

**DRAFT**  
FINDING OF NO SIGNIFICANT IMPACT  
FOR  
ENVIRONMENTAL ASSESSMENT  
FOR PROPOSED MASTER PLAN MODIFICATIONS, LEASING OF PUBLIC LAND FOR  
RECREATIONAL DEVELOPMENT  
LAKE LANIER SAILING CLUB  
MASTER DEVELOPMENT PLAN  
COMMODORE DRIVE  
FLOWERY BRANCH, HALL COUNTY, GEORGIA

1. PROPOSED ACTION: The proposed action includes approval of an updated Master Plan showing a combination of existing developments, previously approved developments, and proposed improvements. The proposed improvement action includes renovation and upgrades to existing campground facilities, renovation to and the addition of bathhouses, expansion of wet slips, dry storage and parking, addition of a rigging area and associated facilities for Junior Members and the addition of a boat launch crane in the dry storage area.

2. ALTERNATIVES CONSIDERED: Alternatives to the proposed action which were considered include:

“No Action” Alternative:

Typically, the "No Action" alternative would be to continue with the previously approved Master Development Plan. However, LLSC does not have a previously approved plan and therefore, under the "No Action" alternative as outlined in this report, the USACE would deny the requests for the approval to upgrade and renovate the facilities within the lease area and no site modifications would be made. The primary advantage of this alternative would be the lack of disturbance to the environment due to initial construction of additional facilities and subsequent recreational use. However, this action would not satisfy the project purpose and would be contrary to the current policy to privatize and expand recreational development. In addition, "No Action" would not satisfy of local facility pressures being placed on the club by its growing membership and increasing lease fee.

General Development Plan Alternative:

The alternative to the proposed plan would include the development of similar facilities at another location on the lake. The alternative is not attractive to LLSC because significant investments have been already been made to the infrastructure at the current location. Additionally, small sailboats without motors require immediate access to open

bodies of water for proper wind propulsion and therefore, location of a facility such as LLSC is critical. The alternative would also result in additional negative impacts to the environment. The alternative plan would likely result in similar disturbance to the proposed plan, plus additional impacts for development of the base infrastructure and facilities that already exist at LLSC. Due to the clear indication that the alternative plan would result in greater environmental impacts, further review of this alternative has been eliminated.

3. FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED: As described in the attached Environmental Assessment, the proposed action will not significantly impact resources in the project area. Resource areas considered in the impacts analysis include, but are not limited to, physical habitat, land use changes, historic and archaeological resources, fishery and wildlife resources, threatened and endangered species, recreation, water quality, and aesthetics. Coordination with the U.S. Fish and Wildlife Service under Section 7 of the Endangered Species Act has determined that the proposed development can occur without adversely affecting endangered or threatened species or critical habitat for such species. No cultural resources or wetlands would be adversely affected. The use of Best Management Practices would minimize impacts to water quality during construction. The proposed development is consistent with the Lake Master Plan. In addition, the proposed development would provide recreational facilities for the local community.

4. CONCLUSIONS: An evaluation of the attached Environmental Assessment describing the recommended plan shows that the proposed action would have no significant impact on the human environment and that an Environmental Impact Statement is not required.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Byron G. Jorns  
Colonel, Corps of Engineers  
District Commander

**DRAFT**

# **Environmental Assessment**

**for**

**Lake Lanier Sailing Club  
Master Development Plan  
Commodore Drive  
Flowery Branch, Hall County, Georgia**



**US Army Corps  
of Engineers**  
Mobile District

Prepared by



**UNITED CONSULTING**

January 23, 2009

ENVIRONMENTAL ASSESSMENT  
PROPOSED MASTER DEVELOPMENT PLAN  
LEASING OF GOVERNMENT LAND FOR RECREATIONAL  
AND PRIVATE DEVELOPMENT

LAKE LANIER SAILING CLUB  
CITY OF FLOWERY BRANCH, HALL COUNTY, GEORGIA

**1. INTRODUCTION:**

This Environmental Assessment (EA) was prepared utilizing a systematic, interdisciplinary approach integrating the natural and social sciences and the design arts with planning and decision-making. The proposed action and its alternatives are evaluated in multiple contexts for short-term and long-term effects and for adverse and beneficial effects. This assessment indicates the effects on the human environment are well known and do not involve unique or unknown risks. It is not anticipated that this is a precedent-setting action, nor does it represent a decision in principle about any future consideration.

This EA and associated proposed Master Development Plan have been developed at the request of the USACE to meet the current regulations. This EA is intended to address the proposed Master Development Plan that has been prepared to meet the projected growth and pressures on the club. In summary, the Master Plan generally proposes additional land storage, wet slips, automobile parking, restroom facilities, picnic pavilion, utility upgrades, and clubhouse renovation. Typically, an EA such as this would provide a comparison between an existing plan and proposed changes to the existing plan. However, Lake Lanier Sailing Club has been operating at its current location since 1961, prior to the signing of the National Environmental Policy Act in 1970. Therefore, no existing Master Plan or other plan documents exist for the facility and have not previously been required.

This EA was conducted in accordance with the National Environmental Policy Act (NEPA), the Council on Environmental Quality (CEQ) regulations implementing NEPA [40 Code of Federal Regulations (CFR) 1500-1508], and Engineer Regulation 200-2-2. This assessment process used a systematic interdisciplinary approach integrating the natural and social sciences and environmental design arts with planning and decision-making.

A public review period for this action will be conducted prior to the issuance of any Finding by posting the Draft EA on the U.S. Army Corps of Engineers (USACE) website. If a Finding of No Significant Impact (FONSI) for this Master Development Plan EA is appropriate, it will be advertised to the public via a Notice of Availability in accordance with 40 CFR 1501.4(e)(1). The posting will provide a method by which any member of the public can request a copy of the FONSI. The FONSI will be mailed directly to individuals and groups expressing an interest in the project.

**a. Location:**

This EA relates to the Lake Lanier Sailing Club (LLSC), which consists of a lease totaling approximately 25.74-acres along the shores of Lake Sidney Lanier. The physical street address of LLSC is 6206 Commodore Drive, which is located on the northeast side of Chattahoochee Bay, on the southern boundary of Old Federal Campground. LLSC is located about three and half miles northwest of Spouts Springs Road/Interstate 985 (I-985) on the eastern shore of Lake Lanier. The property is currently operated as a private recreation area and consists of land leased from the USACE located in the Apalachicola-Chattahoochee Flint (ACF) river basin.

LLSC is conveniently located approximately 45 minutes northeast of Atlanta. The sailing club is assessable via two large corridors: McEver Road and Interstate 985 via Spouts Springs Road (Exit 12). Both McEver Road and Interstate 985 connect to the larger transportation infrastructure serving the greater metropolitan Atlanta area. The primary access to the Project Site is via Jim Crow/Old Federal Road. Figure 1, Figure 2, and Figure 3 identify the location of the project and are included in **Appendix A**.

This EA has been prepared specifically to evaluate a Master Development Plan for the LLSC. These proposed features are being developed across the LLSC lease area. The intent of this EA is to assess potential environmental impacts from these proposed actions as further outlined below.

**b. Proposed Action:**

The proposed actions have been developed to meet the growth demands and pressures of the club and include the renovation of the existing campground facilities to include electrical hookups and a covered picnic area, renovation to and the addition of bathhouses (ADA compliant), additional wet slips, the expansion of current dry storage and parking, the development of a Junior Member rigging area and pavilion, and the addition of a boat launch crane in the dry storage area. Please see Section 3, Table 2, for a detailed description of the proposed site modifications.

**c. Project History:**

In 1959, two years after the completion of Lake Sidney Lanier, LLSC celebrated its first year of operation near Holiday Marina. Two years later (in 1961) the club moved to its current location. Since 1961 LLSC has operated continuously at the current location. Initial facilities at the LLSC consisted of a boat storage area and ramp. As stated above, a Master Plan for the club was never developed.

The main clubhouse/pavilion was constructed between 1963 and 1967 by club members. In addition to the pavilion, the club has two paved boat ramps, gravel boat storage areas, paved and gravel parking areas, five auxiliary sailboat docks, four docks for small boats, race committee shack, work area, camping area, and swimming beach. The docks were commercially upgraded in the 1990s to conform to USACE revised structural and electrical codes. Thirty lots were constructed on the adjacent private property and contain private cottages/homes known as the Cabin Colony.

**d. Purpose and Need for the Proposed Action:**

LLSC desires to expand its present facilities to meet the increased recreational demands placed on the club as it grows and expands. The proposed action includes renovation and upgrades to the existing campground facilities, renovation to and the addition of bathhouses, expansion of the wet slips, dry storage and parking, addition of a rigging area and associated facilities for Junior Members, and addition of a boat launch crane in the dry storage area. These additions will expand membership opportunities and attract out of town guests to the club's busy sailing schedule. LLSC offers a unique opportunity at Lake Lanier, offering reasonably priced opportunities for persons with sail boats and those interested in learning to sail, on a lake where the majority of the facilities target power boaters.

LLSC currently maintains a waitlist of potential clients that averages 2 years. Further, the addition of more deep water slips will enable the LLSC to expand their membership opportunities to those who currently dock their boats off-site. These proposed improvements will allow LLSC to more adequately service their existing and future club members by providing more parking, more wet and dry slip space, and other improved amenities.

The Environmental Impact Statement (EIS) for the Operation and Maintenance of Lake Sidney Lanier, Georgia, dated November 2003 by the USACE, indicated that the estimated population in the Georgia portion of the ACF river basin was 3.637 million people. The report indicated a projected population for the Georgia portion of the ACF river basin at 4.782 million people in 2020, and 6.167 million people in 2050. The report further indicated Lake Sidney Lanier as the most heavily visited reservoir in the ACF river basin with 3.5 million recreational visitor-days in 1995. The recreational use of Lake Sidney Lanier will likely increase as the population of the Georgia portion of the ACF river basin increases.

**e. Authority:**

The construction of Lake Sidney Lanier (originally the Buford Dam multi-purpose project) was authorized by the Rivers and Harbors Act approved July 24, 1946, Public Law 525, 79<sup>th</sup> Congress, 2<sup>nd</sup> Session. The construction of Buford Dam was completed in 1957 and Lake Sidney Lanier was designated as such by Public Law 56-457, and approved on March 29, 1956. Recreational facilities were authorized by Section 4 of the Flood Control Act of 1944 as amended (Title 10, USC 460d).

The Environmental Impact Statement (EIS) for the Operation and Maintenance of Lake Sidney Lanier, Georgia, dated November 2003 by the USACE, indicated natural, cultural, and developed resources of projects are to be managed in the public interest, providing the public with safe and healthful recreational opportunities while protecting and enhancing resources. Further, the Lanier EIS indicated that provisions under the real estate leasing authority grant, under law, privileges for private exclusive use of Government real property to certain leaseholders. Historically, these leases have been for private club sites, which is consistent with the existing sailing club.

Title 16, United States code, Section 460d, states in pertinent part: "The Chief of Engineers, under the supervision of the Secretary of the Army, is authorized to construct, maintain, and operate public park and recreational facilities at water resources development projects under control of the Department of the Army, to permit the construction of such facilities, by local

interest (particularly those to be operated and maintained by such interests), and to permit the maintenance and operation of such facilities by local interest.” “Preference shall be given to Federal, State, or local governmental agencies, and agencies for the use of all or any portion of a project area for any public purpose, when the Secretary of the Army determines such action to be in the public interest, and for such periods of time upon such conditions he may find advisable.”

Pursuant to the Recreation Lakes Act of 1996, Public Law 104-333 ([http://corpsslakes.usace.army.mil/employees/cecwon/pdfs/nat\\_lakes.pdf](http://corpsslakes.usace.army.mil/employees/cecwon/pdfs/nat_lakes.pdf)), the President of the United States appointed the National Recreation Lakes Study Commission to review opportunities for enhancing water-based recreation at Federal Lakes. The Commission’s charge, in part, was to “make recommendations on alternatives for enhanced recreation opportunities . . . emphasizing private sector initiatives in concert with State and local units of government.” The Commission’s recommendations can be found in their report, “Reservoirs of Opportunity.”

By memorandum of November 20, 2000, Major General Hans A. Van Winkle, Deputy Commander for Civil Works, USACE named Lake Sidney Lanier one of thirteen Recreation Demonstration Laboratories. These laboratories are empowered, within existing laws, to test or prototype new ways of doing business that improves products or services through innovative planning, development, implementation, and management of recreation programs or activities.

## **2. ENVIRONMENTAL SETTING WITHOUT THE PROJECT:**

### **a. General Environmental Setting.**

Approximately 25.7 acres of Lake Lanier Sailing Club exists above the 1071 National Geodetic Vertical Datum (NGVD) normal pool elevation of Lake Sidney Lanier. Access to the Project Site is via Jim Crow Road, which is a two-lane, asphalt-paved road entering the peninsula where the Project Site is located. Currently, the Project Site offers a mix of facilities targeted towards its membership that include dry boat storage, wet slips, two boat ramps, a campground, clubhouse, and associated infrastructure.

The existing vegetation varies across the Project Site and included some stands of mature hardwood forest, mid-successional pine/mixed pine/hardwood forests, and manicured landscaping. The observed hardwood forest included yellow-poplar (*Liriodendron tulipifera*), southern red oak (*Quercus falcata*), northern red oak (*Q. rubra*), hickories (*Carya* spp.), and American beech (*Fagus grandifolia*). The observed mid-successional mixed pine/hardwood forest includes loblolly pine (*Pinus taeda*), Virginia pine (*Pinus virginiana*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), and flowering dogwood (*Cornus florida*). Photos of the Project Site are included as **Appendix B**.

### **b. Significant Resource Description.**

#### **(1) Water Quality.**

The Georgia Department of Natural Resources (DNR) and the U.S. Environmental Protection Agency share the responsibility of maintaining water quality at Lake Sidney Lanier. Georgia

DNR conducts water quality tests at a fixed point just north of Buford Dam and the USACE conducts fecal coliform bacteria at the 23 public beach areas due to the large goose population at Lake Sidney Lanier. At the time of the issuance of the Lanier EIS in November 2003, none of the public beaches had to be closed due to high concentrations of fecal coliform bacteria at the public beaches.

The Lanier EIS indicated that the overall water quality is considered good for the designated uses of the reservoir. The areas in the Chattahoochee River and Chestatee River arms of the lake, where the water is shallower, reportedly have the highest levels of turbidity, total suspended solids, chlorophyll a, and nutrient concentrations, while the main body of the lake has the greatest transparency and the lowest fecal coliform counts and nutrient concentrations.

#### (2) Fishery Resources.

Lake Sidney Lanier is a popular recreational fishery. The Final EIS for the ACF river basin, dated November 2003 by the USACE, indicated five critical fish species in Lake Sidney Lanier. These five species include crappie (*Pomoxis nigromaculatus*), largemouth bass (*Micropterus salmoides*), spotted bass (*Micropterus punctatus*), striped bass (*Morone saxatilis*), and white bass (*Morone chrysops*). In addition to the five critical fish species, other important fish species in the project area include sunfish (*Lepomis*), yellow perch (*Perca flavescens*), carp (*Cyprinus carpio*), catfish (*Ictalurus* spp.), shad (*Dorosoma* spp.), and blueback herring (*Alosa aestivalis*). Some species of trout exist in Lake Sidney Lanier and below the Buford Dam in the Chattahoochee River. Trout are also stocked in a “put-and-take” fishery below the Buford Dam by the GDNR. Fishing is one of the major recreational draws of Lake Sidney Lanier.

#### (3) Wildlife Resources.

The forests near and within the Project Site potentially provide habitat for various types of wildlife species. Typical wildlife species found in the ACF river basin include whitetail deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), eastern wild turkey (*Meleagris gallopavo*), bobwhite quail (*Colinus virginianus*), mourning dove (*Zenaida macroura*), eastern cottontail rabbit (*Sylvilagus floridanus*), and gray squirrel (*Sciurus carolinensis*). Although some of these species are not likely to be present on the Project Site, such as the wild turkey and bobwhite quail, it is still important to note the potential wildlife resources of the area. Several avian species are also found in the Lake Sidney Lanier area. Some common summer species include Canada geese (*Branta canadensis*), great blue herons (*Ardea herodias*), green-backed herons (*Butorides striatus*), kingfishers (*Ceryle alcyon*), and ospreys (*Pandion haliaetus*). In addition, several herpetofauna and songbird species are likely present as well.

During the on-site field survey of the Project Site, no unusual or protected species were observed on the site. Species observations were limited to common songbirds, Canada geese, and gray squirrels.

#### (4) Wetlands and Streams.

Based on an on-site investigation of the proposed areas of development on the Project Site in July of 2008 by qualified wetlands biologists, no wetland areas were identified on the Project Site within the areas of interest. The National Wetland Inventory (NWI) map of the Project Site

did not indicate previously mapped wetland areas on the Project Site. Lake Sidney Lanier is mapped as a palustrine permanently flooded aquatic system, and would be classified as a deep water habitat.

The soil survey map for the Project Site indicated Pacolet soil series mapped on the Project Site. This soil type is not included on either the local or the national hydric soils lists. Copies of the NWI map and soil survey map are included as Figures 4 and 5 in **Appendix A**.

(5) Threatened and Endangered Species.

Six at-risk animal species and sixteen at-risk plant species are listed on the Georgia DNR website as occurring in the watershed that includes Lake Sidney Lanier. At-risk species are those that are identified by the U.S. Fish and Wildlife Service (FWS) or the State of Georgia as endangered, threatened, rare, unusual, or candidate species for listing. Federally listed threatened and endangered species are protected under the Endangered Species Act of 1973. This Act was designed to protect critically imperiled species from extinction due to "the consequences of economic growth and development untempered by adequate concern and conservation". The State of Georgia has its own lists of plants and animals (as developed by the Georgia DNR and approved by the legislature) that are considered threatened or endangered and may also be protected under state law. The listed species and their status are included below in Table 1.

**TABLE 1 – FEDERALLY AND STATE LISTED PROTECTED SPECIES IDENTIFIED IN LAKE SIDNEY LANIER WATERSHED**

<b>SPECIES</b>	<b>FEDERAL STATUS</b>	<b>STATE STATUS</b>
<b><i>ANIMAL SPECIES</i></b>		
Chattahoochee Crayfish ( <i>Cambarus howardi</i> )	No Federal Status	Threatened
Bluestripe shiner. ( <i>Cyprinella callitaenia</i> )	Threatened	Rare
Delicate spike ( <i>Elliptio arctata</i> )	No Federal Status	Endangered
Peregrine falcon ( <i>Falco peregrinus</i> )	No Federal Status	Rare
Shinyrayed pocketbook ( <i>Hamiota subangulata</i> )	Endangered	Endangered
Highscale shiner ( <i>Notropis hypsilepis</i> )	No Federal Status	Rare
<b><i>PLANT SPECIES</i></b>		
Granite Dome Sedge ( <i>Carex biltmoreana</i> )	No Federal Status	Threatened
Pink ladyslipper ( <i>Cypripedium acaule</i> )	No Federal Status	Unusual
Smooth purple coneflower ( <i>Echinacea laevigata</i> )	Endangered	Endangered

SPECIES	FEDERAL STATUS	STATE STATUS
Mountain witch-alder ( <i>Fothergilla major</i> )	No Federal Status	Threatened
Goldenseal ( <i>Hydrastis canadensis</i> )	No Federal Status	Endangered
Small whorled pogonia ( <i>Isotria medeoloides</i> )	Threatened	Threatened
Sweet pinesap ( <i>Monotropsis odorata</i> )	No Federal Status	Threatened
Indian olive ( <i>Nestronia umbellula</i> )	No Federal Status	Rare
Monkeyface orchid ( <i>Platanthera integrilabia</i> )	Candidate	Threatened
Dwarf sumac ( <i>Rhus michauxii</i> )	Endangered	Endangered
Bay starvine ( <i>Schisandra glabra</i> )	No Federal status	Threatened
Georgia aster ( <i>Symphytocium gerogianum</i> )	Candidate	Threatened
Florida torreya ( <i>Torreya taxifolia</i> )	Endangered	Endangered
Ozark bunchflower ( <i>Veratrum woodii woodii</i> )	No Federal Status	Rare
Piedmont barren strawberry ( <i>Waldsteinia lobata</i> )	No Federal Status	Rare
Eastern turkeybeard ( <i>Xerophyllum asphodeloides</i> )	No Federal Status	Rare

A field investigation was conducted on the property by wildlife biologist Mr. David P. Huetter and biologist Mr. Seth H. Hobson with United Consulting in July 2008. Based on the site conditions, habitats observed, and field observations, critical habitat for these six wildlife species and sixteen plant species was not identified on the Project Site. A request for consultation has been submitted to the U.S. Fish and Wildlife Service. A copy of the consultation request letter is included in **Appendix C**.

(6) Historic and Archeological Resources.

In accordance with the guidelines and regulations found in Section 106 of the National Historic Preservation Act of 1966, a limited literature review and research of the Project Site area was conducted to determine if the proposed activity would result in impacts to properties listed on or eligible for listing on the National Register of Historic Places (NRHP). This review was completed by R.S. Webb and Associates. Based on the research conducted by R.S. Webb, it was concluded that no historic properties on the National Register or eligible for nomination to the National Register were found on the Lake Lanier Sailing Club property.

With the exception of a few small tracts to the north, the fee-owned government lands surrounding Lake Sidney Lanier were surveyed for cultural resources between the late 1930s and 1987. These surveys are referenced in Section 3 of the *Final Environmental Impact Statement for the Operation and Maintenance of Lake Sidney Lanier, Georgia*. According to the EIS, no cultural properties were located within the LLSC lease area. The results of these surveys were coordinated with the Georgia State Historic Preservation Office (SHPO) as part of the process for completing the *Historic Properties Management Plan for Sidney Lanier Project, Georgia* in March 1997. The Georgia SHPO concurred with the findings and recommendations outlined in that document. A request for SHPO review specific to this site has been submitted to the Georgia Department of Natural Resources, Historic Preservation Division. A copy of the request is included in **Appendix C**. American Indian tribal governments requested in a May 2004 consultation meeting that only those undertakings, which may affect American Indian cultural properties, be coordinated. Because the proposed lease action will not affect cultural properties, this document will not be coordinated with federally-recognized tribes.

In accordance with the Native American Graves Protection and Repatriation Act of 1990 and 43 CFR 10, the following provision must be observed. In the unlikely event that an inadvertent discovery of previously unknown cultural resources or potential human remains are uncovered during construction, all work must cease, the discovery must be protected, and the Mobile District project manager, the Lake Sidney Lanier project manager, as well as the Georgia State Archaeologist must be contacted immediately.

(7) Land Use.

Currently, the land lease of the Lake Lanier Sailing Club is utilized for dry boat storage, a campground, a clubhouse, wet storage, parking areas, roads, and associated infrastructure.

(8) Navigation.

Navigation is an authorized purpose of the Buford Dam Project based on its ability to store large quantities of water and provide low flow augmentation for commercial navigation downstream in the Apalachicola, Chattahoochee and Flint Rivers. Commercial navigation extends to Bainbridge, Georgia on the Flint River and to Columbus, Georgia, and Phenix City, Alabama on the Chattahoochee River and on to the Apalachicola from Lake Seminole to Apalachicola Bay. However, navigation on Lake Sidney Lanier is limited to recreational boat traffic. As one of the most heavily visited lakes in the country, recreational traffic is quite heavy at times, particularly on holidays and weekends.

(9) Recreation.

Lake Sidney Lanier is a common recreational area for metro Atlanta residents and out of town visitors. Common recreational activities at the lake include water sports, fishing, swimming, and pleasure boating. Currently, LLSC enjoys a membership of 339 families and hosted approximately 99 sailing events last year. LLSC routinely draw guests from neighboring states who participate in the various races and regattas held at the club. LLSC offers a unique opportunity on Lake Lanier and also has an active youth sailing program.

(10) Air Quality.

Lake Lanier Sailing Club is located within Hall County, Georgia which is located in the greater Atlanta nonattainment zone for ozone and particulate matter. Based on the limited emissions generated, the current activities at LLSC do not significantly contribute to the nonattainment condition. The State of Georgia is currently working on a State Implementation Plan (SIP) to mitigate the identified air nonattainment conditions. We do not anticipate that the SIP will result in required management or operations changes at LLSC.

(11) Vehicular Traffic.

Lake Lanier Sailing Club is located at the near the terminus of Old Federal Road (aka Jim Crow Road). Jim Crow Road is the only road access available to the Lake Lanier Sailing Club. Development along the Jim Crow Road prior to the entrance gate to the club consists of single-family residential homes and a few commercial interests primarily targeting boaters.

(12) Floodplain.

The local FEMA Floodplain map (13139C 0300F) was reviewed. It appears, based on the map review, that building improvements at Lake Lanier Sailing Club have been built outside of the mapped floodplain. A few structures, such as boat docks, have been intentionally built within the relatively permanent flood zone to accommodate recreational boaters and their needs.

(13) Noise.

Noise is generally defined as unwanted sound, which is made up of different frequency components. Sound levels are measured in decibels (dBs). The EPA indicates marine noise should be limited to 84 dBs or below. The facilities at LLSC are relatively isolated and therefore do not routinely disrupt typical day to day activities on the properties surrounding the development. Potential sources for noise at the resort are limited to typical maintenance activities (grass cutting, etc.) and traffic in and out of the development. Since LLSC targets sail boats, noise from boat motors is minimal. In general, the noise levels in the areas in and around Lake Lanier are acceptable to both residential and recreational users as long as applicable laws are obeyed.

(14) Aesthetics.

The aesthetics of the LLSC have been developed to keep a large portion of the property naturally vegetated in order to maintain the isolated flavor of the club. One of LLSC goals is to provide solitude and an isolated feel to the club, even though it is within easy driving distance of the metropolitan Atlanta community. Structures existing on the property are generally small and scattered among the native vegetation making them less intrusive.

(15) Lighting.

Basic security lighting is utilized around the parking areas, clubhouse, and bathroom areas.

(16) Prime and Unique Farmlands.

Based on the EIS, total farm employment of around Lake Lanier was 1.4% in 1990 and 0.5% in 2000, indicating a decline in agricultural activities around the lake. No prime or unique farmlands were present on the LLSC property.

(17) Socio-economics.

Regional economic activity, population, housing, and schools compose the socio-economic indicators for the Lake Lanier region of influence (ROI). According to the November 2003 EIS for Lake Lanier, the primary sources of employment in 1990 were services, retail trade, manufacturing, wholesale trade, and government and government enterprises. In 2000, the primary sources of employment for Lake Lanier ROI were services, retail trade, manufacturing, and retail trade. Unemployment rates were down from 5.6 % in 1990 to 2.3% in 2000 and population change from 1990 to 2000 according to the November 2003 EIS was up 45.9%. LLSC does not provide large numbers of job opportunities to the local economy, but does provide a destination location bringing people to the area and generating tax revenue. The membership of LLSC does routinely engage local businesses to help maintain their facilities and boats.

(18) Environmental Justice and Protection of Children.

Environmental Justice primary objective is to ensure vulnerable populations do not bear a disproportionately high and adverse share of human health or environmental effects from proposed federal actions. In order to address environmental justice concerns, former President Clinton issued Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*, which required each federal agency to “make the achievement of environmental justice part of its mission by identifying and addressing disproportionately high and adverse human health and environmental effects on minority and low-income populations.” President Bush on April 12, 1991 issued EO 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. According to the EO “A growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks. These risks arise because children's neurological, immunological, digestive, and other bodily systems are still developing; children eat more food, drink more fluids, and breathe more air in proportion to their body weight than adults; children's size and weight may diminish their protection from standard safety features; and children's behavior patterns may make them more susceptible to accidents because they are less able to protect themselves.

No minority or low-income communities are located in close proximity to LLSC. LLSC does not disproportionately impact minority or low-income populations. Activities at LLSC do not present an environmental health risk to children; however, the development of the junior boat rigging area will reduce the opportunity for accidents happening between the Junior vessels and crews and the larger sailboats and their crews.

(19) Hazardous and Toxic Materials.

No hazardous or toxic chemicals are stored on the leased property. LLSC does not operate underground storage tanks in association with the club.

### 3. DESCRIPTION OF THE RECOMMENDED PLAN:

The proposed action outlined in this EA includes approval of a Master Development Plan, which is to expand and improve the existing docks/wet slips and other amenities associated with the LLSC property. The Master Development Plan includes the proposed actions, which have been given letter code designations for identification and are listed in alphabetical order as depicted on the master plan. The proposed Master Development Plan is included in **Appendix D**, which shows the location of these proposed improvements (A through Z). Table 2, which follows includes a brief description of the proposed development actions.

**TABLE 2 – PROPOSED MASTER DEVELOPMENT PLAN**

<b>Letter Code</b>	<b>Brief Description of Action</b>
A	Campground Improvements 1. Install buried power and low impact lampposts with outdoor electrical outlets at the base. 2. Construct a 24'x 40' covered picnic pad near the beach.
B	Construct a bath house and associated parking. <i>Handicap access will be provided.</i>
C	Construct small parking area to support proposed wet slip docks. Pervious gravel surface.
D	Club House, 2 <sup>nd</sup> Story expansion New meeting rooms, lounge area, bathrooms with shower facilities, covered porches; entrance ramp from parking area would permit handicap access.
E	Walking Path Construct a walking path from Club House to the Junior sailing area and wet slips. Gravel pervious surface.
F	Junior pavilion: renovate existing facilities and upgrade provided utilities.
G	Retaining wall relocation - move existing retaining wall back 10' to permit two lane traffic flow in the dinghy area. Gravel pervious surface.
H	Junior boat rigging area: 1. Install new launch ramp with floating dock so that juniors can be kept separate from adult dinghy launching and improve safety. 2. Utilize dredged material to fill in a new peninsula shown on the master plan drawing. <i>The dredging permit has been filed separately with the Corps.</i>
J	Parking Area: Construct parking area to service new wet slip docks. Gravel pervious surface.
K	Erosion control: Construct parking area storm water controls as necessary to control runoff and possible erosion.
M	Land Storage: Clear space for large boat storage (approximate 12 boat capacity). Gravel pervious surface.
N	Construct bath house and associated parking. <i>Handicap access would be provided.</i>
O	Wet dock and bath house parking: Construct new parking to handle overflow needs. Gravel pervious surface.
Q	Wet Slip Wavebreak Floating Dock: Construct new 25 slip F dock with self adjusting level capability and mass to neutralize westerly driven winds. Dock will have water, electricity, and dock boxes. Existing guest dock will be relocated to the A ramp short dinghy launching dock.
R	Wet Slip Floating Dock: Construct 40 slip G dock. Dock will have water, electricity, and dock boxes.
S	Wet Slip Floating Dock: Construct 40 slip H dock. Dock will have water, electricity, and dock boxes.
U	Land Storage: Construct new land storage on private property. <i>Not subject to Corps authorization.</i>

Letter Code	Brief Description of Action
V	Land Storage: Construct new land storage on private property. <i>Not subject to Corps authorization.</i>
X	Install One Design boat launch Crane: Construct a new crane with the capacity to launch/retrieve boats with up to 6,000 pound capacity with single point lift capability.
Y	Land Storage: Construct approximately 22 new dinghy storage spots above the A Lot to permit growth. Gravel pervious surface.
Z	Entrance drive for parking and Land Storage Construct new driveway to access areas J and Y. Gravel pervious surface.
NO # Project	Expand existing wet slip capacity for C, D, and E Docks – additional dock fingers.

#### 4. ALTERNATIVES TO THE RECOMMENDED PLAN.

##### a. “No Action” Alternative:

Typically, the “No Action” alternative would be to continue with the previously approved Master Development Plan. However, LLSC does not have a previously approved plan and therefore, under the “No Action” alternative as outlined in this report, the USACE would deny the requests for the approval to upgrade and renovate the facilities within the lease area and no site modifications would be made. The primary advantage of this alternative would be the lack of disturbance to the environment due to initial construction of additional facilities and subsequent recreational use. However, this action would not satisfy the project purpose and would be contrary to the current policy to privatize and expand recreational development. In addition, “No Action” would not satisfy of local facility pressures being placed on the club by its growing membership and increasing lease fee.

##### b. Alternative to the Proposed Plan:

The alternative to the proposed plan would include the development of similar facilities at another location on the lake. The alternative is not attractive to LLSC because significant investments have been already been made to the infrastructure at the current location. Additionally, small sailboats without motors require immediate access to open bodies of water for proper wind propulsion and therefore, location of a facility such as LLSC is critical. The alternative would also result in additional negative impacts to the environment. The alternative plan would likely result in similar disturbance to the proposed plan, plus additional impacts for development of the base infrastructure and facilities that already exist at LLSC. Due to the clear indication that the alternative plan would result in greater environmental impacts, further review of this alternative has been eliminated.

#### 5. ENVIRONMENTAL IMPACT OF THE NO ACTION PLAN:

##### a. Biological and Physical Impacts

The no-action alternative would result in no additional biological or physical impacts to the Project Site.

(1) Water Quality.

The no-action alternative would not result in additional water quality impacts to Lake Sidney Lanier. Operation and Maintenance (O&M) Activities will not significantly affect the water quality of the lake. O&M activities such as sediment removal or shoreline armoring temporarily decrease water quality in the immediate vicinity of the work, but provide long term stability.

(2) Fishery Resources.

The no-action alternative would not disrupt or improve the fishery resources around the Lake Lanier Sailing Club. O&M activities are not expected to permanently disrupt the fishery resources.

(3) Wildlife Resources.

The no-action alternative would not affect current wildlife resources at the property. O&M activities at the Project Site would not impact wildlife resources.

(4) Wetlands and Streams.

The no-action plan would not result in additional construction activities; therefore no potential wetlands or streams would be impacted. O&M activities are not anticipated to impact wetlands or streams.

(5) Endangered and Threatened Species.

No protected species have been identified at the Project Site. Neither the no-action alternative or ongoing O&M operations are anticipated to have a significant impact on threatened or endangered species at the Project Site.

(6) Historic and Archeological Resources.

No significant evidence of cultural resources was identified on the Project Site.

(7) Land Use Changes.

If the proposed developments were not constructed, activities at the Project Site would remain largely unchanged. O&M operations are designed so that there is not a change in land use.

(8) Navigation.

The no-action alternative would not change the current navigation conditions at the property. O&M activities such as sediment removal or navigational hazards removal would enhance navigation conditions at the Project Site.

(9) Recreation.

The no-action alternative would not provide additional recreational benefits to the members of the sailing community. O&M operations are not expected to permanently impede recreational opportunities at the property. Temporary suspension of some recreational opportunities is to be expected during O&M activities.

(10) Air Quality.

The no-action alternative nor future O&M activities are expected to significantly impact air quality around Lake Sidney Lanier.

(11) Vehicular Traffic.

The no-action alternative would not affect the current vehicle traffic pressures.

(12) Floodplain Impacts.

The no-action alternative would not result in additional impacts to the 100-year floodplain.

(13) Noise Impacts.

The no-action alternative would not result in increased noise impacts at the Project Site.

(14) Aesthetics.

The aesthetics of Lake Lanier Sailing Club would remain the same under the no-action alternative.

(15) Lighting.

The no-action alternative would not result in lighting impacts to the Project Site.

(16). Prime and Unique Farmland.

There are no prime farmlands or unique agricultural lands located on, or within the immediate vicinity of the Project Site. Therefore, no impacts to prime farmlands or unique agricultural lands are anticipated under the no-action alternative.

(17) Socio-Economics.

The proposed development plan would generate revenue that would benefit the local economy. Under the no-action alternative, the socio-economic benefits associated with the proposed developments would not be realized.

(18) Environmental Justice and Protection of Children.

Executive Order (EO) 12898 of February 11, 1994 requires addressing, as appropriate, disproportionately high and adverse human health or environmental effects of Federal actions on minority and low-income populations. The no-action alternative would not disproportionately impact minority or low-income populations. Further, the no-action alternative would not result in increased risk to children.

(19) Hazardous and Toxic Materials.

The no-action alternative would not have hazardous or toxic material impacts at the Project Site.

(20) Cumulative Impacts.

The Council on Environmental Quality defines cumulative effects 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 or person undertakes such other actions (40 CFR 1408.7).” Under the no-action alternative, the proposed additions and renovations at Project Site would not be realized; therefore no cumulative effect would occur.

## **6. ENVIRONMENTAL IMPACT OF THE RECOMMENDED PLAN:**

### **a. Biological and Physical Impacts:**

Unavoidable adverse effects would emanate, primarily from construction activities, removal of approximately 2.5 acres of forest habitat, approximately 3,000 cubic yards of soils disturbance (soils will be reused on site), and increased human use including noise from vehicle and boating traffic. Lake Lanier Sailing Club was designated for recreational purposes in the EIS and Lake Sidney Lanier Master Plan (LSLMP) of September 1987, and these effects were anticipated by those documents.

#### **(1) Water Quality.**

The proposed development activities associated with this project will be performed in accordance with Sediment and Erosion Control Requirements in Georgia and in a manner to minimize sediment loss to the Lake. Erosion control Best Management Practices (BMPs) will be utilized to minimize soil movement and impacts to water quality. Construction of the picnic pavilion, Junior boating area, and associated walking paths could result in a short-term and negligible increase in sedimentation within the lake. However, these potential minor impacts will be minimized by implementation of BMPs as required under the Sediment and Erosion Control Act and Hall County development codes. This will include preparation of an erosion and sedimentation control plan, preparation and submittal to the Georgia Environmental Protection Division's Stormwater Management Program of all certificates, and stormwater monitoring throughout the construction phase. The submission of a Notice of Intent to begin construction, and a Notice of Termination after each phase of the development will be completed and will also be submitted.

It is anticipated that sediment and erosion control BMPs will include a combination of temporary and permanent seeding and mulching, silt fence, water quality pond, and other features as required. Further, a natural 100-foot wide riparian buffer will be maintained along the Lake to provide additional filtering of runoff. All work performed during construction will be done in a manner which will not interfere with any legitimate water use of Lake Lanier.

#### **(2) Fishery Resources.**

The implementation of the plan would not significantly impact the local fishery. The addition of dock space would provide some additional cover. Boat operations and dock construction would temporarily impact the fish population in the construction area.

#### **(3) Wildlife Resources.**

The LLSC property currently provides habitat for some small mammals, songbirds, reptiles and amphibians. The proposed development will include the clearing of approximately 2.5-acres of forest land, but will maintain much of the mature forest community. The proposed parking and roadway (J, Y, Z) has been concentrated in area that appears to be a developing mid-successional forest located in a area that was historically farmed. Terracing was observed in the area. Although a slight reduction in some species numbers may occur, the development is not anticipated to result in a significant impact on wildlife resources.

(4) Wetlands.

Lake Sidney Lanier surrounds the Project Site. A wetlands investigation was performed along the lake edge at the proposed development sites. The lake edge is well-defined, and no wetlands were identified above the 1071 NVGD. No wetlands will be disturbed as part of the project. The wetland investigation for this project was conducted by a qualified wetland consultant and consultation with the USACE Regulatory Division should not be necessary.

(5) Endangered and Threatened Species.

A review of the Georgia DNR Wildlife Resources Division website indicated a state protected plant species; the Ozark Bunchflower (*Veratrum woodii*) is located within the quarter-quadrangle that includes the Project Site. The Ozark Bunchflower is reportedly found in mesic hardwood forests over basic soils. No observations of the Ozark Bunchflower were documented during the site investigation. A request for consultation under the Endangered Species Act has been submitted to the U.S. Fish and Wildlife Service. A copy of the consultation letter is included in Appendix C. No response from the USFWS has been received to date, but will be incorporated into the final draft.

(6) Historic and Archeological Resources.

There are no known sites listed on or eligible for NRHP listing within the boundaries of the Project Site. Based on a review of SHPO documentation, the proposed master plans will not likely impact significant cultural resources. A request for project review has been submitted to the Georgia SHPO to verify compliance with the NHPA. The Georgia Department of Natural Resources, Historic Preservation Division responded to the compliance request on September 18, 2008, with a finding of "No Historic Properties Affected." A copy of the consultation letter and the associated response letter is included in Appendix C.

(7) Land Use Changes.

No significant land use changes are proposed at the Project Site. The proposed improvements outlined in the master plan will allow the members of LLSC to develop the lease in order to optimize the use of the resources under their care.

(8) Navigation.

The additional dockage outlined in the master plan is not anticipated to significantly impact the navigation in the area of the Project Site. The planned docks are located on a small protective cove with ready access to Chattahoochee Bay and the main lake channel. Six private boat docks share the small cove with LLSC and would benefit from the proposed installation of the wave break at the western end of the cove.

(9) Recreation.

Construction of the proposed improvements will result in additional opportunities for recreation at LLSC. While the proposed developments would not allow unlimited access to LLSC by the general public, those individuals who enjoy club privileges would benefit from the proposed upgrades to the docks, camping, and Junior Rigging areas.

(10) Air Quality.

The proposed improvements will not adversely affect the ambient air quality of the area. No release or discharge of contaminants into the air is proposed from construction of the project or from daily operations that would significantly impact the ambient air quality. During construction the presence of construction vehicles may increase air pollutants through emissions. Impacts will occur during the time of construction and will be confined to the immediate project area. Emissions are expected to be short-term in duration and insignificant. Some minor increases in vehicular emissions will result from the increase in utilization of the area.

LLSC is located in a non-attainment area for ozone. This means that the all construction activities must conform to the State Implementation Plan prepared under the requirements of the National Ambient Air Quality Standards. Therefore, no long-term adverse impacts to air quality are anticipated as a result of the proposed action.

(11) Vehicular Traffic.

The proposed master plan developments will likely result in a small increase in traffic along Jim Crow Road.

(12) Floodplain Impacts.

The proposed boat ramp and walk path will be within the limits of the 100-year floodplain per Federal Emergency Management Agency Floodplain map panel number 1304660275F. No buildings will be located below the 1085 flood elevation line.

(13) Noise Impacts.

Noise would be a limited adverse environmental factor to consider for the proposed construction. Noise from operation of construction equipment would be short-term and end as soon as the proposed project is completed. The majority of post-construction noise would occur from vehicles associated with club events. However, due to the relatively isolated location of the Project Site and the placement of the parking areas in the central portion of the Project Site, the additional noise should have minimal impacts.

(14) Aesthetics.

Currently, the Project Site consists of wooded areas, walking trails, roadways, parking areas, a beach, clubhouse, docks, and two boat ramps. The proposed changes are consistent with the current use and the proposed master plan has been developed to minimize visual impacts to the surrounding properties.

(15) Lighting.

Additional lighting would be required for the proposed dock, camping, and walkways. However, as previously stated, due to the relatively isolated location of LLSC, the additional lighting should have minimal impacts. It is not anticipated that any high-intensity lighting would be required for the proposed developments.

(16) Prime and Unique Farmland.

There are no prime farmlands or unique agricultural lands located on the Project Site or within the immediate vicinity of the Project Site. Therefore, this project would not require a prime farmland evaluation (United States Department of Agriculture Form 1006) by the Natural Resources Conservation Service.

(17) Socio-Economics.

The Lanier EIS dated November 2003, indicates that the area surrounding Lake Sidney Lanier is rapidly growing in terms of both population and economics. Estimates for the direct and indirect economic effects of Lake Sidney Lanier on Atlanta and the north Georgia area were as high as 5.5 billion dollars a year in one study. It is not anticipated the proposed master plan will have significant impacts to the socio-economics of the area.

(18) Environmental Justice and Protection of Children.

Executive Order (EO) 12898 of February 11, 1994 requires addressing, as appropriate, disproportionately high and adverse human health or environmental effects of Federal actions on minority and low-income populations. No residential properties will be impacted by the proposed project.

EO 13045 of April 21, 1997 requires, to the extent permitted by law and mission, identifying and assessing environmental health and safety risks to children posed by the proposed action. Potential health and safety risks would be present during the construction activities. As mentioned above, construction equipment may temporarily increase air pollutants through emissions and dust. These emissions are expected to be short-term in duration and insignificant. Further, construction areas will be properly fenced and posted during construction, as required. No impacts or safety risks to children are anticipated.

(19) Hazardous and Toxic Materials.

Large quantities of hazardous and/or toxic materials are not stored on the lease area. The proposed development associated with the master plan will not significantly change the land use; therefore, no large quantities of hazardous and/or toxic materials are anticipated to be stored on the property in the future.

(20) Cumulative Impacts.

The CEQ defines cumulative effects 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 or person undertakes such other actions (40 CFR 1408.7).”

The primary impacts of the proposed improvements would include minor noise and short term water quality impacts, and an increase in the recreational use of the resource. The Project Site is surrounded by water and is adjacent to one recreational area (Old Federal Park) and a few residential homes. Foreseeable cumulative impacts to shared resources include an increase in crowding affecting the recreational use of Lake Sidney Lanier, and sediment and noise impacts from proposed and any nearby future development in surrounding areas.

USACE restrictions on the type of development on public lands and sedimentation controls during development would likely minimize the cumulative environmental impacts of proposed and future developments on and around the Project Site.

**7. ANY IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS WHICH WOULD BE INVOLVED SHOULD THE RECOMMENDED PLAN BE IMPLEMENTED.**

Any irreversible or irretrievable commitments of resources involved in the proposed action have been considered and are either unanticipated at this time, or have been considered and determined to present minor impacts. The proposed action is reversible, and reclamation of the property could be conducted in the future to return the property to natural conditions. Reclamation, if needed, would require preparation of a restoration plan that would include removal of structures, grading the site back to the pre-existing grades, and re-vegetation of the disturbed areas.

**8. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED.**

Any adverse environmental effects which cannot be avoided should the recommended project be implemented are expected to be minor individually and cumulatively. These include disturbance from construction activities, removal of forest land, and an increase in human use.

**9. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.**

The proposed project represents a long-term use of the environment with minimal and acceptable environmental effects. The proposed development would enhance long-term productivity by providing recreational opportunities needed by the growing community and LLSC. Temporary construction impacts, increased human use, and loss of forest community will be offset by services and facilities to benefit recreational users and proper site design planning and construction BMPs. The proposed development will be compatible with other recreation developments in the area and region and will be consistent with long-range planning.

**10. REVIEW AND COORDINATION.**

A request has been sent to the U.S. Fish and Wildlife Service to allow the agency to review the proposed action. Further, a review request was also submitted to the Georgia Historic Preservation Division. The results of the coordination will be included in the final EA following completion by the USACE.

**11. REFERENCES.**

<http://map1.msc.fema.gov>, (FEMA Flood Map Number: 13139C 0300F)

<http://www.llsc.com>

Atlantic Mapping, Inc. *Recreation and Fishing Guide, Lake Lanier*. 2008.

U.S. Army Corps of Engineers, Mobile District. November 2003. Final Environmental Impact Statement. Lake Sidney Lanier, Georgia, Operations and Maintenance.

Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS, 1987.

National Recreation Lakes Study Commission, June 1999, Reservoirs of Opportunity (Final Report).

U.S. Army Corps of Engineers, Mobile District. September 1998. Draft Environmental Impact Statement. Water Allocation Table for the Apalachicola-Chattahoochee Flint (ACF) River Basin, Alabama, Florida, and Georgia.

U.S. Fish and Wildlife Service, Listed Species in Chattahoochee River, Upper North Watershed (HUC8: 03130001), February 2007

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Hall County, Georgia, 1977.

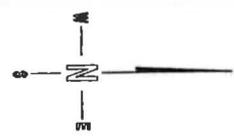
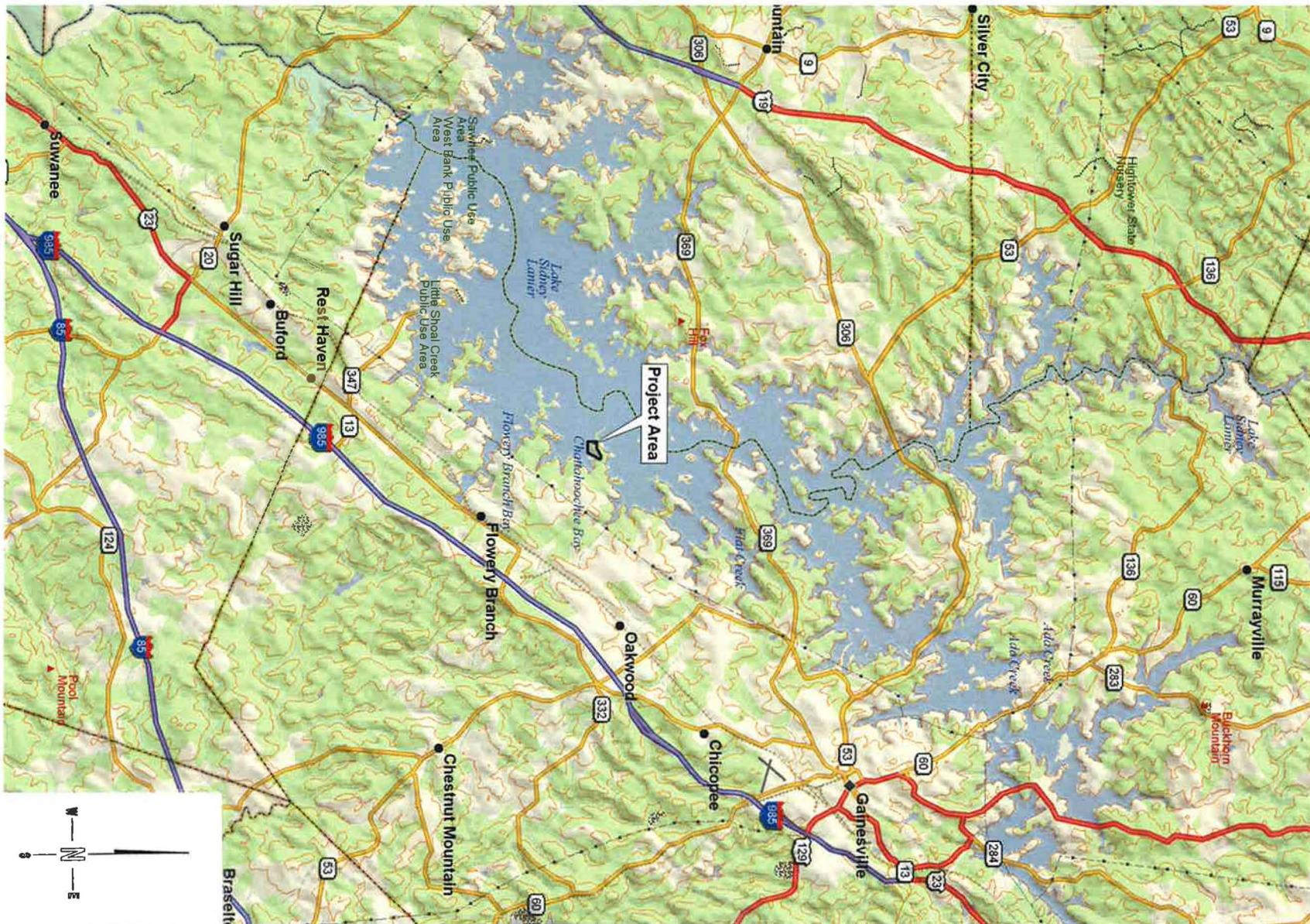
U.S. Department of the Interior, U.S. Fish and Wildlife Service, National Wetland Inventory Map, Flowery Branch, Georgia Quadrangle

U.S. Geological Survey, 7.5-Minute Series Quadrangle Map, Flowery Branch, Georgia, 1964, Photorevised 1973.

## **12. APPENDICES - SUPPORTING DOCUMENTS.**

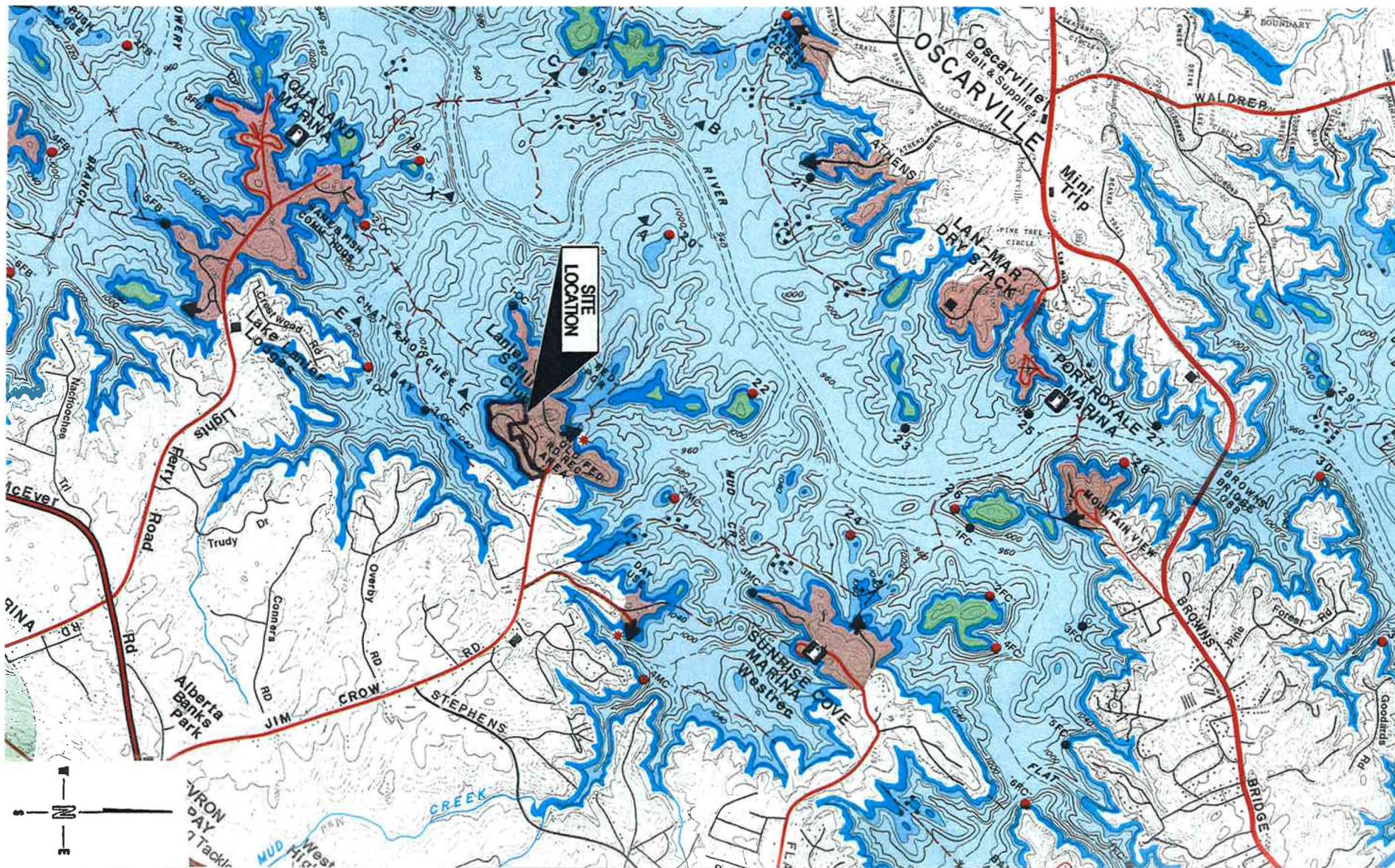
- A. Maps and Figures
- B. Site Photographs
- C. Agency Coordination
- D. Existing Conditions Plan and Master Plan
- E. Public Comments (pending)

**APPENDIX A - MAPS AND FIGURES**



SCALE: 1"=200,000'	DATE: 1/30/2009	PROJECT NO: 2008.1455.01	TITLE: VICINITY MAP
PREPARED: SHH	CHECKED:	REVISIONS:	LAKE LANIER SAILING CLUB
CLIENT: LAKE LANIER SAILING CLUB			 UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

**FIG. 1**



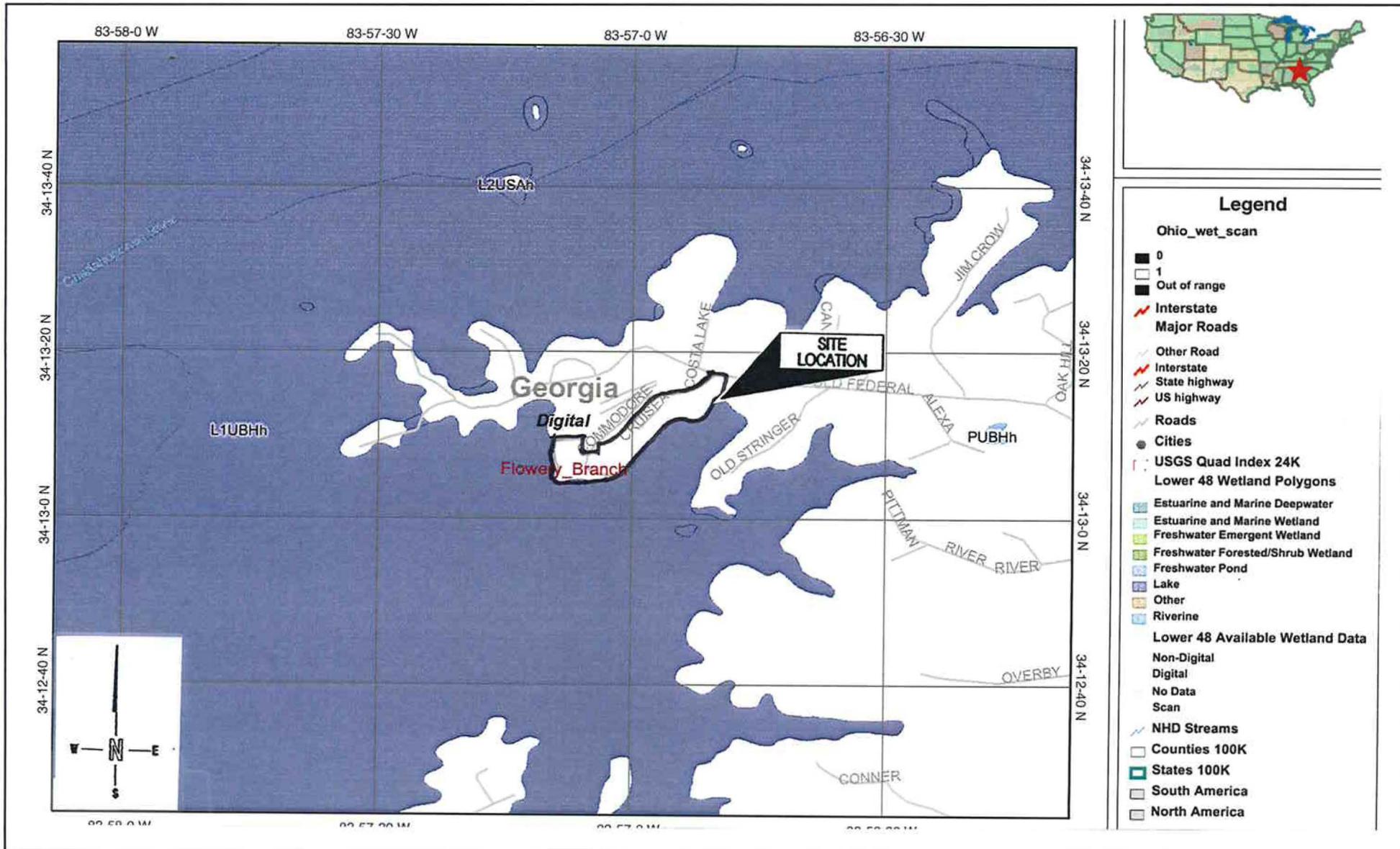
SCALE: 1" = 2,000'	DATE: 8/6/2008	PROJECT NO: 2008.1455.01	TITLE: LAKE LANIER MAP	<b>FIG. 2</b>
PREPARED: SHH	CHECKED: DH	REVISIONS:	LAKE LANIER SAILING CLUB	
CLIENT: LAKE LANIER SAILING CLUB			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA	



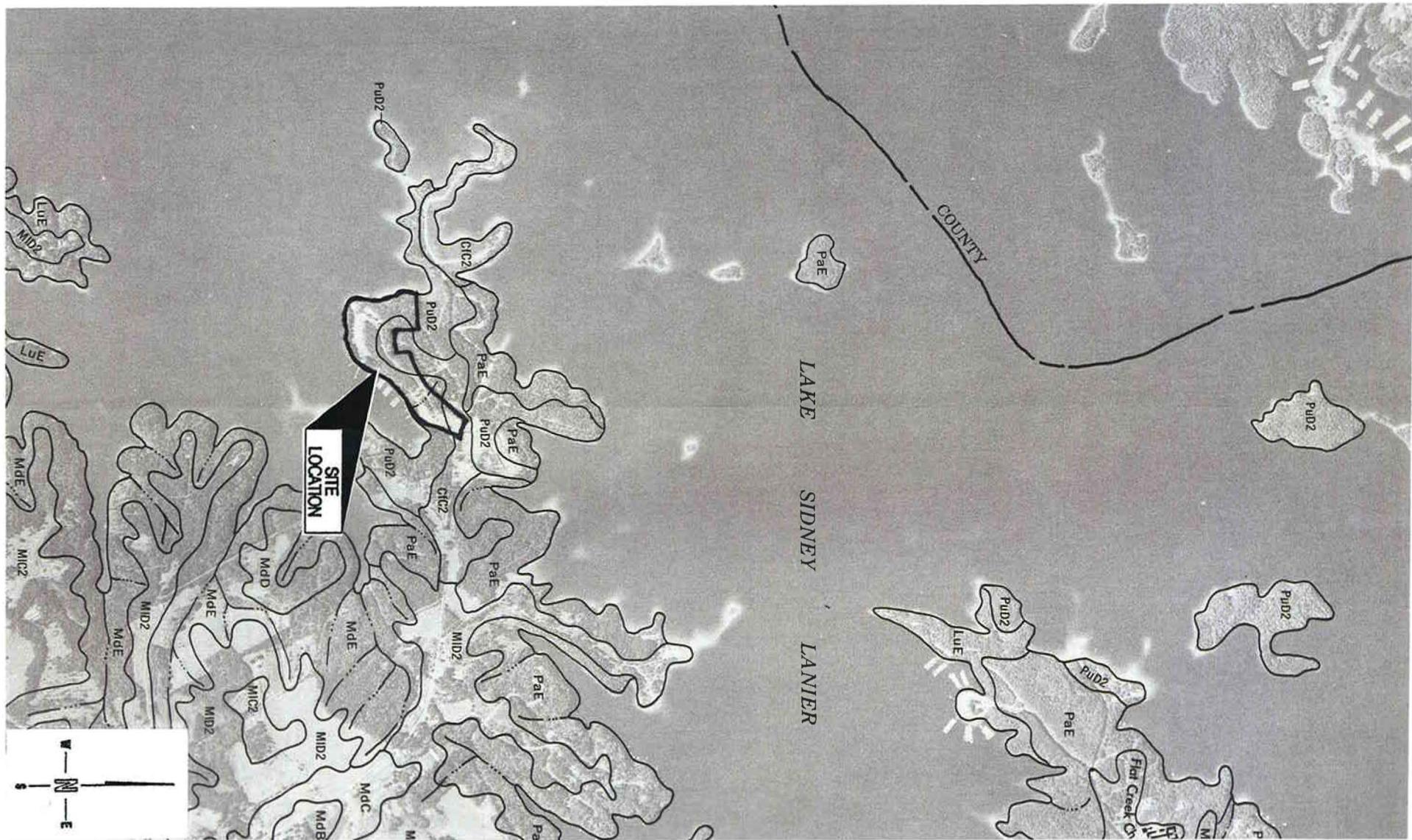
<b>FIG. 3</b> 	
TITLE: SITE LOCATION MAP LAKE LANIER SAILING CLUB	
PROJECT NO: 2008.1455.01	REVISIONS:
SCALE: 1"=2,000' PREPARED: SHH	DATE: 8/6/2008 CHECKED: DK
CLIENT: LAKE LANIER SAILING CLUB	
UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA	



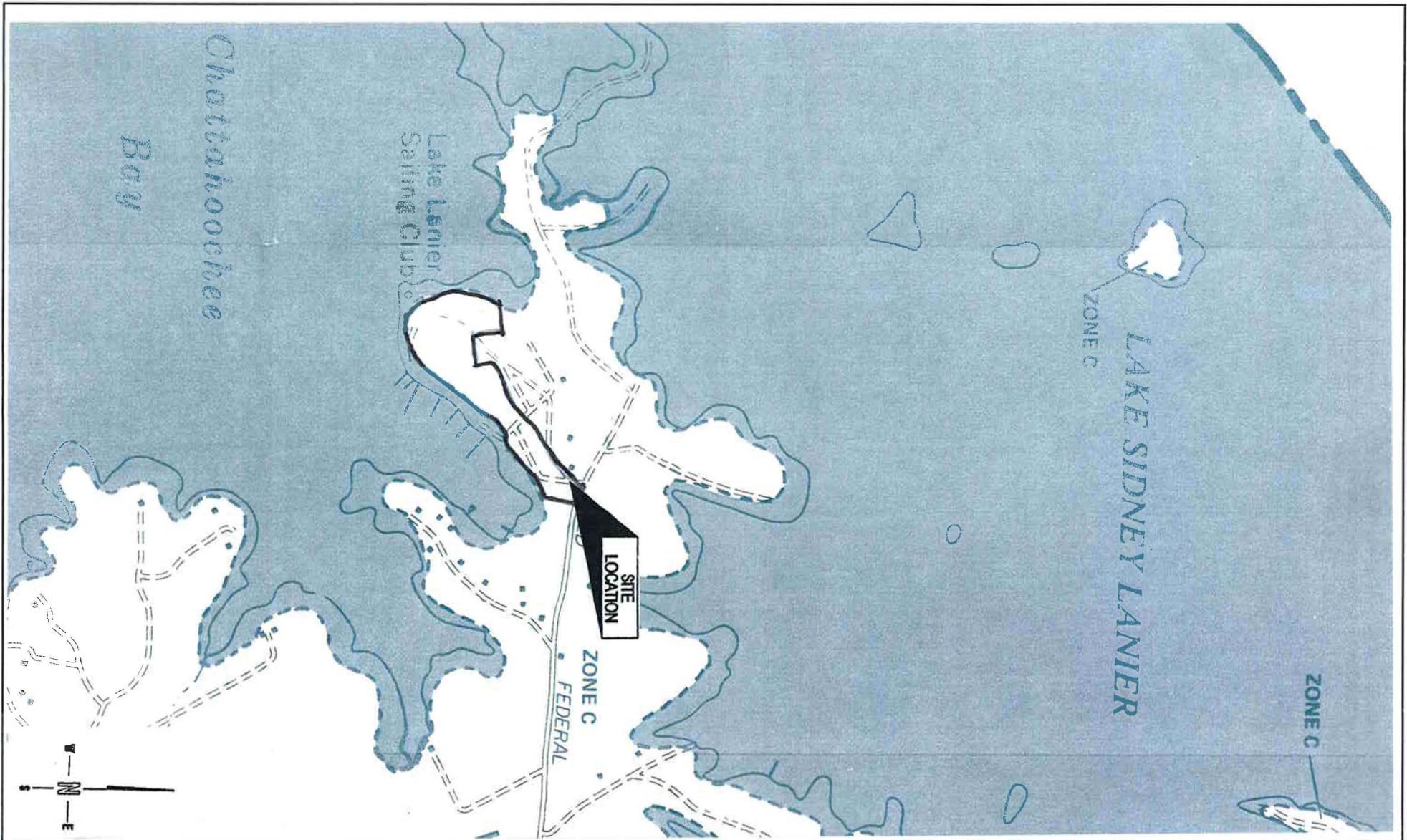
SCALE: 1"=2,000'	DATE: 8/6/2008	PROJECT NO: 2008.1455.01	TITLE: USGS TOPOGRAPHIC MAP	<b>FIG. 4</b>
PREPARED: SHH	CHECKED: <i>SHH</i>	REVISIONS:	LAKE LANIER SAILING CLUB	
CLIENT: LAKE LANIER SAILING CLUB			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA	



SCALE: 1"=2000'	DATE: 8/6/2008	PROJECT NO: 2008.1455.01	TITLE: NATIONAL WETLAND INVENTORY MAP
PREPARED: SHH	CHECKED: DH	REVISIONS:	LAKE LANIER SAILING CLUB
CLIENT: LAKE LANIER SAILING CLUB			 <b>FIG. 5</b> UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

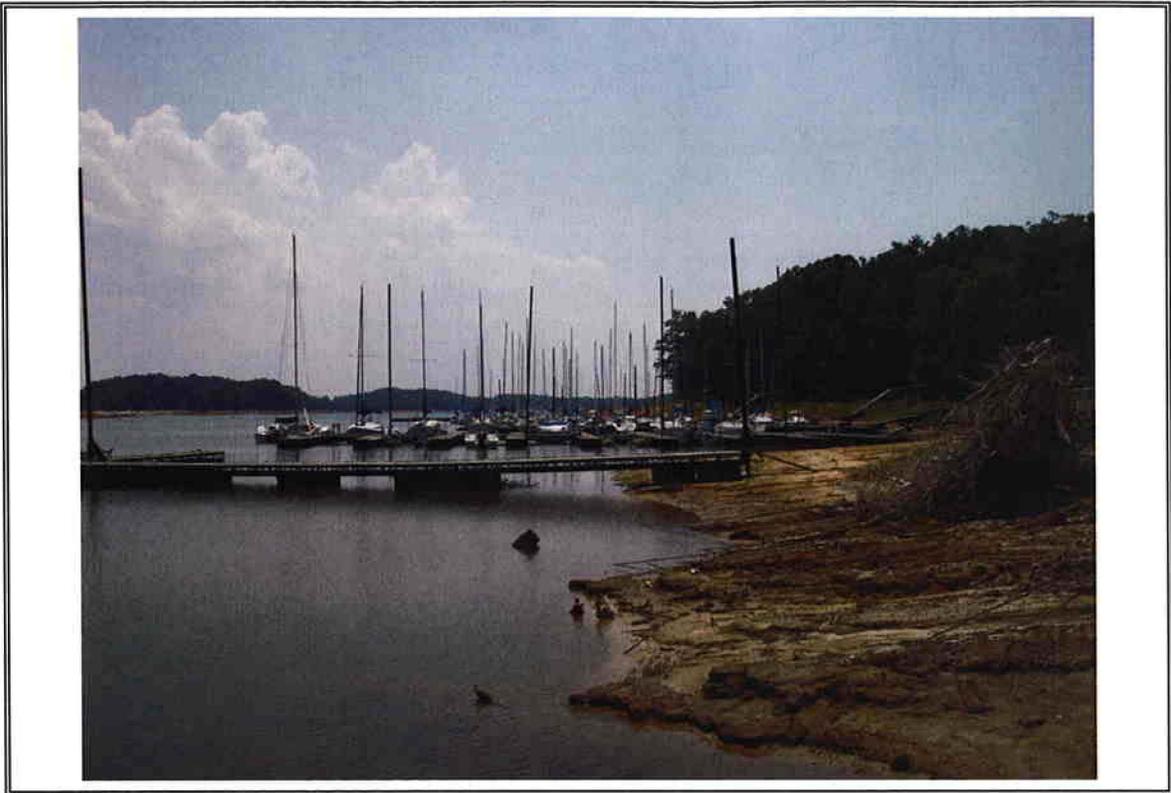


SCALE: 1" = 1,666'	DATE: 8/6/2008	PROJECT NO: 2008.1455.01	TITLE: NCCS SOIL SURVEY	
PREPARED: SHH	CHECKED: DH	REVISIONS:	LAKE LANIER SAILING CLUB	
CLIENT: LAKE LANIER SAILING CLUB			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA	FIG. 6



SCALE: 1"=500'	DATE: 8/6/2008	PROJECT NO: 2008.1455.01	TITLE: FEMA FLOOD INSURANCE MAP	<b>FIG. 7</b>
PREPARED: SHH	CHECKED: <i>SHH</i>	REVISIONS:	LAKE LANIER SAILING CLUB	
CLIENT: LAKE LANIER SAILING CLUB			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA	

**APPENDIX B - SITE PHOTOGRAPHS**



**Photo # 1: View of the north end of the cove.**



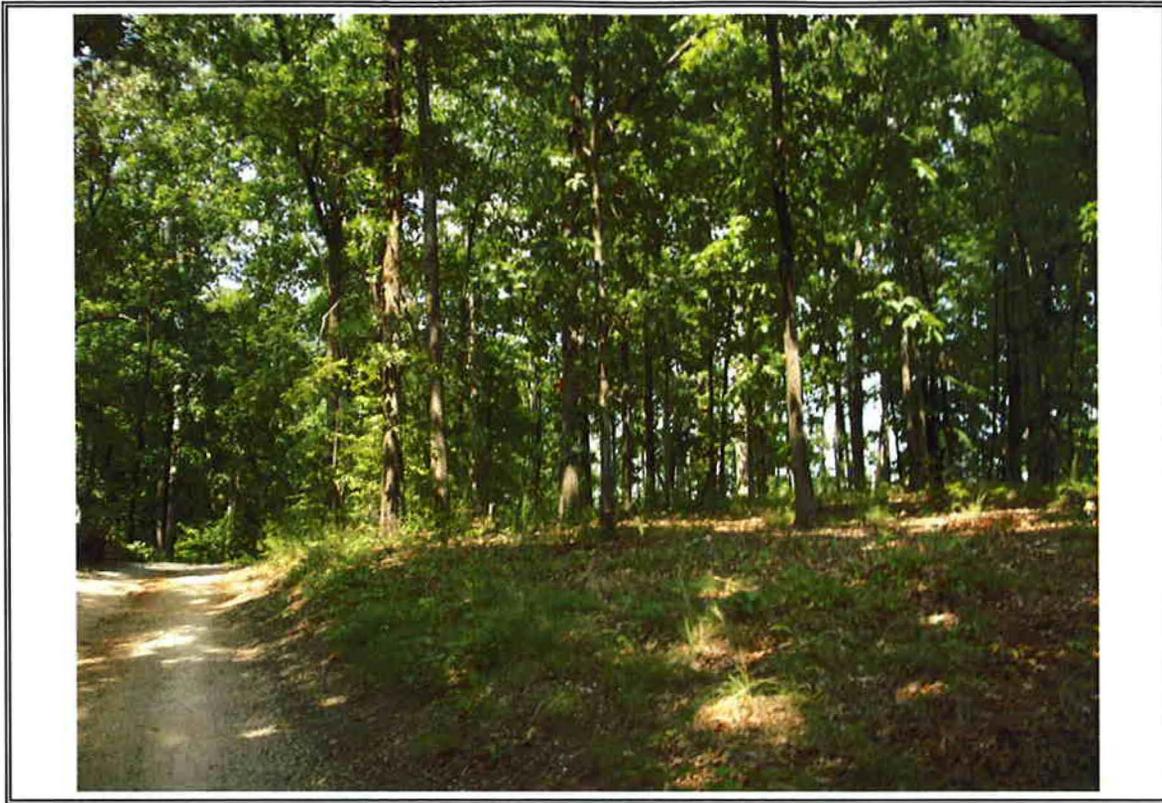
**Photo # 2: View looking towards existing Dock A.**



**Photo # 3: View of proposed Junior Area (H).**



**Photo # 4: View of proposed roadway (Z).**



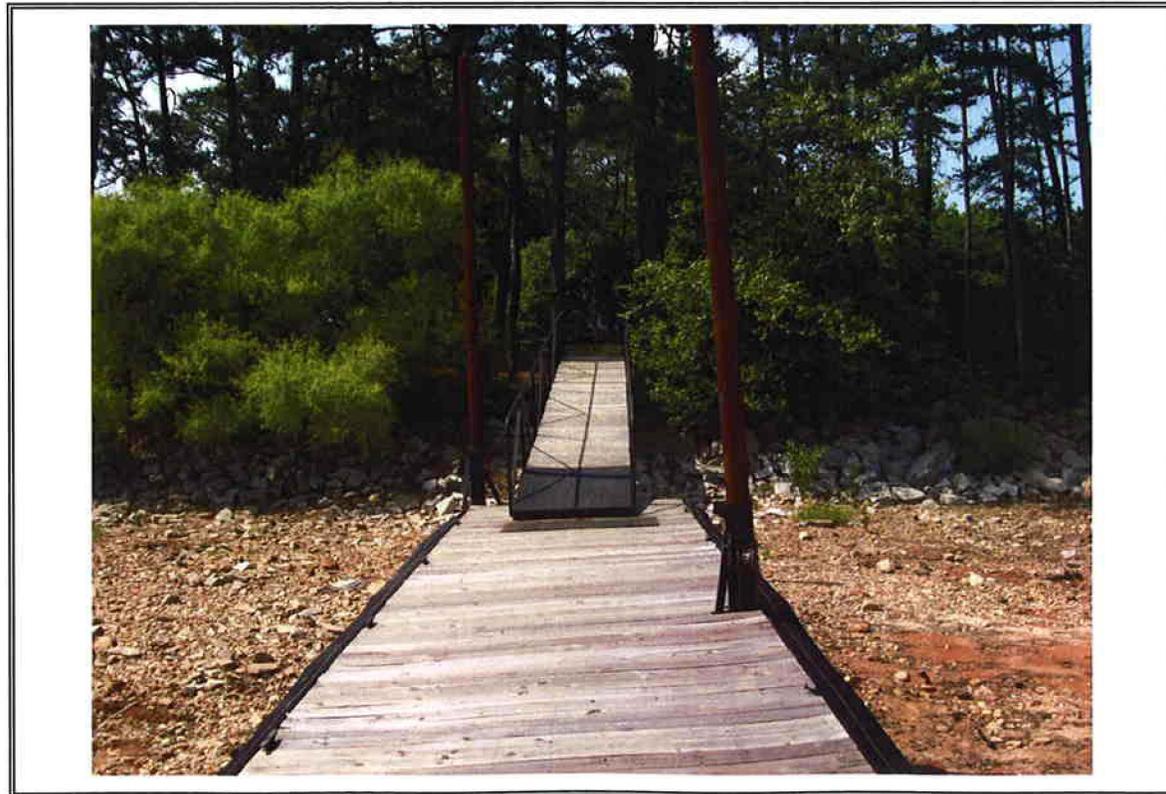
**Photo # 5: View of hardwood forest located at proposed parking area C.**



**Photo # 6: Proposed location of picnic pavilion.**



**Photo # 7: View of the existing club house.**



**Photo # 8: Existing guest dock.**



**Photo # 9: View of the parking area at proposed land storage area Y.**



**Photo # 10. View of the parking area at proposed land storage area Y.**



**Photo # 11: View of the existing travelers' staging area.**



**Photo #12: View of the entrance of Lake Lanier Sailing Club.**

**APPENDIX C – AGENCY COORDINATION**



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August 28, 2008

Mr. Ray Luce  
Georgia Department of Natural Resources  
Historic Preservation Division  
34 Peachtree Street, N.W., Suite 1600  
Atlanta, Georgia 30303-2316

RE: Draft Environmental Assessment Review Request  
Proposed Master Development Plan  
Lake Lanier Sailing Club  
Commodore Drive  
Flowery Branch, Hall County, Georgia  
Project No. 2008.1455.01

Dear Mr. Luce:

This draft Environmental Assessment for the Lake Lanier Sailing Club (LLSC) proposed Master Development Plan is being submitted to the United States Army Corps of Engineers (USACE) for consideration. We are providing this letter to initiate consultation with your office under Section 106 of the National Historic Preservation Act (NEPA).

The property is located at the terminus of Old Federal Road further described as being in Land Lots 108 and 122 of the 8<sup>th</sup> District of Hall County, Georgia. United Consulting conducted a review of the Natural, Archaeological, and Historic Resources Geographic Information System (NAHRGIS) to identify historic resources in the project area. NAHRGIS indicated no historic structures on the property. A copy of the general NAHRGIS search map is attached to this letter report.

The Project Site currently consists of approximately 25.74-acres of developed land, generally bound by Commodore Drive and Lake Sidney Lanier. The draft Environmental Assessment of the Master Development Plan outlines the various proposed development options for the continued growth of the LLSC. LLSC first developed the Project Site in 1961 and has enjoyed a long history of growth. To satisfy current and further development needs, LLSC is seeking approval from the USACE to upgrade their facilities.

A copy of the draft Environmental Assessment is attached to this letter. We request that you review this information and provide us with your comments concerning this proposed project.

We appreciate your assistance with this project. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

**UNITED CONSULTING**



Seth H. Hobson  
Senior Environmental Specialist



David P. Huetter  
Director of Ecological Services

SHH/DPH/shh

Attachments: Draft Environmental Assessment

*SharePoint/Lake Lanier Sailing Club/2008.1455.01.HPD Ltr.doc*



**UNITED CONSULTING**



# Georgia Department of Natural Resources

Noel Holcomb, Commissioner

## Historic Preservation Division

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer  
34 Peachtree Street, Suite 1600, Atlanta, Georgia, 30303  
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.gashpo.org>

### MEMORANDUM

TO: David P. Huetter  
Director of Ecological Services  
United Consulting  
625 Holcomb Bridge Road  
Norcross, Georgia 30071

FROM: Elizabeth Shirk   
Environmental Review Coordinator  
Historic Preservation Division

RE: Finding of "No Historic Properties Affected"

PROJECT: **Develop Lake Lanier Sailing Club, Commodore Drive, Flowery Branch**  
**Federal Agency: COE**  
**HP-080902-006**

COUNTY: **Hall County, Georgia**

DATE: September 17, 2008

The Historic Preservation Division has reviewed the information received concerning the above-mentioned project. Our comments are offered to assist federal agencies and project applicants in complying with the provisions of Section 106 of the National Historic Preservation Act.

Based on the information submitted, HPD believes that no historic properties or archaeological resources that are listed in or eligible for listing in the National Register of Historic Places will be affected by this undertaking. Please note that historic and/or archaeological resources may be located within the project's area of potential effect (APE), however, at this time it has been determined that they will not be impacted by the above-referenced project. Furthermore, any changes to this project as proposed will require further review by our office for compliance with the Section 106 process.

If we may be of further assistance contact me at (404) 651-6624 or Michelle Volkema, Environmental Review Specialist at (404) 651-6546. Please refer to the project number assigned above in any future correspondence regarding this project.

ES:mcv

cc: Chip Wright, Georgia Mountains RDC  
Dave Crampton, COE  
Ree Rogers, COE Mobile District





*We're here for you*

**UNITED CONSULTING**

August 28, 2008

Ms. Robin Goodloe  
U.S. Fish and Wildlife Service  
105 West Park Drive, Suite D  
Athens, Georgia 30606

RE: Draft Environmental Assessment Review Request  
Proposed Master Development Plan  
Lake Lanier Sailing Club  
Commodore Drive  
Flowery Branch, Hall County, Georgia  
Project No. 2008.1455.01

Dear Ms. Goodloe:

This draft Environmental Assessment for the Lake Lanier Sailing Club (LLSC) proposed Master Development Plan is being submitted to the United States Army Corps of Engineers (USACE) for consideration. We are providing this letter to initiate consultation with your office as described in the Endangered Species Act.

The property is located at the terminus of Old Federal Road further described as being in Land Lots 108 and 122 of the 8<sup>th</sup> District of Hall County, Georgia. United Consulting conducted a review of the Georgia Department of Natural Resources website for rare and protected species. Six at-risk animal species and sixteen at-risk plant species are listed on the Georgia DNR website as occurring in the watershed that includes Lake Sidney Lanier. The Flowery Branch, GA NW quarter quad identified one species, *Veratrum woodii* (Ozark Bunchflower), as holding state status. A copy of the website dataset is attached to this letter report.

The Project Site currently consists of approximately 25.74-acres of developed land, generally bound by Commodore Drive and Lake Sidney Lanier. The draft Environmental Assessment of the Master Development Plan outlines the various proposed development options for the continued growth of the LLSC. LLSC first developed the Project Site in 1961 and has enjoyed a long history of growth. To satisfy current and further development needs, LLSC is seeking approval from the USACE to upgrade their facilities.

A copy of the draft Environmental Assessment is attached to this letter. We request that you review this information and provide us with your comments concerning this proposed project and compliance with the Endangered Species Act.

We appreciate your assistance with this project. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

**UNITED CONSULTING**



Seth H. Hobson  
Senior Environmental Specialist



David P. Huetter  
Director of Ecological Services

SHH/DPH/shh

Attachments: Georgia DNR, Flowery Branch, GA NW dataset  
Draft Environmental Assessment

*SharePoint/Lake Lanier Sailing Club/2008.1455.01.FWL Ltr.doc*



## **Locations of Special Concern Animals, Plants and Natural Communities by Quarter Quad Names Starting with (F)**

"US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected.

"GA" indicates Georgia protected species.

Find details for the species below on our special concern lists for [animals](#) and [plants](#).

### **FLOWERY BRANCH, GA (NW)**

GA · *Veratrum woodii* Ozark Bunchflower

<http://georgiawildlife.dnr.state.ga.us/content/specieslocationbyquarterquad.asp?1stQuad=F>





*We're here for you*

**UNITED CONSULTING**

January 30, 2009

Ms. Debra Harris  
U.S. Fish and Wildlife Service  
105 West Park Drive, Suite D  
Athens, Georgia 30606

RE: Determination Request  
Proposed Master Development Plan  
Lake Lanier Sailing Club  
Commodore Drive  
Flowery Branch, Hall County, Georgia  
Project No. 2008.1455.01

Dear Ms. Harris:

United Consulting is coordinating with the Mobile office of the United States Army Corps of Engineers (USACE) to develop an Environmental Assessment for a proposed Master Development Plan developed by Lake Lanier Sailing Club. A request for review was sent to Ms. Robin Goodloe and a copy of that request is attached to this letter. The preliminary draft Environmental Assessment for the Lake Lanier Sailing Club (LLSC) proposed Master Development Plan was submitted to the USACE for consideration at the same time.

We have received an initial set of comments from the Mobile district office regarding the draft Environmental Assessment. One of the comments indicated that the Corps would need a "BA" type finding. Following up on that comment, United Consulting contacted Ms. Goodloe on January 29, 2009 via telephone to find out the status of the review. Ms. Goodloe indicated that our initial request had been logged in the database system as a Joint Public Notice. We would appreciate it if a final determination could be made for this proposed project.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

**UNITED CONSULTING**

Seth H. Hobson  
Senior Environmental Specialist

David P. Huetter  
Director of Ecological Services

SHH/DPH/shh

Attachments: Draft Environmental Assessment Review Request  
Draft Environmental Assessment for the Proposed Master Development Plan,  
Lake Lanier Sailing Club

*SharePoint/Lake Lanier Sailing Club/2008.1455.01.FWL Ltr1.doc*

625 HOLCOMB BRIDGE ROAD ♦ NORCROSS, GEORGIA 30071  
Tel: 770/209-0029 ♦ Fax: 770/582-2900 ♦ Client Service: 800/266-0990  
Web: <http://www.unitedconsulting.com> ♦ E-mail: [united@unitedconsulting.com](mailto:united@unitedconsulting.com)

**APPENDIX D – EXISTING FEATURES MAP AND MASTER PLAN**



SCALE: NTS	DATE: 08/28/08	PROJECT NO: 2008.1455.01	TITLE: EXISTING CONDITIONS PLAN LAKE LANIER SAILING CLUB
PREPARED: SHH	CHECKED:	REVISIONS:	
CLIENT: LAKE LANIER SAILING CLUB			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA





**CAMPGROUNDS LEGEND:**

- UNDEVELOPED TENT SITE
- FORMED TENT PAD
- PROPOSED
- EXISTING

**AUTOMOBILE PARKING ONLY:**

- CLUBHOUSE - (2) H/C SPACES (10X20) - (41) (10X20)
- BATH-2 - (5) (10X20)
- BATH-3 - (10) (10X20)
- ITEM "C" - (30) (10X20)
- EXISTING ● AUX. DOCKS - (36) (±10X20)
- ITEM "J" - (24) (10X20)
- CAMPGROUNDS - (20) (10X20) - (17) ● CAMPSITES

**TOTAL SPACES:**  
185 SPACES

**DRY STORAGE:**

- (SUBJECT TO MODIFICATION)
- "A" LOT - (67) (10X20) (NOTE: CAN PARK 67 CARS)
- "B" LOT - (20) (12X30) - (78) (12X25)
- ITEM "Y": (NEW DINGY STORAGE) - (22) (10X20) (NOTE: CAN PARK 22 CARS)
- "C" LOT (TOP OF HILL) - (27) (15X30)
- ITEM "U" - (18) (15X30)
- ITEM "V" - (14) (15X30)

**TOTAL SPACES:**  
255 SPACES (VARIOUS SIZES)  
(THIS DOES NOT COUNT THE JUNIOR STORAGE)

**WET SLIPS:**

- (SUBJECT TO MODIFICATION)
- (FULL FINGERS BOTH SIDES)
- (NOT COUNTING COMMITTEE BOATS OR CHASE BOATS)
- EXISTING DOCKS - (72) (12X30) - (4) (14X30)
- 76 TOTAL SPACES
- NEW DOCKS - (93) (12X30) - (12) (14X40)
- 105 TOTAL SPACES

**TOTAL SPACES:**  
181 SPACES (VARIOUS SIZES)



**MASTER PLAN for LAKE LANIER SAILING CLUB**  
LAKE LANIER, GEORGIA - SCALE: 1"=100'-0"



TITLE: PROPOSED MASTER DEVELOPMENT PLAN  
LAKE LANIER SAILING CLUB

PROJECT NO: 2008.1455.01  
REVISIONS:

DATE: 08/28/08  
CHECKED:

SCALE: NTS  
PREPARED: SHH

UNITED CONSULTING  
625 Holcomb Bridge Road, Norcross, GA

CLIENT:  
LAKE LANIER SAILING CLUB

**APPENDIX E – PUBLIC COMMENTS RECIEVED**