

DRAFT
FINDING OF NO SIGNIFICANT IMPACT
FOR
ENVIRONMENTAL ASSESSMENT
FOR PROPOSED MASTER PLAN MODIFICATIONS, LEASING OF PUBLIC LAND FOR
RECREATIONAL DEVELOPMENT
VICTORIA HARBOR MARINA, ALLATOONA LAKE, CITY OF WOODSTOCK,
CHEROKEE COUNTY, GEORGIA

1. **PROPOSED ACTION:** The proposed action includes approval of an updated Master Development Plan showing existing, previously approved, and proposed improvements. Proposed improvements to the Project Site include additional parking lots, docks, slips to existing docks, dry stack storage buildings, and a shop. The proposed plan would increase the number of wet slips to 874 from the previously approved 648, and would raise the total of dry stack storage spaces to 834 from the existing 384. Finally, the proposed action would result in a gravel parking lot for 450 boat trailers in the location of a previously approved gravel parking lot with the capacity for 290 boat trailers. This would bring the total capacity for boats at the marina to 2,125 after the proposed additions. This would be in line with USACE regulations allowing for 25 boats per leased acre, which would allow for 2,125 boats at the 85-acre Project Site.

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

a. “No Action” Alternative:

The No Action alternative would be to operate the marina as it currently exists, and to implement the expansion of the marina per the existing Master Plan, which was approved in 2000. The primary advantage of this alternative would be the minimal disturbance to the environment due to initial construction of additional facilities and subsequent recreational use. However, this alternative does not satisfy the project purpose of providing additional and improved marina facilities to satisfy the increased demand on recreational facilities on Allatoona Lake.

b. The General Development Plan Alternative:

The general development plan includes modified dock locations with additional wet slips on existing docks, additional docks, a shop, and relocated dry-stack storage buildings. The reconfigured and additional dock locations should provide convenient access and additional facilities to marina customers. Finally, additional parking areas are proposed to ensure that the additional wet slips and facilities are accessible to marina customers.

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