above Buford Dam on the west side of Browns Bridge. Access is provided directly from Georgia State Route 369 (Brown's Bridge Road).

Description and Use—Georgia State Route 369 runs through the Brown's Bridge West site, but the majority of the site is located north and west of the road. The site is a strip of land that runs parallel with the road for 0.7 miles with three small peninsulas extending perpendicular from the road, two to the northwest and one to the southeast. The site has steep slopes that extend up to elevation 1120' NGVD29 south of the road and 1130' NGVD29 north of the road. The vegetative cover is primarily upland hardwoods with some sporadic pines and patches of invasives.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- The area will be at full capacity with the proposed development.

BUCKEYE

Land Classification and Justification—Multiple-Resource Management: Wildlife Management; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 22-acre Buckeye site is located in Forsyth County, GA. It is situated on the west bank of the Two Mile Creek arm of the lake, about 8.5 miles above Buford Dam. Access is provided only by boat. Public road access near the site ends at private property. There is a private drive on a 32-acre undeveloped tract at 7935 Bethel Road, but that drive does not quite reach the site.

Description and Use—The Buckeye site has steep slopes rising to elevation 1130' NGVD29 near its center. The vegetation is pine forest along the tops of the ridge lines, transitioning to hardwood forest along the slopes and outer boundaries of the site. This area is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Conduct low-impact actions, such as the use of prescribed fire and the control of invasive species.
- Maintain the area as wildlife management.

Development Needs

- Reference the Plate Map.

BUFORD DAM PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 54.5-acre Buford Dam Park Day Use site is located at 1200 Buford Dam Road, Buford, Gwinnett County, GA. It is situated adjacent to the damsite on the east bank of the lake. Access is provided directly from Buford Dam Road.

Description and Use—The highly used Buford Dam Park Day Use site has primarily steep terrain along the lakeshore, transitioning to flat-to-gently sloped land on the interior, developed areas of the park. The elevation rises to nearly 1160' NGVD29 along the western boundary of the site. The vegetative cover is highly variable with dense stands of young pine in recently impacted areas, mature hardwoods in two ravines in the southeastern part of the park, and grass in open fields and around picnic sites in the interior of the site. The area is suited for moderately intense development and has been developed as such. Facilities include a swim beach, picnic sites, group shelters, a fishing pier, restrooms, and parking. While the current facilities do not meet the demand, the area can accommodate more development if it is dispersed. This area is also used for a quota deer hunt once a year when the park is closed.

Resource Objectives

- Develop the site with minimal impact.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- Visitation often exceeds capacity in this area

BURTON MILL DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 37.3-acre Burton Mill Day Use site is located at 6555 Yacht Club Road, Flowery Branch, Hall County, GA, about 3.3 miles from Georgia State Route 347. It is situated on the north bank and toward the back of the Big Creek arm of the lake, about 6 miles above Buford Dam. Access to Yacht Club Road is provided by McEver Road and Gaines Ferry Road from Georgia State Route 347.

Description and Use—The highly used Burton Mill Day Use site is a small peninsula with slopes that are gentle-to-moderate through its center and moderate to steep near the shoreline. A knoll in the center rises to an elevation of 1130' NGVD29. The area is mostly wooded with a mix of hardwoods and pine and with some small areas of grass around the park amenities. The current facilities—a swim beach, picnic sites, a boat ramp, a trail, a restroom, and parking—do not meet the demand at peak use on major holidays. However, due to its flatness and moderate soil conditions, this site is suitable for intense development. It would also support a major future day use expansion should the need be identified. This area is also used for a quota deer hunt once a year when the park is closed.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- Reconfiguration of the entrance for a gatehouse may be considered.
- Visitation often exceeds capacity in this area

CAMP KERUSSO

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Grace Point Church

Location/Acreage—The 55.4-acre Camp Kerusso site is located at 4160 FAA Road, Cumming, Forsyth County, GA, about 3.5 miles from Georgia State Route 400. It is situated on the north bank of the the Bald Ridge Creek arm of the lake about 3 miles above Buford Dam. Access to FAA Road is provided by Pilgrim Mill Road from Georgia State Route 400.

Description and Use—The Camp Kerusso site is a medium-sized peninsula created by combining two previous sites, the USACE-operated boat ramp called Bald Ridge Creek Day Use and a lease site called Honeysuckle Ridge. It has steep slopes with several knolls and ravines. The vegetative cover is a mix of upland hardwoods and pine. The area can support additional development compatible with the environmental constraints of the area; however, none are proposed at this time.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Lessee did not provide any proposed development for inclusion in this master plan update. Upon submission, it will be placed in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present level of development is compatible with the environmental constraints of the area.

CHARLESTON DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Forsyth County Parks Department

Location/Acreage—The 150.5-acre Charleston Day Use site is located at 5850 Charleston Park Road, Cumming, Forsyth County, GA, approximately 0.3 miles from Georgia State Route 369. It is situated on the west bank of the Six Mile Creek arm of the lake, about 7 miles above Buford Dam. Access to Charleston Park Road is provided directly from Georgia State Route 369.

Description and Use—The northern part of the Charleston Day Use, where most of the park development exists, is gently sloping, and the vegetation is open with widely spaced mature pines and grass beneath. The larger southern portion of the site has moderately steep terrain rising to an elevation of 1200' NGVD29. The vegetative cover of the southern portion is predominantly mature hardwood forest.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenities that are compatible with the environmental constraints of the area and do not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

CHATTAHOOCHEE COUNTRY CLUB

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Chattahoochee Country Club, Inc.

Location/Acreage—The 6.5-acre Chattahoochee County Club is located at 3000 Club Drive, Gainesville, Hall County, GA, approximately 1.6 miles from Georgia State Route 60. It is situated on the northern end of the lake, 5.5 miles above the confluence of the Chestatee and Chattahoochee Rivers. Access to Club Drive is provided directly from Georgia State Route 60.

Description and Use—The Chattahoochee County Club site is a thin strip of land at the end of a peninsula along the banks of Ada Creek to the west and the Chattahoochee River to the east. The slopes on the site are gentle-to-moderate but have been modified by road and parking lot development. The vegetative cover consists of open pines and hardwoods with grass beneath.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The land bridge connecting the island to the south was previously authorized but is not part of the lease. This island remains classified as Multiple-Resource Management: Wildlife Management.

CHESTATEE BAY POINT

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 165.4-acre Chestatee Bay Point site is located in Forsyth County, GA, approximately 3.2 miles from Georgia State Route 306. It is situated on the north bank of Chestatee Bay at the confluence of Short Creek with the Chattahoochee River, approximately 1 mile above Browns Bridge. Access is via Old Keith Bridge Road, Bridgewater Drive, Lakeside Way, Manor Lane, and Windsor Way from Georgia State Route 306.

Description and Use—The Chestatee Bay Point site is a large area with several distinct ridges, the tallest of which rises to an elevation of 1220' NGVD29, separated by steep drainages. The slopes along the ridge tops are moderate, but the slopes along the drainages and along the shoreline are steep. The vegetation is predominantly mature hardwood forest with a closed canopy and open understory. This area is also used for waterfowl hunting (and plans are in place for deer hunting) during State hunting seasons.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area. Currently, a mountain biking trail is proposed however, a different high-density development may be considered.

Development Needs

- Reference the Plate Map.

Special Considerations

- This site has previously been managed as Wildlife Management.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

CHESTATEE PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Lumpkin County Parks Department

Location/Acreage—The 70.7-acre Chestatee Park Day Use site is located on Georgia State Route 60, Lumpkin County, GA. It is situated at the extreme north end of the lake, approximately 31 miles above Buford Dam. Access is provided directly from Georgia State Route 60.

Description and Use—Also known as Auraria Park, the Chestatee Park Day Use site encompasses both banks of the Chestatee River. Georgia State Route 400 crosses north-south through the site, and Georgia State Route 60 borders the site on the north. Because most of the site is in the floodplain of the river, it is very flat and subject to flooding. Vegetative cover is predominantly bottomland hardwoods with some areas of invasive species. The site is developed with road access, parking, and a boat ramp, and it is currently used as a canoe take-out point.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- Development of the the trail would proceed downstream through Wildlife Management Area (WMA) #703 to Lumpkin County Park. The WMA portion of the trail should be posted closed during hunting seasons.

CHESTNUT RIDGE CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 107.4-acre Chestnut Ridge Campground is located at 6515 Chestnut Ridge Road, Flowery Branch, Hall County, GA, approximately 3.3 miles from Georgia State Route 347. It is situated on the east side of the main body of the lake, extending north into Flowery Branch Bay, about 7 miles above Buford Dam. Access to Chestnut Ridge Road is provided by McEver Road and Gaines Ferry Road from Georgia State Route 347.

Description and Use—Chestnut Ridge Campground is a medium-sized peninsula. Its slopes are gentle-to-moderate, rising to elevation 1140' NGVD29. Vegetation is a mix of medium-aged pine and hardwood. Since the area is moderately sloping with desirable soils, it is highly suitable for intense development. This area is also used for a quota deer hunt once a year when the park is closed.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present and proposed levels of development are compatible with the environmental constraints of the area since all of the facilities allocated to the area can be developed with minimal impact.
- This area was closed when it became part of the Lanier Islands lease and never re-opened. Existing development within the campground remains as the approved site development plan. If the lease is terminated and another lessee unavailable, the land classification will change to Multiple-Resource Management: Wildlife Management. In that case, the use will include more intense natural resource management activities,

such as timber management and the creation of wildlife food plots in addition to the less intense actions of hunting, habitat improvements, prescribed fire, and invasive species control.

COOL SPRINGS

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 17-acre Cool Springs site is located in Hall County, GA, approximately 4 miles off of Georgia State Route 136. It is situated on the south and east banks of a bend in the Chestatee River, 7.5 miles above its confluence with the Chattahoochee River. Access is currently undeveloped but would potentially be via Cool Springs Road, Nix Bridge Road, and Stratford Drive from Georgia State Route 136.

Description and Use—The Cool Springs site is a small, narrow peninsula. Its slopes are moderate along the center of the peninsula and steep along the banks. The area is forested with a hardwood/pine mix.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

COUNTY LINE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future use is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 12.2-acre County Line site is located in Gwinnett County, GA. It is situated on the line between Gwinnett and Hall Counties in the Shoal Creek arm of the lake, 1.5 miles above Buford Dam. Access is via boat only. Public road access near the site all ends at developed, private property.

Description and Use—The County Line site is a small peninsula. The area has moderate slopes, extending up to an elevation of 1120' NGVD29 on two knolls in the center of the peninsula with a shallow saddle between. The vegetative cover is a mix of hardwoods and pine.

Resource Objectives

- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- This area could be used as a pocket park.

Craggy Point

Land Classification and Justification—Multiple-Resource Management: Wildlife Management; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 16.5-acre Craggy Point site is located in Hall County, GA. It is situated on the east bank of the Chestatee River, just northwest of Little Hall Park, about 2.5 miles above the confluence of the Chestatee and Chattahoochee Rivers. There is currently no road access, but access could potentially be developed from Georgia State Route 53.

Description and Use—The Craggy Point site is a small area of shoreline, bordered by a large community development on the east and Georgia State Route 53 on the south. The slopes are steep, extending to an elevation of 1170' NGVD29. The vegetative cover is predominantly mature hardwood forest, but recent timber trespasses by the public have negatively impacted the area.

Resource Objectives

- Maintain the site with no further development.

Development Needs

- Implement very low impact actions, such as forest regeneration, habitat improvement, and the control of invasive species.
- No facilities are currently developed or proposed.
- Reference the Plate Map.

DAVIS BRIDGE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 35.4-acre Davis Bridge site is located on Davis Bridge Road, Gainesville, Hall County, GA. It is situated on the northwest bank of the Chattahoochee River, 1 mile above its confluence with the Chestatee River, along the main shoreline just north of Big Junction Island. Access to Davis Bridge Road is provided by Lynnclyff Drive from Georgia State Route 53.

Description and Use—The southern half of the Davis Bridge site is the end of a broad peninsula with gentle-to-moderate slopes extending to an elevation of 1110' NGVD29, making it suitable for intense development. The vegetative cover on this half is predominantly pine with scattered hardwoods. The northern half of the site wraps around the back of a small cove with moderate to steep slopes that extend to an elevation of 1170.' NGVD29 The vegetative cover on this half is the reverse, predominantly hardwoods with scattered pines.

Resource Objectives

- Develop the site as a day use facility with minimal impact and within the environmental constraints of the area; however, a different high-density development may be considered.

Development Needs

- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

DESERTED POINT WMA

Land Classification and Justification—Multiple-Resource Management: Wildlife Management; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 4.1-acre Deserted Point WMA is located in Forsyth County, GA. It is situated on the north bank at the mouth of the Young Deer Creek arm, 2.8 miles above Buford Dam. Access is provided only by boat.

Description and Use—The Deserted Point WMA site is the end of a short, small peninsula with moderate slopes that rise to an elevation of 1110' NGVD29. The vegetative cover is a mix of hardwoods and pine.

Resource Objectives

- Maintain this site as a wildlife management area.

Development Needs

- Reference the Plate Map.
- Conduct low-impact actions, such as habitat improvements, prescribed fire, and invasive species control.

DOGWOOD PARK

Land Classification and Justification—Multiple-Resource Management: Wildlife Management

Management Agency—Gainesville Parks Department

Location/Acreage—The 5.1-acre Dogwood Park is located at 2120 Riverside Drive, Gainesville, Hall County, GA, approximately 1.5 miles from Georgia State Route 11. It is situated on the south bank of the Chattahoochee River, 9 miles above its confluence with the Chestatee River. Access to Riverside Drive is provided directly from Georgia State Route 11.

Description and Use—Dogwood Park's terrain is characterized by rather steep land that rises sharply to elevation 1170' NGVD29. The area is essentially open, and vegetative cover is sparse. This area is currently undeveloped. It is suited for moderately intense development, but it is limited by its size. A portion of the area has been disposed to the City of Gainesville, GA.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference the Plate Map.

DON CARTER STATE PARK

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—GA Department of Natural Resources

Location/Acreage—The 222.9-acre Don Carter State Park is located at 5000 North Browning Bridge Road, Gainesville, Hall County, GA, approximately 2.0 miles from Georgia State Route 284. It is situated on the northern end of the lake, along the west bank of the Chattahoochee River, 18 miles above its confluence with the Chestatee River. Access to North Browning Bridge Road is directly from Georgia State Route 284.

Description and Use—Don Carter State Park is primarily a narrow strip of land that follows the lake's edge, but it also includes two small peninsulas. It is bordered by a much larger block of land owned by the Georgia Department of Natural Resources (GA DNR). Most of the park development is on GA DNR land, with the area providing connectivity to the lake through boat ramps, beaches, and trails. This area has generally steep contours, extending up to an elevation of 1170' NGVD29 on one of the peninsulas. The vegetative cover is primarily mixed hardwoods and pine with some areas of grass around the park facilities. The area is developed with typical campground-type facilities including campsites, boat ramps, swim beach, and other amenities in accordance with the approved Site Development Plan.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The proposed level of development is compatible with the environmental constraints of the area.
- All project lands and associated shoreline within the lease area and adjacent to the State owned park lands are changed to Recreation.

DUCKETT MILL CAMPGROUND MULTI-USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 84.9-acre Duckett Mill Campground Multi-Use site is located at 3720 Duckett Mill Road, Gainesville, Hall County, GA, approximately 1.9 miles from Georgia State Highway 53. It is situated on the east bank of the Chestatee River, 1.3 miles above its confluence with the Chattahoochee River. Access to Duckett Mill Road is provided directly from Georgia State Highway 53.

Description and Use—The Duckett Mill Campground Multi-Use site is an irregularly shaped, often very narrow, peninsula. Overall, the terrain is flat-to-gently sloping with only a few steep slopes at the banks. The area rises to an elevation of 1130' NGVD29 near the center of the peninsula. It has a variety of vegetative cover from grass in open fields and around campsites on the interior of the park to young pine stands in areas of recent impact to blocks of mature hardwoods.

Resource Objectives

- Consider additional land-based recreational amenities in support of the current site use if compatible with the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- The current level of development is compatible with the environmental constraints of the area.
- While the carrying capacity of the campground has been reached, additional land-based recreational amenities in support of current use may be considered if compatible with the environmental constraints of the area.
- Site limits have changed since the 1987 Master Plan, which shows the Duckett Mill access point as being separate from the campground. The northern part of the original area has been changed to a Multiple-Resource Management: Vegetative Management classification, and another 11-acre point has been changed to Multiple-Resource

Management: Wildlife Management classification. This point is also used for waterfowl hunting during State hunting season when campground is closed. The 4.1-acre developed area remains classified as High-Density Recreation.

EAST BANK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 18.7-acre East Bank Day Use site is located at 1250 Buford Dam Road, Buford, Gwinnett County, GA. It is situated on the south end of the lake, only 1 mile east of the dam, tucked in the back of a cove between Buford Dam Park and Lanier Park. Access is directly from Buford Dam Road.

Description and Use—The East Bank Day Use site is a narrow access point. The area is bisected roughly north to south by the access road, and a large power line easement cuts through the property roughly east to west. The terrain is steep, rising to an elevation of 1150' NGVD29, but the slope has been moderated to accommodate the boat ramp and parking areas. The vegetation is a mix of young pine and hardwoods with some grass around park facilities. The area is suitable for moderately intense development. This area is also used for a quota deer hunt once a year.

Resource Objectives

- Consider additional land-based amenities only if they do not increase the number of boats on the lake. This will ensure compliance with the management actions derived from the Recreational Boating Carrying Capacity Study completed in support of this Master Plan update.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- The area accommodates the existing development with minimal impact although it could accommodate additional land-based amenities that do not increase the number of boats on the lake.
- Visitation often exceeds capacity in this area

FLAT CREEK ISLAND

Land Classification and Justification Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 22.1-acre Flat Creek Island is located in Hall County, GA. It is situated in the mouth of the Flat Creek arm of the lake, 10.4 miles above Buford Dam. Access is provided only by boat.

Description and Use—Flat Creek Island is a small island, shaped like an upside down “h.” The terrain is moderately sloped, rising to an elevation of 1130' NGVD29 on a small knoll on the north end of the island. The vegetative cover is primarily hardwood forest but transitions to a pine/hardwood mix on the extreme southern and eastern ends. This area is currently undeveloped.

Resource Objectives

- Continue to manage the site as a wildlife management area.
- Develop the site for low-density recreation with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.

FLOWERY BRANCH PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—City of Flowery Branch, GA

Location/Acreage—The 6.1-acre Flowery Branch Park Day Use site is located at 6111 Mitchell Street, Flowery Branch, Hall County, GA, approximately 0.5 miles from Georgia State Route 13. It is situated toward the back of the Flowery Branch Creek arm of the lake, on the north bank, adjacent to Hideaway Bay Marina, about 9.5 miles above Buford Dam. Access is provided by Snelling Avenue from Georgia State Route 13.

Description and Use—The Flowery Branch Park Day Use site has gentle-to-moderate slopes rising to an elevation of 1110' NGVD29. In general, it is an open, grassy area, but there are patches of mixed hardwoods and pine. The area is suitable for moderately intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.
- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Development Needs

- Lessee did not provide any proposed development for inclusion in this master plan update.

Special Considerations

- Additional development may be considered within the environmental constraints of the area.

FOUR MILE CREEK WMA

Land Classification and Justification—Multiple-Resource Management: Wildlife Management; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 78.6-acre Four Mile Creek WMA is located in Forsyth County, GA. It separates Six Mile Creek and Four Mile Creek, about 6 miles above Buford Dam. Access is provided only by boat.

Description and Use—The Four Mile Creek WMA is a medium-sized peninsula, shaped like an upside down “T.” The leg of the “T” runs north to south and is relatively low-lying with moderate slopes while the base of the “T” is a tall ridge running east to west, rising to an elevation of 1166' NGVD29. Along the ridge top the terrain is flat, but the sides of the ridge are steep. The vegetative cover is primarily mature hardwoods with a few scattered pine. The area is currently used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Manage the site as a wildlife management area.

Development Needs

- Conduct low-impact actions, such as hunting, habitat improvements, prescribed fire, and invasive species control.
- Reference the Plate Map.

Special Considerations

- The 1987 Master Plan identified this area for a potential campground if a 0.34-acre tract in the Barberry Hills subdivision was acquired. However, this tract was not acquired by the Government and has been purchased and developed as a private, residential lot, blocking access to the site.

FOUR MILE ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 95.1-acre Four Mile Island is located in Forsyth County, GA. It is situated on the west side of the lake, near the confluences of Two Mile Creek, Four Mile Creek, and Six Mile Creek, about 5.5 miles above Buford Dam. Access is provided only by boat.

Description and Use—While the slopes on Four Mile Island are moderate, it has several distinct ridge lines, the tallest of which rises to an elevation near 1150' NGVD29. Evidence of several roads which ran along these ridgelines prior to impoundment of the lake still remain on the landscape. The vegetative cover is predominantly mature hardwoods with a few patches of pine. The site is undeveloped and is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Continue to manage the site as a wildlife management area.
- Develop the site for low-density recreation with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- This site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

FUMC

Land Classification and Justification—High-Density Recreation; required to maintain current operations.

Management Agency—Gainesville First United Methodist Church

Location/Acreage—The 1.2-acre FUMC site is located at 2780 Thompson Bridge Road, Gainesville, Hall County, GA, behind the Gainesville First United Methodist Church. It is situated on the north bank of the Chattahoochee River, approximately 11.5 miles above its confluence with the Chestatee River. Access is provided by State Route 60 (Thompson Bridge Road).

Description and Use—This small site with moderate-to-steep slopes is forested with a hardwood/pine mix. Leased to the First United Methodist Church, it contains a dock and an amphitheatre used for outdoor presentations. The site is also used for scout activities.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference the Plate Map.
- Consider additional limited development within the environmental constraints of the area.

Special Considerations

- The site used to be connected to the Thompson Bridge Day Use park by a strip of land with recreation classification. That strip of land is now classified as wildlife management except for this site. It remained recreation due to the lease with the First United Methodist Church.

GAINES FERRY ISLANDS

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 24.2-acre Gaines Ferry Islands are located in Hall County, Georgia. They are situated on the east side of the lake, between Van Pugh North Park and Van Pugh South Campground, about 6 miles above Buford Dam. Access is provided only by boat.

Description and Use—Gaines Ferry Islands is a chain of small islands which decrease in size and stature as they extend from the main shore of the lake. The largest island has steep-to-moderate slopes that rise to an elevation near 1140' NGVD29 in the center. The vegetative cover on the islands is a mixture of hardwoods and pines. All of the islands have been severely impacted by erosion caused by lake level fluctuation and wave action. The site is undeveloped and is used for deer and waterfowl hunting during State hunting seasons. The shoreline is also heavily used by boaters as an area on which to beach their boat and swim.

Resource Objectives

- Continue to maintain the site as a wildlife management area.
- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- This site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

GAINESVILLE MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—March First, Inc. d/b/a Gainesville Marina

Location/Acreage—The 57.7-acre Gainesville Marina is located at 2145 Dawsonville Highway, Gainesville, Hall County, GA, about 0.1 mi from Georgia State Route 53. It is situated on the east bank of the Chattahoochee River, 4 miles above its confluence with the Chestatee River. Access is provided directly from Georgia State Route 53.

Description and Use—Most of the developed portion of the Gainesville Marina site has gentle slopes that rise only to an elevation of 1090' NGVD29. This portion of the site has a lot of infrastructure; the little vegetation that exists is small areas of grass with scattered pine trees. There is also an undeveloped portion on the eastern edge of the site. This area has moderate slopes that rise to elevation 1160' NGVD29 and that are forested with a pine and hardwood mix.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

GAINESVILLE PARK

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 62.9-acre Gainesville Park is located in Hall County, GA. It is situated on the east bank of the Chattahoochee River, 2.5 miles above its confluence with the Chestatee River. Access is provided only by boat. Public road access from Georgia State Route 53 (McEver Road) to Gould Drive ends at a large tract of commercial property at 1300 Gould Drive. Road access could be obtained by acquiring access through this property.

Description and Use—The southern portion of the Gainesville Park site has steep slopes which rise sharply to elevation 1200' NGVD29 while the northern portion has two converging ridge lines, the tallest of which rises to an elevation of 1170' NGVD29. Along the ridge tops the terrain is flat, but the sides of the ridges are steep. The vegetative cover is primarily mature hardwoods with a few scattered patches of pine. Development at this area can be moderately intense. This area is also used for waterfowl hunting (and plans are in place for deer hunting) during State hunting seasons

Resource Objectives

- Develop the site as a multipurpose day use park.

Development Needs

- Reference 1987 Master Plan Plate Map in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- Access must be obtained
- Change the area designated for a Community Center to Environmental Education Center and use it for that purpose to follow current regulations.
- The demand analysis indicates a present and future need for the facilities in this area.

GEORGIA DNR AQUALAND

Land Classification and Justification—High-Density Recreation; required to maintain current operations.

Management Agency—Georgia Department of Natural Resources (GA DNR)

Location/Acreage—The 4.8-acre Georgia DNR Aqualand site is located within the Aqualand Marina site at 6800 Lights Ferry Road, Flowery Branch, Hall County, GA, 3.9 miles off Interstate 985 and 7.2 miles off Georgia State Highway 53. It is situated 8.5 miles above Buford Dam on the east bank of the lake in the Chattahoochee Bay. Access to Lights Ferry Road is provided via Phil Niekro Boulevard and Snelling Avenue from Interstate 985 and via McEver Road from Georgia State Highway 53.

Description and Use—The Georgia DNR Aqualand site has been cleared and developed. It has gentle slopes with vegetation only along portions of the shoreline and the roadway. It is leased to the GA DNR for a field office, housing, storage, and maintenance activities.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference the currently approved and/or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- Lease limits may need to be adjusted to accommodate the currently proposed site development.

GEORGIA DNR GAINESVILLE

Land Classification and Justification—High-Density Recreation; required to maintain current operations.

Management Agency—Georgia Department of Natural Resources (GA DNR)

Location/Acreage—The 6.3-acre Georgia DNR Gainesville site is located at 2150 Dawsonville Highway, Gainesville, Hall County, GA. It is situated on the east bank of the Chattahoochee River, 4.25 miles above its confluence with the Chestatee River. Site access is directly from Georgia State Route 53 (Dawsonville Highway).

Description and Use—The Georgia DNR Gainesville site contains a very tall ridge with steep slopes that rise to elevation 1210' NGVD29. Most of the site is mature hardwoods with some scattered patches of pine. This area is leased to the GA DNR for its Regional Wildlife Resources and Law Enforcement office complex.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference the Plate Map.

Special Considerations

- Additional development may be considered within the environmental constraints of the area.

GRIFFIN ROAD END

Land Classification and Justification—Multiple-Resource Management: Recreation Low Density; required to maintain current operations.

Management Agency—USACE

Location/Acreage—The 2.1-acre Griffin Road End site is located at the terminus of Griffin Drive, Gainesville, Hall County, GA. It is situated on the north bank of the Chattahoochee River, approximately 11.5 miles above its confluence with the Chestatee River, between Laurel Park and Olympic Park. Access is provided by Georgia State Route 11 to Lakeview St. to Griffin Drive.

Description and Use—The Griffin Road End site is a small peninsula with gentle slopes. The area is forested with a hardwood/pine mix and contains a paved cul-de-sac road. Historically, the site was used for a bus turnaround. Recreational uses include access for bank fishing.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.
- Consider adding a few benches and/or picnic tables.

Special Considerations

- No O&M services are provided to this area.
- Consider leasing this site to Hall County.

GWINNETT PARK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 20.9-acre Gwinnett Park site is located on Buford Dam Road Buford, Gwinnett County, GA. It is situated on the east bank of the lake, at the east end of Saddle Dike 3, about 1.5 miles above Buford Dam. Seven acres are encumbered by an easement to the Gwinnett County Department of Water Resources for a water intake facility and access road, thus reducing the area available for recreation facilities. Access is provided directly from Buford Dam Road.

Description and Use—The Gwinnett Park site rises to an elevation of 1160 ' NGVD29. Along the ridge lines, where previous park development has occurred, the slopes are gentle, but the sides of the ridges are moderate to steep. The vegetation is a mix of pine and hardwoods with some openings that are maintained for wildlife. Wildlife habitat improvements have been made, and this area is used for a quota deer hunt once a year.

Resource Objectives

- Develop the area for high-density recreation.

Development Needs

- Reference the Plate Map.

Special Considerations

- This area was previously leased by Gwinnett County as a day use park but has been returned to USACE and was closed. All facilities except the boat ramp and gravel parking area have been removed.
- The area can easily absorb the limited number of proposed additional facilities.
- The present and proposed level of development are compatible with the environmental and access constraints of the area.
- A portion of this area has an easement to Gwinnett County for water utility infrastructure.

HABERSHAM MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Habersham Marina, L.P.

Location/Acreage—The 3.1-acre Habersham Marina site is located at 2200 Habersham Marina Road, Cumming, Forsyth County, GA. It is situated toward the back of the Bald Ridge Creek arm of the lake, on the south bank, south of Mary Alice Park, about 3 miles above Buford Dam. Access is provided by Buford Dam Road.

Description and Use—The Habersham Marina site is a small strip of land with moderate-to-steep contours that rise to an elevation of 1110' NGVD29. Most of the area is forested with a mix of pine and hardwoods. Most of the facilities supporting this marina are on private property. The facilities on USACE property are a parking lot, a boat ramp, a sidewalk, and marina courtesy docks.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Lessee did not provide any proposed development for inclusion in this master plan update.
- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- While minimal improvements are possible, none are proposed.

HAWTHORN

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 20.2-acre Hawthorn site is located in Forsyth County, Georgia. It is situated in the Two Mile Creek arm of the lake, on the west bank, about 7.75 miles above Buford Dam. Access is only by boat. Any road access acquired would have to come off of Bethel Road and cross through a developed residential lot, the most likely being 8265 Bethel Road.

Description and Use—The Hawthorn site has moderate-to-steep slopes that rise to an elevation of 1160' NGVD near the property line on the west edge of the site. The vegetative cover of this area is predominantly mature hardwoods with some scattered pine closer to the shoreline. Recent timber trespasses by adjacent property owners have negatively impacted the area. This site is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Continue to manage the site as a wildlife management area.
- Develop the site for low-density recreation with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- This site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- This area could be used as a pocket park.

HICKORY HILL

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 23.2-acre Hickory Hill site is located in Hall County, GA. It is situated on the east bank of the lake at the confluence of Balus Creek and Flat Creek, 11.3 miles above Buford Dam. Access is only by boat. There is no road access. The public road access from SR53 to Mountain View Road to Propes Drive ends at private property. Access could be acquired through an undeveloped portion of a 2.5 acre lot with an address of 4839 Propes Drive

Description and Use—The area has three distinct knolls, the tallest of which rises to an elevation of 1170. The terrain has moderate to steep slopes. The area is forested with a mix of pine and hardwoods. It is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Continue to manage the site as a wildlife management area.
- Develop the site for low-density recreation with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- This site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- This area could be used as a pocket park.

HIDEAWAY BAY MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Starboard Marine Enterprises, Inc.

Location/Acreage—The 39.6-acre Hideaway Bay Marina is located at 6334 Mitchell Street, Flowery Branch, Hall County, GA. It is situated toward the back of the Flowery Branch Creek arm of the lake, on the north bank, about 9 miles above Buford Dam and about 1.0 miles from Georgia State Route 13. Access to Mitchell Street is provided by Lights Ferry Road from Georgia State Route 13.

Description and Use—About half of the Hideaway Bay Marina site is highly developed. This portion of the site is low-lying, at only elevation 1080' NGVD29, with flat terrain. What little vegetation exists is grass. The other half of the site is sparsely developed and has moderate slopes that rise to an elevation of 1150' NGVD29. The vegetative cover on this portion is primarily mature hardwood forest with some areas of grass.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

HOGBACK RIDGE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 42.1-acre Hogback Ridge site is located in Gainesville, Hall County, GA. It is situated on the east bank of the Chattahoochee River, 3.5 miles above its confluence with the Chestatee River. Access is provided only by boat. Public road access from Georgia State Route 53 ends at private property (2350 Avonlea Way), developed as an apartment complex. There is a small, undeveloped portion of this private property off of Johnson road that could provide access if obtained by USACE.

Description and Use—The Hogback Ridge site has moderate slopes that rise to an elevation of 1160' NGVD. The vegetative cover is mostly mature hardwood forest. This area is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.
- This area could be used as a pocket park.
- The apartment complex adjacent to the site might be interested in a lease since its residents currently use an unofficial trail on the site.

HOLIDAY ON LANIER

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Westrec

Location/Acreage—The 48.8-acre Holiday on Lanier site is located at 6900 Lanier Islands Parkway, Buford, Hall County, GA. It is situated on the east side of the lake, about 4 miles above Buford Dam. Access is directly from Georgia State Route 347 (Lanier Islands Parkway).

Description and Use—The Holiday on Lanier site is bordered on the west Lanier Islands Parkway and on the east by Big Creek. All of the development is on the Big Creek side in the lower elevations around the shoreline. In the developed areas the slopes are flat to gentle, and the vegetative cover is mostly grass with some scattered pine. There is a mostly undeveloped knoll on the east side with moderate slopes that rise to an elevation of 1150' NGVD.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

HOLLY PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Gainesville Parks Department

Location/Acreage—The 25.7-acre Holly Park Day Use site is located at 2603 Old Thompson Bridge Road NW, Gainesville, Hall County, GA. It is situated on the east bank of the Chattahoochee Rivers, 6.5 miles above its confluence with the Chestatee River. Access is via Old Thompson Bridge Road and Holly Park Drive from Georgia State Route 60.

Description and Use—The Holly Park Day Use site is an irregularly shaped peninsula that rises to 1130' NGVD29. The overall terrain is steep, but there are some gently sloping areas in the back of a cove on the north side of the site and toward the end of the peninsula. Vegetative cover is a mix of pine and hardwoods with some open grass areas. The site is suited for high-density development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Follow the proposed use as a multipurpose day use park leased to the City of Gainesville.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- Demand analysis indicates that there is a present and future need for the high-density recreation activities that would be available at a multipurpose day use park.

HWY 53 POINT

Land Classification and Justification—High-Density Recreation; required to maintain current operations.

Management Agency—USACE

Location/Acreage—The 24.5-acre Hwy 53 Point site is located at 2150 Dawsonville Highway, Gainesville, Hall County, GA. It is situated on the east bank of the Chattahoochee River, 4.25 miles above its confluence with the Chestatee River. Site access is via Georgia State Route 53.

Description and Use—The Hwy 53 Point site shares a peninsula with Gainesville Marina; the two sites are separated by Georgia State Route 53. The site contains a very tall ridge with steep slopes that rise to elevation 1210' NGVD29. Most of the site is mature hardwoods with some scattered patches of pine. A portion of the area contains an old radio tower, associated building, and old roadbed. These facilities are slated for disposal.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

HWY 53 ROAD END

Land Classification and Justification—High-Density Recreation; required to maintain current operations.

Management Agency—USACE

Location/Acreage—The 5.4-acre Hwy 53 Road End site is located at the terminus of Old Dawsonville Road, Gainesville, Hall County, GA. It is situated on the east bank of the Chattahoochee River, 4.25 miles above its confluence with the Chestatee River. Site access is via Georgia State Route 53 to Sportsman Club Road to Old Dawsonville Road.

Description and Use—The low-lying Hwy 53 Road End site wraps around the back of a cove. Most of the site is mature hardwoods with some scattered patches of pine. A portion of the area is being used by marine contractors.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- This site is currently used by marine contractors, and this use may continue pending determination by Real Estate on the appropriate outgrant instrument. Any proposed development will be for marine contractor use and not public recreational use. USACE will not develop the boat ramps.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

JOHNSON CREEK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 1.3-acre Johnson Creek site is located in Hall County, GA, about 0.8 miles from Georgia State Route 53. It is situated in the back of Johnson Creek, on the south bank, on the Chestatee River arm of the lake, about 6.5 miles above its confluence with Chattahoochee River. Access is via Sardis Road and Chestatee Road from Georgia State Route 53.

Description and Use—Chestatee Road crosses Johnson Creek, forming a small 16-acre subimpoundment. Because the road is built on earth fill, boats cannot travel from the main lake into this subimpoundment. Johnson Creek Park is a small access point into this subimpoundment. The slopes are moderate, and the vegetative cover is a mix of hardwoods and pine. The site is also used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental constraints of the area.

JOHNSTOWN PARK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 14.7-acre Johnstown Park site is located in Cumming, Forsyth County, GA. It is situated on the south bank of the Six Mile Creek arm of the lake, about 6.5 miles above Buford Dam. Access is provided only by boat. Public road access via Shady Grove Road, Driskell Road, Bragg Road, and Collins Point Road from Georgia State Route 369 ends at private property. The 1987 Master Plan identified the need to acquire 0.80 acres for access to this site.

Description and Use—The Johnstown Park site is a small peninsula with gentle-to-moderate slopes. Most of the area is low-lying, falling below elevation 1085' NGVD29; however, the terrain rise to an elevation of 1100' NGVD29 near the southern edge of the site, where it meets private property. The vegetative cover is primarily a mix of hardwoods and pine, but adjacent property owners do maintain some open areas of grass.

Resource Objectives

- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Acquire 0.8 acres to provide site access from Collins Point Road.
- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- The 1987 Master Plan identified this area for a small day use park with roads, parking, picnic sites, a playground, a restroom, and a trail; however, this was not developed.
- Public use for waterfowl hunting during the state season would be appropriate toward the end of the peninsula.
- This area could be used as a pocket park.

JOT-EM-DOWN

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 51-acre Jot-em-Down site is located in Forsyth County, GA, about 0.7 miles from Georgia State Route 369. It is situated toward the back of the Two Mile Creek arm of the lake, on the west bank, about 9.5 miles above Buford Dam. Access is via Jot Em Down Road to Mathis Drive from Georgia State Route 369.

Description and Use—The terrain of the Jot-Em-Down site is highly variable. Two knolls on the site rise to an elevation of 1128' and 1138' NGVD29, respectively. The slopes off of these knolls to the shore are moderate. Between the knolls, the site wraps around a small cove, where three distinct drainages converge. The slopes along the ridges between the drainages (from the property line toward the shore) are gentle, but use of the site would require the rise and fall of multiple drainage crossings. The highest elevation on the site is 1150' NGVD29, near the northwest corner. Vegetation is predominantly mature hardwoods with a few scattered pine

Resource Objectives

- Develop the site within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The Jot-em-Down and Jot-em-Down North sites were considered a single site in the 1987 Master Plan, which proposed the entire site as a campground.
- The proposed level of development is compatible with the environmental and access constraints of the area.

JOT-EM-DOWN NORTH

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 34.7-acre Jot-em-Down North site is located in Forsyth County, GA. It is situated in the back of the Two Mile Creek arm of the lake, on the west bank, about 10 miles above Buford Dam. If coming from the proposed Jot-em-Down campground, access is via Jot Em Down Road to Mathis Drive from Georgia State Route 369; if coming from the proposed Forsyth County School, access is via Waldrip Road from Georgia State Route 369.

Description and Use—The southern portion of the Jot-em-Down North site is an uplands area with moderate slopes that rise to a knoll at elevation 1140' NGVD29. The vegetation in this area is mostly mature, upland hardwoods. The northern portion of the site is bottomland, prone to flooding, along Two Mile Creek. The terrain in this area is flat, and the vegetation is wetland vegetation with some scattered bottomland hardwoods.

Resource Objectives

- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The Jot-em-Down and Jot-em-Down North sites were considered a single site in the 1987 Master Plan, which proposed the entire site as a campground.
- Jot-em-Down North was separated from Jot-em-Down because of the uniqueness of the site (more delicate wetland) and the potential lease to Forsyth County. The Forsyth County Board of Education owns a 39-acre tract adjoining this site on the north, where it has proposed to build a school on the site. This site could be used as an outdoor classroom or outdoor education center connected with the school.
- The proposed level of development is compatible with the environmental and access constraints of the area.

KEITH'S BRIDGE DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 23.1-acre Keith's Bridge Day Use site is located at 9270 Old Keith Bridge Road, Gainesville, Forsyth County, GA, about 2.3 miles from Georgia State Route 306. It is situated on the west bank of the lake, 12.5 miles above Buford Dam. Access is via Old Keith Bridge Road from Georgia State Route 306.

Description and Use—The Keith's Bridge site has gentle-to-moderate slopes that rise to an elevation of 1120' NGVD29 toward the southern end of the peninsula. The vegetative cover is a mix of young pine and hardwoods with grass openings around the developed areas. This area is also used for waterfowl hunting during State hunting season when the park is closed. It is well suited for moderately intense development.

Resource Objectives

- Develop the site within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site can easily accommodate the limited number of day use facilities recommended.
- The proposed level of development is compatible with the environmental constraints of the area.

KEITH'S BRIDGE ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 55.9-acre Keith's Bridge Island is located in Forsyth County, GA. It is situated along the west bank of the Chattahoochee River, just downstream from its confluence with the Chestatee River and 13 miles above Buford Dam. Access is provided only by boat.

Description and Use—Keith's Bridge Island is somewhat long and narrow and rises to an elevation of 1200' NGVD29. The slopes on the northern side of the island are steep, but they are a little more moderate throughout the rest of the island. Evidence of the Old Keith Bridge Road still remains on the landscape. The vegetative cover is mostly mature, upland hardwoods, but there are some pine lining the old road bed and the shoreline. This area is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Conduct low-impact actions, such as hunting habitat improvements, the use of prescribed fire, and the control of invasive species.
- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.

KEMP ROAD END

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 5.8-acre Kemp Road End site is located in Forsyth County, GA, about 0.4 miles off Buford Dam Road. It is situated on the Bald Ridge Creek arm of the lake, on the south bank, about 2.5 miles above Buford Dam. Access is provided via Kemp Drive from Buford Dam Road.

Description and Use—The Kemp Road End site is the very end of a small peninsula between Habersham Marina and Little Ridge Park. It is a low-lying area with gentle slopes that only rise to an elevation of 1084' NGVD29. The vegetative cover is a mix of pine and hardwoods.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

LAKE LANIER ISLANDS

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources (GA DNR)

Location/Acreage—The 996.7-acre Lake Lanier Islands site is located at 7000 Lanier Islands Parkway, Buford, Hall County, GA. It is situated on the east bank of the lake, about 2 miles above Buford Dam. Access is via Georgia State Route 347.

Description and Use—Lake Lanier Islands lies at the end of a long peninsula with a highly irregular shoreline forming numerous secondary peninsulas on the largest island in the lake. The island is connected to the mainland by a causeway. The site is characteristically scenic, being composed of a series of undulating hills and valleys rising to an elevation of 1190' NGVD29. The vegetation is a mix of pine and hardwoods between large areas maintained in grass. The area is highly developed with resort facilities.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This lease is unique within USACE. The direct lease from USACE is to the Georgia Department of Natural Resources and they sublease to a private enterprise. The Lake Lanier Islands Development Authority (LLIDA) manages the lease for the State. The

sublease contains language that makes it superior to the prime lease. USACE has never legally challenged that language.

- A full understanding and knowledge of the lease, the sublease, the numerous site development plan updates, and associated supplements to the Environmental Assessment is required when reviewing proposals for development for this area.
- LLIDA submits development proposals based on market analysis and trends. Currently, there is a master development plan and environmental assessment with numerous amendments and supplements.
- Consideration should be given to including the water surface area within the Slow No Wake Zone at Marker 5 SC in the lease. This area was previously known as “Sunset Cove”; however, it is now known as “Margaritaville” and the “Port of Indecision.” It includes the beach, courtesy slips, transitory slips, marina slips, and fuel dock.
- There has been previous informal discussions with LLIDA regarding selling all lands within the lease above elevation 1085' MSL.

LAKE LANIER SAILING CLUB

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Lake Lanier Sailing Club, Inc.

Location/Acreage—The 22.4 Lake Lanier Sailing Club site is located at 6183 Old Federal Road, Flowery Branch, Hall County, GA, about 2.2 miles from McEver Road. It is situated on the east side of the lake, in the Chattahoochee Bay area of the lake, adjacent to Old Federal Campground, about 9 miles above Buford Dam. Access is via Jim Crow Road to Old Federal Road to Commodore Drive from McEver Road.

Description and Use—The Lake Lanier Sailing Club site has gentle to moderate slopes that rise to an elevation of 1140' NGVD29. The vegetation is diverse and changes with the use of the site. Unused areas and the campground are forested with mature hardwoods, which transitions to an open stand of pine and hardwoods with grass beneath and even open grass areas around the docks and parking lots.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

LANIER HARBOR PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—City of Buford

Location/Acreage—The 10.6-acre Lanier Harbor Park Day Use site is located in Buford, Gwinnett County, GA, about 0.4 miles from Buford Dam Road. It is situated in the Shoal Creek arm of the lake, on the south bank, about 3 miles above Buford Dam. Access is via Pine Tree Drive from Buford Dam Road.

Description and Use—The Lanier Harbor Park Day Use site is at the end of a very small peninsula with small coves flanking each side. Most of the slopes are moderate. The undeveloped portions of the site are primarily pine.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This area was previously leased as a marina site in conjunction with private land. However, a mixed lease combining private and public lands is not advisable. The marina has closed and the area is currently being operated as a Day Use Park under lease to the City of Buford.

LANIER PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 41.8-acre Lanier Park Day Use site is located at 1360 Buford Dam Road in Gwinnett County, GA. It is situated on the east bank of the lake, on the west end of Saddle Dike 3, about 1 mile above Buford Dam. Access is directly from Buford Dam Road.

Description and Use—The Lanier Park Day Use site is essentially a long, narrow peninsula with an irregular shoreline. The terrain is moderately sloping and rises to an elevation of 1110' NGVD29. The boat ramp area is constructed within the lake's emergency spillway. The terrain within the spillway is flat to gently sloping, but the sides of the spillway rise sharply to an elevation of 1120' NGVD29. Overall, the area is wooded with a mix of pine and hardwoods, but there is some grass around developed areas and the spillway. It is well suited for moderate to highly intense development. This area is also used for waterfowl hunting after the park is closed and for a quota deer hunt once a year.

Resource Objectives

- Expand the existing facilities if a need is identified.

Development Needs

- Reference the Plate Map.

Special Considerations

- All of the present facilities allocated to the area were developed with minimal impact. However, the area is able to absorb additional expansion of facilities should the need be identified.
- The area will be at full capacity with the proposed development.
- Visitation often exceeds capacity in this area

LANIER POINT DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Gainesville Parks Department

Location/Acreage—The 78.5-acre Lanier Point Day Use site is located at 1530 Lee Waldrup Drive in Gainesville, Hall County, GA, about 0.7 miles from Georgia State Route 53. It is situated on the east bank of the Chattahoochee River, 3 miles above its confluence with the Chestatee River. Access is via Lanier Valley Drive to Lee Waldrup Drive from Georgia State Route 53.

Description and Use—The Lanier Point Day Use site is composed of two long, narrow peninsulas. The northern peninsula is a narrow ridge top that rises gently along the ridge to an elevation of 1100; however, the sides of the ridge are steep. The southern peninsula is a little larger and rises to an elevation of 1150, but terrain is similar, gentle along the ridge top with steep sides. Vegetative cover is a mix of pine and hardwoods with some open grass areas. The area is suitable for moderately intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present use as a multi-purpose day use park leased to the City of Gainesville should continue. Proposed development should not change. The demand analysis indicates that there is a present and future need for these activities.

LATHAM CREEK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 58.9-acre Latham Creek site is located in Hall County, GA, about 4.5 miles from Georgia State Route 53. It is situated on the west bank of Latham Creek along the Chestatee River arm of the lake about 5 miles above its confluence with the Chattahoochee River. Access is via Sardis Road to Chestatee Road to Cool Springs Road to Old Dawsonville Road from Georgia State Route 53.

Description and Use—The Latham Creek site has gentle slopes that rise to an elevation of 1130' NGVD29 near its center. Terraces are still clearly visible from farming practices prior to Government ownership. The vegetation on the site is a mix of mature pine and hardwoods, but privet is a problem, taking over some old fields on the north side of the site. This area is used for waterfowl hunting during State hunting seasons; plans are in place to allow deer hunting.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental constraints of the area.
- The area at the road end is currently used by marine contractors. This use may continue pending determination by Real Estate on the appropriate outgrant instrument. Marine contractor use must stop when the area is developed for recreational use.

LATHAM ISLAND

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 14.9-acre Latham Island is located in Hall County, GA. It is situated in Latham Creek, just north of Latham Creek Park, along the Chestatee River arm of the lake, about 5.5 miles above its confluence with the Chattahoochee River. Access is only via boat.

Description and Use—Latham Creek Island has gentle-to-moderate slopes that rise to an elevation of 1110' NGVD29. It is forested with a mix of pine and hardwoods. The area is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Conduct low-impact actions, such as hunting, habitat improvements, prescribed fire, and invasive species control.
- Consider a walking/hiking trail.
- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LAUREL PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Hall County

Location/Acreage—The 123.7-acre Laurel Park Day Use site is located at 3100 Old Cleveland Road, Gainesville, Hall County, GA, about 0.3 miles from Georgia State Route 11. It is situated on the northern end of the lake, along the banks of a large bend in the Chattahoochee River, 10 miles above its confluence with the Chestatee River. Access is via Old Cleveland Road from Georgia State Route 11.

Description and Use—The Laurel Park Day Use site is a long peninsula, extending south with the Chattahoochee River, which wraps around three sides of the site. The natural terrain is moderate-to-steep slopes that rise unevenly to an elevation of 1160' NGVD29 with gentler slopes along the main ridge line of the site. However, much development has reduced the severity of the slopes to accomodate the facilities on the site. Vegetative cover consists of a mix of pine and hardwoods around the perimeter of the site with a lot of open grass areas in the interior. The area is suitable for moderately intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present and proposed use as a multi-purpose day use park leased to Hall County should continue. The demand analysis indicates that there is a present and future need for these activities.

LAZY DAYS AT HOLIDAY MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Westrec

Location/Acreage—The 26.8-acre Lazy Days at Holiday Marina is located at 6700 Lanier Islands Parkway, Buford, Hall County, GA. It is situated in the Big Creek arm of the lake, on the south bank, adjacent to Holiday on Lanier, about 5 miles above the Buford Dam. Access is directly from Georgia State Route 347 (Lanier Islands Parkway).

Description and Use—The slopes on the Lazy Days at Holiday Marina site are moderate, rising to an elevation of 1140' NGVD29. Most of the site has been developed, but the vegetation that remains is a mix of pine and hardwoods with grass around the developed areas.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

LIBERTY POINT

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future use is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 41.6-acre Liberty Point site is located in Dawson County, GA. It is situated in the Thompson Creek arm of the lake, on the south bank, about 2 miles above its confluence with the Chestatee River. Access is only via boat; there is no possible road access.

Description and Use—The Liberty Point site is a short, undeveloped peninsula, wider than it is long. The terrain is moderately sloped, rising to an elevation near 1160' NGVD29 in the center. Most of the site is mature hardwoods, but there are some pine on the south and east-facing slopes. The area is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Conduct low-impact actions, such as hunting, habitat improvements, prescribed fire, and invasive species control.
- Consider a walking/hiking trail.
- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LIGHTS FERRY ISLAND

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 52-acre Lights Ferry Island is located in Forsyth County, GA. It is situated about 7.5 miles above Buford Dam, nearly centered in the main body of the lake. Access is only via boat; no road access is possible.

Description and Use—The undeveloped Lights Ferry Island is one island in a chain of islands that were once a long ridge separating Two Mile Creek from the Chattahoochee River. It consists of a series of five peaks with saddles in between. The tallest peak, which rises to an elevation of 1130' NGVD29, is on the northern end of the island. The vegetation is predominantly pine, but there are hardwoods on the north-facing slopes. Evidence of an old road still remains on the landscape. The island is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LITTLE HALL DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 46.4-acre Little Hall Day Use site is located at 3501 Dawsonville Highway, Gainesville, Hall County, GA. It is situated on the east bank of the Chestatee River about 2.5 miles above its confluence with the Chestatee and Chattahoochee Rivers. Access is directly from Georgia State Route 53 (Dawsonville Highway).

Description and Use—The Little Hall Day Use site is basically a peninsula with an irregular shoreline, consisting of moderate slopes that rise to an elevation of 1140' NGVD29. The vegetative cover is a mix of pine and hardwoods with some grass around developed areas. The area is well suited for intensive use.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present and proposed levels of development are compatible with the environmental constraints of the area.

LITTLE JUNCTION ISLAND

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 13.2-acre Little Junction Island is located in Hall County, GA. It is situated in the Chattahoochee River only 0.75 miles above its confluence with the Chestatee River. Access is only via boat.

Description and Use—Little Junction Island is almost perfectly round, with moderate slopes that rise to an elevation of 1140' NGVD29. The vegetative cover is a mix of pine and hardwoods. The island is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Conduct low-impact actions, such as hunting, habitat improvements, prescribed fire, and invasive species control.
- Consider a walking/hiking trail.
- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LITTLE MILL WILDLIFE MANAGEMENT AREA (WMA)

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 15.8-acre Little Mill WMA is located in Forsyth County, GA. It is situated on the east bank of the Six Mile Creek arm of the lake, about 6.5 miles above Buford Dam. Access is only via boat. Public road access from State Route 369 to Little Mill Road ends at private property. For site access, 0.92 acres need to be acquired for access; the access point would be through a developed, 3-acre residence.

Description and Use—The Little Mill WMA is a small peninsula extending west into Six Mile Creek. The slopes are moderate, rising to an elevation of 1110' NGVD29. The vegetative cover is hardwoods with a few scattered pine. This site is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Conduct low-impact actions, such as hunting, habitat improvements, prescribed fire, and invasive species control.
- Consider a walking/hiking trail.
- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LITTLE RIDGE DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 46.9-acre Little Ridge Day Use site is located at 3295 Lanier Beach South Road, Cumming, Forsyth County, GA, about 1.2 miles from Buford Dam Road. It is situated at the intersection of Little Ridge Creek and Bald Ridge Creek, about 2.5 miles north of Buford Dam. Access is directly from Buford Dam Road.

Description and Use—The Little Ridge Day Use site begins as a narrow isthmus, widening to a larger area. The terrain is relatively flat with most of the site consisting of minor elevation changes that have a top elevation of 1105' NGVD29. The vegetation consists of areas dominated by pine, areas dominated by hardwoods, and areas of mixed hardwood and pine. The present facilities at the site consist of a boat ramp, parking, and hiking trails. Because the area is currently the only one on the south end of the lake where pets are allowed, it has become very popular with pet owners.

Resource Objectives

- Maintain the existing facilities.
- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site was previously identified for construction of recreational opportunities lost with the development of Mary Alice Park as a resort area. A beach, restroom, shelter, and boat ramp were to be constructed by the City of Cumming as replacement recreational opportunities if the resort was developed. The City still proposes a resort development for Mary Alice and this area may continue to be considered for construction of lost recreational opportunities if the resort development occurs and public opportunities are lost. Reference drawing in Master Plan Update Storyboard.
- Visitation often exceeds capacity in this area.

LITTLE RIDGE ISLAND

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 20.5-acre Little Ridge Island is located in Forsyth County, GA. It is situated about 2.5 miles north of Buford Dam. Access is via Lanier Beach South Road from Buford Dam Road. It is separated from the Little Ridge Day Use site by a short, shallow area of the lake.

Description and Use—The terrain of Little Ridge Island is similar to that of the adjacent Little Ridge Day Use site.

Resource Objectives

- Maintain the site as a wildlife management area.
- Continue to use the site as passive recreation for boaters using the natural beaches and shoreline.
- Continue to use the site for deer hunting/management during the hunting season.
- Consider using the site for small game hunting.
- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LITTLE RIVER DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 28.2-acre Little River Day Use site is located at 2665 Little River Park Road, Gainesville, Hall County, GA, about 0.4 miles from Georgia State Road 11. It is situated on the east bank of the Little River arm of the lake, 25 miles above Buford Dam. Access is via Little River Park Road from Georgia State Route 11.

Description and Use—The Little River Day Use site is a flat-to-moderately sloping area, rising to an elevation of 1120' NGVD29. The area is heavily wooded with vegetative cover consisting primarily of pine. It is suited for moderately intense development.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present and proposed levels of development are compatible with the environmental and access constraints of the area.

LITTLE SHOAL DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 6.1-acre Little Shoal Day Use site is located at 6300 Shadburn Ferry Road, Buford, Hall County, GA, about 2.0 miles from Buford Dam Road. It is situated on the east bank of the lake, 3 miles above Buford Dam. Access is via Shadburn Ferry Road from Buford Dam Road.

Description and Use—The Little Shoal Day Use site is contiguous with Shoal Creek Campground. It is composed of gently sloping land with vegetation consisting of pine/hardwood. Due to its small size, it is suited only for limited development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider additional development of land-based amenities if compatible with the environmental constraints of the area and do not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present level of development is compatible with the environmental constraints of the area and meets local demand.
- This area is part of the Lanier Islands lease.

LONGHOLLOW DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 28.8-acre Longhollow Day Use site is located at 8525 Bryant Road, Gainesville, Forsyth County, GA, about 3.1 miles from Georgia State Route 369.. It is situated on the west bank of the lake, 16 miles above Buford Dam. Access is via Waldrup Road to Bryant Road from Georgia State Route 369

Description and Use—The terrain of the Longhollow Day Use site is flat to moderately sloping and rises to elevation 1130' NGVD29. Vegetative cover consists primarily of pine. The area is not suited for intense development.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact.

Development Needs

- Reference the Plate Map.

Special Considerations

- This area can easily accommodate more facilities and can be expanded to absorb future demand should the need be determined.
- With the proposed development, the area will be at full capacity and should be expanded further.

LONGSTREET BRIDGE ACCESS

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 5.1-acre Longstreet Bridge Access site is located in Hall County, GA. It is situated on the east bank of the lake, about 23 miles northeast of Buford Dam. There is no developed access.

Description and Use—The Longstreet Bridge Access site is a relatively small area with a ridge running northeast/southwest through the middle, creating two small coves within the area. The ridge rises to approximately 1140' NGVD29. The pre-impoundment Hwy129 went through this area and can still be seen along the southern edge of the ridge although it is mostly overgrown. The vegetation is mostly hardwood forest with some pines throughout the area.

Resource Objectives

- Maintain the site as a wildlife management area.
- Conduct low-impact actions, such as prescribed fire and invasive species control.
- Consider a walking/hiking trail.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

LONGSTREET BRIDGE ROADSIDE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 4-acre Longstreet Bridge Roadside site is located in Hall County, GA. It is situated on the west bank of the lake, about 23 miles northeast of Buford Dam. Access is directly from Georgia State Route 11

Description and Use—The terrain rises of the Longstreet Bridge Roadside site rises rather steeply from normal pool to elevation 1120' NGVD29. Vegetation is sparse. The area is suited only for low intensive development.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The demand analysis indicates that there is a present and future need for the proposed facilities.
- The proposed level of development is compatible with the environmental constraints of the area.

LONGWOOD DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Gainesville Parks Department

Location/Acreage—The 11.5-acre Longwood Day Use site is located at 20 Pearl Nix Parkway, Gainesville, Hall County, GA, about 0.5 miles from Georgia State Route 53. It is situated on the east bank of Longwood Creek, about 16 miles northeast of Buford Dam. Access is via Pearl Nix Parkway from Georgia State Route 53.

Description and Use—Located adjacent to the western edge of the City of Gainesville, the Longwood Day Use site is long and narrow. The terrain is gentle, and the vegetative cover is moderate. The area is highly suited for intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The demand analysis indicates that there is a present and future need for these types of facilities.

LONGWOOD TENNIS DAY USE

Land Classification and Justification—High-Density Recreation

Management Agency—Gainesville Parks Department

Location/Acreage—The 26.1-acre Longwood Tennis Day Use site is located at 20 Pearl Nix Parkway, Gainesville, Hall County, GA, about 0.5 miles from Georgia State Route 53. It is situated on the east bank of Longwood Creek, about 16 miles northeast of Buford Dam. Access is via Pearl Nix Parkway from Georgia State Route 53.

Description and Use—Located adjacent to the western edge of the City of Gainesville, the Longwood Tennis Use site is long and narrow. The terrain is gentle, and the vegetative cover is moderate. The area is highly suited for intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The demand analysis indicates that there is a present and future need for these types of facilities.

LOWER OVERLOOK DAY USE SITE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 7.2-acre Lower Overlook Day Use site is located on Buford Dam Road, Buford, Gwinnett County, GA. It is situated adjacent to the southeast side of Buford Dam. Access is directly from Buford Dam Road.

Description and Use—The Lower Overlook Day Use site is fairly small and has relatively steep terrain with tall eroded banks at the shoreline. The vegetation consists mainly of mixed hardwood and pine. This site currently provides access to the Laurel Ridge Trail along with parking and picnic sites. An overlook provides a view of Buford Dam, the powerhouse, and the main body of Lake Lanier.

Resource Objectives

- Maintain the site with no further development since the carrying capacity of the area has already been reached.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- Visitation often exceeds capacity in this area

LOWER POOL EAST DAY USE

Land Classification and Justification—High-Density Recreation

Management Agency—USACE

Location/Acreage—The 57.7-acre Lower Pool East Day Use site is located at 7000 Powerhouse Road, Buford, Gwinnett County, GA. It is situated on the east bank of the Chattahoochee River, directly below Buford Dam. Access is directly from Buford Dam Road.

Description and Use—The terrain of the Lower Pool East Day Use site is steep on the uphill portion, but it contains some flat lowlands adjacent to the river. The vegetation is mainly mixed hardwood and pine although some of the steep hillside contains areas of azaleas, mountain laurel, and rhododendrens. A powerline creates a large opening in the vegetation, extending from the river uphill to Buford Dam Road. A long, steep, winding road provides access to a large parking lot that serves recreational fishing and hiking. This park, adjacent to the Chattahoochee River National Recreation Area operated by the National Park Service, is unique among Federal recreation providers. In 2012 it was designated as the first National Water Trail.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- A feasibility study was conducted by Eastern Federal Lands of the Federal Highway Administration of an alternate route for Buford Dam Road. This alternate route would include a span bridge across the river downstream of the dam and would connect to the existing entrance drive for this area.

LOWER POOL WEST DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 26.4-acre Lower Pool West Day Use site is located at 3600 Buford Dam Road, Cumming, Forsyth County, GA. It is situated on the west bank of the Chattahoochee River, directly below Buford Dam. Access is provided directly from Buford Dam Road.

Description and Use—The terrain of the Lower Pool West Day Use site is steep on the uphill portion of the site, but contains some flat lowlands adjacent to the river. The vegetation is mainly mixed hardwood and pine. A powerline creates a large opening in the vegetation, extending from the river uphill to the north and west. This powerline clearing has created conditions allowing the Georgia Aster (*symphyotrichum georgianum*) to establish in this site. A long, steep, winding steep road provides shared access to USACE and National Park Service facilities. USACE facilities consist of a large parking lot that serves recreational fishing and hiking. A one lane boat ramp also serves canoe and kayak access to the river. This Recreation area is unique among Federal recreation providers. In 2012, it was designated as the first National Water Trail.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- A feasibility study was conducted by Eastern Federal Lands of the Federal Highway Administration of an alternate route for Buford Dam Road. This alternate route would reroute Buford Dam Road and the entrance to this area towards a span bridge across the river downstream of the dam. A turn off would be added and a new drive constructed to enter this park.
- Visitation often exceeds capacity in this area

LULA PARK DAY USE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 14.7-acre Lula Park Day Use site is located at 6600 Lula Road, Lula, Hall County, GA, approximately 2.1 miles from Georgia State Route 23. It is situated near the upper end of the Chattahoochee arm of the lake, about 32 miles above Buford Dam. Access is provided by Georgia State Route 52 (Lula Road) from Georgia State Route 23.

Description and Use—The Lula Park Day Use site is currently closed. It consists primarily of flat terrain with steep banks on either side. Vegetative cover is pine. The area is small and well suited for limited facility development. It contains a parking lot and a canoe/boat launch and could potentially be used for access to the Lula Wildlife Management Area (WMA).

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental constraints of the area.
- Area may be considered for connectivity to the Lula WMA

LUMPKIN COUNTY DAY USE

Land Classification and Justification—High-Density Recreation

Management Agency—Lumpkin County Parks Department

Location/Acreage—The 38.6-acre Lumpkin County Day Use site is located on Lumpkin County Park Road, Dahlonega, Lumpkin County, GA, about 1.3 miles from Georgia State Route 400. It is situated on the west bank of the Chestatee arm of the lake, about 22 miles above Buford Dam. Access is provided via Burnt Stand Road to Lumpkin County Park Road from Georgia State Highway 400.

Description and Use—The Lumpkin County Day Use site consists of terrain that is hilly with land that slopes moderately inland and steeply along the shoreline. Vegetative cover is heavy consisting of pine and upland hardwood. The area is popular for waterfowl hunting during State seasons, and it is suitable for intense development.

Resource Objectives

- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The area can easily accommodate the proposed number of facilities recommended and can become a major day use park.

MARY ALICE DAY USE

Land Classification and Justification—High-Density Recreation

Management Agency—Cumming City Parks Department

Location/Acreage—The 109.1-acre Mary Alice Day Use site is located at 1820 Mary Alice Park Road, Cumming, Forsyth County, GA, about 3.3 miles from Georgia State Route 400. It is situated on the west bank of the lake, about 3 miles above Buford Dam. Access is provided via Bald Ridge Marina Road to Market Place Boulevard to Mary Alice Park Road from Georgia State Route 400.

Description and Use—The Mary Alice Day Use site is basically a large peninsula consisting of relatively open ridge land which rises moderately to elevation 1170. Vegetation is made up of pine and upland hardwood. The area is suited for high use intensity

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Develop the site as a resort with associated amenities as described in the site development plan.
- Allow courtesy docks, but limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The area will be at full capacity with the proposed development.
- If resort is developed, ensure mitigation of lost public recreational opportunities.

MAYFIELD

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 14.5-acre Mayfield site is located in Forsyth County, GA. It is situated approximately 12 miles northeast of Buford Day. There is no developed access. While it appears that Brookshire Road is a public Right-of-Way, Forsyth County does not claim ownership.

Description and Use—The undeveloped Mayfield site is a short wide peninsula surrounding a knoll with an elevation of 1120' NGVD29. The vegetation throughout the area is mixed hardwood and pine.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.

MOUNTAIN VIEW DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 56.5-acre Mountain View Day Use site is located at 5450 Old 141 Road, Gainesville, Hall County, GA, about 0.3 mi from Georgia State Route 369. It is situated on the east bank of the lake, 11.5 miles above Buford Dam. Access is provided via Old 141 Road from Georgia State Route 369.

Description and Use—The Mountain View Day Use site is primarily a large peninsula with a very irregular shoreline. The terrain is steep to very steep and rises rapidly to elevation 1180' NGVD29. The vegetation is dense and consists of pines and pine/hardwoods. The area is suitable for high-density development.

Resource Objectives

- Develop the site as a major day use park.
- Limit facilities development to those that would not increase boat access to the lake.

Development Needs

- Reference the Plate Map.

Special Considerations

- The area can easily accommodate more facilities and can be expanded to absorb future demand should the need be determined.
- The intersection of Old 141 Road and Georgia State Route 369 should be redesigned to improve the Georgia State Route 369 eastbound turn to Old 141 Road. Since this is private property, planning with the Georgia Department of Transportation (GDOT) and Hall County would be required. This work could be considered for any Federal Highway Administration (FHWA) Section 4f requirements.
- The present and proposed levels of development are compatible with the environmental constraints of the area.

MUD CREEK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 4.5-acre Mud Creek site is located on Pea Ridge Road, Gainesville, Hall County, GA, about 2.8 miles from Georgia State Route 23. It is situated on the east bank of the Chattahoochee River at the extreme upper reaches of the lake where Mud Creek enters the river, about 35 miles northeast of Buford Dam. Access is via Belton Bridge Road to Pea Ridge Road from Georgia State Route 23. There is no developed access.

Description and Use—The Mud Creek site consists of a moderately steep hillside that starts at the road accessing the site and drops down the river and creek banks. There are flat lowland areas adjacent to the river that flood with extreme rain events and high lake levels. The vegetation is mixed hardwood and pine. An old road bed provides access from the hilltop.

Resource Objectives

- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- Access to the old road bed from Pea Ridge Road has been blocked by Hall County due to undesirable activity.

MUD RIDGE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 6.9-acre Mud Ridge site is located on Cove Trail, Cumming, Forsyth County, GA. It is situated in Bald Ridge Creek, about 4 miles northwest of Buford Dam. There is no access.

Description and Use—The Mud Ridge site is mostly pine with some hardwoods. It is used for deer and waterfowl hunting during State hunting seasons.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.
- This area could be used as a pocket park.

NIX BRIDGE PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 13.8-acre Nix Bridge Day Use site is located at 2367 Nix Bridge Road, Dawsonville, Dawson County, GA, about 2.4 miles from Georgia State Route 136. It is situated on the west bank of the Chestatee River arm of the lake, 24 miles above Buford Dam. Access is provided via Harmony Church Road to Nix Bridge Road from Georgia State Route 136.

Description and Use—The Nix Bridge Day Use site is composed of flat to moderately sloping terrain. It is sparsely wooded consisting of young and mature pines. The area is highly suitable for intense development, but it is limited by its small size.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present level of development is compatible with the environmental constraints of the area.

NIX ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 109.2-acre Nix Island is located in Dawson County, GA. It is situated in the Chestatee River arm of the lake, about 17 miles north of Buford Dam. Access is only via boat.

Description and Use—The shape of Nix Island is long with a ridge running along the middle and other ridges running in various directions, creating points and coves. The vegetation is mixed hardwood and pine. Being fairly large in size, the island has plenty of wildlife, including a sizeable deer population.

Resource Objectives

- Continue to use the site as passive recreation for boaters using the natural beaches and shoreline.
- Continue to use the site for deer hunting/management during the hunting season.
- Consider using the site for small game hunting.
- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

NORTH GA SPORTSMEN

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 4-acre North GA Sportsmen site is located on Sportsman Club Road, Gainesville, Hall County, GA, about 0.8 miles from Georgia State Route 53. It is situated at the end of a road and private property, on the east bank of the lake, about 17 miles northeast of Buford Dam. Access is provided by Sportsman Club Road from Georgia State Route 53.

Description and Use—The undeveloped North GA Sportsmen site is a small previously impacted area at the tip of a peninsula. It has cleared areas on the hilltop with mostly pine, but some hardwoods, lining the shoreline. This area was previously leased; however, all facilities have been removed.

Resource Objectives

- Maintain the site with no further development.

Development Needs

- Reference the Plate Map.

Special Considerations

- One private floating facility is located in this area. It will be grandfathered under applicable laws, regulations, and policies.
- Park limits will be based on previous lease documents.
- Depending on access, this area could be used as a pocket park.

OLD FEDERAL CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 62.5-acre Old Federal Campground site is located at 6219 Old Federal Road, Flowery Branch, Hall County, GA, about 2.5 miles from McEver Road. It is situated on the east bank of the lake, about 9 miles above Buford Dam. Access is provided by Jim Crow Road to Old Federal Road from McEver Road.

Description and Use—The Old Federal Campground site is at the end of a prominent peninsula protruding into the lake and forming a series of smaller peninsulas. Characteristically, the area is sparsely wooded, rolling land that rises to elevation 1140' NGVD29. Vegetative cover is primarily pines. With its moderately flat slopes and most-to-moderately-desirable soils, this area is suitable for intensive development.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Replace the previously removed road and add additional parking at campsites 19A and 19B.
- Reference the Plate Map.

Special Considerations

- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since all of the facilities allocated to the area can be developed with minimal impact.

OLD FEDERAL DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 12.5-acre Old Federal Day Use site is located at 6175 Jim Crow Road, Flowery Branch, Hall County, GA, approximately 2.4 miles from McEver Road. It is situated on the east bank of the lake, about 9 miles northwest of Buford Dam. Access is provided via Jim Crow Road from McEver Road.

Description and Use—The Old Federal Day Use site is at the end of a peninsula. It is already highly developed; existing facilities include two beaches, parking, boat launches, a restroom, and a sand volleyball court. It has a relatively gentle grade, and what is not already impacted by existing facilities is mainly vegetated with pine forest.

Resource Objectives

- Develop the site within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- Visitation often exceeds capacity in this area.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.

OLYMPIC PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—City of Gainesville

Location/Acreage—The 25.5-acre Olympic Park Day Use site is located at 3105 Clarks Bridge Rd, Gainesville, Hall County, GA. It is situated on the north bank of the Chattahoochee River, 12.5 miles above its confluence with the Chestatee River, on the west side of Georgia State Route 284. Access is provided directly from Georgia State Route 284 (Clark's Bridge Road).

Description and Use—The developed southern portion of the Olympic Park Day Use site is flat, extending only up to an elevation of 1090' NGVD29. The vegetative cover in this portion is grass with a few patches of mature pine. The undeveloped northern portion of the site has moderate slopes extending up to an elevation of 1110' NGVD29. This area is wooded with a mix of hardwoods and pine. This area is suitable for intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This area is formerly known as Clarks Bridge Park and was the site of the 1996 Olympic Rowing events.
- With the present and proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area.

OLYMPIC PARK RAMP DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 8.2-acre Olympic Park Ramp Day Use site is located at 3105 Clarks Bridge Rd, Gainesville, Hall County, GA. It is situated on the north bank of the Chattahoochee River, 12.5 miles above its confluence with the Chestatee River, on the west side of Georgia State Route 284. Access is provided directly from Georgia State Route 284 (Clark's Bridge Road).

Description and Use—The Olympic Park Ramp Day Use site is flat, extending only up to an elevation of 1090' NGVD29. The area has been highly developed with the only vegetative cover being grass and a few scattered trees.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This area is formerly known as Clarks Bridge Park and was the site of the 1996 Olympic Rowing events.
- With the present and proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area.

PEA RIDGE

Land Classification and Justification—High-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 160-acre Pea Ridge site is located in Dawson County, GA. It is situated in Taylor Creek, where the creek flows into the lake, about 17.5 miles north of Buford Dam. There is no developed access.

Description and Use—Along with the large cove of the main creek at the undeveloped Pea Ridge site, there is a long ridge creating a peninsula with elevations as high as 1300' NGVD29. The ridge drops in elevation to the lake and creek with lowland areas along the creek. The vegetation is a mix of hardwood and pine stands in the upland areas and willows, birch, and other species in the lowland areas of the creek. Wildlife in the area is abundant, and waterfowl are frequently found in the lowland areas of the creek and cove. Hunting opportunities are available in this area for the public, and waterfowl hunters frequent the area.

Resource Objectives

- Maintain the site as a wildlife management area.
- Consider expanding opportunities for deer hunting.
- Consider food plots, other wildlife openings, and habitat projects, depending on the natural resource management goals.
- Consider allowing small game hunting.

Development Needs

- Reference the Plate Map.

Special Considerations

- Lanier Technical College considered buying the adjacent property. The area may be considered for environmental education if the opportunity arises.

PILGRIM MILL

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 9.7-acre Pilgrim Mill site is located in Cumming, Forsyth County, GA, about 2.7 miles from Georgia State Route 369. It is situated on the east bank of Young Deer Creek, about 5 miles north of Buford Dam. Access is provided via Shady Grove Road to PWA Drive from Georgia State Route 369.

Description and Use—The undeveloped Pilgrim Mill site begins at the boundary line in a north and south direction and quickly tapers down to a pennicula, extending to the northwest into Young Deer Creek. The vegetation consists of mixed hardwood and pine forest.

Resource Objectives

- Develop the facilities allocated to the area with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- Two Shoreline Use Permits (A01625 and A00071) are authorized in this area. Both permits will remain grandfathered under applicable laws, regulations, and policies.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area since all of the facilities allocated to the area can be developed with minimal impact.

PIRATE’S ADVENTURE

Land Classification and Justification—High Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 15.5-acre Pirate’s Adventure site is located in Hall County, GA. It is situated off the shoreline of the campground in the Lanier Islands lease area, about 1.5 miles from Buford Dam. Access is only via boat.

Description and Use—The undeveloped Pirate’s Adventure site is a small island, consisting of a hardwood and pine forest.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>
- This site is part of the Lake Lanier Islands lease.

PLATEAU RIDGE

Land Classification and Justification—Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 15.4-acre Plateau Ridge site is located in Dawson County, GA. It is situated on the north side of Thompson Creek, about 18 miles from Buford Dam. There is no access; all land boundaries abut private property.

Description and Use—The undeveloped Plateau Ridge site is a small peninsula, most of which is below 1085' NGVD29 although some land in the center of the area rises above that. Vegetation at the site mostly consists of pine forest with some hardwoods.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

PLEASANT GROVE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 17.7-acre Pleasant Grove site is located in Forsyth County, GA. It is situated on the west bank of the lake, in Chestatee Bay, about 11 miles northeast of Buford Dam. There is no developed access.

Description and Use—The Pleasant Grove site is a small peninsula that follows a ridge, rising to approximately 1108' NGVD29. The vegetation is mostly pine forest with some hardwoods.

Resource Objectives

- Maintain the site as a wildlife management area.
- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.
- This area could be used as a pocket park.

PLEASANT HILL

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 54.9-acre Pleasant Hill site is located in Hall County, GA. It is situated on the north bank of Flat Creek, approximately 12 miles from Buford Dam. There is no developed access.

Description and Use—From the 1200' NGVD12 high point in the center of the undeveloped Pleasant Hill site, the topography drops to Flat Creek to the south and to another cove on the northwest. The vegetation consists of mixed pine and hardwood forest.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- This area could be used as a pocket park.

PORT ROYALE MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—TEI Industries

Location/Acreage—The 70.8-acre Port Royale Marina site is located at 9200 Lan Mar Road, Gainesville, Forsyth County, GA, approximately 0.2 miles from Georgia State Route 369. It is situated on the west side of the lake, approximately 9 miles northeast of Buford Dam. Access is provided via Georgia State Route 369.

Description and Use—The mostly developed Port Royale Marina site is currently split into two areas of use. One main area includes the marina rental boat and restaurant dock, dry stack storage, marine services, parking, and marina office. The other area is a peninsula with wet slip storage and parking. Vegetation along the shoreline and in a few undeveloped areas is mixed hardwood and pine.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

RIVER BEND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 28.3-acre River Bend site is located in Hall County, GA. It is situated on the east side of the lake, about 10 miles northeast of Buford Dam. There is no developed access; all property lines abut private property.

Description and Use—The undeveloped River Bend site is a peninsula that rises above the lake to approximately 1160' NGVD29. It is mostly hardwood forest with some pine trees throughout the area.

Resource Objectives

- Maintain the site as a wildlife management area.
- Consider allowing deer and waterfowl hunting.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- This area could be used as a pocket park.

RIVER FORKS CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Hall County

Location/Acreage—The 109.4-acre River Forks Campground site is located at 3500 Keith Bridge Road, Gainesville, Hall County, GA, approximately 0.4 miles from Georgia State Route 369. It is situated on the east bank of the lake, 14.5 miles above Buford Dam. Access is provided via Keith Bridge Road from Georgia State Route 369.

Description and Use—The River Forks Campground site is composed of gently rolling hills with moderate-to-steep slopes. The area is primarily a large peninsula, which is covered by mature pine/hardwood and successional clearings. It is suited for moderately intense development

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present use as a major multi-use park leased to Hall County should continue. Additional facilities could be accommodated as shown on the Site Development Plan. The demand analysis indicates that there is a present and future need for these activities.

ROBINSON CRUSOE'S ISLAND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 6.5-acre Robinson Crusoe's Island site is located It is situated off the shoreline from the cabins on the south side of the Lake Lanier Islands lease area, about 2.5 miles east of Buford Dam. Access is provided only via boat.

Description and Use—The circular Robinson Crusoe's Island is undeveloped with mixed hardwood and pine forest.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.
- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>
- This site is part of the Lake Lanier Islands lease.

ROBINSON DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 46.2-acre Robinson Day Use site is located at 3555 Robinson Road, Gainesville, Hall County, GA, about 2.5 miles from Georgia State Route 53. Access is provided via Lyncliff Drive to David Bridge Road to Robinson Road from Georgia State Route 53.

Description and Use—The Robinson Day Use site was designated in the 1965 Master Plan as a multiple-use area for camping, picnicking, and boat launching. Existing development is minimal. Proposed use is for day use only for picnicking and boat launching.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present level of development is compatible with the environmental constraints of the area and meets local demand. Additional high-density facilities could be accommodated for this area if the need arises.

ROCKY POINT

Land Classification and Justification—Multiple-Resource Management: Wildlife Management.

Management Agency—USACE

Location/Acreage—The 83.7-acre Rocky Point site is located in Forsyth County, GA, about 4.8 miles from Georgia State Route 400. It is situated on the west side of the main body of the lake, about 1.5 miles north of Buford Dam. Access is provided via Pilgrim Mill Road to Young Deer Drive to Williams Shores Drive from Georgia State Route 400.

Description and Use—The undeveloped Rocky Point site is a large peninsula. After a narrow isthmus, it has an undulating ridge that rises to approximately 1140' NGVD29 several times from north to south. The narrow road leading to the site puts a big constraint on the area to be used as recreation; however, wildlife management activities can take place in the area. The site consists of large areas of hardwood forest and large areas of pine forest. Many areas of the shoreline are eroded with tall banks as a result of being located in a high boating use area. Wildlife is abundant, and hunting opportunities are available for the public. Currently, deer hunters are allowed to boat in to hunt during the quota deer hunts.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Consider adding food plots, other wildlife openings, and habitat projects, depending on the natural resource management goals.
- Reference the Plate Map.

Special Considerations

- Access was previously acquired by the government with the purchase of a residential lot. However, the current road infrastructure leading to the area is inadequate for the anticipated traffic that would occur with the development of a large high-density recreation area.

RUSTIC RIDGE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 14.3-acre Rustic Ridge site is located in Hall County, GA. It is situated about 15 miles northeast of Buford Dam. There is no developed access.

Description and Use—The undeveloped Rustic Ridge site starts up top of a ridge at the boundary line, at approximately 1160' NGVD29 and drops on three sides to the lake edge. The vegetation is mixed hardwood and pine forest.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.
- This area could be used as a pocket park.

SADDLE RIDGE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 28.4-acre Saddle Ridge site is located in Hall County, GA. It is situated on the north bank of Balus Creek, about 11 miles northeast of Buford Dam. There is no access; all boundary lines abut private property.

Description and Use—As its name implies, the undeveloped Saddle Ridge site has two ridges, forming two peninsulas. The ridges are at approximately 1160' NGVD29 and drop steeply to the banks of Balus Creek. The vegetation is mostly hardwood forest.

Resource Objectives

- Maintain the site as a wildlife management area.
- Consider allowing deer and waterfowl hunting.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.
- This area could be used as a pocket park.

SANDY POINT

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 12.2-acre Sandy Point site is located in Hall County, GA. It is situated on the north side of the mouth of Big Creek, about 5 miles northeast of Buford Dam. There is no developed access.

Description and Use—The undeveloped Sandy Point site is a very narrow peninsula, ending with a wider point to the west. The vegetation is mixed hardwood and pine forest. As the name implies, it has natural sandy areas along the shoreline that are popular with boaters.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.

SARDIS CREEK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 27.6-acre Sardis Creek Day Use site is located at 2991 Antioch Church Road, Gainesville, Hall County, GA, about 1.7 miles from Georgia State Route 53. It is situated on the west bank of the Chattahoochee River arm of the lake, 21 miles above Buford Dam. Access is provided via Sardis Road to Antioch Church Road from Georgia State Route 53.

Description and Use—The Sardis Creek Day Use site is at the end of a peninsula and is composed of moderately flat terrain. Vegetative cover consists of pine/hardwood. The area is suited to intense development but is limited due to its size.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The area can easily be expanded to accommodate more facilities as shown on the Site Development Plan.
- With the present and proposed development, the area will be at full capacity and will remain compatible with the environmental constraints of the area.
- The Ranger Station was previously used for USACE employee vacation and TDY. An HQUSACE Directive came out to cease this activity and either transfer the facilities into the recreation program, lease the area, or dispose/divest of the facilities. The Ranger Station area should be considered for leasing.

SAWNEE CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 40.9-acre Sawnee Campground site is located at 3200 Buford Dam Road, Cumming, Forsyth County, GA. It is situated near the west end of the dam adjacent to the west bank public area. Access is provided directly from Buford Dam Road.

Description and Use—The Sawnee Campground site consists of hilly terrain rising above normal pool to elevation 1130' NGVD29. It is sparsely wooded, and with its relatively steep slopes and moderately desirable soils, the area is suitable only for limited development.

Resource Objectives

- Maintain the site with no further development since the carrying capacity of the area has already been reached.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- Visitors frequently attempt to enter campground for day use activities due to nearby day use parks filling to capacity.

SCOUT LAND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Northeast GA Council, Inc., Boy Scouts of America

Location/Acreage—The 131.6-acre Scout Land site is located at 3685 Looper Lake Road, Gainesville, Hall County, GA, about 2.6 miles from Georgia State Route 53. It is situated on the west bank of the Chattahoochee arm of the lake, about 17 miles northeast of Buford Dam. Access is provided via Sardis Road to Allison Road to Looper Lake Road from Georgia State Route 53.

Description and Use—The Scout Land site is a large peninsula with development already in place from the leasee. The site has mixed hardwood and pine forest with grass areas where the facilities are located and an opening along the middle ridge where an electric line once existed, but was removed. The grade varies with some steep areas rising from the bank to approximately 1180' NGVD29 and other areas with a gradual grade.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The area can support additional development as indicated in the currently approved Site Development Plan.
- The present and proposed levels of development are compatible with the environmental and access constraints of the area.
- There is a managed cultural site with the lease site that is listed in the project Integrated Cultural Resources Management Plan (ICRMP).

SHADBURN FERRY

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 5.7-acre Shadburn Ferry site is located in Forsyth County, GA. It is situated on the south side of the mouth of Six Mile Creek, about 5 miles north of Buford Dam. There is no access; all boundary lines abut private property.

Description and Use—Vegetative cover of the small, undeveloped Shadburn Ferry site consists of a mixed hardwood and pine forest.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

SHADY GROVE CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Forsyth County Parks Department

Location/Acreage—The 104.3-acre Shady Grove Campground site is located at 7800 Shadburn Ferry Road, Cumming, Forsyth County, GA, approximately 3.8 miles from Georgia State Highway 369. It is situated on the west bank of the lake, 3.5 miles above Buford Dam. Access is provided via Shady Grove Road to Shadburn Ferry Road from Georgia State Route 369.

Description and Use—The Shady Grove Campground site is primarily a large peninsula with a very irregular shoreline. The terrain character is basically ridge land that rises somewhat uniformly to elevation 1120' NGVD29. The vegetative cover is pine, pine/hardwood, and upland hardwood. The area is well suited for moderately intense development.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present level of development is compatible with the environmental constraints of the area.
- The area can accomodate additional facilities in accordance with the Site Development Plan.

SHOAL CREEK CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 168.2-acre Shoal Creek Campground site is located at 6300 Shadburn Ferry Road, Buford, Hall County, GA, approximately 2.0 miles from Buford Dam Road. It is situated on the east bank of the lake, just south of Lake Lanier Islands, about 3 miles above Buford Dam. Access is provided via Shadburn Ferry Road from Buford Dam Road.

Description and Use—The terrain of the Shoal Creek Campground site ranges from moderately flat to moderate-to-steep slopes along the shoreline. The area is primarily a large peninsula, consisting of rolling woodland which rises to elevation 1,160' NGVD29. Vegetative cover is hardwood with pine/hardwood stands. The capability to support development ranges from moderate use intensity to restrictive use.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present level of development is compatible with the environmental constraints of the area.
- The area can accommodate additional facilities in accordance with the Site Development Plan.
- This area is part of the Lanier Islands lease.

SILVER SHOALS

Land Classification and Justification—High-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 159.8-acre Silver Shoals site is located off Georgia State Route 369 in Forsyth County, GA. It is situated in the upper reaches of Four Mile Creek, about 6.5 miles north of Buford Dam. There is no developed access.

Description and Use—Running in a north/south direction, the large, undeveloped Silver Shoals site has two masses, rising as high as 1200' NGVD29, with coves surrounding them. The area is mostly hardwood forest with some areas containing pine forest or mixed hardwood and pine. Wildlife, including waterfowl that are attracted to the cove on the north end nearest to Georgia State Route 369, is abundant in the area. Willows and other vegetation make good habitat for waterfowl in this area and the adjacent Wildlife Management Area (WMA) #1889. Hunting opportunities are available for the public. Currently, waterfowl hunters frequent the area. During the hunting season, the trail may have restrictions in place to prevent conflicts between users.

Resource Objectives

- Consider implementing small game hunting.
- Consider expanding deer hunting opportunities.
- Consider implementing food plots, other wildlife openings, and habitat projects, depending on natural resource management goals.

Development Needs

- Reference the Plate Map.

SIMPSON DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 10.7-acre Simpson Day Use site is located at 3235 Simpson Park Road, Gainesville, Hall County, GA, approximately 1.5 miles from Georgia State Route 53. It is situated on the west bank of the Chattahoochee River, 20 miles above the dam. Access is provided via Lyncliff Drive to Fork Road to Simpson Park Road from Georgia State Route 53.

Description and Use—The terrain of the Simpson Day Use site rises sharply to elevation 1120' NGVD29. Vegetative cover is dense. The area is suitable for moderately intense development, but it is limited by its small size. Currently, the area includes a small boat ramp and parking lot. A circular road with a few picnic sites has been closed.

Resource Objectives

- Consider additional development if compatible with the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present level of development is compatible with the environmental constraints of the area.
- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.

SIX MILE CREEK RAMP DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Forsyth County Parks and Recreation Department

Location/Acreage—The 15.4-acre Six Mile Creek Ramp Day Use site is located at 5910 Browns Bridge Road, Cumming, Forsyth County, GA. It is situated on the Six Mile Creek arm of the lake, about 6 miles above Buford Dam. Access is directly from Georgia State Route 369 (Browns Bridge Road).

Description and Use—The Six Mile Creek Ramp Day Use site contains approximately 15 acres consisting of mature pine and hardwood. The area is well suited for moderately intense development. It includes a parking lot and boat ramp.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The original Six Mile Creek Access site was split into Six Mile Creek Ramp and Six Mile Creek WMA (Wildlife Management Area) with a section of Limited Development Area excluded from the site.

SIX MILE CREEK WMA

Land Classification and Justification—High-Density Recreation; recommended future classification is Multiple-Resource Management: Wildlife Management

Management Agency—USACE

Location/Acreage—The 43.5-acre Six Mile Creek WMA (Wildlife Management Area) site is located at 5910 Browns Bridge Road, Cumming, Forsyth County, GA. It is situated on the Six Mile Creek arm of the lake, about 6 miles above Buford Dam. Access is provided directly from Georgia State Highway 369 (Browns Bridge Road).

Description and Use—The undeveloped Six Mile Creek WMA site is basically a large peninsula with moderate-to-steep slopes. Vegetation consists of mature pine and hardwood. The area is well suited for moderately intense development.

Resource Objectives

- Maintain the site as a wildlife management area.

Development Needs

- Consider implementing small game hunting.
- Consider implementing food plots, other wildlife openings, and habitat projects, depending on natural resource management goals and the availability of access.
- Reference the Plate Map.

Special Considerations

- The original Six Mile Creek Access site was split into Six Mile Creek Ramp and Six Mile Creek WMA (Wildlife Management Area) with a section of Limited Development Area excluded from the site.

SPILLWAY

Land Classification and Justification—Project Operations; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 25.8-acre Spillway site is located in Gwinnett County, GA. It is situated between Buford Dam and Saddle Dike 3. Access is provided via Lanier Park from Buford Dam Road.

Description and Use—The Spillway site is a 1500' rock cut out that allows for uncontrolled release of water when the lake level reaches 1085' NGVD29. Trees and understory line the upper sides of the rock cut while grass grows in the shallow dirt of the spillway. There is a large boat ramp and parking leading to the spillway.

Resource Objectives

- Maintain the site with no further development.

Development Needs

- Reference the Plate Map.

Special Considerations

- There is a boat ramp and boat ramp parking that is accessed by Lanier Park and developed to be a part of Lanier Park therefore access to the spillway is public. No permanent infrastructure will be developed in the spillway; however, it could be used for setting up archery targets or used as a location for Small Unmanned Aerial System (sUAS) operation.

SUNRISE COVE MARINA

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Hall County

Location/Acreage—The 65.8-acre Sunrise Cove Marina site is located at 5725 Flat Creek Road, Gainesville, Hall County, GA, approximately 2.4 miles from McEver Road. It is situated on the east bank of the lake, about 9.5 miles northeast of Buford Dam. Access is provided via Flat Creek Road from McEver Road.

Description and Use—The Sunrise Cove Marina site is a large peninsula with one main ridge running along the middle. Hardwood forest makes up the majority of the forest along with some stands of pine forest

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This area is leased to Hall County under a Parks and Recreation lease. Hall County leases the area to a private commercial enterprise to be operated as a commercial marina.

TAYLOR CREEK ISLAND

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is Multiple-Resource Management: Future or Inactive Recreation Areas

Management Agency—USACE

Location/Acreage—The 62.6-acre Taylor Creek Island site is located in Forsyth County, GA. It is situated in the Chestatee River arm of the lake, about 14.5 miles north of Buford Dam. Access is provided only via boat.

Description and Use—The shape of Taylor Creek Island is long with a ridge running along the middle in an east/west direction. The vegetation is mixed hardwood and pine. Being fairly large in size, the island has plenty of wildlife, including a sizable deer population. Evidence of an old home site can still be seen in one area of the island

Resource Objectives

- Maintain the site as a wildlife management area.
- Continue to use the site as passive recreation for boaters using the natural beaches and shoreline.
- Continue to use the site for deer hunting/management during the State hunting season.
- Consider using the site for small game hunting.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

THOMPSON BRIDGE DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 19.5-acre Thompson Bridge Day Use site is located at 372 Dunlap Landing Road, Gainesville, Hall County, GA, approximately 0.2 miles from Georgia State Route 60. It is situated on the west bank of Little River, about 20 miles northeast of Buford Dam. Access is provided via Dunlap Landing Road from Georgia State Route 60 (Thompson Bridge Road).

Description and Use—The Thompson Bridge Day Use site currently has some development. Site facilities consist of a road, parking, restroom, and a boat ramp. The undeveloped area has a mix of hardwood and pine forest.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- Ten acres of this site was disposed of in a land swap with the US Forest Service in 2015, significantly reducing its size since the previous master plan (1987).
- The proposed level of development is compatible with the environmental and access constraints of the area.
- With the proposed development, the area will be at full capacity and will remain compatible with the environmental and access constraints of the area.
- A strip of shoreline connects this area to the Thompson Bridge Roadside site. The land classification of that strip will be changed from High-Density Recreation to Multiple-Resource Management: Wildlife Management except for a small area leased to the First United Methodist Church. A floating facility will be included in the lease. The park limits for the recreation area remain the same as depicted in the 1987 plate map.

THOMPSON BRIDGE ROADSIDE

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 33-acre Thompson Bridge Roadside site is located northwest of the State Route 60 bridge crossing of the Chattahoochee River, Gainesville, Hall County, GA. It is situated on the north bank of the Chattahoochee River, approximately 11.5 miles above its confluence with the Chestatee River. Access is provided via State Route 60 (Thompson Bridge Road).

Description and Use—The terrain of the undeveloped Thompson Bridge Roadside site is moderate-to-steep sloping with vegetation consisting of mature pines. The area is highly suitable for intense development.

Resource Objectives

- Manage the site as a wildlife management area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.
- The park limits for the recreation area remain the same as depicted in the 1987 plate map.

THOMPSON CREEK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 13.8-acre Thompson Creek Day Use site is located at 600 Thompson Creek Park Road, Dawsonville, Dawson County, GA, approximately 0.6 miles from Georgia State Route 53. It is situated on the Thompson Creek arm of the lake, 26 miles above Buford Dam. Access is provided via Thompson Creek Park Road from Georgia State Route 53.

Description and Use—The terrain of the Thompson Creek Day Use site is moderately sloping. Vegetative cover consists of young pines, lowland hardwoods, and grass. The area is suitable for intense development but is limited by its size. Current development includes a shelter, restrooms, parking lots, boat ramps, and trails.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present level of development is compatible with the environmental constraints of the area.

THREE SISTERS ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 148.7-acre Three Sisters Island is located in Forsyth County, GA. It is situated in the main channel of the lake, about 5 miles northeast of Buford Dam. Access is provided only via boat.

Description and Use—The undeveloped Three Sisters Island is long with a ridge as high as 1140' NGVD29 running along the middle in a northeast/southwest direction. The vegetation is mixed hardwood and pine. A kudzu patch in roughly the center of the island gives an opening with early succession vegetation moving into the area. Being fairly large in size, the island has plenty of wildlife, including a sizeable deer population.

Resource Objectives

- Maintain the site as a wildlife management area.
- Continue to use the site as passive recreation for boaters using the natural beaches and shoreline.
- Continue to use the site for deer hunting/management during the hunting season.
- Consider using the site for small game hunting.
- Develop the site with minimal impact and within the environmental and access constraints of the area.
- Consider allowing small game hunting.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.

- The proposed level of development is compatible with the environmental and access constraints of the area.

TIDWELL DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 7.1-acre Tidwell Day Use site is located at 4900 Pilgrim Mill Road, Cumming, Forsyth County, GA, approximately 3.9 miles from Georgia State Route 400. It is situated in the Young Deer Creek arm of the lake, about 2 miles above Buford Dam. Access is provided via Pilgrim Mill Road from Georgia State Route 400.

Description and Use—The Tidwell Day Use site is a small peninsula with moderately flat terrain except for the northern end. The majority of the area is open although there are some pines. The area is well suited for intense development, but it is limited by its size.

Resource Objectives

- Maintain the site with little further development since the carrying capacity of the area has already been reached.

Development Needs

- Reference the Plate Map.

Special Considerations

- Pilgrim Mill Road is heavily congested. Forsyth County has widened it from Georgia State Route 400 to the Bald Ridge Creek crossing. It does not appear they will widen any further.
- The present level of development is compatible with the environmental constraints of the area.
- Visitation often exceeds capacity in this area

TOTO CREEK

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 64.4-acre Toto Creek Park is a multi-use area located at 154 Toto Creek Park Road, Dawsonville, Dawson County, GA, approximately 0.2 miles from Georgia State Route 136. It is situated on the Chestatee arm of the lake, 27 miles above Buford Dam. Access is provided via Toto Creek Park Road from Georgia State Route 136.

Description and Use—The terrain of Toto Creek Park is moderate to steeply sloping and can be characterized as rolling to hilly. The dense vegetation is comprised mainly of pine, upland hardwood, and pine/hardwood. The area is suited high density development. It includes a small campground, small day use area, and boat ramp.

Resource Objectives

- Consider using the site for deer hunting/management during the State hunting season.
- Consider using the site for small game hunting.

Development Needs

- Reference the Plate Map.

Special Considerations

- A swimming beach was previously located in the Day Use portion of this site; however, it was closed due to poor location.
- This area has the potential to be further developed as a campground; the proposed development is less than that depicted on the 1987 Plate Map. The demand analysis indicates a present and future demand for these facilities on this section of the lake.
- With the proposed development, the area will be at full capacity.

TWO MILE CREEK PARK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 35.8-acre Two Mile Creek Park Day Use site is located at 9200 Bethel Road, Gainesville, Forsyth County, GA, approximately 2.3 miles from Georgia State Route 369. It is situated on the east bank of the Two Mile Creek arm of the lake, about 8.5 miles above Buford Dam. Access is provided via Bethel Road from Georgia State Route 369.

Description and Use—The Two Mile Creek Park Day Use site is flat to moderately sloping, and vegetation is sparse, being mostly hardwoods. It is suitable for highly intense development.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present and proposed levels of development are compatible with the environmental constraints of the area.
- The area has been constructed to a lesser extent than identified on the 1987 Plate Map.
- The most westerly peninsula has limited access due to private property being near the shoreline in the back of the cove. A trail was constructed to provide public access to this peninsula but it is very near private property and the adjacent residents expressed discontent when it was built.

UNIVERSITY YACHT CLUB

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—University Yacht Club, Inc.

Location/Acreage—The 11-acre University Yacht Club site is located at 6649 Yacht Club Road, Flowery Branch, Hall County, GA, approximately 1.5 miles from McEver Road. It is situated about 5 miles east of Buford Dam. Access is provided via Gaines Ferry Road to Yacht Club Road from McEver Road.

Description and Use—The majority of the University Yacht Club site is a narrow strip of USACE property surrounding the peninsula. The vegetation is mixed hardwood and pine forest with the maintained grass areas of the club's facilities.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Allow development of land-based amenities if in compliance with the most recent version of SAMDR 1110-1-3 and if compatible with the environmental constraints of the area.
- Consider additional boat storage, trailer parking, and boat ramps only if included on the currently approved Site Development Plan.
- Limit the number of boats capable of accessing Lake Lanier to what is currently approved in the Site Development Plans.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This site is adjacent to the heavily used Burton Mill Day Use Park and there are often conflicts between club members and park visitors.

UPPER LATHEM CREEK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 2.5-acre Upper Latham Creek site is located off Chestatee Road in Hall County, GA. It is situated on the north bank of Latham Creek, about 16.5 miles north of Buford Dam. There is no developed access.

Description and Use—The banks of the undeveloped Upper Latham Creek site are on a small body of water known locally as Vickers Lake and separated from the main body of the lake by Chestatee Road. Vegetation consists of mixed hardwood and pine forest.

Resource Objectives

- Maintain the site as a wildlife management area.
- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area since the proposed facilities can be developed with minimal impact.

UPPER OVERLOOK

Land Classification and Justification—Project Operations; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 13-acre Upper Overlook site is located at 1025 Buford Dam Road, Gwinnett County, GA. It is situated immediately adjacent to Buford Dam. Access is provided directly from Buford Dam Road.

Description and Use—Along with the current infrastructure in place, the Upper Overlook site has a lot of hardwood forest and some pine forest. Some of the hillside towards Buford Dam Road is blanketed with azeleas, mountain laurel, and rhododendren. Other than a very short section through which Laurel Ridge trail runs, the site is used for the operations of the O&M Contractor.

Resource Objectives

- Maintain the site as a project operations area.

Development Needs

- Reference the Plate Map.

Special Considerations

- Relocate storage buildings, equipment, and maintenance area from the Wash Rack area to this location to consolidate all O&M operations in one location.
- Build a fence to separate the Laurel Ridge trail from the operations area and to provide security for government facilities and equipment.

VAN PUGH NORTH

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 20.5-acre Van Pugh North site is located at 6838 Gaines Ferry Road, Flowery Branch, Hall County, GA, approximately 2.4 miles from McEver Road. It is situated on the east bank of the lake, about 6 miles above Buford Dam. Access is provided via Gaines Ferry Road from McEver Road.

Description and Use—The Van Pugh North site consists of two peninsulas, which are separated by private homesites. The terrain is moderately sloping and highly suited for moderately intense development.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- Visitation often exceeds capacity in this area.
- The jetty area is failing and should be either repaired or removed.
- The area will be at full capacity with the proposed development.

VAN PUGH SOUTH CAMPGROUND

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 47.5-acre Van Pugh South Campground site is located at 6749 Gaines Ferry Road, Gainesville, Hall County, GA, approximately 2.0 miles from McEver Road. It is situated on the east bank of the lake, about 5 miles northeast of Buford Dam. Access is provided via Gaines Ferry Road from McEver Road.

Description and Use—The large, highly developed Van Pugh South Campground site is a peninsula with an irregular shoreline that creates several coves and points. The vegetation consists of hardwood and pine forest. A selective timber thinning was completed in 2010 around several of the campsites. Campsites have impact pads, tables, and grills. Two showerhouses, a playground, and a boat ramp with parking are also located at the site. This area can be used for deer hunting/management during the State hunting season.

Resource Objectives

- Continue the intense use of the site.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- An area outside the gates of the campground, known as “Van Pugh Middle”, is a part of this site. It is a long peninsula with approximately 20 parking spaces. There is no other development. The area is popular with bank fishermen and hikers. During times of low water, the Gaines Ferry Islands are accessible by foot. During these times, these islands are popular with land-based visitors as well as boaters.
- Environmental constraints limit any further development, and no new facilities can be accommodated.

VANN'S TAVERN DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 11.9-acre Vann's Tavern Day Use site is located 9300 Van's Tavern, Cumming, Forsyth County, GA, approximately 1.2 miles from Georgia State Route 369. It is situated on the west bank of the lake, about 7 miles above Buford Dam. Access is provided via Vanns Tavern Road from Georgia State Route 369.

Description and Use—The Vann's Tavern site is a small, irregularly shaped peninsula composed of moderately sloping land that rises to elevation 1110' NGVD29. The area is covered by pine/hardwood and open, grassy slopes. It has an ideal beach area and is suitable for low intensive development

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- The present and proposed levels of development are compatible with the environmental constraints of the area.
- Visitation often exceeds capacity in this area

VOLUNTEER VILLAGE

Land Classification and Justification—Project Operations; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 11.9-acre Volunteer Village site is located at 1200 Buford Dam Road, Buford, Gwinnett County, GA, about 1 mile southeast of Buford Dam. It is situated Access is provided directly from Buford Dam Road.

Description and Use—The Volunteer Village site sits between a road and a powerline opening. It is mostly pine forest with some hardwoods although both were impacted during the construction of the village. Deer are prevalent in this area.

Resource Objectives

- Maintain the site with no further development.

Development Needs

- Reference the Plate Map.

Special Considerations

- The volunteers who camp here assist in many of the programs managed by the Lanier Project Management Office.

WAHOO CREEK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Hall County

Location/Acreage—The 6.8-acre Wahoo Creek Day Use site is located at 3956 Mount Vernon Road, Gainesville, Hall County, GA, approximately 1.2 miles from Georgia State Route 283. It is situated on the west bank of the Wahoo Creek arm of the lake, 27 miles above Buford Dam. Access is provided via Mount Vernon Road from Georgia State Route 283.

Description and Use—The terrain of the Wahoo Creek Day Use site is moderately sloped and is covered by pine and upland hardwood. The area is highly suited for moderately intense development, but it is limited by its size. The area is primarily a boat-launching facility.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present and proposed levels of development are compatible with the environmental constraints of the area.

WAHOO CREEK RAMP DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Hall County

Location/Acreage—The 4.5-acre Wahoo Creek Ramp Day Use site is located at 3956 Mount Vernon Road, Gainesville, Hall County, GA, approximately 1.2 miles from Georgia State Route 283. It is situated on the west bank of the Wahoo Creek arm of the lake, 27 miles above Buford Dam. Access is provided via Mount Vernon Road from Georgia State Route 283.

Description and Use—The terrain of the Wahoo Creek Ramp Day Use site is moderately sloped and is covered by pine and upland hardwood. The area is highly suited for moderately intense development, but it is limited by its size. The area is primarily a boat-launching facility.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The present and proposed levels of development are compatible with the environmental constraints of the area.

WAHOO ISLAND

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is Multiple-Resource Management: Low-Density Recreation

Management Agency—USACE

Location/Acreage—The 71.2-acre Wahoo Island site is located in Hall County, GA. It is situated about 20 miles northeast of Buford Dam. Access is only via boat.

Description and Use—Because Wahoo Island is very near to the mainland, a slight drop in the lake level makes it a peninsula. From the small isthmus, the island widens in an east/west direction with multiple coves and points. The vegetation consists of mostly hardwood forest with areas of pine forest. Being fairly large in size, the island has plenty of wildlife, including a sizeable deer population. Evidence of an old home site can still be seen in one area of the island.

Resource Objectives

- Maintain the site as a wildlife management area.
- Continue to use the site as passive recreation for boaters using the natural beaches and shoreline.
- Continue to use the site for deer hunting/management during the State hunting season.
- Consider using the site for small game hunting.
- Develop the site with minimal impact and within the environmental and access constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management.
- The proposed level of development is compatible with the environmental and access constraints of the area.

WAR HILL

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Dawson County

Location/Acreage—The 102.0-acre War Hill site is located at 4081 War Hill Park Road, Dawsonville, Dawson County, GA, about 4.0 miles from Georgia State Route 53. It is situated on the west bank of the Chestatee arm of the lake, about 21.5 miles above Buford Dam. Access is provided via War Hill Park Road from Georgia State Route 53.

Description and Use—The War Hill site is composed of two peninsulas with the terrain that ranges from moderately sloping to steeply sloping close to the shoreline. Vegetative cover is dense, being composed of young and mature pines, pine/hardwoods, and hardwoods. The area is suited for moderately intense development. This area has the potential for being a major recreation facility.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The facilities currently allocated to the area can be expanded to absorb future demand should the need be determined.

WASH RACK

Land Classification and Justification—Project Operations; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 4.1-acre Wash Rack site is located in Forsyth County, GA. It is situated immediately adjacent to Buford Dam. Access is provided

Description and Use—The Wash Rack site serves as a storage area for the O&M Contractor. A wash rack with an oil water separator is in this area.

Resource Objectives

- Maintain the site as a project operations area.

Development Needs

- Reference the Plate Map.

Special Considerations

- Part or all of this area may become a part of Buford Dam Road during the road realignment project. If that occurs, facilities and equipment in this area would be relocated to the Upper Overlook area.

WEST BANK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 27.8-acre West Bank Day Use site is located at 3400 Buford Dam Road, Cumming, Forsyth County, GA. It is situated adjacent to the west end of Buford Dam. Access is provided directly from Buford Dam Road.

Description and Use—The West Bank Day Use site is basically an elongated peninsula with an irregular shoreline. The area is sparsely wooded with relatively hilly terrain and moderately desirable soils. Vegetation is mostly pines with some hardwoods. The area is suited for moderately intense development

Resource Objectives

- Maintain the site with no further development since the carrying capacity of the area has already been reached.
- Consider installation of shoreline erosion control.

Development Needs

- Reference the Plate Map.

Special Considerations

- Visitation often exceeds capacity in this area.

WEST BANK OVERLOOK DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—USACE

Location/Acreage—The 2.1-acre West Bank Overlook Day Use site is located at 3500 Buford Dam Road, Cumming, Forsyth County, GA. It is situated immediately north of Buford Dam and the Powerhouse. Access is provided directly from Buford Dam Road.

Description and Use—The West Bank Overlook site is a small area overlooking the large spans of water immediately out from the dam and dedicated to short visits to view the lake or to bank fish. Nestled between two areas of rip rap, the hilltop has a mix of hardwood and pines.

Resource Objectives

- Maintain the site with no further development.

Development Needs

- Reference the Plate Map.

Special Considerations

- Consideration should be given to a new and updated interpretive display board.
- Visitation often exceeds capacity in this area.

WILDCAT CREEK

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—Forsyth County Parks Department

Location/Acreage—The 21.9-acre Wildcat Creek site is located in Forsyth County, GA, about 3.6 miles from Georgia State Route 53. It is situated on the south side of Taylor Creek, about 15 miles north of Buford Dam. Access is provided via Crystal Cove Trail to Westbook Road from Georgia State Route 53.

Description and Use—The undeveloped Wildcat Creek site is a medium-sized, oblong peninsula with few features. It has a high elevation around 1140' NGVD29 after a short dip from the road access. The vegetation is mostly hardwood forest with some areas of pine forest throughout.

Resource Objectives

- Maintain the site as a wildlife management area until recreational development occurs.
- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- This area is currently under license to Forsyth County with the intent to enter into a lease.
- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management until such time recreation development occurs.
- The proposed level of development is compatible with the environmental and access constraints of the area.

WILDERNESS ISLE

Land Classification and Justification—High Density Recreation; required to maintain current operations

Management Agency—Georgia Department of Natural Resources

Location/Acreage—The 21-acre Wilderness Isle site is located in Hall County, GA. It is situated off the shoreline of the zip line course (formerly Pinelsle golf course) in the Lanier Islands lease area, about 2.5 miles from Buford Dam. Access is provided only via boat.

Description and Use—Wilderness Isle is a small, undeveloped island, consisting of mostly pine forest.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>
- This site is part of the Lake Lanier Islands lease.

WILKIE BRIDGE SOUTH

Land Classification and Justification—Multiple-Resource Management: Future or Inactive Recreation Areas; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 8.6-acre Wilkie Bridge South site is a small site located on the southwest side of the Georgia State Route 136 bridge crossing of the Chestatee River in Hall County, GA. It is on the east bank of the Chestatee River, approximately 0.75 miles above its confluence with Toto Creek. Access is provided via Georgia State Route 136.

Description and Use—The Wilkie Bridge South site is a small area with moderate-to-steep slopes near the road that transition to a moderately gentle slope at a point. The site is primarily pine with a mixture of hardwood forest.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The proposed development may be considered for marine contractor use. If utilized for this purpose, the area will not be available for public recreational use. USACE will not complete this development.
- The proposed level of development is compatible with the environmental constraints of the area since the proposed facilities can be developed with minimal impact.
- The area will be at full capacity with the proposed development.

WILLIAM'S FERRY

Land Classification and Justification—Multiple-Resource Management: Low-Density Recreation; recommended future classification is High-Density Recreation

Management Agency—USACE

Location/Acreage—The 22.6-acre William's Ferry site is located in Forsyth County, GA. It is situated on the west bank of the lake, about 8 miles northeast of Buford Dam. Access is provided

Description and Use—The William's Ferry site is relatively flat, rising only to about 1100' NGVD29. The vegetation is mostly hardwood forest with some stands of pine forest. An old road bed runs through the main part of the area.

Resource Objectives

- Develop the site with minimal impact and within the environmental constraints of the area.

Development Needs

- Reference the Plate Map.

Special Considerations

- The site has been and continues to be managed as Multiple-Resource Management: Wildlife Management until recreational development occurs.
- The proposed level of development is compatible with the environmental and access constraints of the area since all of the facilities allocated to the area can be developed with minimal impact.

YMCA BETHEL

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—YMCA

Location/Acreage—The 60.8-acre YMCA Bethel site is located at 8595 Swiss Air Road, Gainesville, Forsyth County, GA, approximately 1.8 miles from Georgia State Route 369. It is situated on the west bank of the lake, about 6 miles northeast of Buford Dam. Access is provided via Bethel Road to Swiss Air Road from Georgia State Route 369.

Description and Use—The YMCA Bethel site is made up of three prominent areas. Two are round shaped connected by a low area and high in the middle with elevations as high as 1140' MSL. The third is a long peninsula creating a large cove between all of the areas. Hardwood forests dominate most of the areas with mixed pine and hardwood forest throughout the site.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.
- Forsyth County challenged the lease to the YMCA and remains interested in leasing the site.

YMCA EAGLE POINT

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—YMCA of Metro Atlanta, Inc.

Location/Acreage—The 17.4-acre YMCA Eagle Point site is located at 2210 Turner Road, Cumming, Forsyth County, GA, approximately 0.4 miles from Market Place Boulevard. It is situated in Bald Ridge Creek, about 3 miles northwest of Buford Dam. Access is provided via Turner Road from Market Place Boulevard.

Description and Use—The YMCA Eagle Point site is a relatively small site with development already in place. Most of the area is low in elevation, falling at 1100' NGVD29 or lower. Surrounding most of the facilities are areas of pine forest.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The proposed level of development is compatible with the environmental and access constraints of the area.

YOUNG DEER DAY USE

Land Classification and Justification—High-Density Recreation; required to maintain current operations

Management Agency—Forsyth County Parks Department

Location/Acreage—The 12.5-acre Young Deer Day Use site is located at 7300 Heard Road, Cumming, Forsyth County, GA, approximately 3.4 miles from Georgia State Route 369. It is situated on the Young Deer Creek arm of the lake, about 2 miles above Buford Dam. Access is provided via Shady Grove Road to Heard Road from Georgia State Route 369.

Description and Use—The terrain of the Young Deer Day Use site is moderately flat. Vegetation consists of upland hardwood and pine. The area is suited for intense development, but it is limited by its size.

Resource Objectives

- Manage the lease in accordance with all applicable regulations and guidelines.
- Consider land-based amenity development if compatible with the environmental constraints of the area and if it does not increase the number of boats on the lake.

Development Needs

- Reference currently approved and or proposed site development plan in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>

Special Considerations

- The area will be at full capacity with the present and proposed development and should not be further expanded.

CHAPTER 6 - SPECIAL TOPICS/ISSUES/CONSIDERATIONS

This chapter provides an overview of the key administrative, social, and environmental factors that influence and constrain present and future options of use, management, and development at the Lake Sidney Lanier and Buford Dam Project. It supplements the discussion of the factors influencing resource management and development that are presented in Chapter 2. The encumbrance of these irregular conditions adds greatly to the accomplishment of goals identified in Chapter 3 as well as the overall administrative burden and management of the project.

A. SHORELINE MANAGEMENT

Lake Sidney Lanier was in operation for over 20 years before the first Shoreline Management Plan (SMP) was approved and implemented in 1979. This SMP was updated in 1988 and again in 2004 along with a full Environmental Impact Statement and Record of Decision, which put a limit on the number of Shoreline Use Permits (SUP) that could be issued at the project. The SMP is due for an update and is awaiting funding. Under which SMP a particular SUP was issued determines which rules, regulations, requirements, and conditions must be followed. Since subsequent requirements within an updated SMP provide for grandfathering of those requirements if previously allowed, there may be a misperception among the public of unequal treatment. If an apparent permit violation is observed, research must be conducted to determine if there are any grandfathered provisions to that permit.

The issuance of an SUP may also provide for a significant increase in property value of the adjacent private land. As a result, there is intense political and public pressure and visibility on the SMP. Inspections, monitoring, and enforcing compliance consume extensive USACE time and monetary resources.

B. BOUNDARY LINE MONITORING AND MAINTENANCE

When the Lake Sidney Lanier and Buford Dam Project was constructed, the area was rural farmland outside the bounds of the Atlanta metropolitan area. Many adjacent homes were used as summer homes for lake vacationers. Over time, these farmlands have become subdivisions and commercial development, vacation homes have become primary residences, and the expansion of the Atlanta metropolitan area arrived. Pressure on project lands from adjacent development is extreme. Local jurisdictions have not implemented any setback provisions from USACE property lines, which are often located within feet, or even inches, of homes or other structures. Currently, there are over 600 encroachments identified for resolution. Encroachment resolution is an extensive process requiring significant USACE time and monetary resources. Frequently, political interests become involved, which further complicates the resolution of these issues.

C. WATER STORAGE AGREEMENT

The Water Storage Agreement for Lake Sidney Lanier between USACE and the State of Georgia was executed in January 2021. However, a variety of lawsuits remain. This issue has no effect on the Master Plan or the day-to-day management and operations of the Lake Sidney Lanier Project unless legal decisions require changes to USACE missions, the Water Storage Agreement, or the Water Control Manual.

D. OUT-OF-SCOPE MANAGEMENT ACTIONS

Out-of-scope proposed management actions are those actions that are not under the purview of the Lake Sidney Lanier and Buford Dam Project Master Plan. These topics were identified through public comment and are addressed here in response to those comments. These items have been communicated to the appropriate entities having jurisdiction, and a copy of the comments have been provided. USACE has identified actions to take within its authority.

Some actions require cooperation from stakeholders, financial means, and compliance with laws, regulations, and policies.

(1) BOATER EDUCATION/TRAINING/LICENSING

Boater education/training/licensing is primarily the responsibility of the State of Georgia. USACE will continue to provide interpretive and educational outreach regarding boater education and safety. However, USACE and its staff are not authorized or trained to conduct boater education/training instruction or licensing. USACE will also work with authorized entities to provide meeting space for boater instruction classes.

(2) BOAT SIZE OR TYPE

Existing State boating laws are in place for the safe operation of all vessels regardless of size or type. Enforcement of State boating laws is primarily the responsibility of the State of Georgia.

(3) BOAT ENGINE SIZE

Existing State boating laws are in place for the safe operation of all vessels regardless of engine size. Enforcement of State boating laws is primarily the responsibility of the State of Georgia.

(4) BOAT SPEED

Existing State boating laws are in place for the safe operation of all vessels in all conditions. Enforcement of State boating laws is primarily the responsibility of the State of Georgia.

(5) WATER QUALITY

Overall lake water quality is the responsibility of the State of Georgia. The primary contributor to diminished water quality in Lake Sidney Lanier is attributed to tributary inflow bringing pollutants and sediment into the lake from non-USACE managed lands. Unauthorized use of herbicides and fertilizers as well as unauthorized removal of vegetation from USACE lands also contribute to pollutants entering the lake.

(6) EROSION AND SEDIMENTATION

The primary contributor of sedimentation in Lake Sidney Lanier is tributary inflow, which bring sediments into the lake from non-USACE managed lands. Local Issuing authorities are responsible for implementing and monitoring erosion and sedimentation laws and regulations.

USACE can issue permits for dredging sediments from Lake Sidney Lanier. While the lake has a navigation mission, this mission is for supplying water for downstream commercial navigation. As such, Lake Sidney Lanier does not receive funding for dredging.

Erosion of the lake's shoreline is also a contributor to sedimentation. USACE periodically conducts erosion and sedimentation studies at specific points and ranges around the lake. A management action for this Master Plan is to conduct a more comprehensive shoreline erosion assessment.

(7) SAFETY AND SECURITY

When USACE acquired the lands for the construction of Buford Dam and Lake Sidney Lanier, the State of Georgia retained statutory authority over the lands and waters. USACE authority over project lands and waters is proprietary. While USACE Park Rangers patrol project lands and waters, they are not law enforcement officers, they do not carry weapons, and they do not have arrest authority. USACE Park Rangers enforce only those regulations found in Title 36, Part 327, of the Code of Federal Regulations (CFR). USACE Park Rangers do not patrol areas under lease to other entities, such as Lake Lanier Islands.

(8) FISH STOCKING PROGRAMS

Fisheries management is the responsibility of the State of Georgia. However, USACE will continue to assist in this area.

(9) FISH STRUCTURE PROGRAMS

Fisheries management is the responsibility of the State of Georgia. However, USACE does construct and place "fish attractors" throughout the lake.

(10) EDUCATIONAL SEMINARS ON FISHING CONSERVATION

Fisheries management is the responsibility of the State of Georgia. However, USACE will continue to provide interpretive and educational outreach regarding fishing conservation and can make meeting space available for seminars.

(11) HUNTING PROGRAM EXPANSION

Hunting activities are the responsibility of the State of Georgia. However, USACE will continue to work with the State to expand hunting opportunities on USACE lands and waters.

(12) WILDLIFE CONTROL

Wildlife Management is the responsibility of the State of Georgia. However, USACE works with the State on goose and deer population control.

E. SEA PLANE OPERATIONS

While not an action addressed in the Master Plan, sea plane operations were included in the Master Plan process for public comment and National Environmental Policy Act (NEPA) consideration. Information obtained through this process will be used by the USACE Mobile District Commander to determine if the Mobile District Policy for Sea Plane Operations should be changed regarding its application to Lake Sidney Lanier.

F. COMMERCIAL ACTIVITY

Commercial activity at Lake Sidney Lanier is prohibited by 36 CFR 327 unless written permission has been received by the USACE Mobile District Commander. Historically, all commercial activity was referred to existing commercial concession leases at marina developments. While USACE does not have a mission for commercial activity, request for and management of commercial activity, outside of commercial concession leases, continues to increase. Examples of commercial activity requests received at Lake Sidney Lanier include instructional classes, rentals, sales, marine services, dock construction and repair, erosion control installation, film making, and food service/restaurants.

Many stakeholders desire increased commercial activity at the Lake Sidney Lanier and Buford Dam Project. The result would be increased services to the public as well as economic benefits. However, USACE missions and stakeholder desires are in conflict on this subject. Any commercial activity must support an authorized project purpose, but it cannot be the primary activity, use, or purpose of any development or activity on project lands. While economic influence is recognized and considered by USACE in operations and management decisions, accomplishment of the authorized purposes is primary.

Dock construction, staging for erosion control installation, and other marine services have occurred in recreation areas and on Lake Sidney Lanier project lands for decades. The form or type of permission/authorization for these activities has not been determined. The administration and management of these activities vary throughout USACE. The South Atlantic Division is currently developing a policy to address this issue.

G. RECREATION AREA ACCESS LIMITATION

Many undeveloped areas with a recreation land use classification are “landlocked”—public access is blocked by private property. While boat access to these areas will always be available, development will not occur on them. Several of these areas have been identified as potential “pocket parks,” which are available for development through an executed lease to a homeowner’s association or other entity. Their primary benefit would be the proximity to the neighborhood and the potential increase in private property values. If development does not occur on these lands, they will be managed for wildlife and habitat resources yet remain available for passive use by the public via boat access.

H. LAKE LANIER ISLANDS

Lake Lanier Islands is a unique lease within USACE. The lands are leased by USACE to the Georgia Department of Natural Resources (GA DNR) through a parks and recreation lease. The Lake Lanier Islands Development Authority (LLIDA), which serves as the State’s managing entity, has entered into a sublease with a private entity for the operation and management of the lands. Lake Lanier Islands operates under an approved site development plan and National Environmental Policy Act (NEPA) documentation that is separate from this Master Plan. Lake Lanier Islands is considered a resort development and has a variety of commercial operations.

I. ISLANDS

There are numerous islands within Lake Lanier, all of which are public property and open for passive daytime public use. Camping is not allowed on these islands, and no development other than trails is proposed for them. Boat-in camping was considered, but because operation and maintenance costs were determined to be prohibitive, the consideration was abandoned. Natural resource management activities on the islands are minimal. At times, islands catch on fire due to careless unauthorized campfires or lightning strikes. Unless conditions become severe, these fires are allowed to burn themselves out.

J. COOPERATING ASSOCIATION

The Lake Sidney Lanier Buford Dam Project has a Cooperating Association agreement with the Friends of Lake Lanier Inc. (FLL). FLL is a 501(c)3 non-profit organization that was created to help raise money to support the Lake Sidney Lanier Buford Dam Project programs and objectives. FLL was designed to keep funding at Lake Lanier by providing support and

services to parks, campgrounds, waterways, properties, and jurisdictions that are managed by the Corps of Engineers at Lake Sidney Lanier. FLL partners with the Lanier Project senior leadership to identify and fund areas of need.

K. DRONES

Small Unmanned Aerial Systems (“sUAS” or “drones”) are permitted at Lake Sidney Lanier with a Special Activity Permit (SAP) or a Letter of Permission. There are no areas set aside for unpermitted drone use.

L. DOWNSTREAM EASEMENTS

Development downstream has impacted many downstream easements. These actions are processed through the Real Estate Division in consultation with Water Management.

The emergency spillway easement, Segment W, is controversial. Private surveys and private hydrologic studies have been performed that challenge the location of the easement. USACE surveyed the easement in 2012; however, monuments were not placed on the ground due to the number of encroachments. USACE surveyed the easement again in 2020 and placed monuments on the ground except for one location where the landowner refused to grant access.

A resolution to the disagreement has not been reached.

M. MARINE CONTRACTOR SITES

Additional locations are identified in this Master Plan update for marine contractor activities to occur. While these locations have been identified for that potential use, USACE will not provide for the development of these areas. Until such time of development, these areas will remain in their current state.

Marine contractor use of current areas—Beaver Ruin, Latham Creek, and the Hwy 53 Road End—may continue until such time as these areas are developed for public recreational use.

N. FEDERAL LANDS TRANSPORTATION PROGRAM (FLTP) GUIDANCE FOR PROJECT ACCESS AND TRANSPORTATION

Multiple Federal Aid Highway Programs were established to provide funding to assist with managing Federally and locally owned/maintained transportation asset structures leading to or on Federal lands. Capital improvements for existing access and entrance to recreation and other operational areas are identified in the Master Plan Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/> and the Environmental Assessment in Appendix B. Moving forward, this project will continue to

seek funding through annual budgets and supplemental funding sources such as the Federal Land Transportation Program (FLTP) and the Federal Land Access Program (FLAP).

Data collection for a road inventory has been completed. The Road Inventory Report that supports the Goals and Elements described below is currently being developed and will be utilized to seek funding through annual budgets and supplemental funding sources such as the Federal Land Transportation Program (FLTP) and the Federal Land Access Program (FLAP).

(1) GOAL

In order to meet statutory requirements, elevate the role/importance of transportation, and align with agency missions, USACE seeks to insert transportation as a component of future Master Plans.

(2) ELEMENTS TO INCLUDE IN THE TRANSPORTATION SECTION OF MASTER PLANS

- Characteristics/existing conditions of transportation assets leading to and within the project and aligned with FLTP classifications
- Primary modes of access (for example, passenger car, RV, ATV, bike, walking, and/or boat) and characteristics of that access (for example, recreation user, business owner, and/or commuter)
- Priorities/objectives for access, taking into consideration FLTP objectives of recreation use/economic generation, safety, reduction of bridge deficiencies, and state of good repair
- Issues/constraints
- Jurisdictions and key transportation stakeholders, especially in the case of local Government-maintained roads within the Federal boundary, and outgranted recreation areas; these will be the future partners on applications for the US Department of Transportation (DOT) or funding opportunities

(3) ELEMENTS RELATED TO TRANSPORTATION TO TAKE INTO CONSIDERATION IN THE PLANNING ALTERNATIVES

- Access provided to the project boundary
 - Changes in access within the project boundary
 - Methods of meeting current and future access demand
 - Alternate modes of access (for example, bike, walking, and transit)
-

CHAPTER 7 - AGENCY AND PUBLIC COORDINATION

Development of this Master Plan update involved both written and oral communication and coordination with the appropriate Federal, State, County, and Municipal agencies. The following principal agencies and institutions were contacted:

- Georgia State Historic Preservation Office (GA SHPO)
- US Fish and Wildlife Service (USFWS)
- Lumpkin County Parks and Recreation Department
- Lumpkin County - County Manager
- Lumpkin County Planning & Public Works
- Hall County Parks & Leisure
- Hall County - Assistant County Manager
- Hall County Planning and Zoning
- Dawson County Parks and Rec
- Dawson County - County Manager
- Dawson County Planning & Development
- Forsyth County Parks and Recreation Department
- Forsyth County - County Manager
- City of Cumming - Mayor
- City of Cumming - Fairgrounds
- City of Cumming - Recreation and Parks
- City of Cumming - Planning Director
- City of Flowery Branch - City Manager
- Georgia Department of Natural Resources: Wildlife Resources Division

- Georgia Department of Natural Resources: Law Enforcement Division
- Georgia Department of Natural Resources: Parks, Recreation and Historic Sites
- Georgia Department of Natural Resources: Environmental Protection Division
- Gainesville Parks and Recreation Department
- City of Buford – City Manager
- City of Gainesville - City Manager
- City of Gainesville - Mayor
- City of Gainesville - Community Development
- National Park Service, Chattahoochee River National Recreation Area
- Aqualand Marina
- Bald Ridge Marina
- Gainesville Marina
- Habersham Marina
- Hideaway Bay Marina
- Holiday Marina
- Lazy Days Marina
- Port Royale Marina
- Lake Lanier Islands Development Authority
- Sunrise Cove Marina
- American Legion
- Amaysing Docks
- Boat Dock Works

- Browns Bridge Boat Dock Co.
- Chestatee Boat Docks
- Floatation Systems Inc.
- Lakeside Dock Services
- Lanier Dock Watch
- Living Waters Welding and Marine
- Marine Specialties, Inc.
- Martin Docks Inc.
- The Dock Doctor
- Reese Boat Lift & Dock Services
- Custom Dock Systems
- Southeastern Dock Supply
- BP Grading and Marine construction
- Lake Lanier Sailing Club
- Athens Boat Club
- Chattahoochee Country Club
- University Yacht Club
- Northeast Georgia Council Boy Scouts of America
- YMCA of Metropolitan Atlanta
- Camp Kerusso
- Gainesville First United Methodist Church
- Lake Lanier Association

- Chattahoochee Riverkeeper
- Academy of Model Aeronautics
- Sea Plane Pilots Association
- Forsyth County Schools
- Hall County Schools
- Lumpkin County Schools
- Gwinnett County Schools
- Public Meetings conducted: February 2018 and February 2020
- Stakeholder Meetings conducted: November 2017 and February 2020

Public coordination was accomplished by holding two sets of interactive stakeholder meetings and two sets of interactive Public Open House style meetings. This resulted in a total of six meetings with stakeholder groups and eight meetings with the general public. Public comments and responses are included in Appendix A.

Throughout the master plan update process, a publicly accessible Story Map was posted on the Lake Sidney Lanier project website for transparency. This Story Map provided an overview of the process; the data collected; results of the mail in surveys; results of the in-person interviews and surveys; results of the interactive public meetings; results of the stakeholder meetings; results of the boat counts; the aerial photos; analysis of the data as the process moved forward; public comments; responses to public comments; density/conflict maps; proposed site development, and draft proposed management actions. Many comments were received and considered from the public and stakeholders after reviewing the Story Map. This provided for an efficient and thorough means of communication with the public and stakeholders throughout the process.

CHAPTER 8 - SUMMARY OF PROCESS AND RECOMMENDATIONS

A Master Plan (MP) is required for each Civil Works project and all fee-owned lands for which the USACE has administrative responsibility. It serves as a planning document that anticipates what could and should happen at a USACE project, but it is flexible enough to address changing conditions.

The primary goals of this Lake Sidney Lanier and Buford Dam Project Master Plan are to prescribe an overall land and water management plan, resource objectives, and associated design and management concepts, which (1) provide the best possible combination of responses to regional needs, resource capabilities and suitability, and expressed public interests and desires consistent with authorized project purposes; (2) contribute to providing a high degree of recreation diversity within the region; (3) emphasize the particular qualities, characteristics, and potentials of the project; and (4) exhibit consistency and compatibility with National objectives and other State and regional goals and programs.

Lake Sidney Lanier is the most visited USACE project in the Nation, with over 11 million visits annually. The USACE Mobile District embarked on an update to the Lake Sidney Lanier Master Plan in 2017. To meet the goals of the Master Plan, many needs, factors, variables, interests, desires, capabilities, and authorities were considered. Throughout this process ,stakeholder meetings, interactive public open house meetings, and a Recreational Carrying Capacity Study (RCCS) were conducted. Outside of the above, project staff have had many communications with the public and other stakeholders via email, meetings, letters, and phone calls.

Initial meetings with stakeholders were conducted to identify and prioritize issues that should be addressed in the Master Plan update. These issues were classified into the following categories:

- Education
- Erosion and Sedimentation
- Facilities
- Crowding and Conflict
- Hunting and Wildlife

The issues were then presented to the public in a series of public open house-style meetings for the purpose of receiving public input as to the prioritization of issues as well as to receive any additional issues.

The public meetings revealed numerous issues that are outside the jurisdiction of USACE, including the following:

- Limiting boat size and type
- Limiting boat speed
- Limiting boat engine size
- Requiring boat operator training and licensing
- Water quality
- Safety and security
- Fish stocking
- Fishing conservation education
- Hunting
- Wildlife control

These activities are the primary responsibility of the State and/or local jurisdictions and are, therefore, “out of scope” with the purpose of the Master Plan update. This information has been provided to the appropriate jurisdictions for their consideration. Where possible, and to the extent allowed by law, regulation, or policy, USACE will aid the responsible jurisdictions in addressing these issues and will engage in public outreach efforts to promote education surrounding these issues.

USACE then conducted a Recreational Carrying Capacity Study (RCCS) that consisted of physical boat counts on the lake at different time periods; over 4000 aerial photos for boat counts and lake conditions, in-person interviews/surveys at recreation areas, mailout surveys, and analysis of the data and information collected. The RCCS is science-based and was conducted using industry-accepted methods. Analysis and results are the product of defensible statistical information. While the RCCS does not provide final decisions for future management actions, it does provide science-based information for management to use to make informed decisions for the management of the project.

The Atlanta Regional Commission (ARC) is the organization that State and local jurisdictions rely on for assistance with future planning in the Metropolitan Atlanta area. The RCCS (Appendix D) produced a current Density/Conflict Map of Lake Lanier. The population forecast developed by the ARC was applied to the current Density/Conflict Map to produce a “Recommended” Density/Conflict Map. The “Recommended” Density/Conflict Map is the

LAKE SIDNEY LANIER AND BUFORD DAM PROJECT MASTER PLAN

projection of the density/conflict at Lake Lanier 30 years into the future. The “Recommended” Density/Conflict map serves as a goal for which to make management decisions now to achieve that goal in 30 years.

From the information gathered in the RCCS, the “Recommended” Density/Conflict Map, and the initial stakeholder and public meetings, USACE developed draft “In Scope” Proposed Management Actions (PMAs). This information and the PMAs were then presented in a second round of stakeholder meetings for further input and refinement. A second series of Open House style public meetings were conducted to present all information and the refined PMAs. Additional public comment was received, and the final PMAs were developed.

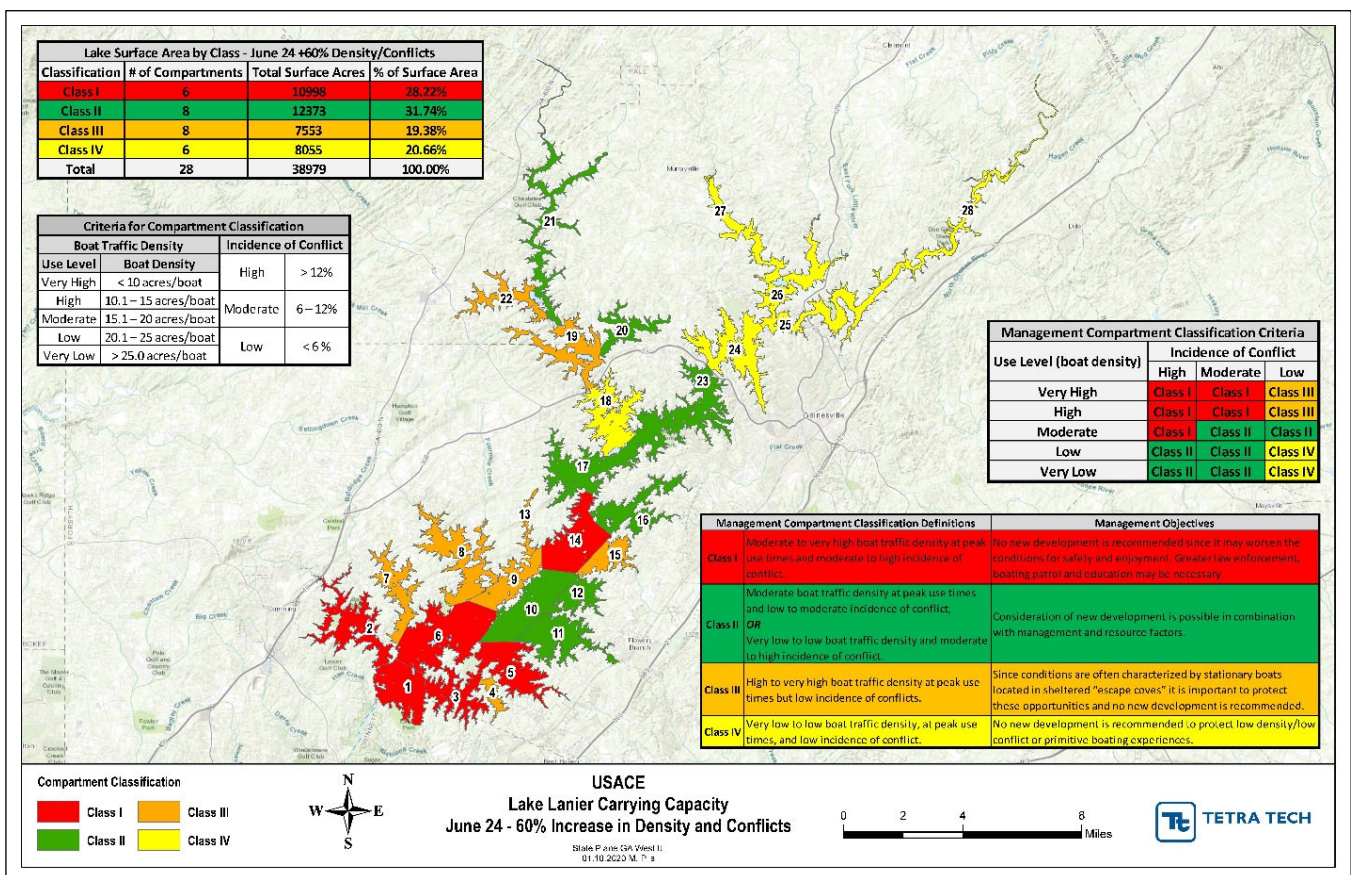


Figure 3: “Recommended” Density/Conflict Map.

The Management Actions for this Master Plan update are as follows:

1. Limit water access. To achieve the density/conflict proportions identified through the RCCS, the following actions should occur:
 - a. Do not authorize any additional marinas on Lake Lanier.

- b. For existing marinas, do not approve any additional boat storage (wet, dry, land). Boat storage (wet, dry, land) not yet constructed but identified on a currently approved site development plan or a site development plan to be approved through the approval of this Master Plan update will be allowed.
 - c. Do not allow any additional boat ramps, boat ramp lanes, or car-trailer parking spaces in any area. Boat ramps, boat ramp lanes, or car-trailer parking spaces not yet constructed but identified on a currently approved site development plan or a site development plan to be approved through the approval of this Master Plan update will be allowed.
- 2. Allow private recreational sea plane operations. The USACE Mobile District policy “Regulation of Sea Plane Operations at Civil Works Water Resource Development Projects Administered by the Mobile District US Army Corps of Engineers,” dated 26 March 1998, prohibits sea plane operations at Lake Sidney Lanier. The proposed management action is to amend Section 3.g of the District policy to read as follows:
 - a. “Lake Sidney Lanier—Seaplane takeoff and landing maneuvers, for private recreational purposes, are allowed between sunrise and sunset on Lake Sidney Lanier except on Saturdays, Sundays, Memorial Day, Independence Day, Labor Day, and any other declared National holidays between 15 April and 15 September of every year. Takeoff and landing maneuvers are prohibited within 500 feet of any bridge, shoreline, causeway, overhead powerline, dock, dam, or similar structure. Extreme caution should be exercised by pilots to avoid submerged and floating debris.”
 - b. The option to approve this recommendation remains with the District Commander as a Policy Decision. Approval of this Master Plan update does not require the District Commander to change the policy.
- 3. Allow conceptual site development as proposed on the plate maps included in Appendix E and the associated site development plans in the Story Map located at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/>. Site improvements or development throughout the project is identified for land-based amenities and services to satisfy current and future needs. Locations for marine contractors to perform commercial activities are also identified. This will enable existing developed recreation areas to be fully used for their authorized purpose.
- 4. Increase natural resource management and safety education outreach efforts.
- 5. Conduct an assessment of hazard markers, location markers, and regulatory buoys/signs.

6. Expand wildlife habitat and hunting opportunities.
7. Conduct a condition assessment of erosion of the lake's shoreline.

Implementing these recommendations will assist the project in meeting the goals established for this Master Plan update and in providing a high-quality, safe, and enjoyable recreation experience in a diversity of settings while also protecting the natural resource for future generations.

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APPENDIX A—SUMMARY OF PUBLIC COMMENTS

Meeting Location	Type (Land/Lake)	Other Issue	Response
Buford			
Buford	Lake	It's not the locations that are the problem. It's the lack of education and ability to drink on the lake.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	You need a larger budget and higher pay for Rangers to enforce safe boating.	The budget for the US Army Corps of Engineers is authorized by Congress. Pay for Rangers is set by Federal Pay Tables determined by the Office of Personnel Management. While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Land	Housing on south end of Lake should be considered. Multi-unit complexes should not be permitted due to already high congestion. Single family with limits on how many per acre of land.	Housing is not permitted on US Army Corps of Engineers property. Local jurisdictions are responsible for housing development planning and zoning.
Buford	Land	More enforcement, larger budget to make that happen.	The budget for the US Army Corps of Engineers is authorized by Congress. While the US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Land	More events and options for the one that on the lake 24x7. Make more lake community.	The US Army Corps of Engineers has a process for approving special events. Local jurisdictions or other entities must organize these events.
Buford	Lake	One of my concerns is the rumored park @ Lanier Harbor Marina has a ramp fee and that is not free.	The US Army Corps of Engineers has leased the former Lanier Harbor Marina site to the City of Buford. The City of Buford is allowed to charge a reasonable fee for the use of the facilities. The Site Development Plan submitted by the City of Buford will be a part of the Master Plan update.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Buford	Lake	Would like to see SeaPlane consideration on Master Plan.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	Special Boat Drivers License for all drivers of boats so they will know the rules of boating, who has the right-of-way, etc.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Access for Seaplanes - they are very well-trained; are not drinking and flying; also it could be a great opportunity for revenue.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	Limit the speed of fast boats.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Better control of bad conduct on the lake (lake rage) and amicable folks using public areas.	While the US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Overcrowded docks - placement particularly in tight coves.	The Environmental Impact Statement for the 2004 Shoreline Management Plan capped the number of shoreline use (dock) permits at 10,615. The Shoreline Management Plan prescribes conditions for dock placement.
Buford	Lake	Electronic underwater hazard detection - GPS based.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Buford	Lake	The bridges and No Wake markers need to be lit up at night! Very unsafe when there isn't any moonlight!	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Buford	Land	Change navigation around path to allow for better handicap and [vision? - illegible].	Comment requires clarification.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Buford	Lake	We need Corps and DNR presence on the lake - makes people play nice.	While the US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Land	Shoresweep - Corps should participate at a very high level, promote if, more than once a year too!	The Lake Lanier Association organizes and promotes Shoresweep. The US Army Corps of Engineers stands ready to assist.
Buford	Lake	Dredge under Lanier Island bridge with proper <i>[markers? - illegible]</i> .	USACE does have a navigation mission for Lake Lanier, however; it is limited to providing water for downstream navigation. Without a mission for providing adequate depth for navigation channels, we do not receive funding for dredging.
Buford	Lake	Dock restrictions other than <i>[foot print? – illegible]</i> .	The Shoreline Management Plan prescribes conditions and restrictions for dock placement.
Buford	Lake	Find a way to ticket the boat renters who leave beaches trashed.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Buford	Lake	Corps has the equipment to simplify trash removal! Manual labor to get floats out of the lake is not the best method.	USACE currently removes a significant amount of trash and debris from the lake on a daily basis. In addition, the Lake Lanier Association organizes, promotes, and conducts an annual Shoresweep event to remove trash and debris. USACE, the Lake Lanier Association (LLA), the Georgia Department of Natural Resources (DNR), and local jurisdictions work together on removing abandoned and derelict docks and vessels.
Buford	Lake	Need to allow additional dock permits on the North end. There's no crowding in coves like the South end of the lake.	The Environmental Impact Statement for the 2004 Shoreline Management Plan capped the number of Shoreline use (dock) permits at 10,615. This Master Plan update will not increase that number. The Shoreline Management Plan prescribes conditions and restrictions for dock placement.
Buford	Lake	More funding for recreational fishing - fish stocking programs; fish structure programs; educational seminars on future fishing conservation.	USACE can consider this comment in future budget submissions and will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	More requirements regarding boaters safety licensing/courses. Boaters license similar to drivers license program.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Buford	Land	More restaurants on the lake - loosen laws/regulations on businesses and restaurants on the lake.	The Proposed Management Actions identify that USACE will comply with existing regulations and the USACE South Atlantic Division Commercial Activity guidelines.
Buford	Land	Allow Casino at Lake Lanier Islands for economic and entertainment benefits.	Gambling is specifically prohibited in the lease instrument as prescribed by law.
Buford	Land	There need to be more security in the campgrounds - especially at night.	US Army Corps of Engineers Park Rangers enforce Title 36 Section 327 of the Code of Federal Regulations. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Land	Boat ramp areas need to be kept cleaner, less trash.	Trash removal schedules are commensurate with available funding.
Buford	Lake	Lake Lanier Islands should not charge to get off boat to eat at restaurants.	The Lake Lanier Islands Development Authority leases the area from the US Army Corps of Engineers. They are allowed to charge a reasonable fee for the use of facilities.
Buford	Land	Permit process takes so much time, wish resources could be used to help expedite the process but Flat Creek S/D gets how many permits?	USACE acknowledged a permit processing backlog and has since remedied the problem. The latest permit processing data indicates the Lake Lanier office takes an average of 23 days to complete the process they are responsible for.
Buford	Lake	I would like to see more access for recreational aviation activities on Lake Lanier.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Land	Safety at parks ran by non-Corps entities, specifically Lanier Islands, is marginal at best. Need more Corps activity inside those parks.	The operations (safety/security) and maintenance is the responsibility of the lessee.
Buford	land	If people rent a boat, they should have to go through extensive training.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Need navigational lights on the bridges.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Buford	Lake	Trash pickup in and around the lake.	USACE currently removes a significant amount of trash and debris from the lake on a daily basis. Trash removal schedules are commensurate with available funding. In addition, the Lake Lanier Association organizes, promotes, and conducts an annual Shoresweep event to remove trash and debris. USACE, the Lake Lanier Association (LLA), the Georgia Department of Natural Resources (DNR), and local jurisdictions work together on removing abandoned and derelict docks and vessels.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Buford	Lake	Would like to see the water levels maintained to keep closer to full pool.	Water Management is guided by the recently updated Water Control Manual.
Buford	Land	Rentals should be required to take boating lessons.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Increased fines and enforcement on boating violations - No Wake Zone enforcement; unsafe boating violations.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	More attention to Kayaks and Paddle Boards - Safety launches and trails.	The Proposed Management Actions indicate that USACE will explore additional paddle sports launching and docks.
Buford	Lake	Need to allow Sea Planes to land on Lanier. Many other lakes in GA accommodate sea planes and since Lanier is the largest lake, should allow sea planes to land.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	Waverunner issues need attention, specifically for rentals - Total lack of training causes serious accidents and disrespect to other lake users.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Need to control excessive wake in relation to boat docks.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Buford	Lake	Move the 100 ft rule out to 500 ft for erosion control.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Wake boards are eroding the shoreline and stressing our docks.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Expand recreational activities to include Sea Plane operations.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	We live on the lake in a very nice cove that is well liked by all watercraft. The dangerous speed, closeness to all these docks and towing of children and adults on rafts, floats, etc is very scary - to say nothing about tearing up docks and shorelines.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Sea Plane access.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	Change of Policy to allow seaplane operations on the lake - remove restriction.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	We ask that seaplane operations be considered on the lake.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Lake	Expand recreational opportunities for the smaller specialized groups Such as seaplane operations on the lake.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Buford	Land	Control of boat trailer parking at Burton Mill Park. Cars without trailers should park in the car parking not taking up the spaces in the ramp parking.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Buford	Lake	Need to do maintenance on boat docks and ramps. Several are without bumpers.	USACE will discuss this item with our maintenance contractor.
Buford	Lake	No wake buoys in residential area. Ski boats in small coves are tearing up the docks and are unsafe to swimmers.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Land	Allow for cameras on docks to catch thieves!	The Shoreline Management Plan has been amended to allow cameras.
Buford	Lake	Most of my votes were for boater education, addressing unsafe behavior, and large wakes. As a fairly new resident of the lake, wakeboarding boats and fishing speed boats tearing up my dock with wakes is one thing I didn't consider. I can't help but think these those offenders just don't realize the impact.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	I own small boats. The big cabin cruiser boats put out such a big wake especially at slow speed that their wake will go over the side of my boats. The bigger the more the damage it can do to the shore and islands. Big boat drivers need more training on courtesy to other boaters. Lake Lanier has too many untrained drivers at all levels.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Be able to clear some brush at the Corps line.	This can be addressed in the next update of the Shoreline Management Plan.
Buford	Land	Thank you for allowing cameras on docks - this will prove to be beneficial in both safety and security.	Comment noted.
Buford	Lake	Boater training - as much as local control/access to the ever changing conditions. Thank you for having this public input/informational forum.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Lake	Ability to clear limbs and brush from my lot to water. It would not foster erosion and would approve appearance for all.	This can be addressed in the next update of the Shoreline Management Plan.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Buford	Lake	Boater safety - with other boats, skiers/swimmers. Coming too close to other boats/docks or kids on PWC.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Buford	Land	Burton Mill Park: Needs better security @ night. Drivers squealing tires and loud music after park closes.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Buford	Lake	Beach area having jet skis creating wakes and partying @ beach. NO RANGERS IN SIGHT!	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Buford	Land	The park's signs state 'no pets' yet the boaters take pets out on their boats. A dog park would be nice.	The Proposed Management Actions include consideration of a dog park on the south end of the lake.
Buford	Land	Burton Mill Park: Needs to be closed at sunset and patrolled to keep out unwanted guests. The noise level is excessive at Burton Mill Park.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Buford	Lake	The swim area at the park and cove needs to be "NO WAKE."	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Buford	Lake	Water Quality is a concern. So much development has been with uncontained runoff. As well as issues with issues with septic tanks and chemicals on lawns and street runoff.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming			
Cumming	Lake	Please put more common sense in the master plan and management of the lake.	Comment requires elaboration.
Cumming	Lake	Please manage water levels better to stay closer to 1071.	Water Management is guided by the recently updated Water Control Manual.
Cumming	Lake	More common sense in the Corps regulating like ease for rip rap approval.	USACE is bound by law and regulation in permitting activities.
Cumming	Lake	Need Corps to request and promote boating license and education.	USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Cumming	Lake	Bald Ridge Creek needs more law enforcement. Many dangerous boaters.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	More "No Ski" buoys on Bald Ridge Creek above the marina.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Cumming	Lake	Concerns about erosion and siltation. So much runoff in heavy rains my cove turns caramel in color.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	Also safety enforcement in boating activities. On holidays there are so many boaters. Boating safety and understanding the rules of the lake are a must.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	DEER - Too many deer in my area. Please help!	Expand hunting opportunities into more compartments around the lake for management of wildlife species within healthy limits in cooperation with the Georgia Department of Natural Resources (DNR).
Cumming	Land	Major concerns/disappointment with management of the Corps office - We send emails and never ever get a response - take check for permit renewal – 3 months later still not processed. Very disrespectful to not even acknowledge emails and answer questions. Should not take months or years to get applications renewed. So Frustrating!	USACE acknowledged a permit processing backlog and has since remedied the problem. The latest permit processing data indicates the Lake Lanier office takes an average of 23 days to complete the process they are responsible for.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Cumming	Lake	Two big concerns for me as a homeowner in the lake are 1) erosion and silt build up losing shoreline . . . the rain we have had recently adds silt daily. No plans to clean up? Older residents tell me there used to be a barge that removed silt. Not now. And it's very prohibitively expensive for a homeowner to do.	Erosion and sedimentation are two issues that are separate but related. Erosion of the lake shoreline contributes to sedimentation in the lake. The Proposed Management Actions indicate that USACE will identify areas for erosion control projects. Sedimentation is also the result of adjacent development. The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the adjacent development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control. USACE does have a navigation mission for Lake Lanier; however, it is limited to providing water for downstream navigation. Without a mission for providing adequate depth for navigation channels in Lake Lanier, we do not receive funding for dredging.
Cumming	Land	Deer - too many- totally uncontrolled - a danger to drivers at night - dead on road; accidents; destroying my gardens and any planting.	Expand hunting opportunities into more compartments around the lake for management of wildlife species within healthy limits in cooperation with the Georgia Department of Natural Resources (DNR).
Cumming	Lake	Several issues seem to be lacking: sedimentation from property outside Corps jurisdiction - carried by streams - no cooperation between local government and Corps. No enforcement/recourse. Water quality - Lake Lanier and several tributaries have been listed as severely impaired. Point source and non-point source not addressed. Nutrient loading from runoff (not geese) - water treatment facilities, maritime sanitation. Methodology of 1987 Plan.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	Big concern over sedimentation and silt comes into our cove (4 Mile) every time it rains.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Cumming	Lake	Updated plan needs to address the reality of climate change which makes drought more likely than floods. Need to avoid situations like early 2016; lake several feet above full with abnormally dry spring and summer predicted, but fast drawdown brought lake to full within weeks, drought set in (as predicted) and it just kept going down and took 2 years to recover.	Water Management is guided by the recently updated Water Control Manual.
Cumming	Lake	Need a center for paddle, rowing shells, canoes, kayaks craft access to lake with low dock for launch and return. Consider Gearston or Bertsh Parks.	The Proposed Management Actions indicate that USACE will explore additional paddle sports launching and docks.
Cumming	Lake	I know this is not a forum for Lake Level, but I think the people in forum need to be educated about the small drainage area which feeds Lanier. Many think it is fed from streams in GA. Apalachicola Oyster lived in the Bay before Lanier.	Water Management is guided by the recently updated Water Control Manual.
Cumming	Lake	Somehow be more vigilant on homeowners who "clear cut" Corps property and allow erosion and sedimentation to occur. The neighbors across our cove weed wacked their entire property. Now it's a mudslide every time it rains.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Cumming	Land	We walk at West Bank most mornings. It is well kept and a pleasure to walk around. Keep up the good work!	Thank you - comment noted.
Cumming	Lake	Would it be possible for responsible homeowners who use riprap to prevent erosion and/or dredge to receive a tax break?	This has been previously explored, and we cannot find a legal way to make this happen.
Cumming	Lake	Require boat rental operators to require a boater safety card from renters.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	Avoid placing navigational aids/markers that are not those outlined in maritime law (ie, lighted navigational markers).	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Cumming	Lake	Re-evaluate Dock Process - If buy investment property with dock rights don't have to install a 'recycled' junk dock to 'hold' your dock space.	This can be addressed in the next update to the Shoreline Management Plan.
Cumming	Lake	How to shorten current 20-year wait! Process, better way to evaluate room, etc.	USACE acknowledged a permit processing backlog and has since remedied the problem. The latest permit processing data indicates the Lake Lanier office takes an average of 23 days to complete the process they are responsible for. Evaluation processes can be addressed in the next update to the Shoreline Management Plan.
Cumming	Lake	Eliminate the boats that are purposely making extra large wakes to surf behind. Really big boats usually only go by once then on the way back. These ballast boats just go back and forth hurting docks.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	Publicize the 'no wake zone' distance to the docks. I don't think many people know this and they go too close to docks at high speeds.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control. The Proposed Management Actions indicate and increase in education and outreach.
Cumming	Lake	Allow seaplanes in certain areas at certain times.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Cumming	Lake	Place noise restrictions to eliminate excessively loud boats.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Cumming	Lake	Allow us to dredge and put soil on our property instead of unaffordable removal. Will help everyone!	USACE is bound by law and regulation in permitting activities.
Cumming	Lake	All buoys (especially hazard ones like the one in the 90' pass at Thompson Creek Ramp) and shallow water poles need to be lighted.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Cumming	Lake	Buoys need to be lit or flashing.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Cumming	Lake	Wish my small cove and all cove openings had "no wake" requirements. Many boaters drive much too fast creating wakes which damage docks and exposed shorelines. Also these same boaters come much too close to the swimmers. Boaters exiting the cove (fishing) travel much too fast. Wish you could stop this!	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	There needs to be more focus on closing developer loop holes. For example, in Yellow Creek or on the north end, one developer was able to put 50 boat slips for a neighborhood with relatively little lake front property which should only have supported <10 boat slips. This is already a congested area due to the channel being narrow in this area.	This can be addressed in the next update to the Shoreline Management Plan.
Cumming	Lake	Raising water level 2 feet at full pool will not be good for the flat lots.	Water Management is guided by the recently updated Water Control Manual.
Cumming	Lake	More restrictions on water skis and wakeboarding around boat docks.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	Pay attention to the federal clean water act. This would monitor silting of inflows.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	Less effect during "safety check" pull over and redirect to enforcing boats not following rules - right-of-way, driving less than 50' from a pier [discourteous boating, etc.? - illegible]. Should be a size limit on boats & [illegible] - speed boats above 40 mph Prohibited.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Cumming	Lake	Corps office: very hard to deal with - ignore emails; slow responses to request; we have waited 3 months for a simple dock expansion request; zero customer service!	USACE acknowledged a permit processing backlog and has since remedied the problem. The latest permit processing data indicates the Lake Lanier office takes an average of 23 days to complete the process they are responsible for.
Cumming	Lake	Fewer wake boats - they are destroying the shoreline docks and are making swimming and boating unsafe for others. Especially in narrow areas of the lake.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	More attention to poor unused docks in lake - make them update or lose permit to these waiting.	This can be addressed in the next update to the Shoreline Management Plan.
Cumming	Land	No more parks on south end.	The Proposed Management Actions indicate where development will be limited (site maps).
Cumming	Lake	Faster response on first visit with new homeowner take over of docks.	USACE acknowledged a permit processing backlog and has since remedied the problem. The latest permit processing data indicates the Lake Lanier office takes an average of 23 days to complete the process they are responsible for.
Cumming	Lake	Can you sell lake lots and take the money to dredge the coves? The silt is bad.	No, we cannot.
Cumming	Land	No restaurants.	The Proposed Management Actions identify that USACE will comply with existing regulations and the USACE South Atlantic Division Commercial Activity guidelines.
Cumming	Lake	Boat size.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Cumming	Lake	We have a need for noise regulations of 2 kinds: 1) Music, radio, etc turned down 2) Boat engines are too loud.	US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations.
Cumming	Lake	Why is the Lake Lanier level not included in the Master Plan review? If the level were changed it would impact every one of the topics identified thus far.	Water Management is guided by the recently updated Water Control Manual.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Cumming	Lake	Methodology for 1987 study is flawed - many assumptions and calculations that don't make sense - not compared to actual situation. Would like to see methodology to be used for this study before it is applied not as part of the final. Need transparency in how data is collected and applied.	All data collected is provided for public view at https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/Master-Plan-Update/ .
Cumming	Lake	In boating survey - is every boat lumped into single count? Obviously type of boat has impact on results. Qualitative assessment of conflict different for sailboat vs. PWC vs. wake board vs. kayak. Recreational use needs of boating population NOT one size fits all.	The goal of the Master Plan update is to provide a wide diversity of recreational opportunities desirable to a variety of types of users. Conflict is measured not only by density but also by visitor surveys.
Dawsonville			
Dawsonville	Lake	I have a concern about water quality. Specifically, water released by corporations, government entities that include sewage, e coli, unclear, unhealthy items.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Silt in the lake.	Erosion and sedimentation are two issues that are separate but related. Erosion of the lake shoreline contributes to sedimentation in the lake. The Proposed Management Actions indicate that USACE will identify areas for erosion control projects. Sedimentation is also the result of adjacent development. The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the adjacent development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Crazy boat drivers that don't pay attention.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Dawsonville	Lake	Silt in the lake.	Erosion and sedimentation are two issues that are separate but related. Erosion of the lake shoreline contributes to sedimentation in the lake. The Proposed Management Actions indicate that USACE will identify areas for erosion control projects. Sedimentation is also the result of adjacent development. The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the adjacent development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Areas to address: Silt management in upper Chestatee (sand bank @ Lumpkin).	Erosion and sedimentation are two issues that are separate but related. Erosion of the lake shoreline contributes to sedimentation in the lake. The Proposed Management Actions indicate that USACE will identify areas for erosion control projects. Sedimentation is also the result of adjacent development. The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the adjacent development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control. USACE does have a navigation mission for Lake Lanier; however, it is limited to providing water for downstream navigation. Without a mission for providing adequate depth for navigation channels in Lake Lanier, we do not receive funding for dredging.
Dawsonville	Lake	Boater safety - it would be fantastic if there could be a requirement for safety courses for boat owners. Could easily target dock owners with this.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Additional markers would be great - especially shallow water markers.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Dawsonville	Land	Development of Lumpkin Campground ramp at park.	The Site Development Plan for Lumpkin Park is a part of this Master Plan update.
Dawsonville	Land	More low impact recreational opportunities- walking trails (these are not compatible with mountain bike trails!). Kayak and canoe put ins.	The Proposed Management Actions indicate these will be considered.
Dawsonville	Lake	Need lighted markers.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Dawsonville	Lake	Community docks.	This can be addressed in the next update to the Shoreline Management Plan.
Dawsonville	Land/Lake	Nice to see a PLAN being made for the future rather than trying to fix a problem later.	Thank you - comment noted.
Dawsonville	Lake	More lighted markers.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Dawsonville	Lake	Discounted rip/rap (tax credit for preserving the shoreline).	This has been previously explored, and we cannot find a legal way to make this happen.
Dawsonville	Lake	Easier process to get permit for shoreline planting (local plants only of course).	The current process is to submit a plan for review. We are unsure how to make it simpler.
Dawsonville	Land	Dock permits and Corps property - more education/ flexibility to groom land yet be consistent with the conservation / endangered species. Basically - clean up Corps property without conflicting with natural environment & longevity.	This can be addressed in the next update to the Shoreline Management Plan.
Dawsonville	Lake	I would like to see a revision to the overall water management to maintain/use lake at winter and summer pool levels except in extreme drought. Lower lake levels present more hazards to recreation and increase erosion and sedimentation issues.	Water Management is guided by the recently updated Water Control Manual.
Dawsonville	Lake	Rules/Laws regarding boats generating excessive wakes for surfing and wakeboarding. Limit activity to 1/8-1/4 mile from shore. Narrow areas cannot absorb wakes and are hard to avoid in a boat.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Need more boater education classes. No penalties for boaters who pollute the lake. Teach classes to children to ride skidoos safely. No parent riding with small children in their laps on skidoos.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Pollution seen and unseen.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Dawsonville	Lake	In the Stakeholder Focus rankings there does not seem to be a focus on the FISHERY and continued health for sport fishing. Bass fishermen, bait stores and charters should be considered as a large stakeholder group.	Comment noted, and this group will be invited to the next stakeholder meeting.
Dawsonville	Lake	My concerns are lake levels that damage my personal property (docks).	Water Management is guided by the recently updated Water Control Manual.
Dawsonville	Lake	My other concern is wake board boats designed to create enormous wakes that also destroy my personal property.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	No seaplanes. Less commercial on lake. Licenses to drive any boat, sail, gas, small/large after taking test. More rangers. Keep lake 3-4 ft above full.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier. The Proposed Management Actions identify that USACE will comply with existing regulations and the South Atlantic Division Commercial Activity guidelines. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control. Water management is guided by the recently updated Water Control Manual.
Dawsonville	Lake	Most people on the lake are familiar with safety, etiquette, and general courtesy. Therefore, I don't think more education is the answer. I think what is required is enforcement of laws and safety. I also think it should be gentle at first but have teeth for habitual offenders.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Dawsonville	Lake	It seems strange that this lake community (COE et al) is so passionate about shoreline sweep and keeping the lake clean, yet is knowingly allowing the lake to die from below by not addressing the sedimentation issue. We need to dredge (as a community) now before the problem grows insurmountable, plus we need to establish a dredging plan for the future lake care.	USACE does have a navigation mission for Lake Lanier; however, it is limited to providing water for downstream navigation. Without a mission for providing adequate depth for navigation channels, we do not receive funding for dredging.
Dawsonville	Lake	Sensible dredging requests help the lake by allowing for more water to be kept on Lanier. Consider sensible requests by homeowners to de-silt or dredge to hardpan. This creates a win-win.	This is currently allowed.
Dawsonville	Lake	You need to make all drivers of PWC take a test of boaters safety and LICENSE THEM - A - MUST. I see kids and reckless drunk adults constantly.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	People who live on Lake Lanier are stewards of the Lake. USACE needs to take a customer centric approach to sensible dock and shoreline requests to include dock size, dock replacement, dock placement, dock trail improvement and dredging requests.	This can be addressed in the next update to the Shoreline Management Plan.
Dawsonville	Lake/ Land	Your "colored dot" system may simplify things but seems to lead users to endorse boating restrictions when they do not really want them. Almost looks like you are funneling them into your agenda.	The issues on the posters were developed by stakeholder groups. These comments allow for additional issues to be raised and addressed that are not included in the "colored dot" system.
Dawsonville	Lake	Boating is particularly important to the recreational economy generated by the lake. Please do not discourage it nor over-restrict boating regulations.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Lake	Water Level Management - maintain full pool +/- a couple of feet.	Water Management is guided by the recently updated Water Control Manual.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Dawsonville	Lake	Some flexibility on Corps shoreline underbrush management.	This can be addressed in the next update to the Shoreline Management Plan.
Dawsonville	Land	Improve communication with stakeholders. Newcomers to the lake (residents) are often left in the dark for months or even years about the status of their dock transfer application. Better communication in regards to what you can and can't do. Improve social media presence about Corps activities - would have been nice to get a little notice of your intention to fill the lake - left dock owners scrambling.	USACE acknowledged a permit processing backlog and has since remedied the problem. The latest permit processing data indicates the Lake Lanier office takes an average of 23 days to complete the process they are responsible for. Social media presence has increased and we will continue to explore how to better communicate activities and actions.
Dawsonville	Lake	How to make water in the lake cleaner.	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Dawsonville	Land	As a contractor/Dock Builder - Keeping and gaining access to "Approved Contractor Areas" is an important issue.	The Proposed Management Actions identify additional areas for marine contractors to utilize.
Dawsonville	Lake	Corps flooding lines were established in lo-tech 1950+. ADJUST CORPS lines to modern day reality. The Corps line in front of my home would require a Noah-type for the waters to reach it.	USACE acknowledges acquisition surveys were not 100% accurate. However, some parcels were obtained above the flood line because that was the seller's desire. Regardless of the reason, USACE paid for the land in fee and is not authorized to sell it.
Dawsonville	Lake	I think you should raise the level of the lakes 2 ft as has been said before.	Water Management is guided by the recently updated Water Control Manual.
Gainesville			
Gainesville	Lake	No seaplanes	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Gainesville	Land	More deer control. Large herds 4-6 roaming at a daytime hours right up next to houses	Expand hunting opportunities into more compartments around the lake for management of wildlife species within healthy limits in cooperation with Georgia DNR.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	BUIs	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Speed boats and dangerous driving	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Sediment Control - easier process for silt removal	USACE is bound by law and regulation in permitting activities.
Gainesville	Land	Not all parks need to be elaborate entertainment centers and a person to talk to about problems with a leased park.	Goal of Master Plan update is to provide a wide diversity of recreational opportunities desirable to a variety of types of users. The Proposed Management Actions include Site Maps for all recreation areas. USACE has a Real Estate Specialist located at the Lanier Project Management Office that can speak with you about leased areas.
Gainesville	Land	At Robinson Park - Lengthen (increase) the gangplank so that the existing passenger dock can be utilized at lower lake levels - currently unusable with Lake Lanier levels lower than 1069 ft elevation. The current boat ramps are usable down to 1063.0 ft, so loading dock should be the same - it can be with a longer gangplank ramp. Thank you.	The Proposed Management Actions will identify areas to be considered for longer walkways on courtesy docks.
Gainesville	Lake	Concerning the current state of development. The Corps must be aware that Lanier Islands is maintaining a noise nuisance at certain times of the year. Festival of Lights in previous years (except this last year because they moved it) and recently "Game Day" weekend create music and loudspeaker noise that can be heard at my house 2 miles away. When I can hear the music in my bedroom with the TV on, something is not right. Called the Hall County Sheriff and they just shunned me. Called the Corps # at Lanier twice - no response. Emailed the Corps again, no response.	Noise complaints regarding Lake Lanier Islands and Holiday Marina have been received. Each time we look into it, they have the appropriate permits issued by Hall County.

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Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Land	A business that leases government land cannot take precedence over private property owners that surround that property. The facilities Director said that they had to put "butts in seats" but that should not override noise ordinances so that I can hear that noise inside my house, 2 miles away.	Noise complaints regarding Lake Lanier Islands and Holiday Marina have been received. Each time we look into it, they have the appropriate permits issued by Hall County.
Gainesville	Lake	As a CVB and host of large fishing tournaments - my interests lie heavily with the positive economic impact vs crowding or usage of the lake by large groups. One tournament = \$500k to \$2mil impact, but we also make sure as a host are good of our #1 attraction in Gainesville.	Comment noted
Gainesville	Lake	Lake - Orange. Which regulations are the focus for enforcement boats? Water quality?	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Land	Land - Blue. What is included in the economic development impacts? Restaurants? Vendors? Pengufs (illegible)	The Proposed Management Actions identify that USACE will comply with existing regulations and the South Atlantic Division Commercial Activity guidelines.
Gainesville	Lake	There needs to be No Wake buoys in the cove of Longwood Park. Boats speed close to the docks. It is unsafe as they are not paying attention when pulling tubers or wakeboarders. Several members of our family including our infant son have almost been run over while we are swimming near our dock. It's completely unsafe and the owners of the docks should be able to put out no wake buoys 100' from their docks. Thanks	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

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Meeting Location	Type (Land/ Lake)	Other Issue	Response
Gainesville	Lake	Limit speed to 30 mph; limit large boats and wakes by all boats	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Control erosion and sedimentation - goes hand in hand with erosion and sedimentation. But also allow dredging to keep the depth. Enforcement of no wake zones (and speed limits!)	Erosion and sedimentation are two issues that are separate but related. Erosion of the lake shoreline contributes to sedimentation in the lake. The Proposed Management Actions indicate that USACE will identify areas for erosion control projects. Sedimentation is also the result of adjacent development. The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the adjacent development. USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control. USACE does have a navigation mission for Lake Lanier; however, it is limited to providing water for downstream navigation. Without a mission for providing adequate depth for navigation channels in Lake Lanier, we do not receive funding for dredging.
Gainesville	Lake /Land	More updates on Master Plan to keep up with changes of time. Allow flexibility by allowing approvals on local levels.	Master Plans are required to be reviewed every 5 years. Funding does not allow for updates on this schedule. Local level approval is a policy decision set by Mobile District. The Master Plan update can recommend policy change but not direct policy change.
Gainesville	Lake	Problems: Out of control jet skis and in no wake zones of Balus Creek in cove. Main Lake: area especially on the weekends with speeding boats very unsafe for smaller/lower boats - waves/wakes maybe speed limit on weekends/holidays.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Towing children we believe should not be towed in transit areas - high traffic area should not have people, especially children being towed.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	Cleaner lake is a safer lake; lighted shallow water makers; allow grandfathered items STAY; address the law of "No Wake" near personal docks.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier. Current policy allows for items approved under a previous policy to remain grandfathered until condition warrants removal. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Land	No more restaurants south of the Gainesville Marina; Add restaurants A) between Thompson bridge and Cleveland Hwy 369 B) further north also.	The Proposed Management Actions identify that USACE will comply with existing regulations and the South Atlantic Division Commercial Activity guidelines.
Gainesville	Lake	I think access by seaplanes will have a beneficial economic effect on the lake. It should not affect residents.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Gainesville	Lake	Most boaters do not know or understand the rules of 100' away from docks. It is very destructive for our docks when rules are not known.	The Proposed Management Actions indicate an increase in education outreach to promote water and boating safety. In addition, the Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	We would like to see the Corp. Look at raising the Lake Lanier full pool to 1,073 for more water storage given such a small basin.	Water Management is guided by the recently updated Water Control Manual.
Gainesville	Lake	I would like to see the limit of high speed boats. These boats, like something out of Miami Vice, are loud and present a clear danger to smaller pontoon boats.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Too many boats with no navigation lights on at night. Too many boats running at night with docking lights on - wrecks night vision of other boaters.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Would like to see more restaurants on Lake Lanier. We enjoy lunch/dinner cruises and more choices would be great.	The Proposed Management Actions identify that USACE will comply with existing regulations and the South Atlantic Division Commercial Activity guidelines.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	Major concern about new wakeboard boats that folks surf behind - massive wake put out by these boats and users do not follow the 100' rule!!	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Shoreline clean-up. Control flotsam on lake (logs, docks, etc.)	USACE currently removes a significant amount of trash and debris from the lake on a daily basis. In addition, the Lake Lanier Association organizes, promotes, and conducts an annual Shoresweep event to remove trash and debris. USACE, LLA, Georgia DNR, and local jurisdictions work together on removing abandoned and derelict docks and vessels.
Gainesville	Land	Please invest in traffic marquees to direct traffic to open parks - not to just tell that a park is closed or full. "Don't tell us the problem" "Give tell us a solution"	The Proposed Management Actions indicate USACE will consider conducting a vehicle/road traffic study to address congestion during high visitation weekends.
Gainesville	Land	Greater awareness campaign or publicity about northern, eastern, and western parks to encourage flow/visitation	The Proposed Management Actions indicate USACE will consider conducting a vehicle/road traffic study to address congestion during high visitation weekends.
Gainesville	Lake	More trash traps "Balus Creek"	The Proposed Management Actions indicate USACE will explore the feasibility of "trash traps".
Gainesville	Land	Would like to see another site like Bald Ridge Campground but on the north side of the lake.	Proposed land based development is indicated in the site maps.
Gainesville	Lake	There is too much debris in the lake from construction (Probably marinas expanding capacity) Floating dock sections (2'x3') floating styrofoam, floating pieces of wood plank (we pick up what we can).	USACE currently removes a significant amount of trash and debris from the lake on a daily basis. In addition, the Lake Lanier Association organizes, promotes, and conducts an annual Shoresweep event to remove trash and debris. USACE, LLA, Georgia DNR, and local jurisdictions work together on removing abandoned and derelict docks and vessels.
Gainesville	Lake/L and	I am also interested in managing the invasive plant species. They disrupt the native ecology and can impact the environment drastically. Maybe more outreach and education to residents around and near the lake shores.	The Proposed Management Actions indicate USACE will increase education outreach efforts regarding boating and water safety; invasive species; fishing conservation; etc...
Gainesville	Lake	More constant lake level needed!	Water Management is guided by the recently updated Water Control Manual.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	Children being towed in high traffic areas. Boating License. Responsible for your wake.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Favorite places - I love the islands at Chestatee/Chattahoochee Junction. Nice beach area, wildlife, sunrise & sunset views. Avoid anywhere near Port Royale area, uncontrolled on weekends and holidays.	Comment noted
Gainesville	Lake	Wake boards with huge wakes are destructive to others whether in boats or docks. Regulations should be changed to require these boats to remain much farther than 33 yards from property.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Keep wakeboard boats away from docks, consistent circling causing damage to personal property and disrupting quality for others.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Decrease goose population!	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	I would like to see more accountability with the boat rental companies. Put highly visible ID markers to identify rented boats that are dangerous and/or leaving trash on islands. This is a huge issue with rental house boats.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/ Lake)	Other Issue	Response
Gainesville	Lake	My question is who is it that you can hunt on the Lake Lanier as long as you are 600' from any restaurant. However, you cannot carry a gun on Corps property. (Mostly illegible p10.)	Hunting and possession of firearms are regulated by 36 CFR 327.13.
Gainesville	Land	Better control of deer population.	Expand hunting opportunities into more compartments around the lake for management of wildlife species within healthy limits in cooperation with Georgia DNR.
Gainesville	Lake	Speed limit, No wake zone markers, Out of control jet skis	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Control wake in all residential areas.	While US Army Corps of Engineers Rangers enforce Title 36 Section 327 of the Code of Federal Regulations, the primary responsibility for enforcing State boating laws rests with the State of Georgia. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Land	Crowding - Control all developments on Lake to prevent more environmental damage.	Proposed future development is indicated in the site maps.
Gainesville	Lake	Place red and green lights at entrance to 2 Mile, 4 Mile, 6 Mile, etc this would assist boaters and provide safety.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Gainesville	Lake	Red and green lights on markers.	The Proposed Management Actions include a review/assessment of the Aids to Navigation System at Lake Lanier.
Gainesville	Lake	Wake awareness - more signage! Dredge! Bring lake level to 1,073! Secure budget funding for lake safety.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control. USACE does have a navigation mission for Lake Lanier however it is limited to providing water for downstream navigation. Without a mission for providing adequate depth for navigation channels, we do not receive funding for dredging. Water Management is guided by the recently updated Water Control Manual. Budgets for USACE are provided by the US Congress.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	Help homeowners to manage flow into the lake.	Comment needs further elaboration.
Gainesville	Land	Allow cut trees to be removed to keep land area clean.	This can be addressed in the next update to the Shoreline Management Plan.
Gainesville	Lake	Keep water level high.	Water Management is guided by the recently updated Water Control Manual.
Gainesville	Land	Consult residents on all private development - BEFORE it is too late to do anything about it.	Private development on private lands is not controlled by USACE. Development, funded by private entities, on USACE lands and waters must be for public use and is thoroughly reviewed and posted for public comment during the review process.
Gainesville	Land/Lake	Regulation on monitoring fertilizer runoff.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	It has been clear for many years that a marina and the services it could provide is needed is the Chestatee River portion of Lake Lanier somewhere north of its confluence with the Chattahoochee River.	The Proposed Management Actions indicate a small to medium size marina site in either Compartment 20 (Latham Creek) or Compartment 21 (Chestatee North).
Gainesville	Land/Lake	Please develop more interactive programs or events or experiences for the public.	The Proposed Management Actions indicate an increase in education outreach.
Gainesville	Lake	Assist homeowners with erosion control.	The Proposed Management Actions indicate an increase in education outreach.
Gainesville	Lake	Allow flexibility to shoreline permit - Pervious pavement to dock to eliminate erosion.	This can be addressed in the next update to the Shoreline Management Plan.
Gainesville	Lake	HIRE MORE RANGERS to patrol and enforce rules and laws.	Budgets for USACE are provided by the US Congress.
Gainesville	Lake	Silt is a big concern. Stop all development that contributes to this.	Erosion and sedimentation are two issues that are separate but related. Erosion of the lake shoreline contributes to sedimentation in the lake. The Proposed Management Actions indicate that USACE will identify areas for erosion control projects. Sedimentation is also the result of adjacent development. The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the adjacent development. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Land	Leave Duckett Mill campground open longer - say April 1st - Thanksgiving.	Comment will be considered

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Land	Tim Railoy Hood A1687; Gibson #B230; Searl #B789; Blough #F1057; Shockley 410 Brookwood Dr N Dawsonville; Lee #L115; Lake Jawe Upgrade. All change of ownership & upgrade. Public input is great, thanks for hosting!!	Comment noted
Gainesville	Lake	Would like to see the allowance of seaplanes to operate on the lake.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Gainesville	Lake	Allow seaplane operations on the lake.	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier.
Gainesville	Lake	Restrict wake board/water skiing in area less than 1000-1200 ft across to control shoreline erosion and boat dock damage.	While this comment cannot be addressed in the Master Plan update, the Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Big boats are too loud! Restrict straight exhaust make all exhaust below water level.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Land/Lake	We'd like to see: more protected wildlife areas; the water level in the lake needs to be more consistently high; fewer high speed boats on lake.	Land use allocations are provided in the Master Plan update map. Water Management is guided by the recently updated Water Control Manual. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	We avoid south of Brown's Bridge from 6:00pm Friday thru Sunday 4:00pm. In fact avoid the entire lake on weekends.	Comment noted
Gainesville	Lake	Raise the full Pool Level. We need to have higher full pool during the spring to allow for water to stay higher during the dry season. Atlanta area is growing and we need more water to allow for growth and maintain Lake Lanier for recreation in the summer.	Water Management is guided by the recently updated Water Control Manual.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
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Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	Control of lake pollution - adjacent facilities; watching wildlife/fowl etc; no dumping or release (e.g. Mincey, Pilgrim)	The Local Issuing Authority is responsible for approving land disturbance permits and enforcing erosion and sedimentation laws during the development. Local jurisdictions and the State of Georgia are responsible for issuing and monitoring discharge permits. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Brown's Bridge should have a speed wake zone account; high concentration of boats.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Land	Growing traffic congestion as growth initiatives are built into master plan.	The Proposed Management Actions indicate USACE will consider conducting a vehicle/road traffic study to address congestion during high visitation weekends.
Gainesville	Lake	Limit wake boats to defined areas.	The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	Maintain "full pool" lake level whenever possible.	Water Management is guided by the recently updated Water Control Manual.
Gainesville	Land	Allow bow hunting for deer control NO GUNS!	Bow hunting is currently allowed with a permit from the US Army Corps of Engineers. There is not a recommendation for the use of guns for deer hunting.
Gainesville	Lake	No seaplanes! Weekend speed limits - Is this possible?	The Proposed Management Actions will recommend that the Mobile District Commander amend the current Mobile District Policy Regarding Sea Plane Operations to allow sea plane operations on Lake Lanier. The Proposed Management Actions indicate USACE will conduct discussions with State and local jurisdictions regarding boater education, training, and licensing; boat size, engine size, and speed; water quality; erosion and sedimentation; safety and security; fish stocking programs; fish structure programs; educational seminars on fishing conservation; and wildlife control.
Gainesville	Lake	The lake is generally quiet in the mornings. Beautiful wildlife - herons. Please preserve the wildlife.	Comment noted
Gainesville	Lake	Glad to be able to access the lake from a variety of boat ramps to see different areas via kayak.	Comment noted
Gainesville	Lake	Low lake levels	Water Management is guided by the recently updated Water Control Manual.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Meeting Location	Type (Land/Lake)	Other Issue	Response
Gainesville	Lake	Low lake levels	Water Management is guided by the recently updated Water Control Manual.
Gainesville	Lake	Low lake levels	Water Management is guided by the recently updated Water Control Manual.
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Gainesville	Lake	Low lake levels	Water Management is guided by the recently updated Water Control Manual.

Note: Public comments received from the second round of Public Meetings were lost and are, therefore, not available to be included in this document. While the comments were reviewed and were a part of the overall analysis, they were not significantly different from the comments included above.

APPENDIX B—FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND ENVIRONMENTAL ASSESSMENT (EA)

A. FINDING OF NO SIGNIFICANT IMPACT (FONSI)



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

**FINDING OF NO SIGNIFICANT IMPACT
FOR
ENVIRONMENTAL ASSESSMENT
LAKE SIDNEY LANIER PROJECT MASTER PLAN UPDATE
AND SEAPLANE ACTIVITY POLICY
LAKE SIDNEY LANIER
GEORGIA**

The U.S. Army Corps of Engineers (USACE), Mobile District has conducted an environmental analysis in accordance with the National Environmental Policy Act of 1969, as amended. The Environmental Assessment (EA) for the Lake Sidney Lanier Project Master Plan has been prepared to analyze the potential environmental effects of implementing an updated master plan for the Lake Sidney Lanier (Lake Lanier) Project in north-central Georgia (the proposed action) and of allowing seaplanes on Lake Lanier to support the USACE, Mobile District's potential policy decision to permit recreational seaplane activity on the lake.

1. PROPOSED ACTION. The proposed action is to implement an updated Master Plan for the Lake Lanier Project. The purpose of the proposed action is to address deficiencies in the Master Plan, which was last updated in 1987 and needs revising to address changes in regional land use, population, outdoor recreation trends, and USACE management policy. The proposed action is needed to bring USACE's management and development of the project's resources into compliance with the regulations in Title 36 of the *Code of Federal Regulations* Part 327, which specify that the natural, cultural, and developed resources of USACE projects are to be managed in the public interest, providing the public with safe and healthful recreational opportunities while protecting and enhancing resources.

The proposed action regarding seaplanes is to allow seaplanes to use the navigable waters of the lake for seaplane operations. The analysis of seaplane activity on Lake Lanier in this EA supports the USACE, Mobile District's potential policy decision to permit seaplanes to operate on the lake for recreational purposes.

Under the proposed action, USACE, Mobile District would implement the approved Master Plan Update for the Lake Lanier Project. The Master Plan Update would include the management measures listed below as changes to the content of the 1987 Master Plan.

- **Education**
 - Increase natural resource management and safety education outreach efforts.
- **Erosion and Sedimentation**

- Conduct a condition assessment of erosion of the lake's shoreline and pool capacity.
- **Facilities**
 - Assess the feasibility of future recreation site improvements and development.
 - USACE has proposed land-based amenities to accommodate current and future demand while balancing the range of diverse opportunities and protection of the resource. Reference individual [site development plans](#) for details. Associated with this Master Plan Update, USACE would take or consider the following noteworthy actions:
 - Honor the previously approved concept of a resort development at Mary Alice Park. No additional boat ramps would be developed at Mary Alice Park.
 - Increase hiking and walking trail opportunities.
 - Increase mountain biking opportunities.
 - Consider establishing a dog park on the south end of the lake.
 - Increase paddle sports launching and dock facilities.
 - Identify locations where marine contractors can operate separated from developed recreation areas.
 - Relocate Buford Dam Road off saddle dikes 1 and 2 from Sawnee campground to the main dam. Install traffic roundabouts at Sawnee campground, West Bank, and the Lake Lanier Project Management Office.
- **Crowding and Conflict**
 - Maintain existing and currently approved plans for public boat ramps. (This would limit public boat ramp development to already-approved projects. No additional public boat ramp plans would be approved.)
 - Permit no additional marina development over what is currently approved. (This would limit marina development to already-approved projects. No marina development plans would be approved beyond that.)
 - Consider studying vehicle traffic congestion on busy weekends and take corrective actions to address it.
 - Assess the adequacy of hazard markers, location markers, and regulatory buoys/signs and address inadequacies.
- **Hunting/Wildlife**
 - Expand wildlife habitat and hunting opportunities.

The preferred alternative with respect to seaplanes is to allow seaplane operations on Lake Lanier. The USACE, Mobile District is considering a policy change to permit recreational seaplane activity on Lake Lanier. If the policy is changed, seaplane operations on Lake Lanier would be limited as noted below.

- No commercial operation of seaplanes on Lake Lanier would be allowed.
- Seaplanes would not be allowed to moor at docks authorized by a shoreline use permit (that is, individual private docks or community docks). However, if

mooring at docks is allowed at all, it would be addressed in the update to the Lake Lanier Shoreline Management Plan.

- Use of courtesy docks at recreational areas (parks and campgrounds) would be allowed. Overnight mooring of seaplanes at campgrounds while its pilot and guest(s) are camping would be allowed.
- USACE, Mobile District would not restrict the use of commercial docks by seaplanes, but their use would be at the discretion of the individual lease holder (marina, restaurant, etc.).
- No seaplane operation would be allowed between sunset and sunrise, that is, a seaplane engine could not be on between sunset and sunrise.

2. ALTERNATIVES. The EA also analyzes a no action alternative to serve as a benchmark against which the proposed action can be evaluated. Under the no action alternative, USACE Mobile District would continue to manage the Lake Lanier Project under the 1987 Master Plan. Below is the “no action alternative” statement for each of the proposed action management measures:

- **Education**
 - Do not increase natural resource management and safety education outreach efforts.
- **Erosion and Sedimentation**
 - Do not assess erosion of the lake’s shoreline and pool capacity.
- **Facilities**
 - Maintain facilities at recreation sites in their current state.
- **Crowding and Conflict**
 - Continue to consider requests for additional public boat ramps beyond those identified in the 1987 Master Plan or that have already been approved.
 - Continue to accept requests for marina development beyond those that have already been approved.
 - Do not conduct a vehicle traffic study of congestion on busy weekends.
 - Maintain existing hazard markers, location markers, and regulatory buoys/signs.
- **Hunting/Wildlife**
 - Maintain existing wildlife habitat and hunting opportunities.

Under the no action alternative seaplanes would not be allowed to operate on Lake Lanier.

3. FINDINGS OF NO SIGNIFICANT IMPACT. Based on the EA prepared for this project, USACE, Mobile District determined that neither implementing the master plan update nor allowing recreational seaplane activity on Lake Lanier would constitute a major Federal action significantly affecting the quality of the human environment. Therefore, the action does not require the preparation of a detailed statement under Section 102(2) 102(2)(C) of the National Environmental Policy Act of 1969, as amended (42 U.S. Code 4321 et seq.). The USACE, Mobile District’s determination

was made considering the following factors, which are further discussed in the EA attached to this document: Implementing the proposed action would have no significant adverse effects on any resource area.

- All effects of implementing the proposed action would be expected to be minor and of short duration.
- Most effects of implementing the proposed action would be expected to be apparent to only a small number of lake users or cause effects that would be considered negligible.
- No federal, state, or local laws or regulations would be violated by implementing the proposed management measures. No federal listed species would be affected.

4. CONCLUSIONS. The environmental analysis supports the conclusion that the proposed action would not significantly impact health and the human environment; consequently, an Environmental Impact Statement is not required. The requirements of the National Environmental Policy Act and the Council on Environmental Quality regulation have been satisfied.

Date

Jeremy J. Chapman, P.E.
Colonel, U.S. Army
District Commander

B. ENVIRONMENTAL ASSESSMENT (EA)

**Final
Environmental Assessment
for Lake Sidney Lanier Project Master Plan Update
and Seaplane Activity Policy**

Lake Sidney Lanier, Georgia



**US Army Corps
of Engineers**
Mobile District

Prepared by
U.S. Army Corps of Engineers
Mobile District
Mobile, AL

with Technical Assistance from
Tetra Tech, Inc.
Fairfax, VA

January 2022

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FINAL ENVIRONMENTAL ASSESSMENT

Lead Agency: U.S. Army Corps of Engineers, Mobile District

Title: Final Environmental Assessment for Lake Sidney Lanier Project Master Plan Update and Seaplane Activity Policy

Designation: Final EA

Proposed Action: Update Lake Sidney Lanier Project Master Plan with and implement management measures to improve recreational experience and enhance natural resources protection at Lake Sidney Lanier, Georgia, and to consider allowing seaplane activity on Lake Sidney Lanier.

Affected Jurisdiction: Lake Sidney Lanier, Georgia, including all federally owned and USACE-operated lands surrounding the lake.

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Abstract: This Final EA discusses the affected environment and potential environmental and socioeconomic effects on the resources of the Lake Sidney Lanier environment of implementing an updated Master Plan for the Lake Sidney Lanier Project in Georgia (the preferred alternative) and of continuing to manage the lake's resources under the 1987 Master Plan (the no action alternative). The purpose of the proposed action is to address deficiencies in the Master Plan, which was last updated in 1987 and needs revising to address changes in regional land use, population, outdoor recreation trends, and USACE management policy. The proposed action is needed to bring USACE's management and development of the project's resources into compliance with the regulations in Title 36 of the *Code of Federal Regulations* (CFR) Part 327, which specify that the natural, cultural, and developed resources of USACE projects are to be managed in the public interest, providing the public with safe and healthful recreational opportunities while protecting and enhancing resources. This Final EA also analyzes the potential impacts of allowing seaplanes on Lake Sidney Lanier to support the USACE, Mobile District's potential policy decision to permit recreational seaplane activity on the lake. USACE, Mobile District has determined that implementing the preferred alternative would not have significant adverse environmental effects and a finding of no significant impact (FONSI) is appropriate.

Commenting: The draft EA and draft FONSI were made available for public review from November 9 to December 9, 2021. The documents were available on the USACE, Mobile District website. Comments were requested by no later than 30 calendar days from publication of a notice of availability on the USACE, Mobile District website. Three comments were received. The comments and USACE, Mobile District's responses are provided in Appendix A. The Final EA incorporates changes made in response to comments received.

January 2022

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ACRONYMS AND ABBREVIATIONS

°F	degrees Fahrenheit
AQCR	air quality control region
ARC	Atlanta Regional Commission
BGEPA	Bald and Golden Eagle Protection Act
BMP	best management practice
CAA	Clean Air Act of 1970
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
cfs	cubic feet per second
CSA	Combined Statistical Area
dB	decibels
dBA	A-weighted decibels
DNL	day-night sound level
DoD	Department of Defense
EA	environmental assessment
EIS	environmental impact statement
EO	executive order
ER	engineer regulation
FE	federally listed as endangered
FHA	Federal Highway Administration
FONSI	finding of no significant impact
FT	federally listed as threatened
GAEPD	Georgia Environmental Protection Division
GHG	greenhouse gas
I-	Interstate
msl	mean sea level
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act of 1969
NHPA	National Historic Preservation Act of 1966
NOI	notice of intent
O ₃	ozone
PM _{2.5}	particulate matter less than 2.5 microns in diameter
RCCS	recreational carrying capacity study
ROI	region of influence
SE	state-listed as endangered
SR	State Route
ST	state-listed as threatened
U.S.C.	United States Code
USACE	U.S. Army Corps of Engineers

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SECTION 1.0 PURPOSE OF AND NEED FOR THE ACTION

1.1 INTRODUCTION

The U.S. Army Corps of Engineers (USACE), Mobile District has prepared this environmental assessment (EA) to analyze the potential environmental effects of implementing an updated master plan for the Lake Sidney Lanier (Lake Lanier) Project in north-central Georgia (the proposed action) and of allowing seaplanes on Lake Lanier to support the USACE, Mobile District's potential policy decision to permit recreational seaplane activity on the lake (Figure 1-1). The National Environmental Policy Act of 1969 (NEPA) (Title 42 of the *United States Code* [U.S.C.] § 4321 *et seq.*) requires federal agencies to consider the environmental consequences of proposed actions during their decision-making process.

The Lake Lanier Project was authorized by the Rivers and Harbors Act of July 24, 1946. The multiple-purpose water resources development project is operated by and under the jurisdiction of USACE. Buford Dam at river mile 348 on the Chattahoochee River in Forsyth and Gwinnett counties, GA, was constructed to form the lake. Lake Lanier extends up the Chattahoochee and Chestatee rivers and lies within Dawson, Forsyth, Gwinnett, Hall, and Lumpkin counties. The dam controls an area of about 1,040 square miles on the southern slope of the Blue Ridge Mountains.

The *Lake Sidney Lanier Project Master Plan* is the strategic land-use management document that guides the comprehensive management and development of all project recreational, natural, and cultural resources throughout the life of the water resources project. The current Master Plan, developed in 1987 (USACE 1987), needs revising to address changes in regional land use, population, outdoor recreation trends, and USACE management policy. Key topics to be addressed in the Master Plan Update include revised land classifications; new natural and recreational resource management objectives; recreation facility needs; and invasive species management, threatened and endangered species habitat, and other specialized issues.

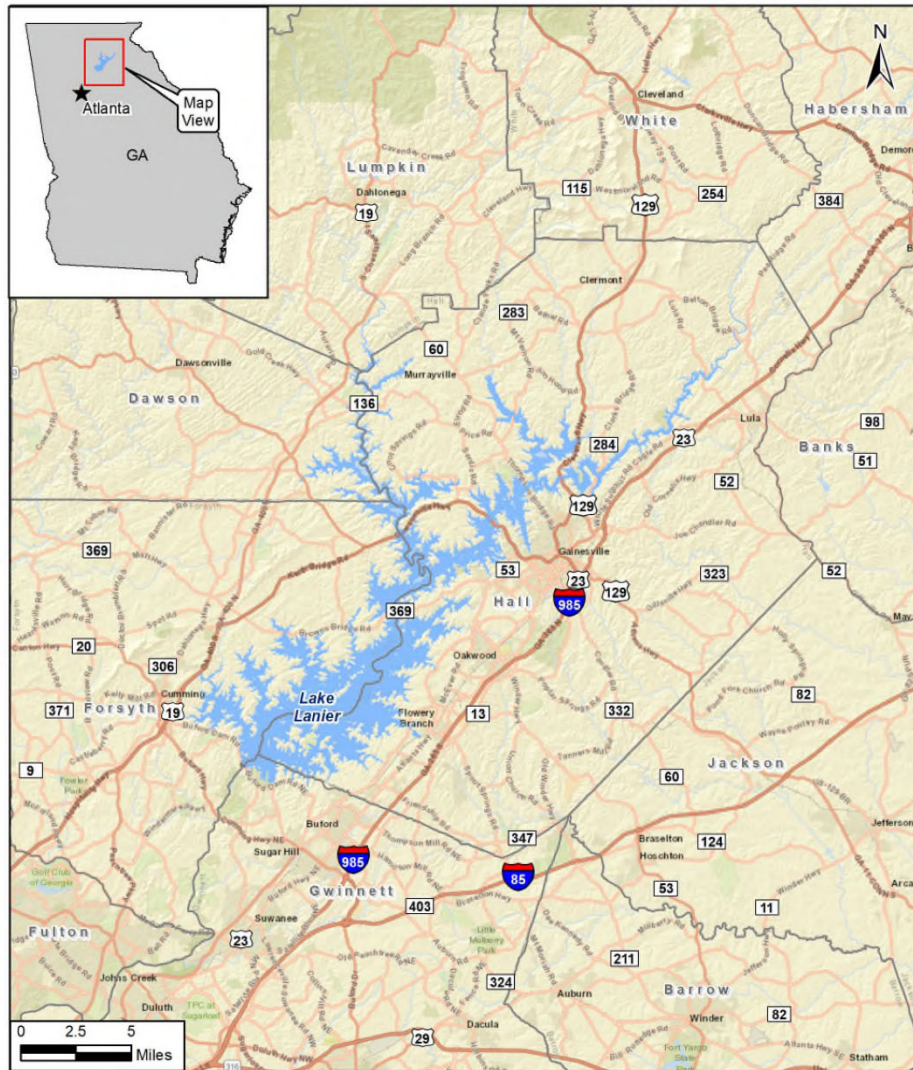
The Council on Environmental Quality (CEQ) published its *Final Rule: Update to the Regulations Implementing the Procedural Provisions of the National Environmental Policy Act (NEPA)* in the Federal Register on July 16, 2020. The new CEQ NEPA Regulations went into effect September 14, 2020. Preparation of this *Environmental Assessment for Lake Sidney Lanier Project Master Plan Update and Seaplane Activity Policy* commenced prior to enactment of the new NEPA regulations. USACE may only apply the prior CEQ NEPA regulations from 1978, as well as relevant USACE regulations and guidance, to such pending reviews. As such, this EA has been prepared in accordance with the NEPA and the CEQ 1978 regulations.

1.2 PURPOSE AND NEED

The proposed action is to implement an updated Master Plan for the Lake Lanier Project. The purpose of the proposed action is to address deficiencies in the Master Plan, which was last updated in 1987 (USACE 1987) and needs revising to address changes in regional land use, population, outdoor recreation trends, and USACE management policy. The proposed action is needed to bring USACE's management and development of the project's resources into compliance with the regulations in Title 36 of the *Code of Federal Regulations* (CFR) Part 327, which specify that the natural, cultural, and developed resources of USACE projects are to be managed in the public interest, providing the public with safe and healthful recreational opportunities while protecting and enhancing resources.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Final Environmental Assessment for Lake Sidney Lanier Project Master Plan Update and Seaplane Activity



Location of Lake Lanier, GA

Figure 1-1

The 1987 Lake Lanier Master Plan does not allow seaplane operations on the lake. USACE, Mobile District is considering a policy change to allow seaplanes to operate on the lake. The proposed action regarding seaplanes is to allow seaplanes to use the navigable waters of the lake for recreational seaplane activity as outlined in 36 CFR Part 328, *Regulation of Seaplane Operations at Civil Works Water Resource Development Projects Administered by The Chief of Engineers*. The overall intent of allowing seaplane activity on Lake Lanier would be to provide recreational use of the lake resources, such as restaurants, campgrounds, maintenance, and fueling stations, to another user group.

1.3 REGULATORY FRAMEWORK

The intent of NEPA is to protect, restore, and enhance the environment through well-informed decision-making. NEPA established the Council on Environmental Quality (CEQ) to implement and oversee federal policy for that process. Accordingly, the CEQ issued regulations to implement the procedural provisions of NEPA (40 CFR Parts 1500–1508), which USACE has supplemented by promulgating its own NEPA regulations (33 CFR Part 230).

As part of this EA, USACE considered applicable federal laws, regulations, and policies during analysis of the proposed action's effects on individual environmental and social resources, including the following:

- American Indian Religious Freedom Act of 1978 (42 U.S.C. § 1996)
- Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§ 469–469c-2)
- Archaeological Resources Protection Act of 1979 (16 U.S.C. § 470aa *et seq.*)
- Clean Air Act of 1970 (CAA) (42 U.S.C. § 7401)
- Clean Water Act of 1972 (33 U.S.C. § 1251)
- Endangered Species Act of 1973 (16 U.S.C. §§ 1531–1543)
- NEPA
- National Historic Preservation Act of 1966 (NHPA) (16 U.S.C. § 470 *et seq.*)
- Executive Order (EO) 13175, *Consultation and Coordination with Indian Tribal Governments* (November 6, 2000)
- Engineer Regulation (ER) 1130-2-406, *Shoreline Management at Civil Works Projects* (May 28, 1999)
- ER 1130-2-540, *Environmental Stewardship Operations and Maintenance Policies* (November 15, 1996)
- ER 1130-2-550, *Recreation Operations and Maintenance Policies* (November 15, 1996)

1.4 SCOPE OF THE EA

USACE developed this EA in accordance with NEPA and the implementing regulations issued by the CEQ and the USACE. Its purpose is to inform decision makers and the public of the likely environmental consequences of the proposed action and its alternatives.

This EA discusses the affected environment and the potential environmental and socioeconomic effects of implementing the proposed action and the no action alternative on the following categories of environmental and socioeconomic resources: land use, aesthetics and visual resources, air quality, noise, topography and soils, water resources, biological resources, socioeconomic, transportation, and utilities and infrastructure. Cultural resources and hazardous and toxic materials and waste are not analyzed in detail in the EA for reasons explained in section 3.2.

The decision of which alternative to adopt is covered in a finding of no significant impact (FONSI). The conclusion of the EA is that implementing the preferred alternative would not result in unavoidable or unmitigable significant adverse environmental impacts. USACE will not publish a notice of intent to prepare an environmental impact statement.

1.5 PUBLIC INVOLVEMENT

USACE invited and encouraged public participation in the NEPA process. Regulations in 33 CFR Part 230 guided opportunities for public participation in preparing this EA and decision-making on the proposed action. The public involvement process for the Master Plan update is summarized below.

1.5.1 EA Review and Comment

USACE made the draft EA available to the public for review and comment for 30 days—from November 9 to December 9, 2021—on the USACE, Mobile District website (<https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/Master-Plan-Update/>). At the end of the 30-day public review period, USACE considered all comments received on the EA. Three comments were received. The comments and USACE's responses are provided in Appendix A. The Final EA incorporates changes made in response to comments received. None of the comments received changed the conclusion of the EA in terms of the anticipated environmental effects of the implementing the preferred alternative. Based on the analysis in the EA and the comments received, USACE intends to execute a final FONSI and proceed with implementing the proposed action.

1.5.2 Stakeholder Workshops and Public Meetings

Lake Lanier Project managers conducted a recreational carrying capacity study (RCCS) on Lake Lanier from November 2017 to February 2020. As part of that study, the project managers held stakeholder workshops for representatives of commercial, special interest, and government entities at the Lake Lanier Project Management Office and public meetings at four community locations in 2017 and 2018 to gather input on issues and concerns. The project managers held a second round of workshops and meetings in February 2020 to present the results of the study and to obtain feedback on management measures proposed to be incorporated into the Master Plan Update.

USACE developed four themes from the issues identified at the stakeholder-focused workshops:

- Conflict and crowding
- Facility improvements
- Shoreline management
- Watercraft use

Issues raised at the public meetings included the following:

- Boat number, size, and speed
- Boater behavior
- Boater education and safety training
- Commercial opportunities
- Navigation markers and signs
- Public access
- Public education
- Public hunting areas
- Recreational opportunities

- Regulations enforcement
- Seaplane operations
- Shoreline erosion
- User crowding and conflicts

The management measures proposed to be incorporated into the Master Plan Update are largely based on feedback received at the workshops and meetings.

1.6 ISSUES NOT ADDRESSED IN THE EA

Issues identified by stakeholders and the public that are primarily the responsibility of State and/or local jurisdictions are not part of the master planning process, and therefore are not analyzed in this EA. These include the following:

- Boat size, engine size, and speed
- Boater education, training, and licensing
- Safety and security
- Wildlife control

These issues would be addressed by divisions of the Georgia Department of Natural Resources, including Environmental Protection, Law Enforcement, and Wildlife Resources; county and city law enforcement departments; and county and city commissioners, councils, managers, or mayors.

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SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

2.1 PROPOSED ACTION

The proposed action is to implement an updated Master Plan for the Lake Lanier Project in Georgia. Doing so would bring USACE's management and development of the project's resources into compliance with the policy set forth in 36 CFR Part 327, which requires USACE to manage the natural, cultural, and developed resources of its projects in the public interest, provide the public with safe and healthful recreational opportunities, and protect and enhance project resources. Updating the Master Plan would involve revising some management measures that are already in the Master Plan and adopting new management measures (USACE 1987).

The proposed action regarding seaplanes is to allow seaplanes to use the navigable waters of the lake for seaplane operations. The analysis of seaplane activity on Lake Lanier in this EA supports the USACE, Mobile District's potential policy decision to permit seaplanes to operate on the lake for recreational purposes.

2.2 ALTERNATIVES CONSIDERED

USACE identified two alternatives to evaluate in the EA: the preferred alternative and the no action alternative.

2.2.1 Preferred Alternative

USACE, Mobile District embarked on an update to the Lake Lanier Master Plan in 2017, with an overriding goal being to plan and prepare for future recreational needs as indicated by the forecasted population increase over the next 30 years. The Lake Lanier Project Management Office conducted stakeholder meetings, public open-house meetings, and an RCCS and otherwise engaged with lessees and stakeholders to support an updated Master Plan. A map posted on the project website provides detailed information on the efforts conducted to update the Master Plan (see *Master Plan Process Story Map* link at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/Master-Plan-Update/>).

The Atlanta Regional Commission (ARC) is the organization that state and local jurisdictions rely on for assistance with future planning in Metro Atlanta. The RCCS produced a current density/conflict map of Lake Lanier. The population forecast developed by the ARC was applied to the current density/conflict map to produce a recommended density/conflict map. The recommended map is the 30-year projection of the density/conflict at Lake Lanier (Figure 2-1) and serves as a goal on which to base management decisions today to achieve that goal in 30 years.

Under the preferred alternative, USACE, Mobile District would implement the approved Master Plan Update for the Lake Lanier Project. The Master Plan Update would include the management measures listed below as changes to the content of the 1987 Master Plan.

- **Education**
 - Increase natural resource management and safety education outreach efforts.
- **Erosion and Sedimentation**
 - Conduct a condition assessment of erosion of the lake's shoreline and pool capacity.

1

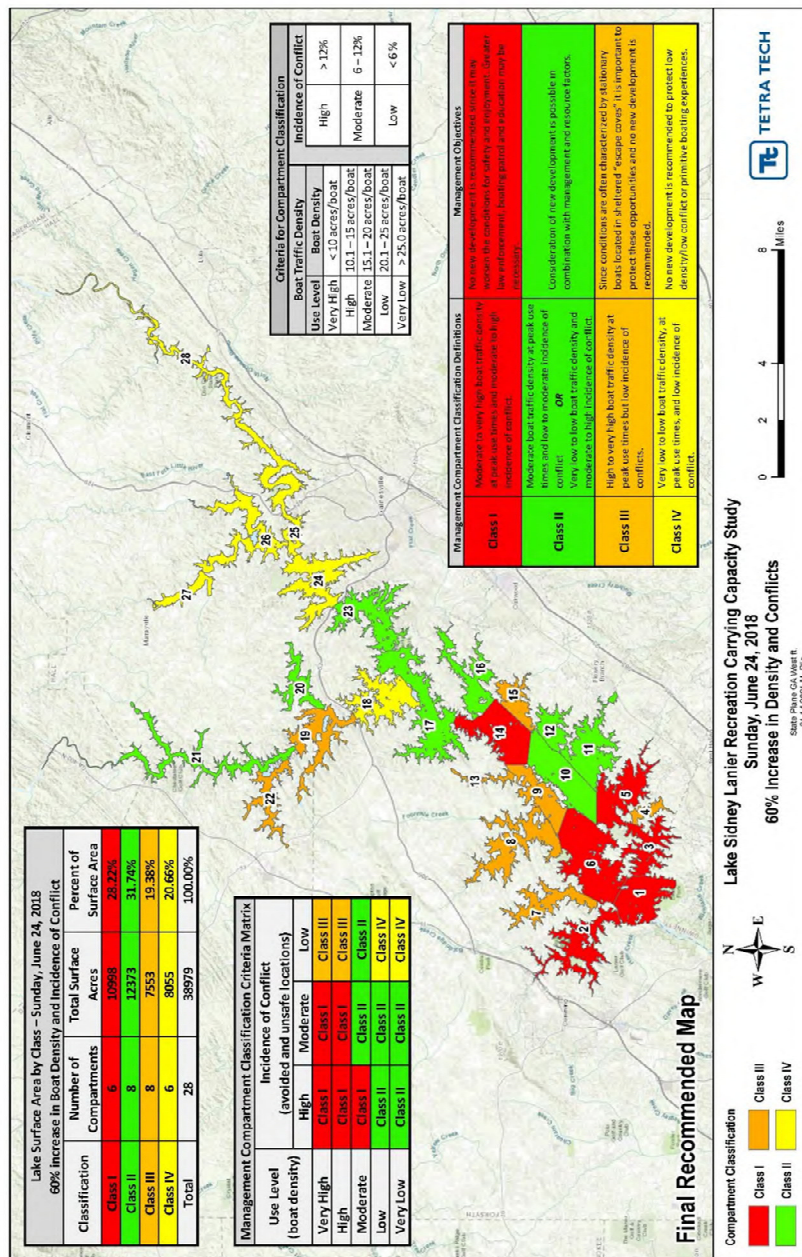


Figure 2-1. Recommended Density/Conflict Map.

2

- **Facilities**
 - Assess the feasibility of future recreation site improvements and development.
 - USACE has proposed land-based amenities to accommodate current and future demand while balancing the range of diverse opportunities and protection of the resource. Reference individual [site development plans](#) for details. Associated with this Master Plan Update, USACE would take or consider the following noteworthy actions:
 - Honor the previously approved concept of a resort development at Mary Alice Park. No additional boat ramps would be developed at Mary Alice Park.
 - Increase hiking and walking trail opportunities.
 - Increase mountain biking opportunities.
 - Consider establishing a dog park on the south end of the lake.
 - Increase paddle sports launching and dock facilities.
 - Identify locations where marine contractors can operate separated from developed recreation areas.
 - Relocate Buford Dam Road off saddle dikes 1 and 2 from Sawnee campground to the main dam. Install traffic roundabouts at Sawnee campground, West Bank, and the Lake Lanier Project Management Office.
- **Crowding and Conflict**
 - Maintain existing and currently approved plans for public boat ramps. (This would limit public boat ramp development to already-approved projects. No additional public boat ramp plans would be approved.)
 - Permit no additional marina development over what is currently approved. (This would limit marina development to already-approved projects. No marina development plans would be approved beyond that.)
 - Consider studying vehicle traffic congestion on busy weekends and take corrective actions to address it.
 - Assess the adequacy of hazard markers, location markers, and regulatory buoys/signs and address inadequacies.
- **Hunting/Wildlife**
 - Expand wildlife habitat and hunting opportunities.

The preferred alternative with respect to seaplanes is to allow seaplane operations on Lake Lanier. The USACE, Mobile District is considering a policy change to permit recreational seaplane activity on Lake Lanier. If the policy is changed, seaplane operations on Lake Lanier would be limited as noted below.

- No commercial operation of seaplanes on Lake Lanier would be allowed.
- Seaplanes would not be allowed to moor at docks authorized by a shoreline use permit (that is, individual private docks or community docks). However, if mooring at docks is allowed at all, it would be addressed in the update to the Lake Lanier Shoreline Management Plan.
- Use of courtesy docks at recreational areas (parks and campgrounds) would be allowed. Overnight mooring of seaplanes at campgrounds while its pilot and guest(s) are camping would be allowed.
- USACE, Mobile District would not restrict the use of commercial docks by seaplanes, but their use would be at the discretion of the individual lease holder (marina, restaurant, etc.).
- No seaplane operation would be allowed between sunset and sunrise, that is, a seaplane engine could not be on between sunset and sunrise.

2.2.2 No Action Alternative

Inclusion of a no action alternative is prescribed by CEQ regulations and serves as a benchmark against which the proposed action (preferred alternative) is evaluated. Under the no action alternative, USACE, Mobile District would continue to manage the Lake Lanier Project under the 1987 Master Plan. Below is the “no action alternative” statement for each of the proposed action management measures:

- **Education**
 - Do not increase natural resource management and safety education outreach efforts.
- **Erosion and Sedimentation**
 - Do not assess erosion of the lake’s shoreline and pool capacity.
- **Facilities**
 - Maintain facilities at recreation sites in their current state.
- **Crowding and Conflict**
 - Continue to consider requests for additional public boat ramps beyond those identified in the 1987 Master Plan or that have already been approved.
 - Continue to accept requests for marina development beyond those that have already been approved.
 - Do not conduct a vehicle traffic study of congestion on busy weekends.
 - Maintain existing hazard markers, location markers, and regulatory buoys/signs.
- **Hunting/Wildlife**
 - Maintain existing wildlife habitat and hunting opportunities.

Typically, because under the no action alternative no changes would be made from the current situation, no resource areas would be affected. In a context such as recreational use of Lake Lanier, which is greatly influenced by external factors such as development around the lake and in the Metro Atlanta area, however, not modifying how the lake is managed would be expected to result in a future condition different than today’s. For instance, not limiting site improvements and facility development, or marina or public boat ramp development, would be expected to eventually (estimated by 2050) result in overcrowding at land-based recreation areas and on the lake, which would in turn diminish the recreational experience, increase impacts on natural resources and facilities, increase unsafe and inconsiderate behavior, and increase conflict and accidents. Traffic along Buford Dam Road, recreation area access roads, and other connecting roads would be expected to worsen over time. Road repairs would be needed more frequently, traffic congestion would increase, safety would decrease, and operations and maintenance costs would increase. The overall effect of the no action alternative, therefore, would be expected to be a worsening of conditions at the lake over the next 30 plus years. The effects of the no action alternative on each resource area considered in the EA are presented in section 3.0.

Under the no action alternative seaplanes would not be allowed to operate on Lake Lanier.

SECTION 3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

USACE focused the discussions of the affected environment and environmental consequences on the components of the natural and human environments that would reasonably be thought to be affected by implementing the proposed management measures within the region of influence (ROI). Unless otherwise stated, the ROI for this analysis is Lake Lanier and the communities surrounding it. This section presents the affected environment for each resource area considered and an analysis of the reasonably foreseeable environmental consequences of implementing the proposed action and the no action alternative on each resource area considered.

3.1 RESOURCE AREAS NOT DISCUSSED IN THE EA

USACE's preliminary analysis of the potential effects of the preferred alternative on the Lake Lanier environment concluded that none of the proposed management measures nor seaplane operations would affect either cultural resources or hazardous and toxic materials and waste. As a result of that analysis, those resource areas were not carried forward for detailed analysis in the EA. These conclusions are summarized below.

3.1.1 Cultural Resources

A proposed action would have an adverse effect on cultural resources if it would (a) alter the character or use of an historic property; (b) diminish the integrity of the historic property's location, design setting, materials, workmanship, feeling, or association; or (c) otherwise cause an unresolvable adverse impact under section 106 of the NHPA.

According to the Lake Lanier Historic Properties Management Plan, except for some isolated tracts of fee-owned lands at the north end of the project, historic resource surveys have been completed for all fee-owned lands in the Lake Lanier Project area (USACE 1997). The historic resource surveys revealed a few prehistoric- or historic-period archaeological sites that are eligible or potentially eligible for listing on the National Register of Historic Places and three historic cemeteries, all of which are on fee-owned lands. No Native American resources apart from archaeological sites have been identified in the project area, and no Native American lands are within the project's boundaries. All known cultural resources sites are in Protected shoreline areas, and if during any ground-disturbing activity on project lands a cultural resource was discovered, the activity would cease and the USACE, Mobile District Archaeologist would be notified immediately. Therefore, the preferred alternative would not be expected to have an effect, adverse or beneficial, on any of the lake's cultural resources. Note also that individual cultural reviews and coordination would be conducted once project designs have reached a point at which a project-specific analysis can be performed.

3.1.2 Hazardous and Toxic Materials and Waste

A proposed action would have an adverse effect on hazardous and toxic materials and waste if it would result in noncompliance with applicable federal and state regulations or increased the amounts of waste generated or products procured beyond current waste management procedures and capacities. Hazardous and toxic materials and waste must be stored, handled, transported, and disposed of in accordance with applicable federal, state, and local laws and regulations. None of the proposed Master Plan management measures or permitting seaplane operations on the lake would require an increase in the need for hazardous and toxic material use or storage at the lake or create an increase in the amount of hazardous waste transported or disposed of. Therefore, the preferred alternative would not be expected to have an

effect, adverse or beneficial, on hazardous and toxic materials or waste or their use, storage, transportation, or disposal.

3.2 RESOURCE AREAS FULLY CONSIDERED IN THE EA

The affected resources analyzed in this EA are land use, aesthetics and visual resources, air quality, noise, topography and soils, water resources (including wetlands and floodplains), biological resources, socioeconomic resources, and utilities. The anticipated effects of implementing the proposed management measures—which constitute the preferred alternative—are presented after the affected environment discussions for each resource area, as are the effects of implementing the no action alternative.

USACE considered context and intensity in determining a potential impact's significance, as defined in 40 CFR 1508.27. *Context* is the geographic, biophysical, and social context in which the impact occurs. *Intensity* is the severity of the impact, in whatever context(s) it occurs, and is characterized as none/negligible, minor, or significant for adverse and beneficial impacts, as described below.

- *None/negligible*—No measurable impacts would be expected to occur.
- *Minor*—The action would be expected to have a less than significant impact on the resource.
- *Significant*—The action would have serious impacts on a resource. These impacts would be considered significant unless they could be mitigated to a less-than-significant level.

USACE used quantitative and qualitative analyses, as appropriate, to determine the level of impact. Based on the results of the analyses, this section identifies whether a potential impact would be adverse or beneficial to each resource area and its severity.

NEPA requires an analysis of *cumulative* effects, which are the effects of a project in combination with other past, present, or reasonably foreseeable future actions. Cumulative impacts can result from individually minor, but collectively significant, actions occurring over time. Section 3.16 discusses cumulative impacts.

3.3 LAND USE

3.3.1 Affected Environment

Lake Lanier has approximately 18,000 acres of land surrounding the lake above the full summer pool of 1,071 feet above mean sea level (msl) that results in 692 miles of boundary line with adjacent property. USACE has jurisdiction over the administration of these government lands. Under the current Master Plan (USACE 1987), these lands are placed in one of five land-use classifications—Operations, Recreation Intensive Use, Recreation Low Density, Wildlife Management, and Natural Areas.

USACE regulations providing guidance for the master planning process were updated in January 2013 with a further clarifying implementation memo distributed in November 2015. The updated guidance provided for somewhat different land classifications in addition to adding water surface classifications:

- Operations
- High-Density Recreation
- Mitigation
- Environmentally Sensitive

LAKE SIDNEY LANIER AND BUFORD DAM PROJECT MASTER PLAN

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- Multiple Resource Management (with sub-classifications)
 - Low-Density Recreation
 - Wildlife Management
 - Vegetative Management
 - Future or Inactive Recreation
- Water Surface
 - Restricted
 - Designated No-Wake
 - Fish and Wildlife Sanctuary
 - Open Recreation

Table 3-1 presents the land-use classifications under the 1987 Master Plan and the 2013 USACE regulations.

Table 3-1. Land Use Classifications of Project Lands

Land Use Classification	Acres of Land Under Different Classifications	
	1987 Master Plan	2013 USACE Regulations
Inactive	n/a	1,528
Operations	151	151
Recreation Intensive Use	4,776	n/a
Recreation High Density	n/a	5,203
Recreation Low Density	9	42
Wildlife Management	5,544	5,457
Natural Areas	5,719	n/a
Vegetative Management	n/a	5,651
Total	16,199	18,032

Note: All figures are approximate and rounded to nearest whole number.

Additionally, under the current Shoreline Management Plan (USACE 2004) the lake's shoreline is allocated to one of four shoreline zone classifications—Limited Development Area, Prohibited, Protected, and Public Recreation. Shoreline allocation begins at the waterline and extends lakeward. This allocation is for floating facility considerations. Table 3-2 presents the acres of Project lands associated with the shoreline allocation classifications.

Table 3-2. Project Lands Under Shoreline Allocations

Shoreline Allocation Classification	Acres
Limited Development Area	5,719
Prohibited	151
Protected	5,544
Public Recreation	6,484
Total	17,898

Note: All figures are approximate and rounded to nearest whole number.

The land adjacent to Lake Lanier has been heavily developed for residential use, with the lower lake (nearest Buford Dam) being the most densely populated area. Development density increases around the upper lake annually and nearly equals that of the lower lake in more densely developed areas. The land surrounding the lake lies in five counties, each of which contains a percentage of the lake's shoreline: Dawson County—7 percent, Forsyth County—29 percent, Gwinnett County—4 percent, Hall County—58 percent, and Lumpkin County—2 percent. Land use in each county is governed by that county's comprehensive plan and zoning ordinances. Land use in incorporated areas within each county is governed by the respective city planning and zoning ordinances.

Because of the steep topography surrounding the lake, complete clearing of the land for development has not been possible or desired and residences are interspersed within still-abundant tree cover, although unauthorized clearing on government lands adjacent to development is steadily increasing. In areas where private land extends to the lake surface (which are very limited in extent), some property owners have removed the natural vegetation and planted grass.

Undeveloped areas in the region are mostly forested with oak-pine and oak-hickory forests, with lesser amounts of loblolly-shortleaf pine forest. Urban and suburban land cover is becoming more dominant as more of the area is developed. Undeveloped open areas are mostly in pasture with some small areas of cropland. Hay, cattle, and poultry are the main regional agricultural products.

3.3.2 Environmental Consequences

An adverse effect on land use would result if a proposed action would conflict with applicable land-use ordinances or permit requirements, be noncompliant with an applicable general or land-use plan, or be incompatible with adjacent or nearby land uses.

An effect, whether adverse or beneficial, is considered minor if it would have no substantial effect in the context of the ROI. For instance, a local jurisdiction leasing and developing an area would alter use of that land parcel but, in the overall context of the lake's shoreline use, the effect would be minor and insignificant.

3.3.2.1 Preferred Alternative

No adverse effects on land use would be expected from implementing the preferred alternative. Implementing the Master Plan Update management measures could change the land use at some locations along the lake shoreline. Specifically, the proposed management measure to expand wildlife habitat and hunting opportunities could result in an increase in Protected shoreline areas and a decrease in one or more other shoreline areas, and assessing the feasibility of future recreation site improvements and development and implementing proposed land-based amenities would have no adverse effects on adjacent land uses or land use along the lake shoreline. Other development activity associated with the preferred alternative (e.g., currently approved public boat ramps and marinas, paddle sports launch facilities and docks, and a dog park) would occur in areas designated for those uses and would not involve land-use changes.

No effects on land use would be expected from allowing seaplane operations on Lake Lanier.

3.3.2.2 No Action Alternative

Long-term minor and negligible adverse impacts on land use would be expected under the no action alternative. Facility development (e.g., marinas and public boat ramps) would continue to be allowed under the no action alternative, both in established recreation areas and in areas newly leased for that purpose. Also, over time, more conversion of developable project lands to commercial and recreational uses and less land preserved as natural areas would be expected.

3.4 AESTHETICS AND VISUAL RESOURCES

3.4.1 Affected Environment

Aesthetics and visual resources are natural resources, landforms, vegetation, and man-made structures in the environment that generate sensory responses in the observer, particularly pleasurable responses. Lake Lanier's wooded shoreline is long and irregular with numerous arms and coves, creating a total distance of approximately 692 miles, with another 59 miles of island shoreline (when the lake is at full

conservation pool of 1,071 feet above msl). The strong relief features numerous pine- and hardwood-covered islands and promontories that create dramatic views across the lake's bays and channels. Most of the shoreline varies in slope from 5–30 percent.

The lake's shoreline is interrupted by 38 developed recreation areas operated by USACE, project operation areas near Buford Dam, more than 10,000 privately owned boat docks, and 45 areas leased to other entities to include nine marinas with about 6,500 slips.

Lake Lanier viewsheds can be classified into three general areas: lower lake viewshed, middle lake viewshed, and upper lake viewshed. Each area is characterized by magnitudes of project use, topographic changes, vegetation, adjacent land use, and lake shape. Figures 3-1, 3-2, and 3-3 provide typical viewshed views.

Lower Lake Viewshed: This viewshed is from the lake's southern end to Browns Bridge. Project lands in the lower viewshed area are intensely developed and receive the bulk of the lake's recreational use (Figure 3-1). Canopy trees have been preserved in recreation areas. The visual character is of large expanses of water framed by the sloping shoreline. Numerous islands jutting out of the lake's surface contribute to a high scenic quality.

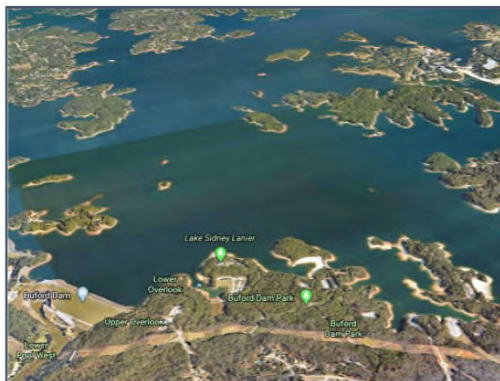


Figure 3-1. Aerial view of the Lower Lake Lanier viewshed.

Middle Lake Viewshed: This viewshed is the area from Browns Bridge north to Bolding Bridge on the Chestatee River and northeast to Thompson Bridge on the Chattahoochee River. The lake in this area has not been developed to the extent the lower lake area has, it forms elongated channels and bays with narrow coves, and the terrain is more pronounced with larger changes in elevation (Figure 3-2). An observer at the shoreline in this area can see far across the lake but not as far as in the lower lake area. Residential lots overlook the lake. Development on ridgelines off government property impact the viewshed in several areas. This viewshed area rates high scenic value that is visually pleasant but not unique.

Upper Viewshed Zone: This viewshed is in the upper reaches of the Chestatee and Chattahoochee rivers, which are the most scenic areas on Lake Lanier. Development is sparse and the landscape has retained a wilderness aesthetic. These areas have narrow channels, rolling mountain topography, and diverse vegetation cover (Figure 3-3). They are dominated by mature stands of hardwoods and pines that create a secluded setting not found elsewhere on the lake. Steeply sloping hills, bluff rock outcroppings, and mature forests dominate the views in this area. As in the middle viewshed, development on ridgelines off government property impact the viewshed in places.

3.4.2 Environmental Consequences

A proposed action would have an adverse effect on aesthetics and visual resources in and around Lake Lanier if it would:

- Adversely affect a scenic vista or viewshed;
- Damage scenic resources, including primary/secondary ridgelines, trees, rock outcroppings, and historic buildings;



Figure 3-2. Aerial view of the Middle Lake Lanier viewshed.

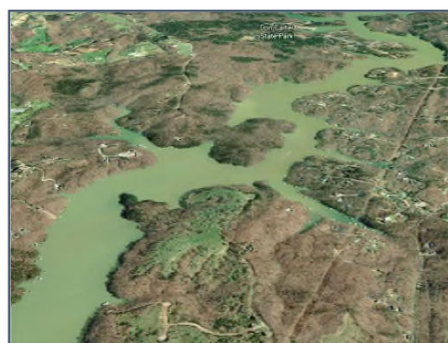


Figure 3-3. Aerial view of the Upper Lake Lanier viewshed.

- Degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of light or glare that would adversely impact daytime or nighttime views in the area.

3.4.2.1 Preferred Alternative

Short- and long-term minor adverse and long-term minor beneficial effects on aesthetics and visual resources would be expected from implementing the preferred alternative. Adverse effects would be expected to result from activities that would change areas of the shoreline from natural to developed (e.g., development at Mary Alice Park and previously authorized marina expansions or development), increase development along the shoreline, or add an activity that could conflict aesthetically with existing activities in areas of the lake (e.g., areas to which marine contractors are relocated). If the preferred alternative is adopted, these aesthetic effects would be long term. Short-term adverse effects would also result from any development-related construction. No significant adverse effects on aesthetics would be expected from implementing the preferred alternative.

Beneficial aesthetic effects would be expected from implementing management measures that improve the appearance of the lake or preserve the lake's natural state such as by expanding wildlife habitat.

No effects on aesthetics or visual resources would be expected from allowing seaplane operations on Lake Lanier.

3.4.2.2 No Action Alternative

Long-term minor adverse impacts on aesthetics and visual resources would be expected under the no action alternative. Continued development would be allowed under the 1987 Master Plan, which would be expected to result in more conversion of project lands to developed, commercial uses. An increase in shoreline development would decrease the visual appeal of the lake environment. The number of public boat ramps and marinas would be allowed to increase, which would in turn be expected to result in an increase in the number of boaters and users of recreational areas. The resulting crowding would have an adverse aesthetic effect on all users of the lake.

3.5 AIR QUALITY AND CLIMATE CHANGE

3.5.1 Affected Environment

Region 4 of the U.S. Environmental Protection Agency (EPA) and the Air Protection Branch of the Georgia Environmental Protection Division (GAEPD) regulate air quality in Georgia. The CAA, as amended, assigns EPA the responsibility to establish the primary and secondary National Ambient Air Quality Standards (NAAQS) (40 CFR Part 50). The NAAQS specify acceptable concentration levels of six criteria pollutants: particulate matter (measured as both particulate matter less than 10 microns in diameter and particulate matter less than 2.5 microns in diameter [$PM_{2.5}$]), sulfur dioxide, carbon monoxide, oxides of nitrogen, ozone (O_3), and lead. Short-term NAAQS (1-, 8-, and 24-hour periods) apply to pollutants that contribute to acute health effects, and long-term NAAQS (annual averages) apply to pollutants that contribute to chronic health effects. Although each state has the authority to adopt standards stricter than those established under the federal program, Georgia has accepted the federal standards.

Federal regulations designate air quality control regions (AQCRs) in violation of the NAAQS as “nonattainment areas” and AQCRs with pollutant levels below the NAAQS as “attainment areas.” Four of the five counties in which Lake Lanier lies (Dawson, Forsyth, Hall, and Lumpkin) are in the Northeast Georgia Intrastate AQCR (40 CFR 81.237). Gwinnett County is within the Metropolitan Atlanta Intrastate AQCR (40 CFR 81.45).

Dawson and Lumpkin counties are designated as being in attainment for all criteria pollutants (USEPA 2020). Table 3-3 lists Forsyth, Gwinnett, and Hall counties as not being in attainment for some NAAQS and being in attainment for all other NAAQS.

Table 3-3. Counties in Nonattainment Areas for Select Air Quality Standards

Air quality standard	County		
	Forsyth	Gwinnett	Hall
1997 $PM_{2.5}$	Moderate nonattainment—Maintenance		
1997 O_3 (8-hour)	Moderate nonattainment—Maintenance		
2008 O_3	Moderate nonattainment—Maintenance		
2015 O_3		Marginal nonattainment	

Source: USEPA 2020.

Climate and Greenhouse Gases. Average monthly high temperatures in the Lake Lanier area range from 50 degrees Fahrenheit ($^{\circ}F$) to 87 $^{\circ}F$, with July being the hottest month and January the coldest (US Climate Data 2021). Average monthly low temperatures range from 32 $^{\circ}F$ in January to 69 $^{\circ}F$ in July. The area has average annual precipitation of 54 inches. The wettest months of the year are January, February, and March, with each month averaging 5 or more inches of rain.

Greenhouse gases (GHGs) (or heat-trapping gases) are components of the atmosphere that trap heat relatively near the surface of the Earth and, therefore, contribute to the greenhouse effect and climate change. Most GHGs occur naturally in the atmosphere, but their concentrations are increased by human activities such as burning fossil fuels. Global temperatures are expected to continue to rise as human activities continue to add CO_2 , methane, nitrous oxide, and other GHGs to the atmosphere. Whether rainfall will increase or decrease remains difficult to project for individual regions (IPCC 2014; USEPA 2016).

EO 13834, *Efficient Federal Operations*, outlines policies intended to ensure that federal agencies meet statutory GHG requirements in a manner that increases efficiency, optimizes performance, eliminates

unnecessary use of resources, and protects the environment. The EO specifically requires Department of Defense (DoD) agencies to measure, report, and reduce their GHG emissions from both their direct and indirect activities. DoD has reported that it reduced GHG emissions by 23 percent from FY 2008 to FY 2018 and another 1 percent from FY 2018 to FY 2019 (DoD 2020).

3.5.2 Environmental Consequences

A proposed action would have a significant adverse effect on air quality if the action would:

- Increase ambient air pollution concentration levels above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS;
- Expose people to hazardous air pollutants at high concentrations; or
- Result in a substantial increase in any permitted entity's potential to emit GHGs.

3.5.2.1 Preferred Alternative

Short-term minor and negligible adverse and negligible beneficial effects on air quality would be expected from implementing the preferred alternative. The minor adverse effects would result from vehicle and equipment emissions and fugitive dust associated with construction projects, particularly development at Mary Alice Park and relocating Buford Dam Road. The negligible adverse effects would result from emissions from equipment and vehicles used to accomplish small projects such as creating additional hiking and biking trails. By curtailing future development of marinas and public boat ramps, future emissions related to those activities would be lessened in comparison to continuing to operate under the 1987 Master Plan.

Although implementing many of the proposed management measures would result in some additional air pollutant emissions, no activities proposed to occur under the preferred alternative would be expected to emit air pollutants in concentration levels that would violate a NAAQS or local ordinance. In the context of the AQCRs in which the activities would occur, the emissions would be considered minor. No significant adverse effects on air quality would be expected from implementing the preferred alternative. Note also that individual NEPA analyses might be required for projects that differ substantially from what is presented on the Master Plan Story Map, accessed at the **Master Plan Process Story Map** link at <https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Lake-Sidney-Lanier/Master-Plan-Update/> (see *10 - Proposed Facilities and Actions, 2020*).

Long-term negligible adverse effects on air quality would be expected from allowing seaplane operations on Lake Lanier. Most seaplanes have engines with less than 240 horsepower, so the engine emissions from a seaplane landing, taxiing, and taking off approximates that of a mid-sized car (LSPA 2017). The addition of a small number of daily seaplane operations on Lake Lanier would not measurably affect regional air quality.

3.5.2.2 No Action Alternative

Short- and long-term minor adverse effects on air quality would be expected under the no action alternative. As under the preferred alternative, short-term adverse effects would be expected from equipment and vehicle emissions associated with developing shoreline areas and long-term adverse effects would be expected from emissions resulting from activities at those developed areas that would continue into the foreseeable future. Congestion already is a concern on many recreation area access roads as well as along Buford Dam Road. Under the no action alternative, Buford Dam Road's alignment

would remain as it is and congestion along the road would be expected to worsen over time as usership of the lake increases with the growth of the Metro Atlanta area, which, in turn would be expected to worsen air quality. In the regional context, however, the adverse effect on air quality would not be considered significant.

3.6 NOISE

3.6.1 Affected Environment

The Noise Control Act of 1972 (Public Law 92-574) directs federal agencies to comply with applicable federal, state, interstate, and local noise control regulations. In 1974, EPA provided information suggesting that continuous and long-term noise levels in excess of a day-night sound level (DNL) of 65 A-weighted decibels (dBA) are normally unacceptable for noise-sensitive land uses such as residences, schools, churches, and hospitals. (The DNL averages sound energy in a 24-hour period with a 10-decibel [-dB] penalty added to nighttime levels [10:00 p.m. to 7:00 a.m.] to account for increased sensitivity to noise at night. dBA is a measure of sound that approximates a frequency response expressing the perception of sound by humans.) The control of environmental or community noise is left to state and local agencies. Georgia has a state-level regulation relating to motorboat noise level control that limits marine noise to 84 dB. With minor exceptions, motorboat noise on Lake Lanier has not been identified as unacceptable by lake users. Residents along lake coves have complained about boaters and personal watercraft users not observing no wake rules and speeding in coves, the large engines on some boats, and boaters playing loud music, all of which creates excessive noise in what would otherwise be quiet lake areas.

Existing sources of noise on Lake Lanier and its shoreline include boat engines, activity at recreation areas, vehicular traffic, and aircraft overflights. The overall noise environment is relatively quiet, with concentrations of noise at recreational areas and on busy parts of the lake such as at marinas.

3.6.2 Environmental Consequences

A proposed action would have an adverse effect on the noise environment if it would:

- Conflict with applicable federal, state, interstate, or local noise control regulations; or
- Result in continuous and long-term noise levels at 85 dB or above.

3.6.2.1 Preferred Alternative

Short-term minor and negligible adverse and negligible beneficial effects on the noise environment would be expected from implementing the preferred alternative. The effects on the noise environment would be expected to mirror those on air quality. That is, the same activities (construction) that contribute to air pollution would contribute to the noise environment, and the noise effects would be short term. Unlike air quality impacts, noise impacts would be site-specific. The preferred alternative would not be expected to result in long-term noise effects, and all effects on the noise environment would be considered minor.

Long-term negligible adverse effects on the noise environment would be expected from allowing seaplane operations on Lake Lanier. With engines no larger than those in a mid-sized car, seaplanes are generally quieter than ski boats and bass fishing boats (LSPA 2017). Noise is generated by a seaplane primarily during takeoff as the plane accelerates. This noise source would be heard infrequently and briefly—a takeoff lasts about 30–40 seconds, and it would not constitute an ongoing source of background noise.

3.6.2.2 No Action Alternative

Short-term minor and long-term negligible adverse effects on the noise environment would be expected under the no action alternative. Marina and boat ramp development and facility expansions on the lake would be expected to continue under the no action alternative, all of which would involve use of vehicles and equipment that would generate localized noise. New marina developments would be sources of long-term localized noise. With Lake Lanier's many coves and inlets being the primary locations of marinas and boat ramps, those noise sources would not be expected to affect Lake Lanier's overall noise environment.

3.7 TOPOGRAPHY AND SOIL RESOURCES

3.7.1 Affected Environment

Topography. Elevations in the Lake Lanier watershed range from about 4,440 feet to 1,071 feet above msl at lakeside. The topography in the immediate vicinity of the lake ranges from steep cliffs and bluffs extending to the water's edge to relatively flat, sloping shorelines in coves. The areas with steep bluffs and cliffs are primarily concentrated in the upstream portions of the Chestatee and Chattahoochee rivers.

The steepness of the landforms plays a major role in the development of recreation facilities and other land uses. Lake Lanier is a steep-sided impoundment with slopes on the adjacent terrain ranging from 5–30 percent or more. The sharpest relief is north and northwest of the lake. Rounded edges, hilltops, bluffs, islands, and elongated ridges protrude from the water's edge, creating a wide variety of topographic features.

Slope analysis maps exist for each recreation area at the lake. The developable lands of the project area are based on the following criteria:

- 0–10 percent slopes: Areas with the most potential for development unless restricted by poor access or poor soils. Appropriate uses include buildings and parking areas.
- 10–15 percent slopes: Areas appropriate for moderate development with a small footprint. Camping and picnic areas and trails are appropriate for these slopes.
- 15–20 percent slopes: Non-intensive, restrictive uses are appropriate for these slopes. Restricted trails and scenic overlooks are appropriate uses.

Slopes steeper than 20 percent are not appropriate for recreational development. Also, a vegetative buffer of 100 feet along the shoreline from 1,071 feet msl is required, except where penetration is approved for access purposes, to maintain the natural character of the shoreline, to provide visual screening, and to limit erosion and sedimentation.

Soils. Fifty-five soil series have been identified in Lake Lanier public use areas from Natural Resources Conservation Service maps (USDA NRCS 2020). The more predominant soil types on project lands include Altavista, Appling, Cecil, Chewacla, Louisa, Madison, Roanoke, Starr, Toccoa, Vance, Wickham, and Wilkes. Table 3-4 lists the pertinent characteristics of the soil types. With slopes of 10 percent or less, the Altavista, Chewacla, Roanoke, and Starr soil series are suitable for the most intensive development on recreational areas, whereas the other soil series each has a broader range of potential slopes. According to the Natural Resources Conservation Service none of the soil types on upland Project lands are hydric soils (USDA NRCS 2020).

Table 3-4. Characteristics of Soil Series on Lake Lanier Project Lands

Soil series	Series characteristics				
	Depth class	Drainage class	Permeability	Surface runoff rate	Slope (%)
Altavista	Very deep	Moderately well drained	Moderate	Slow	0–10
Appling	Very deep	Well drained	Moderate	Medium to rapid	0–25
Cecil	Very deep	Well drained	Moderate	Medium to rapid	0–25
Chewacla	Very deep	Somewhat poor	Moderate	Negligible to low	0–2
Louisa	Shallow	Somewhat excessive	Moderately rapid	Moderate to very rapid	6–80
Madison	Very-to-moderately deep	Well drained	Moderate	Medium to rapid	2–60
Roanoke	Very deep	Poor	Slow to very slow	Slow to very slow	0–2
Sarr	Very deep	Well drained	Moderate	Slow	0–8
Toccoa	Very deep	Well drained and moderately well drained	Moderately rapid	Very low	0–4
Vance	Moderately deep to very deep	Well drained	Slow	Medium to rapid	2–25
Wickham	Very deep	Well drained	Moderate	Medium to rapid	0–25
Wilkes	Shallow	Well drained	Moderately slow to slow	Rapid	4–60

Source: USDA NRCS 2020.

3.7.2 Environmental Consequences

A proposed action would have an adverse effect on topography or soils if it would:

- Result in a topographic change over a relatively wide area;
- Decrease the amount of developable area at a recreation site by increasing the slope to more than 20 percent; or
- Create soil loss impacts that mitigation measures could not reduce to a less-than-significant level.

3.7.2.1 Preferred Alternative

Short- and long-term minor adverse and long-term minor beneficial effects on soils would be expected under the preferred alternative. The short-term effects would be attributable to soil disturbance during construction projects, and disturbed soils would be stabilized once construction activities had been completed. Long-term minor adverse effects would be attributable to new mountain biking trails, which could result in ongoing soil disturbance from the passage of bikes over the trails. If USACE assesses erosion along the lake's shoreline, that effort could be followed by activities to reduce erosion, resulting in long-term beneficial effects on soils. Other than some very localized alterations to accommodate water access or to install a specific facility, implementing the preferred alternative would not be expected to affect topography.

No effects on topography or soil resources would be expected from allowing seaplane operations on Lake Lanier.

3.7.2.2 No Action Alternative

Short-term minor adverse effects on soils would be expected under the no action alternative. Development expected to occur under the 1987 Master Plan—marinas, boat ramps, and additional facilities—would involve ground disturbance that would disturb soils. In accordance with Georgia construction requirements, all soils would be stabilized to the extent practicable at the completion of construction. Minor localized changes in shoreline topography to accommodate facility construction would be expected under the no action alternative.

3.8 WATER RESOURCES

3.8.1 Affected Environment

Watershed. The Lake Lanier Project is in the Upper Chattahoochee River watershed (U.S. Geological Survey Hydrologic Unit Code 03130001). Counties contributing to the Lake Lanier watershed are Forsyth, Habersham, Hall, Lumpkin, and White counties, along with small portions of Dawson and Gwinnett counties. The total area of the Upper Chattahoochee River watershed is 660,000 acres (1,040 square miles), of which the 39,038 acres of lake surface area constitute 6 percent and the 56,782 acres of total project area constitute about 9 percent. The average depth of the lake is 60 feet, with a maximum depth of approximately 160 feet near Buford Dam. A minimum flow of 600 cubic feet per second (cfs) is discharged constantly 7 days per week. The current goal for minimum flows from Buford Dam is to provide a minimum flow of 750 cfs between May to October and 650 cfs between November to April, measured 40 miles downstream from Buford Dam in the Chattahoochee River, just upstream of the confluence with Peachtree Creek (USACE 2017). The lake is 44 miles long up the Chattahoochee River and 19 miles long up the Chestatee River and is oriented from the north and northeast to the southwest. It is narrow in its upper reaches where the Chestatee and Chattahoochee rivers feed into it and widens progressively toward the dam at its southwest extent. Its average width is about 1.4 miles with its width being more than 2.5 miles in a few locations. The average inflow to the lake is 2,071 cfs. Of this flow, 45 percent (934 cfs) is contributed by the Chattahoochee River and 28 percent (568 cfs) by the Chestatee River. The remaining water comes from inflow from streams (23 percent) and precipitation (4 percent) (LTI 1998).

Water Quality. Pollutant loadings to Lake Lanier come from various sources, including watershed runoff from the Chattahoochee and Chestatee rivers as well as from small streams, permitted point source discharges to the tributaries and the lake, and boating activities on the lake (fueling and illegal discharge of human waste). Watershed runoff from the Chattahoochee and Chestatee rivers delivers most of the loadings.

Forty or more facilities in the lake watershed are permitted under the National Pollutant Discharge Elimination System. Boating activities and operations affect water quality in Lake Lanier by resuspending sediment through boat operations and wakes, introducing hydrocarbons into the water through refueling and boat operation and metals and other toxic materials (arsenic, zinc anodes, copper, tin, iron, and chrome) through boat maintenance activities, and illegal waste discharges. The Official Code of Georgia Annotated, section 12-5-29(c), prohibits discharging the contents of marine toilet holding tanks into Lake Lanier. Despite this ordinance, illegal discharges from marine toilets by some users increase the fecal coliform counts in the lake.

Former 19th and early 20th century gold mines in the Lake Lanier watershed, at which mercury was commonly used to amalgamate and separate the gold from the ore, are a source of mercury waste in soils and sediments in the lake watershed. Copper also was mined at the Chestatee Pyrite Mine on the

Chestatee River. Mercury and copper are present at only slightly elevated levels in Lake Lanier. Atmospheric deposition is another source of mercury common throughout the southern states.

Because of the lake's width and water depth, it is well suited for recreational activities such as waterskiing, sailing, pleasure boating, and fishing. The overall water quality is favorable for recreational activities and meets the criteria for "recreational" classifications as established by the GAEPD. Some natural improvement in water quality has occurred in many cases as a result of inundation. However, there are some problem areas. The poultry producing and processing industries have been partly responsible for creating water quality problems within the Lake Lanier basin, but the chief pollutant is sediment, attributable to the steep mountain slopes in the watershed and moderately erosive clay soils. Low dissolved oxygen concentrations have been observed in lake water quality data, but overall, dissolved oxygen concentrations meet water quality standards. Nevertheless, most of Lake Lanier (from the lower lake to just below Clark's Bridge) does not support its designated uses of drinking water, recreation, and fishing because of chlorophyll a (GAEPD 2020). Wahoo Creek and the Little River above Thompson Bridge do support the same designated uses. Total maximum daily loads (TMDLs) have been completed to address water quality issues in the various portions of the lake.

Floodplains. USACE owns most of the lands surrounding Lake Lanier in fee title. The lake's maximum flood elevation is 1,085 feet above msl. In some areas, where enough land was not acquired and the flood elevation is on private property, USACE is legally allowed to occasionally flood the property (these areas are termed "flowage easements") and the landowner is prohibited from constructing habitable structures on or altering the existing contour of that land. USACE also has the right to occasionally flood private property downstream of Buford Dam. There is no regional flood contour established downstream; instead, each tract of private property that is occasionally flooded has a calculated high-water elevation unique to its location.

Wetlands. According to National Wetlands Inventory data, there are 1,424 acres of wetlands within 1 mile of Lake Lanier (USFWS 2020a). With the lake's surface water covering 39,038 acres, wetlands make up a small portion of the shoreline and adjacent land. Wetlands within the Lake Lanier Project boundary are generally present as pockets in the upper reaches of coves where streams enter the lake, there is little wave action, and the stream input provides a consistent source of water. National Wetlands Inventory data shows that most wetlands on Project lands are freshwater emergent wetlands, with some pockets of freshwater forested/scrub wetlands. Around much of the lake the shoreline is steep and daily and weekly fluctuations in water level and wave action from boat wakes erode the lakeshore and make it nearly impossible for wetland vegetation to establish and persist. The channels of the Chattahoochee and Chestatee rivers are counted as riverine wetlands—areas found within a channel of continuously flowing water.

3.8.2 Environmental Consequences

A proposed action would have an adverse effect on water resources if it would:

- Violate federal or state surface water protection laws;
- Constitute a substantial risk to aquatic animals and/or humans or contamination posing secondary health risks during the project life;
- Eliminate or sharply curtail existing aquatic life or human uses dependent on in-stream flows or water withdrawals during the project's life;
- Place structures within a 100-year flood hazard area that violate federal, state, or local floodplain regulations; or

- Expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding because of the failure of a levee or dam.

3.8.2.1 Preferred Alternative

Short-term minor adverse, long-term minor beneficial, and negligible adverse and beneficial effects on water resources would be expected from implementing the preferred alternative. Ground disturbance associated with construction projects and small development projects (e.g., trail creation) would be expected to have short-term negligible and minor adverse effects. Efforts to educate lake users about natural resource management at the lake, including shoreline erosion and assessing erosion along the lake shoreline could lead to less sedimentation in the lake—a long-term beneficial effect. Curtailing future marina and public boat ramp development would avoid erosion and sedimentation associated with those construction projects, reducing inputs of sediment compared to what could occur under the no action alternative. No effects on floodplains or wetlands would be expected. Permanent structures other than those needing to be below the water line (e.g., boat ramps) would not be permitted to be constructed below the lake high water level. As necessary, individual projects would determine whether wetlands might be present within the project area, conduct a wetland delineation, obtain necessary permits, and perform required mitigation to minimize wetland impacts.

Long-term negligible adverse effects on water quality would be expected from allowing seaplane operations on Lake Lanier. Seaplanes would be expected to contribute small quantities of pollutants, mostly from engine emissions and leaks, to Lake Lanier's water. The effect of these pollutants on water quality would be expected to be immeasurable and indistinguishable from those contributed by boat engines, and to be far less than the effects of boat engines because of the much larger number of boats operating on the lake versus the number of seaplane operations that would be expected. No effects on floodplains or wetlands would be expected from allowing seaplane operations on Lake Lanier.

3.8.2.2 No Action Alternative

Short-term minor and long-term negligible adverse effects on water resources would be expected under the no action alternative. Development expected to occur under the 1987 Master Plan would involve ground disturbance that would lead to some sedimentation in the lake. All disturbed ground would be stabilized to the extent practicable at the completion of construction. Negligible quantities of oils and lubricants from vehicles and additional boats on the lake would be expected to have a negligible effect on water resources.

3.9 BIOLOGICAL RESOURCES

3.9.1 Affected Environment

Vegetation Communities. Lake Lanier lies in the Oak-Pine Forest Region of the Southern Piedmont Plateau. Virgin forests existed in the region, but were completely harvested, leaving only small islands of 200–300-year-old trees and a patchwork of old fields, pastures, maintained lawns, second-growth forest, and culled hardwood stands. Regular maintenance by landowners discourages woody plants and keeps grasses, weeds, and wildflowers dominant.

Wildlife. Game and nongame species of wildlife are present in the Lake Lanier area. Beaver (*Castor canadensis*), deer (*Odocoileus virginianus*), rabbits (*Sylvilagus floridanus*), squirrels (*Sciurus* spp.), and other mammals; wild turkey (*Meleagris gallopavo*), bobwhite quail (*Colinus virginianus*), passerine birds, raptors, and many nongame birds; and amphibians and reptiles inhabit the waters, forests, and fields. Wildlife provides enjoyment for the sightseer, naturalist, and outdoor recreationalist.

**LAKE SIDNEY LANIER AND BUFORD DAM PROJECT
MASTER PLAN**

Final Environmental Assessment for Lake Sidney Lanier Project Master Plan Update and Seaplane Activity

Protected Species. The U.S. Fish and Wildlife Service lists one species of mammal, three species of fish, and three flowering plant species as protected and potentially occurring in the Lake Lanier Project area (USFWS 2020b). Table 3-5 lists these species and those listed on the Georgia Biodiversity Portal as occurring in the five counties in which Lake Lanier is located (GBP 2020c). There have been no known sightings of federally listed species on project lands. Of the flowering plant species listed in Table 3-5, Georgia aster (*Symphyotrichum georgianum*) occurs near Lake Lanier near Buford Dam, the Chestatee River, Gainesville, and Murrayville; goldenseal (*Hydrastis canadensis*) occurs near Gainesville; and sweet pinesap (*Monotropsis odorata*) occurs near Lula along the upper reaches of the Chattahoochee River in Lake Lanier.

Table 3-5. Federal- and State-Listed Species Potentially Occurring in the Lake Lanier Area

Common name	Scientific name	Status	Counties listed
Mammals			
Northern long-eared bat	<i>Myotis septentrionalis</i>	FT, ST	Dawson, Hall, Lumpkin
Birds			
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGEPA, ST	Forsyth, Hall
Fish			
Amber darter	<i>Percina antesella</i>	FE, SE	Dawson
Altamaha shiner	<i>Cyprinella xanura</i>	ST	Gwinnett, Hall
Bridled darter	<i>Percina kusha</i>	SE	Dawson, Lumpkin
Cherokee darter	<i>Etheostoma scotti</i>	FT, ST	Dawson, Forsyth, Lumpkin
Coosa chub	<i>Macrhybopsis etnieri</i>	SE	Dawson, Forsyth, Lumpkin
Etowah darter	<i>Etheostoma etowahae</i>	FE, SE	Dawson, Forsyth, Lumpkin
Frecklebelly madtom	<i>Noturus munitus</i>	SE	Dawson, Forsyth
Freckled darter	<i>Percina lenticula</i>	SE	Dawson
Halloween darter	<i>Percina crypta</i>	ST	Lumpkin
Holiday darter	<i>Etheostoma brevirostrum</i>	SE	Lumpkin
Crustaceans			
Chattahoochee crayfish	<i>Cambarus howardi</i>	ST	Forsyth, Gwinnett, Hall, Lumpkin
Etowah crayfish	<i>Cambarus fasciatus</i>	ST	Dawson, Lumpkin
Flowering Plants			
Bay star-vine	<i>Schisandra glabra</i>	ST	Dawson, Gwinnett
Black-spored quillwort	<i>Isoetes melanospora</i>	SE	Gwinnett
Dwarf hatpins	<i>Eriocaulon koernickianum</i>	SE	Gwinnett
Georgia aster	<i>Symphyotrichum georgianum</i>	ST	Dawson, Forsyth, Gwinnett, Hall
Goldenseal	<i>Hydrastis canadensis</i>	SE	Dawson, Gwinnett, Hall
Granite stonecrop, Puck's orpine	<i>Sedum pusillum</i>	ST	Gwinnett
Headwaters homwort	<i>Megaceros aenigmaticus</i>	ST	Dawson
Large witch-alder	<i>Fothergilla major</i>	ST	Lumpkin
Monkeyface orchid	<i>Platanthera integrilabia</i>	ST	Forsyth
Pool sprite, snorkelwort	<i>Amphianthus pusillus</i>	ST	Gwinnett
Small whorled pogonia	<i>Isotria medeoloides</i>	FT, ST	Lumpkin
Smooth coneflower	<i>Echinacea laevigata</i>	FE	N/A
Starflower	<i>Trientalis borealis</i>	SE	Lumpkin
Sweet pinesap	<i>Monotropsis odorata</i>	ST	Hall, Lumpkin
Three-toothed cinquefoil	<i>Sibbaldiopsis tridentata</i>	SE	Lumpkin
White fringeless orchid	<i>Platanthera integrilabia</i>	FT	Forsyth

Source: GBP 2020c, USFWS 2016, USFWS 2020c.

Notes: BGEPA = protected under the Bald and Golden Eagle Protection Act; FE = federally listed as endangered; FT = federally listed as threatened; N/A = not applicable; SE = state-listed as endangered; ST = state-listed as threatened.

Georgia aster once grew in Post Oak Savannah communities in the southeastern United States. It is known from Alabama and Georgia to North and South Carolina in about 126 populations, with most consisting of 10–100 stems and a few having upwards of 1,000 stems (GBP 2020d; Natureserve 2020). It persists in disturbed areas such as roadsides, utility rights-of-way, and other open areas disturbed by

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recurring human activity. It is threatened by fire suppression, succession to woody plants, and development and is vulnerable to accidental destruction from utility and road maintenance activities such as herbicide application and road expansion (GBP 2020d; Natureserve 2020; USFWS 2020b).

Goldenseal occurs in moist, deciduous hardwood forests with patchily open canopies (GBP 2020a). It is rare throughout most of its range, which is Alabama, Georgia, and Mississippi north to Vermont and Ontario and west to Kansas and Oklahoma. It is threatened by habitat conversion to pine plantations and developments, logging and other mechanical clearing, limerock mining, invasion by exotic pest plants, and harvesting by people collecting it for medicinal purposes.

Sweet pinesap occurs in mixed pine-hardwood or chestnut oak-dominated forests (GBP 2020b). It is known from Alabama, Delaware, Georgia, Kentucky, Maryland, North Carolina, South Carolina, Tennessee, Virginia, and West Virginia. It is threatened by habitat conversion to pine plantations and developments, fire suppression, and foot traffic through populations.

3.9.2 Environmental Consequences

A proposed action would have an adverse effect on biological resources if it would:

- Cause detectable impacts on native communities, and species would be expected to be outside the natural range of variability for long periods of time or in perpetuity;
- Cause large, short-term declines in species populations or instability in population numbers or structure, genetic variability, and other demographic factors for species;
- Cause a loss of habitat that could affect the viability of at least some native species; or
- Jeopardize the continued existence of a federally listed species.

3.9.2.1 Preferred Alternative

Short- and long-term minor adverse and beneficial effects on biological resources would be expected from implementing the preferred alternative. Construction and development projects would result in some vegetation loss and sediment addition to the lake, which can affect aquatic biota. Sediment inputs from the surrounding watershed and upstream sources are dominant in determining overall water quality in the lake. Minor inputs from construction runoff would not substantially affect the lake's water quality. Beneficial effects on biological resources and natural areas around the lake would be expected from educational efforts aimed at increasing visitors' knowledge and appreciation for the lake's natural resources and from expanding areas of wildlife habitat around the lake.

No federally or state-protected species would be expected to be affected and no population of any individual species would be threatened by development along the lake's shoreline, so all effects on biological resources would be considered insignificant. Aquatic biota would be largely unaffected by the preferred alternative. Coordination with federal and state agencies would be conducted for individual projects once their designs had reached a point at which a project-specific analysis could be performed.

No effects on biological resources would be expected from allowing seaplane operations on Lake Lanier.

3.9.2.2 No Action Alternative

Short- and long-term minor adverse effects on biological resources would be expected under the no action alternative. As with the preferred alternative, construction and development projects would result in some vegetation loss and sedimentation to the lake, but the inputs would be negligible in comparison

to those from the surrounding watershed and upstream sources and would not substantially affect the lake's water quality.

No federally or state-protected species would be expected to be affected and no population of any individual species would be threatened by development activities. All effects on biological resources would be considered insignificant.

3.10 SOCIOECONOMIC RESOURCES

3.10.1 Affected Environment

Lake Lanier is in the Metro Atlanta area—the Atlanta-Athens-Clarke County-Sandy Springs GA Combined Statistical Area (CSA), which encompasses 39 counties. The lake has about a \$5-billion annual economic impact on the region from the operation and maintenance of the lake and from the tourism-driven businesses around the lake such as aquatic equipment rentals, hotels, marinas, recreational facilities, rental properties, resorts, and restaurants (GHCC 2020). The tourism and recreation industries account for about 20 percent of the CSA's gross domestic product and employment (BEA 2020a, 2020b). According to the USACE Value to the Nation, visitation to Lake Lanier in fiscal year 2019 resulted in approximately \$691 million in visitor spending, \$387 million in sales, 4,844 jobs, \$176 million in labor income, and \$111 million in National Economic Development Benefits (USACE TWR 2020).

Table 3-6 lists socioeconomic data for the CSA, the state, and the nation. Metro Atlanta has a growing economy that is attracting population to the area—the population increased by 12 percent between 2010 and 2018 (U.S. Census Bureau 2019).

EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, requires each federal agency to identify and address any disproportionately significant and adverse human health or environmental effects its programs and policies might have on minority or low-income populations.

Table 3-6. Socioeconomic Data

	Population (2010)	Population (2018)	Population change (2010- 2018)	Per capita income/median household income (2018)	Minority population (2018)	Population below poverty (2018)
Atlanta-Athens-Clarke County-Sandy Springs GA CSA	5,910,296	6,631,604	12%	\$34,668/ \$67,456	52%	12%
Georgia	9,687,653	10,519,475	9%	\$31,187/ \$58,756	48%	14%
United States	308,745,538	327,167,439	6%	\$33,831/ \$61,937	40%	13%

Sources: U.S. Census Bureau 2010, 2020a, 2020b, 2020c.

Based on CEQ guidance, the minority population of the CSA is just above the 50 percent threshold at 52 percent and is higher than Georgia's statewide minority population level of 48 percent and the national minority population level of 40 percent (CEQ 1997). Based on poverty thresholds established by the U.S. Census Bureau, the CSA's poverty rate was 12 percent, lower than the Georgia poverty rate of 14 percent and U.S. poverty rate of 13 percent (Table 3-5) (U.S. Census Bureau 2020e).

EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*, is meant to protect children from disproportionately incurring environmental health or safety risks that might arise as a result of federal policies, programs, activities, or standards. The EO acknowledges that children can suffer disproportionately from environmental health and safety risks because children's bodily systems are not fully developed; children eat, drink, and breathe more in proportion to their body weight; their size and weight may diminish protection from standard safety features; and their behavior patterns might make them more susceptible to accidents. Children are present at Lake Lanier as visitors and adjacent residents.

3.10.2 Environmental Consequences

A proposed action would have an adverse effect on socioeconomic resources if it would:

- Cause substantial gains or losses in population or changes in the composition of the population;
- Cause extensive relocation or disruption of community businesses, creating an economic hardship for surrounding communities;
- Cause disequilibrium in the housing market such as severe housing shortages or surpluses, resulting in substantial property value changes; or
- Cause changes to accessibility of community services or change demands so the current system cannot accommodate the change.

A proposed action would have an adverse effect on environmental justice if it would have a disproportionate adverse effect on minority, low-income, or youth populations.

3.10.2.1 Preferred Alternative

Short- and long-term minor beneficial effects and negligible adverse effects on socioeconomic resources would be expected from implementing the preferred alternative. Beneficial economic effects would be expected from construction spending, primarily to develop Mary Alice Park and to relocate Buford Dam Road, and long-term revenue from operations at the park. Recreation improvements—such as additional biking and hiking trails—would be expected to increase visitation and visitor spending as well. Negligible adverse effects on economic activity would be expected by curtailing future marina and public boat ramp development, which could lessen economic spending in comparison to what might occur under the no action alternative.

Increased public education outreach efforts on boating and water safety could decrease the number of boating accidents and improve safety overall, which could have a beneficial effect on the protection of children.

The preferred alternative would not be expected to result in disproportionately significant and adverse human health or environmental effects on low-income or minority populations. Implementing the preferred alternative would not substantially adversely affect human health or the environment and would not have the effect of excluding anyone, denying anyone benefits, or subjecting anyone to discrimination.

Long-term minor beneficial effects on regional economics would be expected from allowing seaplane operations on Lake Lanier. Seaplane pilots and their passengers would be expected to visit restaurants on the lake and make fuel purchases, and commercial seaplane operations (e.g., aerial sightseeing tours of the lake), if permitted, would also contribute to the regional economy.

3.10.2.2 No Action Alternative

Short- and long-term minor beneficial effects on socioeconomic resources would be expected under the no action alternative. Beneficial economic effects could arise in the short term from constructing new

marinas and boat ramps. These developments and increased water access could increase the number of lake visitors and visitor spending, leading to minor long-term benefits.

The no action alternative would not be expected to result in disproportionate adverse effects on low-income or minority populations or children. Neither human health nor the environment would be substantially adversely affected—continued operation under the 1987 Master Plan would not exclude anyone, deny anyone benefits, subject anyone to discrimination, or expose anyone to disproportionately significant and adverse environmental health or safety risks.

3.11 RECREATION

3.11.1 Affected Environment

Lake Lanier is the most visited USACE project in the United States, attracting nearly 11 million or more visitors each year (USACE 2019). In 2019 more than 11 million users spent a day at the lake and more than 725,000 stayed overnight. Lake Lanier's popularity is partly attributable to its proximity to the Metro Atlanta area, which encompassed 29 counties with an estimated population of 6.6 million in 2019 (U.S. Census Bureau 2020d). Recreation facilities at Lake Lanier include 83 developed recreation areas, 45 of which are managed by other entities under lease agreements to include nine commercially operated marinas. Electrical outlets and water are provided at some campsites. Many day-use parks have boat ramps, fishing piers, and beaches as well as picnic sites, basketball and volleyball courts, and soccer fields. The marinas have approximately 1,600 dry storage slips and 6,500 wet slips.

Waterfowl hunting is permitted at Lake Lanier in accordance with State Laws and regulations. Two lottery hunts for deer on Project lands by archery only are held annually.

3.11.2 Environmental Consequences

A proposed action would have an adverse effect on recreation if it would:

- Reduce access to recreation facilities;
- Reduce the availability of recreation opportunities; or
- Decrease the perceived value of the recreational experience.

3.11.2.1 Preferred Alternative

Long-term minor beneficial effects on recreation would be expected from implementing the preferred alternative. Educational outreach efforts on boating and water safety; the additional recreation facilities at Mary Alice Park and other areas; increased hiking, biking, and paddle sports opportunities; locating marine contractors out of recreational areas; and improving navigation markers and signs would all be expected to improve the recreational experience at Lake Lanier. The preferred alternative would not be expected to adversely affect the recreational experience at the lake.

Under the updated Master Plan, deer hunting would be expanded and small-game hunting programs would be developed at identified areas. Waterfowl hunting would still be conducted in accordance with State Laws and regulations, and deer hunting would continue to be by lottery and of limited scope. These changes would be expected to have a long-term beneficial effect on recreational hunting with no adverse effect on wildlife populations.

Long-term minor beneficial effects on recreation would be expected from allowing seaplane operations on Lake Lanier. Seaplane visits to the lake are a recreational activity. Allowing seaplane operations on the lake would increase the variety of recreational opportunities at the lake. Seaplane operations on Lake

Lanier would not be expected to interfere with boat activities on the lake. Seaplane takeoffs and landings are done on clear areas of a lake, much like waiting for an opening to launch or retrieve a boat at a boat ramp (LSPA 2017). That is, a seaplane would not land (or take off) if the landing (or takeoff) would conflict with another lake user.

3.11.2.2 No Action Alternative

Long-term minor adverse and beneficial effects on recreation would be expected if Lake Lanier continues to be managed under the 1987 Master Plan. Not acting to ease congestion on roads around the lake would result in continued and increasing delays on the roads during peak-use times and the situation would be expected to worsen over time. Not assessing in-water obstacles in the lake between 1,064 feet msl and 1,071 feet msl would be expected to result in increasing incidents over time as the number of users of Lake Lanier increases. In addition, maintenance delays due to incorrect locations of markers could be expected. Adding water access points and more marinas and marina slips could increase congestion on the lake while also providing access for more users. Improved and new recreation areas and additional points for water access would provide access to the lake to more people, at the possible expense of worse crowding and less recreational safety. Under the no action alternative, the Lake Lanier Project Management Office would not increase educational activities aimed at safer boating on the lake.

3.12 TRANSPORTATION

3.12.1 Affected Environment

The area around Lake Lanier has become increasingly urban and is considered part of Metro Atlanta, with Atlanta being about 35 miles southwest of the lake. Two-lane roads serve the parks on the lake and the towns that surround it. Georgia State Route 400, also called “Georgia 400” or “GA 400,” connects Atlanta to Cumming, GA, west of the lake. Interstate 985 (I-985), a spur of I-85, passes near Gainesville and is the major access route to areas east of the lake. State Route (SR) 369, SR 306, and SR 53 are the main east-west corridors across Lake Lanier, connecting GA 400 in the west with Gainesville and I-985 in the east. Bridges over the lake are on SR 369, SR 53, SR 60, SR 284, SR 136, and SR 11/U.S. Highway 129 (Figure 1-1).

During the off-season (October–April), the amount of traffic on highways and local roads near the lake is typical of rural areas, with the roads nowhere near their designed capacities. In contrast, during the recreation season (May–September), traffic on the roads can be very heavy, especially at the more popular parks at the southern end of the lake. The most heavily used parks are Big Creek, Buford Dam, Burton Mill, West Bank, Lanier Park, Lower Pool East/West, Lower/Upper Overlook, Old Federal Day Use, Shoal Creek Day Use, and Van Pugh North/South. Access to many of the Lake Lanier recreation areas is via roads that pass through residential areas, and most of the access roads are under local community jurisdiction; USACE has no control over their operation and maintenance.

The rapid population growth and increase in traffic in the communities surrounding Lake Lanier have resulted in many roads around the lake having a poor level of service during the recreation season. Buford Dam Road in particular is heavily used during the recreation season and was not constructed to handle the volume and weight of traffic that it now supports. The Federal Highway Administration (FHA) completed a feasibility study of improving the sections of the road that traverse the Lake Lanier Corps of Engineers Project lands (FHA 2017). FHA developed five alternatives for addressing the shortcomings of the road, and all five alternatives share these common features:

- Provide a safer and more enjoyable route for current and future users.
- Buford Dam Road will remain a two-lane, minor arterial/urban collector street.

- Buford Dam Road will continue to be limited to only private vehicles; no commercial vehicles (such as large service or delivery trucks) can travel through the Corps property.
- Improvements to support non-motorized travel by bicyclists and pedestrians.
- Minor improvements such as increasing the width of the vehicle travelway from two 11-foot lanes to two 12-foot lanes.
- Traffic operational and safety improvements at each at-grade intersection along the study corridor, including the addition of dedicated left-turn lanes on some intersection approaches and the use of single-lane roundabouts as both traffic-calming and safety enhancements at several locations.

3.12.2 Environmental Consequences

A proposed action would have an adverse effect on the transportation system if it would:

- Increase the amount of traffic on local roads to the point at which they are unable to accommodate the additional vehicles; or
- Cause a road not to comply with federal, state, or local laws and regulations.

3.12.2.1 Preferred Alternative

Short-term minor adverse effects and long-term minor adverse and beneficial effects on transportation would be expected from implementing the preferred alternative. A short-term minor adverse effect on transportation at the southern end of the lake would be expected during construction activities related to modifying Buford Dam Road on Project land. This would be offset, however, as a long-term beneficial transportation effect from the improved traffic circulation along Buford Dam Road once the road relocation project had been completed. A long-term minor adverse effect on the roads near Mary Alice Park would be expected from the increased use the park would have after being developed into a resort facility. An overall long-term beneficial effect on transportation around the lake would be expected from implementing the preferred alternative, much of which would be implemented to achieve sustainable long-term use levels at the lake and to avoid overcrowding at recreational areas. Future recreation developments would be expected to help alleviate overcrowded conditions at existing recreation areas.

No effects on the transportation system would be expected from allowing seaplane operations on Lake Lanier. As mentioned in the recreation discussion, seaplane takeoffs and landings are done when they do not conflict with other lake users. Seaplanes are operated at under 30 miles per hour except when taking off and landing. During taxi to or from a clear area for takeoff or seaplane speeds do not exceed 3–6 miles per hour (LSPA 2017). Seaplane activity, then, would not be expected to affect boat traffic on the lake.

3.12.2.2 No Action Alternative

Long-term minor adverse effects on the transportation system would be expected under the no action alternative. Additional marinas and recreation facilities allowed under the 1987 Master Plan along with expansions of supporting businesses would be expected to increase the amount of traffic to Lake Lanier and degrade traffic conditions on local roads.

3.13 UTILITIES

3.13.1 Affected Environment

Potable Water. Lake Lanier Project facilities obtain potable water from surrounding municipalities. Water is withdrawn from Lake Lanier for municipal purposes by Gwinnett County and the cities of

Cumming, Buford, and Gainesville. Forsyth County does not have a water withdrawal permit for lake water but could obtain one in 5–10 years. Lake releases are made so the minimum flow from Buford Dam, when combined with local inflows between the dam and Atlanta, total a minimum of 750 cfs.

Wastewater Treatment. Treated sewage from 10 municipal and private wastewater treatment plants is discharged into the Lake Lanier watershed. The total treated sewage discharge from these plants is approximately 19 million gallons per day. Lake Lanier Islands has its own wastewater treatment plant. A privately operated wastewater treatment plant was recently removed from Project lands and another is being considered for removal.

On-Site Wastewater Treatment Systems. Except for Lake Lanier Islands, which has its own wastewater treatment plant, all facilities on Lake Lanier Project lands are on septic systems. Most rural areas around Lake Lanier use septic tanks to treat and dispose of waste, and septic tanks located close to the lake's floodplain or that do not function properly occasionally degrade the water quality of Lake Lanier and other surface waters and groundwater with nutrients and pathogens, which can stimulate plant growth and cause eutrophication. Some local jurisdictions are switching subdivisions or other residential areas from septic systems to sewer lines, with easements requested on Project lands for some sewer lines.

Electricity. Georgia Power is the main provider of electrical service in Georgia, although electric cooperatives and membership services also provide electrical service. All developed recreation areas at Lake Lanier are supplied with electricity. A few facilities are powered by solar energy.

Natural Gas. There are multiple providers of natural gas service in the Lake Lanier area. Easements for natural gas lines pass through Lake Lanier Project lands, but no facilities at the project are served by natural gas.

3.13.2 Environmental Consequences

A proposed action would have an adverse effect on a utility system if it would increase demand to a point at which the existing system would be unable to meet.

3.13.2.1 Preferred Alternative

Long-term negligible adverse effects on utilities would be expected under the preferred alternative. Additional services and facilities would increase demand on utility systems, although within the regional context the additional demand would be expected to be well below a less-than-significant level.

No effects on utilities would be expected from allowing seaplane operations on Lake Lanier.

3.13.2.2 No Action Alternative

Long-term minor adverse effects on utilities would be expected under the no action alternative. The effects under the no action alternative would be substantially the same as those under the preferred alternative, but with more development permitted under the 1987 Master Plan. Utility demand would be expected to increase slightly under the no action alternative but would not be expected to reach a level of significance in a regional context.

3.14 SUMMARY OF EFFECTS

3.14.1 Preferred Alternative

Short- and long-term minor adverse and beneficial effects and negligible adverse and beneficial effects on resource areas at Lake Lanier would be expected from implementing the preferred alternative. None of the adverse effects would be expected to be significant, many would be of short duration, and most would be apparent to only a small number of lake users or cause effects that would be considered negligible. No federal, state, or local laws or regulations would be violated by implementing the proposed management measures. The beneficial effects of those measures would also be considered negligible but could be more apparent to the lake user population because many of the measures could have a broader beneficial effect on the recreational experience at the lake.

Long-term negligible adverse and minor beneficial effects on resource areas at Lake Lanier would be expected from allowing seaplane operations on the lake. None of the adverse effects would be expected to be significant. All seaplane operations would be conducted in accordance with Federal Aviation Administration (FAA) regulations, which require that all pilots have a current FAA license and be specially trained and rated in seaplanes, and in accordance with USACE, Mobile District policies regarding seaplane activities on USACE-managed recreational resources.

3.14.1.1 Adverse Effects

Short-term adverse effects of implementing the preferred alternative would result from construction activities and vehicle and equipment use required to implement the management measures, with their associated air pollutant emissions, noise, ground disturbance, and transportation effects. Long-term adverse effects of implementing the preferred alternative would result from permanent changes at the lake that would introduce additional traffic and other activities that could create on-going resource use and impacts.

Long-term negligible adverse effects of allowing seaplane operations on Lake Lanier would be expected from engine emissions, noise, and engine leaks.

3.14.1.2 Beneficial Effects

Short-term beneficial effects of implementing the preferred alternative primarily would be economic effects attributable to construction and development activity. Long-term beneficial effects of implementing the proposed management measures would be expected on aesthetics, water resources, biological resources, economics, and recreation. Many of these beneficial effects would be realized directly by lake users. Lake users—and especially frequent users of the lake—therefore, would be expected to perceive the preferred alternative and Master Plan Update primarily as having a beneficial effect.

Long-term minor beneficial effects of allowing seaplane operations on the lake would be expected from the additional economic and recreational activity seaplane operations would generate.

3.14.2 No Action Alternative

Short- and long-term negligible and minor adverse and beneficial effects on the resources of Lake Lanier would be expected from implementing the no action alternative. The no action alternative would be expected to have much the same effects as the preferred alternative but some of those effects, particularly adverse effects, would be expected to have a slightly greater impact because of the additional

development that would be allowed and the lack of increased educational outreach activities under the no action alternative. No federal, state, or local laws or regulations would be violated by implementing the no action alternative, no disproportionate adverse effects on low-income or minority populations or children would be expected, no federal- or state-protected species would be expected to be affected, and no population of any individual species would be threatened by development along the lake's shoreline. The beneficial effects of continuing to manage the lake under the 1987 Master Plan would also be considered minor.

3.14.2.1 Adverse Effects

Adverse effects under the no action alternative would be expected from construction temporarily and operational activities on a continuing basis, ground disturbance to accomplish the development and increased future user activity at the lake, decreased natural vegetation along the shoreline, increased traffic congestion and more boaters on the lake, and additional demand on utility systems.

3.14.2.2 Beneficial Effects

Beneficial effects under the no action alternative would be expected from the economic contributions of construction and development activities and increased visitor spending.

3.15 CUMULATIVE EFFECTS¹

CEQ regulations define a cumulative impact as:

...the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. (40 CFR 1508.7)

Continued development near the lake and within the larger watershed draining to the lake has the potential to create a cumulative effect. Development is expected to continue on private lands immediately adjacent to the lake and within the lake's watershed areas. More residential and commercial development is expected, accompanied by additional roads and other infrastructure elements. Increased population will accompany growth, and development will place greater demands on lake resources and potentially lead to further development of facilities at the lake. Air pollution, noise, congestion on area roads, and other effects that normally accompany growth will affect the lake environs. Construction associated with development will cause soil loss and sedimentation in streams and rivers feeding the lake, affecting water quality. Watershed loadings provide the bulk of the loadings to the lake. Most of the load originates in the upper watershed of the Chattahoochee River. The most direct influence of development in adversely affecting lake water quality would be the result of increased concentrations of total phosphorus and total nitrogen and decreased dissolved oxygen. Given the overriding influence that the watershed has on the lake's water quality, adverse effects attributable to the preferred alternative would contribute negligibly to any cumulative effect on lake water quality.

The preferred alternative of updating the Lake Lanier Master Plan would have an overall effect of limiting overuse of the lake's resources as compared to the no action alternative. By doing so, the preferred alternative would be expected to contribute less to cumulative adverse effects on lake resources than would the no action alternative.

¹ The NEPA process for this EA began before Sept. 14, 2020, the effective date of the current CEQ NEPA regulations, and it was conducted in accordance with the prior version of the CEQ NEPA regulations.

3.16 UNAVOIDABLE ADVERSE EFFECTS

Unavoidable adverse effects are those effects that cannot be avoided or fully mitigated if the proposed action is implemented. Although adverse effects could be avoided, minimized, or mitigated by the measures described in section 4.2, some effects would remain. Some erosion and sedimentation resulting from soil disturbance is unavoidable. Resources would be consumed by activities required to implement the preferred alternative. Vehicle and equipment use, creation and modification of land-based amenities, and most notably among the proposed management measures—a realignment of Buford Dam Road, would all consume resources and would likely result in some erosion and sedimentation. No unavoidable adverse effect would be significant and with the proposed management measures being geared toward achieving a goal of meeting current and future recreational needs at Lake Lanier while preserving the resource for future generations, future unavoidable adverse effects would be expected to be reduced by adopting the proposed action.

3.17 RELATIONSHIP BETWEEN SHORT-TERM USES AND LONG-TERM PRODUCTIVITY

This analysis looks at the relationship between man's short-term uses of environmental resources and the maintenance and enhancement of long-term productivity. Adopting the proposed Lake Lanier Master Plan management measures would have both short-term and long-term effects on the environment that cannot be mitigated. The adverse effects would be negligible or minor. Water quality and biological resources on Project lands and in the surrounding watersheds would be mostly unaffected by the proposed management measures, and these are the resources of greatest importance to the long-term productivity of the lake and its authorized uses. Indeed, adopting the management measures would be expected to help preserve the lake's resources for future generations, thus doing so would be expected to benefit the long-term productivity of the Lake Lanier environment.

3.18 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Irreversible and irretrievable commitments generally affect environmental resources such as soils, wetlands, and riparian areas, but can involve financial resources. Such commitments are considered irreversible and irretrievable because their implementation would affect a resource that has deteriorated to the point that renewal can occur only over a long period or at a great expense, or because they would cause the resource to be destroyed or removed. Because adopting the proposed action would involve a continuation of existing activities at Lake Lanier and a reduction in potential future construction and overuse of the lake's resources, any irreversible or irretrievable commitment of resources would be minimal.

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SECTION 4.0 FINDINGS AND CONCLUSIONS

4.1 FINDINGS

Overall, both the preferred alternative and the no action alternative would have adverse and beneficial effects on many of the resource areas at the lake. For each resource area on which the preferred alternative would be expected to have an adverse effect, the no action alternative would also be expected to have an adverse effect, but for many of the same resource areas, the preferred alternative would be expected to have beneficial effects as well. On balance, implementing the preferred alternative would be expected to improve environmental and socioeconomic conditions at Lake Lanier, and, under the no action alternative, environmental and socioeconomic conditions at the lake would be expected to deteriorate (Table 4-1).

Table 4-1. Comparison of Effects of the Preferred Alternative and No Action Alternative

Resource area	Preferred alternative effects	No action alternative effects
Land Use	Minor beneficial	Negligible/minor adverse
Aesthetics and Visual Resources	Minor adverse Minor beneficial	Minor adverse
Air Quality	Negligible/minor adverse Negligible beneficial	Minor adverse
Noise	Negligible/minor adverse Negligible beneficial	Negligible/minor adverse
Topography and Soils	Negligible/minor adverse Negligible beneficial	Minor adverse
Water Resources	Negligible/minor adverse Negligible/minor beneficial	Negligible/minor adverse
Biological Resources	Minor adverse Minor beneficial	Minor adverse
Cultural Resources	None	None
Socioeconomics	Negligible adverse Minor beneficial	Minor beneficial
Recreation	Negligible/minor beneficial	Minor adverse Minor beneficial
Transportation	Negligible/minor adverse Negligible/minor beneficial	Minor adverse
Utilities	Minor adverse	Negligible adverse
Hazardous and Toxic Materials and Wastes	None	None

4.2 MITIGATION MEASURES AND BEST MANAGEMENT PRACTICES

No significant adverse effects would be expected to occur from updating the Lake Lanier Project Master Plan and implementing the preferred alternative. USACE would take necessary measures to minimize the adverse effects of implementing the preferred alternative by using and requiring that other entities operating on the lake use best management practices (BMPs) to reduce adverse effects. BMPs would primarily relate to controlling air pollution, noise, soil loss, and water pollution during construction activities in accordance with federal, state, and local requirements.

4.3 CONCLUSION

Based on the analysis in this EA, USACE's preliminary conclusion is that implementing the preferred alternative would have no significant effects on the quality of the natural or human environment and, consequently, that the analysis in the EA supports a FONSI. Preparation of an EIS under NEPA is not required.

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**APPENDIX A
COMMENTS RECEIVED ON DRAFT EA AND RESPONSES**

A-1

January 2022

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1.0 Introduction

This appendix presents the comments received on the draft EA and draft FONSI for the Lake Sidney Lanier Master Plan update and USACE, Mobile District's responses. The public comment process that was conducted by the U.S. Army Corps of Engineers, Mobile District, for the EA is summarized in section 1.5 of the EA. USACE made the EA and the draft FONSI available to the public for review and comment for 30 days—from November 9 to December 9, 2021—on the USACE, Mobile District website. Three comments on the EA and FONSI were received. Two comments were received via email and one was received as a written letter. USACE considered all comments received in revising the EA to a final version.

2.0 Comments and Responses

Email Comment:

From: Captain Jerry Winter (EAL retired)
Sent: Friday, November 26, 2021
To: Ms. Velma Diaz, U.S. Army Corps of Engineers, Mobile District

I agree that adding Seaplane operations would not significantly impact the Master Plan update for Lake Sidney Lanier and I support allowing seaplane operations on Lake Sidney Lanier.

I would like to request allowing (ref line 35 sec 2.2.1) the mooring of seaplanes at individual private, permitted docks, in the update to the Lake Sidney Lanier Shoreline Master Plan.

Most of the seaplanes that would be operated on Lake Sidney Lanier have wingspans around 33 to 35 ft, some as short as 29 ft (Piper PA-22) to 36 ft (Cessna 182). These could easily be moored at 32 ft by 32 ft open single slip docks allowed at most locations on Lake Lanier with none or minimum overhang. The 1 or 2 foot on high wing seaplanes that would overhang would be 6 to 8 feet above the water and less than the personal watercraft and runabouts currently seen moored along side a number of docks on lake Lanier.

Respectfully,

Captain Jerry Winter (EAL retired)
Seaplane Pilots Association
Member #30807

Response:

The mooring of seaplanes at private facilities (docks) authorized by a Shoreline Use Permit was not considered in the Project Master Plan update. The Project Master Plan update process (of which the EA was one part) was a vehicle to collect public comment and to provide environmental analysis and documentation to aid in the decision-making process to change, or not change, the USACE, Mobile District Seaplane Policy for Lake Lanier. The Mobile District Seaplane Policy would have to allow seaplane activity on Lake Sidney Lanier before consideration could be given to mooring seaplanes at private facilities (docks) issued under a Shoreline Use Permit. If USACE, Mobile District changes its Seaplane Policy to allow seaplane activity on Lake Sidney Lanier, the mechanism to provide consideration for the mooring of seaplanes at private facilities (docks) issued under a Shoreline Use Permit is an update to the Lake Sidney Lanier Shoreline Management Plan (SMP). The SMP is due for an update, however funding for the update has not been received.

Email Comment:

From: Shawn Davis, Breakpoint Consulting
Sent: Monday, November 29, 2021 3:04 PM
To: Rainey, Timothy A CIV USARMY CESAM (USA) <Timothy.A.Rainey2@usace.army.mil>
Subject: [Non-DoD Source] FW: Lake Lanier Master Plan Environmental Assessment

Not sure if you want to know this, but there is an error in the Utilities Section, 3.13. Utility regulation is my main business, as you might know. I believe what the paragraph is trying to say is this:

Line 19 –

Natural Gas. Atlanta Gas Company is the main distributor of natural gas service in Georgia, although Liberty Utilities and other municipal providers also provide natural gas service in respective territorial areas in north Georgia.

Note: Georgia Natural Gas is just one of 16 certified marketers who sell the gas that flows through the Atlanta Gas Light system. If the correction means delay, I would just let it fly as it is immaterial to the purpose of the doc.

Response:

USACE, Mobile District changed the wording to read: “There are multiple providers of natural gas service in the Lake Lanier area. Easements for natural gas lines pass through Lake Lanier Project lands, but no facilities at the project are served by natural gas.”

USACE, Mobile District agrees that the change is not relevant to the document’s purpose but the EA should be accurate.

Letter Comment:

From: Butch Miller, President Pro Tempore, The State Senate, Atlanta, Georgia

November 23, 2021

U.S. Army Corps of Engineers, Mobile District, CESAM-PD-EI
Attention: Ms. Velma Diaz
Post Office Box 2288
Mobile, Alabama 36628

Dear U.S. Army Corps of Engineers, Mobile District:

I write this letter in support of the proposed Lake Sidney Lanier Project Master Plan Update and Seaplane Activity Policy, Georgia. This much-needed update will undoubtedly improve the experience of anyone visiting or encountering Lake Sidney Lanier, which is partially located within Georgia's Senate District 49, which I have represented since 2010.

I look forward to seeing the progress that is made following the proposed update.

Kind regards,

Butch Miller
President Pro Tempore

Response:

Comment noted. USACE, Mobile District appreciates the President Pro Tempore's support for the Lake Sidney Lanier Project Master Plan Update and its consideration of a change to the Seaplane Activity Policy for Lake Lanier.

3.0 Conclusion

USACE, Mobile District and the Lake Lanier Project have reviewed and provided written responses to all comments received on the draft EA and draft FONSI. USACE, Mobile District has determined that no comments warranted a revision to the conclusion of the draft EA that implementing the Master Plan Update would not have a significant adverse environmental affect. Therefore, a FONSI is appropriate. The final EA reflects changes made in response to the comments received. The FONSI has been revised to document the USACE, Mobile District's final decision as well as to incorporate a summary of public comments.

Final Environmental Assessment for Lake Sidney Lanier Project Master Plan Update and Seaplane Activity

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