CESAM-PD-EI
Howard Ladner

January 2010

FINDING OF NO SIGNIFICANT IMPACT
FOR
ENVIRONMENTAL ASSESSMENT
FOR PROPOSED MASTER PLAN MODIFICATIONS, LEASING OF PUBLIC LAND FOR
ALLATOONA LADNING MARINA
LAKE ALLATOONA
CATERSVILLE, BARTOW COUNTY, GEORGIA

1. PROPOSED ACTION: The proposed action includes approval of an updated Master Development Plan showing a combination of existing development and proposed improvements. The proposed improvements at the Allatoona Landing Marina includes renovation of the maintenance building into a group pavilion area, a new maintenance building, a 600-foot retaining wall, fishing dock, a 300-boat dry stack storage building, a closed loop boat wash system, 221 wet slips on six additional docks (1 through 6), 126 wet slips added to existing docks, 30 cabins, and 606 parking spaces in four new parking lots. These proposed additions are described in greater detail in Section 3. The USACE allows for combined wet slips and dry dock storage spaces not exceed 25 per acre of leased land. Based on a 99-acre lease area, the Project Site could potentially be developed with 2,475 wet slips and dry dock storage spaces. The proposed wet slip and dry stack storage additions would bring the total number of wet slips and dry stack storage spaces to 1,237, which is below the allowable limit.

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

a. "No Action" Alterative:

The "No Action" alternative would result in no additional construction above previously approved developments. The primary advantage of this alternative would be the lack of congestion associated with a more highly developed marina. However, this alternative does not satisfy the project purpose of providing additional and improved marina facilities to satisfy the increased demand on recreational facilities at Allatoona Lake. If this demand were not met by the existing marinas on Allatoona Lake, additional marina facilities may be constructed which could result in more significant environmental impacts than the proposed plan.

b. The General Development Plan Alternative:

The proposed site improvements to the existing Allatoona Landing Marina facilities include the construction of 30 rental cabins, a community building, and 606 additional parking spaces in five new parking lots. The proposed improvements also include six traditional campsites on the northern central portion of the Project Site. The proposed master plan includes a maintenance warehouse and pool on the western portion of the Project Site, a retaining wall on the northern

portion of the Project Site, a fishing dock and community building on the eastern portion of the Project Site, and a 300 space dry stack storage building, closed loop boat wash, and boat ramp on the southern portion of the Project Site.

The proposed plan also indicates 347 additional wet slips to be constructed at Allatoona Landing Marina. This would include 226 additional wet slips on Docks A-F, H, and N-P, and the construction of 121 wet slips on six (1-6) new docks. Two of the new docks (5 and 6) would function as breakwater docks. This would result in a total of 1,237 total wet slips and dry dock storage spaces, which is below the allowable limit of 2,475.

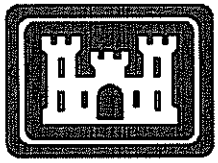
3. FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED: As described in the attached Environmental Assessment, the proposed action will not significantly impact resources in the project area. Resource areas considered in the impacts analysis include, but are not limited 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: 2/2/10

Byron G. Jorns
Colonel, Corps of Engineers
District Commander

Environmental Assessment for Proposed Master Plan Modifications, Leasing of Public Land for Recreational Development, Allatoona Landing Marina, Allatoona Lake, City of Cartersville, Bartow County, Georgia.



US Army Corps of Engineers
Mobile District

Prepared by

UNITED CONSULTING

October 2009

Date Prepared:
October 2009

ENVIRONMENTAL ASSESSMENT
PROPOSED MASTER PLAN MODIFICATIONS FOR ALLATOONA LANDING MARINA
ALLATOONA LAKE
CARTERSVILLE, BARTOW 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 this is a precedent-setting action, nor does it represent a decision in principle about any future consideration.

a. Location:
The Project Site consists of 99-acres of USACE leased land on Allatoona Lake. The Project Site is referenced at the address of 24 Allatoona Landing Road in Cartersville, Bartow County, Georgia. Further the Project Site is located in Land Lots 943, 944, 1001, 1002, 1003, 1015, 1016, 1073 and 1074 in the 21st District of Bartow County, Georgia. Figure 1 shows the location of the Project Site and is included in **Appendix A.**

b. Proposed Action:
The proposed action includes approval of an updated Master Development Plan showing a combination of existing development and proposed improvements. The proposed improvements at the Allatoona Landing Marina includes renovation of the maintenance building into a group pavilion area, a new maintenance building, a 600-foot retaining wall, fishing dock, a 300-boat dry stack storage building, a closed loop boat wash system, 221 wet slips on six additional docks (1 through 6), 126 wet slips added to existing docks, 30 cabins, and 606 parking spaces in four new parking lots. These proposed additions are described in greater detail in Section 3. The USACE allows for combined wet slips and dry dock storage spaces not exceed 25 per acre of leased land. Based on a 99-acre lease area, the Project Site could potentially be developed with 2,475 wet slips and dry dock storage spaces. The proposed wet slip and dry stack storage additions would bring the total number of wet slips and dry stack storage spaces to 1,237, which is well below the allowable limit.

c. Purpose and Need for the Proposed Action:
The revised Master Development Plan will guide future development to provide better services to the public. The proposed additional docks are necessary to meet the demands of marina customers and the general public as recreational use of Allatoona Lake increases. Ms. Vernita Loveridge, Vice President of Westrec Marinas and manager of Allatoona Landing, stated that the

marina has had a waiting list of approximately 50 people for wet slips for over three years and that she is forced to turn "countless" customers away during the busy season between April and September. Further, Ms. Loveridge stated that she has a wait list of approximately 10 people and receives numerous calls for dry stack storage spaces that are currently unavailable.

A Draft Environmental Impact Statement (EIS) for the Alabama, Coosa, and Tallapoosa Rivers (ACT) river basin, which includes the Project Site, dated September 1998 by the USACE, indicated Allatoona Lake as the second most heavily visited lake in the ACT river basin, with 1.5 million visitor-days in 1995. The 2006 Lake Level Report for Allatoona Lake prepared by the USACE reported over 6 million visitors (person-trips) with over $140 million in spending within 30 miles of the lake. Further, the Allatoona Lake Preservation Authority's "State of the Lake Report" indicates that Bartow County is projected to see an increase in population from 76,019 residents in 2000 to 99,655 residents in 2010 for a population increase of 24 percent over the ten-year period. A report entitled the Metro Atlanta Overview developed by the Metro Atlanta Chamber of Commerce and Georgia Power in 2009 described the Atlanta Metropolitan area is the fastest growing metropolitan statistical area in the country. Between the years of 2000 to 2007, metropolitan Atlanta grew by 24 percent and is forecasted to be the sixth largest metropolitan area in the country by 2020, with a population exceeding 5 million in 2007.

The recreational use of Allatoona Lake will likely increase as the population of the surrounding area increases. Allatoona Landing and it neighboring marinas are easily accessible via one of the area's largest traffic corridors, Interstate 75. The additional cabins, parking areas, and wet slips would be constructed to meet the demands of marina customers and the general public as recreational use of the reservoir, and consequently the marina, increases.

d. Authority:

The construction of Allatoona Lake was authorized under the Flood Control Act (FCA)s of August 18, 1941, and December 22, 1944, for the purposes of flood control and hydroelectric power generation. A number of laws authorize different uses on Allatoona Lake as outlined in *the Authorized and Operating Purposes of Corps of Engineers Reservoirs*. These laws include the Fish and Wildlife Coordination Act [PL 85-624 (Fish/Wildlife Conservation)], Flood Control Act of 1944, [PL 77-228 (Flood Control/Navigation)], [PL 85-500 (Recreation)], Flood Control Act of 1941 [PL 77-228 (Hydroelectric Power)], River and Harbor Act of 1958, Flood Control Act of 1958, Water Supply Act of 1958 [PL 85-500 (Water Supply)], and Federal Water Pollution Control Act Amendments of 1972 [PL 92-500 (Water Quality)]. The watershed for Allatoona Lake is approximately 1,110 square miles in size. Approximately 25,701-acres of public land surround Allatoona Lake.

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 a he may find advisable."

2. ENVIRONMENTAL SETTING WITHOUT THE PROJECT.

a. General Environmental Setting.

The existing Allatoona Landing Marina consists of 99-acres of land leased from the USACE and is developed with 501 wet slips on 14 boat docks and 279 parking spaces in 9 parking lots. The northern and western central portions of the Project Site were developed with privately owned transient trailers. Campsites and trailer storage was observed on the eastern central portion of the Project Site.

A site reconnaissance was conducted by Mr. Ben Stone, Environmental Specialist with United Consulting, on December 7, 2006. At the time of the site reconnaissance, Loblolly pine trees (*Pinus taeda)* and red maples (*Acer rubrum*) were observed on the northern portion of the Project Site. Typical vegetation on the undeveloped southern portions of the Project Site included black willow (*Salix nigra)*, red hickory (*Carya ovalis*), flowering dogwood (*Cornus florida*), loblolly pine, white oak (*Quercus alba*), Chinese privet (*Ligustrum sinense*), and muscadine vine (*Vitis rotundifolia*). Photos of the Project Site are included as **Appendix B.**

b. Significant Resource Description.

(1) Water Quality.

Seasonal variations in lake levels cause changes in the shoreline and erosion that prevents accumulation of organic debris. Establishment of typical littoral vegetation with associated macroinvertebrate communities is restricted. Productivity and food values are low. In deeper waters benthic organisms in the profundal zone are primarily detritus feeders and decomposers. Generally, the area demonstrates low diversity but high abundance of these organisms. This is because the debris that accumulates normally in the littoral environment of a water body tends to concentrate in deeper waters of Allatoona Lake. *Chaoborus* and/or *Hexagenia* in the profundal zone of Allatoona Lake is an indicator of relatively good water quality.

Allatoona Lake was included on the Georgia Environmental Protection Division 2006 list of lakes not fully supporting designated uses (305(b)/303(d) Integrated List of Waters). Allatoona Lake was placed on the list for periodically exceeding the water quality standard for chlorophyll over the previous five-year monitoring period. All plants, including algae, contain chlorophyll. Algae are an important food source for aquatic life, but excessive phosphorus entering a lake can cause algae growth and lead to environmental problems such as fish kills, lowered water clarity and the potential for toxic algae blooms. Discharges from "point sources" of pollution such as

wastewater treatment plants can contribute to the water quality problems, however "nonpoint source" pollution, including fertilizer runoff from lawns and farm fields and stormwater runoff from paved areas such as streets and parking lots also represent a contributing factor. The "State of the Lake Report" indicated that Allatoona Lake will continue to become more eutrophic due to nonpoint source runoff, and increased phosphorus loads into the Lake.

(2) Fishery Resources.

Seven species of predatory game fish, five species of non-predatory game fish and fourteen species of food and forage fish are present in Allatoona Lake. Game fish are black crappie (*Pomoxis nigromaculatus*), largemouth bass (*Micropterus salmoides*), spotted bass (*Micropterus punctulatus*), white crappie (*Pomoxis nigromaculatus*), hybrid bass, striped bass (*Morone saxatilis*), white bass (*Morone chrysops*), bluegill (*Lepomis macrochirus*), green sunfish (*Lepomis cyanellus*), redbreast sunfish (*Lepomis auritus*), redear sunfish (*Lemois microlopus*), and warmouth (*Lepomis gulosus*). Of these, bluegill, spotted bass, and black crappie are most abundant. White bass and striped bass were historically stocked in Allatoona Lake. White bass have established a breeding population in Allatoona Lake, and striped bass continue to be stocked as a hybrid species.

Channel catfish (*Ictalurus punctatus*) and flathead catfish (*Pylodictis olivaris*) are also found in Allatoona Lake. While channel catfish are more abundant, flatheads tend to grow to a much larger size. Carp (*Cyprinus carpio*) and gar (*Lepisosteus osseus*) are both found in Allatoona Lake, and are often targeted by anglers.

(3) Wildlife Resources.

Native vegetation is propagated and cultured in the upland forests of the Allatoona Lake project. These forests support wild turkey (*Meleagris gallopavo silvvestris*) and whitetail deer (*Odocoileus virginianus*). Small game present in the area, include mourning dove (*Zenaida macroura*), gray squirrel (*Sciurus Carolinensis*), cottontail rabbit (*Sylvilagus floridanus*), muskrat (*Ondatra zibethicus*), beaver (*Castor canadensis*), and skunk (*Mephitis mephitis*). Waterfowl common to the vicinity are the mallard (*Anas plathyrhynchos*), pintail (*Anas acuta*), gadwall (*Anas strepera*), blue winged teal (*Anas discors*), black duck (*Anas rubripes*), American coot (*Fulica americana*), and wood duck (*Aix sponsa*). In addition, several songbird and herpetofauna species are present as well.

During the on-site field survey of the Project Site on December 7, 2006, no unusual or protected species were observed on the site. Species observations were limited to common songbirds and gray squirrels. Field indicators of site usage by white-tailed deer, such as rub trees and droppings, were observed.

It is important to maintain the vegetation buffer along the shoreline of the peninsula to provide a functional wildlife habitat and travel corridor. Mitigation strategies regarding the preservation of this buffer may need to be implemented to protect natural resources. Because hunting is not permitted at the Project Site, the wildlife is protected and provides enjoyment for visitors.

Existing developments and human disturbance across the Project Site limit the potential wildlife habitat at the Project Site.

(4) Wetlands.

The Project Site was also investigated for wetlands, by Mr. Ben Stone, at the time of the site investigation on December 7, 2006. The wetlands investigation was conducted in general conformance with the Corps of Engineers Wetlands Delineation Manual (1987). No evidence of wetlands was observed and therefore, a formal delineation was not necessary. Sandy beach areas were observed along the eastern central portion of the Project Site. The southern boundaries of the Project Site were mapped as lacustrine unconsolidated permanently flooded aquatic areas on the National Wetland Inventory map (NWI) of the area. The shoreline was observed to be well-defined with no wetland areas on December 7, 2006. The NWI map is included as Figure 3 of Appendix A. According to the Natural Resources Conservation Service a soil survey for Bartow County, Georgia has not beencompleted.

(5) Endangered Species.

The U.S. Fish and Wildlife Service maintains a national list of threatened and endangered species, and Georgia maintains a state list of threatened and endangered species. Twelve threatened or endangered animal species and seven threatened or endangered plant species, from either the national or the state list, are included on the Georgia Department of Natural Resources website as occurring in the Etowah River watershed, which includes Allatoona Lake. These species are listed in the following Table 1:

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TABLE 1– Species Listed as Threatened or Endangered by the US FWS and GA DNR

Animal Species	Federal Status	State Status
Etowah crayfish (*Cambarus fasciatus*)	No Federal Status	Threatened
Holiday darter (*Etheostoma brevirostrum*)	No Federal Status	Threatened
Etowah darter (*Etheostoma etowahae*)	Endangered	Threatened
Cherokee darter (*Etheostoma scotti*)	Threatened	Threatened
Bald Eagle (*Haliaeetus leucocephalus*)	No Federal Status	Threatened
Finelined pocketbook (*Hamiota altilis*)	Threatened	Threatened
Coosa Chub (*Macrhybopsis sp. 1*)	No Federal Status	Endangered
Gray myotis (*Myotis grisescens*)	Endangered	Endangered
Frecklebelly madtom (*Noturus munitus*)	No Federal Status	Endangered
Amber darter (*Percina antesella*)	Endangered	Endangered
Freckled darter (*Percina antesella*)	No Federal Status	Endangered
Upland bridled darter (*Percina sp. 9*)	No Federal Status	Endangered

Plant Species	Federal Status	State Status
Three-flowered hawthorn (*Crataegus triflora*)	No Federal Status	Threatened
Mountain witch-alder (*Fothergilla major*)	No Federal Status	Threatened
Goldenseal (*Hydrastis canadensis*)	No Federal Status	Endangered
Little River black-eyed susan (*Rudbeckia heliopsidis*)	No Federal Status	Threatened
Bay starvine (*Schisandra glabra*)	No Federal Status	Threatened
Georgia Aster (*Symphyotrichum georgianum*)	Candidate Species	Threatened
Tennessee yellow-eyed grass (*Xyris tennesseensis*)	Endangered	Endangered

Potential habitat for these twelve wildlife species and seven plant species was not identified on the Project Site at the time of the site reconnaissance conducted by a qualified biologist with United Consulting on December 7, 2006.

(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 & Associates (a professional cultural resource management firm) and included review of files at the Georgia Historic Preservation Division (HPD) office and the State Archaeological Site Files.

No NRHP-listed properties or state recognized historic structures located within one half-mile of the Project Site. One archaeological site, [redacted] of the Project Site and was flooded at the time of the creation of Allatoona Lake. A copy of the file research report is included in **Appendix C.**

(7) Navigation.

According to the report of *Authorized and Operating Purposes of Corps of Engineers Reservoirs*, Allatoona Lake ...'is not regulated for commercial navigation because it is located distant from the navigation channel and any releases for that purpose would be captured and regulated by the Alabama Power Co. reservoirs located downstream.' Allatoona Lake is the one of the most heavily-visited lakes in the nation, recreational traffic can be heavy during the warm season, especially on holiday weekends.

(8) Recreation.

The 12,010-acre Allatoona Lake is used for recreational purposes including picnicking, hunting, fishing, and boating, with tennis and swimming facilities located around the lake. Red Top Mountain State Park is located on Allatoona Lake, and is developed with a 33-room lodge with restaurant and meeting facilities. The Project Site is currently operated as a marina for recreational boaters with privately owned transient trailers, and campsites located across the Project Site. Existing recreational facilities include a beach area, a meeting facility, office, bath house, and boat launch ramp. Other marinas located on Allatoona Lake include Harbortown Marina, Holiday Marina, Glade Marina, Little River Marina, Park Marina, Victoria Harbour, and Wilderness Camp Marina. Glade Marina is located approximately 1,000 feet northeast of the Project Site, and Holiday Harbor Marina is located approximately 1,000 feet southeast of the Project Site. McKinney Campground, a recreational camping area, is located approximately 600 feet east of the Allatoona Landing Marina. A map showing the location of these nearby marinas is included as Figure 6 of Appendix A.

(9) Hazardous and Toxic Materials.
The proposed lease site and development is located east of an area of residential homes. The Project Site is developed with a fuel dock located on Dock J at the northern end of Allatoona Landing Marina. No evidence of contamination or disposal of hazardous substances was observed at the time of the site reconnaissance, conducted by Mr. Ben Stone, on December 7, 2006.

3. DESCRIPTION OF THE NO-ACTION ALTERNATIVE AND GENERAL DEVELOPMENT PLAN:

a. "No Action" Alterative:
The "No Action" alternative would result in no additional construction above previously approved developments. The primary advantage of this alternative would be the lack of congestion associated with a more highly developed marina. However, this alternative does not satisfy the project purpose of providing additional and improved marina facilities to satisfy the increased demand on recreational facilities at Allatoona Lake. If this demand were not met by the existing marinas on Allatoona Lake, additional marina facilities may be constructed which could result in more significant environmental impacts than the proposed plan.

b. The General Development Plan:
The proposed site improvements to the existing Allatoona Landing Marina facilities include the construction of 30 rental cabins, a community building, and 606 additional parking spaces in five new parking lots. The proposed improvements also include six traditional campsites on the northern central portion of the Project Site. The proposed master plan includes a maintenance warehouse and pool on the western portion of the Project Site, a retaining wall on the northern portion of the Project Site, a fishing dock and community building on the eastern portion of the Project Site, and a 300 space dry stack storage building, closed loop boat wash, and boat ramp on the southern portion of the Project Site.

The proposed plan also indicates 347 additional wet slips to be constructed at Allatoona Landing Marina. This would include 226 additional wet slips on Docks A-F, H, and N-P, and the construction of 121 wet slips on six (1-6) new docks. Two of the new docks (5 and 6) would function as breakwater docks. This would result in a total of 1,237 total wet slips and dry dock storage spaces, which is well below the allowable limit of 2,475. A copy of the existing conditions and the proposed master plan is included as **Appendix D.**

4. ENVIRONMENTAL IMPACT OF THE NO-ACTION ALTERNATIVE:

a. Biological and Physical Impacts:
The no-action alternative would result in no biological or physical impacts to the Project Site.

b. Land Use Changes:
The Project Site is used as a recreational marina, and this use would stay the same if the proposed parking lots and grounds keeping storage sheds were not constructed.

c. Historic and Archeological Resources:
The no-action alternative would not have an impact on historic and archaeological resources.

d. Endangered and Threatened Species:
The no-action alternative would have no affect on threatened or endangered species at the Project Site.

e. Recreation:
The no-action alternative would not provide additional recreational benefits to the surrounding residential communities.

f. Air Quality:
The no-action alternative would result in the construction of previously approved facilities with no additional impacts to air quality.

g. Water Quality:
The no-action alternative would not result in water quality impacts to Allatoona Lake.

h. Wetlands:
A wetland investigation was conducted on the Project Site utilizing the methodology outlined in the USACE Wetlands Delineation Manual (1987). No wetland areas were identified on the Project Site; therefore a formal delineation was not needed for the Project Site. Further, it is not anticipated that wetlands would be impacted by the no-action alternative.

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

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

k. Aesthetics.
The aesthetics of the current and previously approved developments would remain aesthetically the same under the no-action alternative.

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

m. Prime and Unique Farmland.
Based on an area reconnaissance and an aerial photography review, no prime farmlands or unique agricultural lands were identified on, or within the immediate vicinity of the Project Site.

n. Other Impacts
No other significant environmental impacts were identified, associated with the no-action alternative at the Project Site.

o. Socio-Economics
It is not anticipated that the no-action alternative would result in socio-economic impacts to the surrounding community.

p. 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 no result in increased risk to children.

q. Hazardous and Toxic Materials.
The no-action alternative would not have hazardous or toxic material impacts at the Project Site.

r. 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)."

The result of the no-action alternative would result in less parking areas, campsites, wet slips, and dry dock storage spaces at the Project Site. This would likely result in additional demand at other existing marina and public use areas, as well as a push for the construction of new facilities at a nearby location. New developments may result in more significant impacts to environment to meet the demands of recreational users of Allatoona Lake. Depending on the location of such facilities, cumulative impacts from land disturbance at other locations could result in impacts to streams, wetlands, water quality, traffic, or any number of other resources as new construction would also require additional support facilities and infrastructure.

5. ENVIRONMENTAL IMPACT OF THE GENERAL DEVELOPMENT PLAN.

a. Biological and Physical Impacts:

Unavoidable adverse effects would emanate, primarily from construction activities, removal of approximately 4-acres of forest habitat for the parking areas, dry stack storage building, cabins, community building, and maintenance building, and increased human use including noise from vehicle and boating traffic. As previously stated, the FCA of 1944 authorized the construction of recreational facilities on Allatoona Lake. The proposed developments are located adjacent to existing developments, which are limited as wildlife habitat due to human disturbance. Since the proposed activity consists of the expansion of an existing marina that currently has the capacity for over 500 boats and vehicular traffic to the facility will consist primarily of commuter vehicles, the increase in noise and traffic is not anticipated to be significant. Allatoona Landing Marina can be easily accessed from the south via Sandtown Road and from the north via Old Allatoona Road, which has direct access to Interstate 75 less than 2 miles away and also U.S. Highway 41. The ability to access the site from both the north and south will reduce the potential impacts on traffic to the nearby local roads.

b. Land Use Changes:

The Project Site is used as a recreational marina, and this use would stay the same after adding parking areas, additional docks, camping areas, cabins, dry stack storage, and wet slips. Further, Allatoona Landing Marina is located approximately 1,000 feet southwest of Glade Marina, 1,000 feet northwest of Holiday Harbor Marina, and 600 feet west of McKinney Campground. McKinney Campground provides tent and RV camping is a forested setting with minimal disturbance to the land. The proposed additions at Allatoona Landing would be consistent with the surrounding developments providing services to meet the recreational demands of the users of Allatoona Lake. With only two other marinas located within more than 4 lake miles from Allatoona Landing, the proposed expansion and possible future expansion of the other existing facilities is not anticipared to result in a significant cummulative effect on land use. Much of the other areas surrounding this portion of the lake are either already developed with residential communities, marinas, and campgrounds, or are areas of protected shoreline.

c. Historic and Archeological Resources:

Research indicated a [redacted] of the Project Site that was flooded at the time of the creation of Allatoona Lake. The proposed additional facilities are located adjacent to existing marina developments where undiscovered historic or archeological resources would have likely been destroyed.

In accordance with the Native American Graves Protection and Repatriation Act of 1990 and 43 CFR 10, 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, as well as the Georgia State Archaeologist must be contacted immediately.

d. Endangered and Threatened Species:

Ms. Trina Morris, Wildlife Biologist with the Georgia Department of Natural Resources, was contacted to determine if any threatened or endangered species had been identified at the Project Site. Ms. Morris recommended checking the occurrence records for the topographic quarter-quadrangle that the Project Site is located in. The occurrence records indicated one federally protected animal species, the Cherokee darter, and two state-protected plant species, the Bay Starvine and the Three-flowered Hawthorn within the quarter quadrangle that includes the Project Site. The Cherokee darter is reportedly found in small to medium sized creeks with moderate current and rocky substrate. The Bay Starvine is reportedly found on rich woods and stream terraces of lower slopes and the Three-flowered Hawthorn is reportedly found in hardwood forests on rocky, limestone slopes. These types of habitat were not identified on the Project Site. The proposed modifications to the master plan would have no affect on threatened or endangered species.

e. Recreation:

The long-term impacts of recreation would enhance the socio-economic environment of the local area. Significant population growth has resulted in a demand for athletic and other outdoor recreational facilities in the County and local community. The proposed developments will help meet this demand and provide the social benefits offered by such facilities. The proposed additional wet slips, cabins, community building, and maintenance building will help meet this demand and provide the social benefits offered by such facilities.

f. 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.

Further, Allatoona Lake is considered an attainment area as defined by the Environmental Protection Agency Final Clean Air Act General Conformity Rule (1993). As such, the rule set aside in 58 Federal Register 63214 does not apply to this project.

g. Water Quality:

The proposed development activities associated with this project will be performed in accordance with Sediment and Erosion Control Best Management Practices (BMPs) Requirements in Georgia and in a manner to minimize sediment loss to the Lake. Minor changes in water quality could result during construction due to site grading that would be required for the parking areas, community building, dry stack storage building, and maintenance warehouse. These potential impacts will be minimized by implementation of BMPs as required under the Sediment and Erosion Control Act and Bartow County development codes. It is anticipated that BMPs will include a combination of temporary and permanent seeding and mulching, silt fence,

detention structures, and other features as required. Further, a 100-foot natural riparian buffer will be maintained along the Lake in all areas. This natural riparian buffer will provide filtering for stormwater runoff. All work performed during construction will be done in a manner which will not interfere with any legitimate water use of the Lake.

Allatoona Landing utilizes an on-site package plant for the treatment of waste water. According to personnel with Westrec Marinas, the existing treatment system has appropriate capacity to handle the proposed expansion. Potable water is currently supplied to Allatoona Landing Marina by Bartow County and the proposed expansion will continue to utilize this municipal water supply. It is not anticipated that the proposed additional marina facilities would significantly impact surface runoff contributing to increased phosphorus or other nutrient loads in Allatoona Lake. It is not anticipated that the construction of additional facilities, parking areas, docks, and wet slips should have a significant impact on water quality in Allatoona Lake.

h. Wetlands:

The USACE Savannah District will be consulted for a jurisdictional determination to ascertain if a Section 404 permit would be required for construction activities. No construction within the water requiring a Section 10, River and Harbor Act, permit is anticipated. The proposed docks and wet slips are located within the footprint of Allatoona Lake. The additional parking areas and additional facilities are located in upland areas adjacent to existing facilities. No wetland areas were identified on the Project Site, or are anticipated to be impacted by the proposed marina improvements.

i. Floodplain Impacts:

The additional floating docks will be located in the floodplain, or more specifically on Allatoona Lake. According to the Federal Emergency Management Agency floodplain map of the Project Site (13015C0135F), the areas along the edge of the Project Site (below elevation 863 feet above mean sea level) are located within the limits of the 100-year flood zone. The proposed improvements at the Project Site would be built above the maximum flood elevation for the lake, outside the limits of the 100-year floodplain.

j. 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 and would be considered insignificant. The additional parking areas, docks, wet slips, cabins, RV sites, and marina facilities would be located adjacent to similarly developed or previously approved facilities. Therefore, any noise impacts from recreational use would be consistent with the existing use and surrounding facilities.

k. Aesthetics.

The proposed additional facilities would be located close to similar existing or previously approved facilities, and would be designed to be aesthetically consistent with the surrounding developments.

l. Lights:
The proposed developments are located in developed areas or near previously approved developments where lighting would be present. It is not anticipated that any high-intensity lighting, or lighting that is inconsistent with existing lighting would be required for the proposed marina improvements.

m. Prime and Unique Farmland.
There are no prime farmlands or unique agricultural lands located on, or within the immediate vicinity of, the Project Site.

n. Other Impacts.
No other significant environmental impacts were identified, associated with the proposed additional facilities at the Project Site.

o. Socio-Economics
The Draft EIS for the ACT basin, which includes Allatoona Lake, dated September 1998, indicated that the Georgia portion of the ACT basin is growing in terms of population. The EIS also indicated that $34,992,473 dollars was spent on recreational trips to Allatoona Lake in 1997. Part of the economics of the area is boating related, including boat repair, rentals, and storage. As this growth results in increased demand for services at Allatoona Landing Marina, the proposed additional parking areas, docks, and wet slips will be implemented to help meet that demand from the general public.

p. 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.

q. Hazardous and Toxic Materials.
It is not anticipated that the construction of additional facilities, parking areas, docks, and wet slips should result in hazardous or toxic material impacts to the environment.

r. Cumulative Impacts
The primary impacts of the proposed improvements would include the noise impacts, water quality impacts, and an increase in the recreational use of the resource. The areas surrounding

the Project Site consist of residential homes with small private docks, undeveloped wooded land, and other maritime facilities. Holiday Harbor Marina is located approximately 0.4 miles southeast of Allatoona Landing, and also operates a fuel dock. Glade Marina is also located in close proximity, approximately 0.3 mile to the north. However, the remainder of the marinas on Allatoona Lake are located between 4.7 lake miles to more than 19 lake miles from Allatoona Landing Marina. With the exception of Glade Marina, the nearest boat ramp to the north is approximately 3.5 lake miles from Allatoona Landing. Significant undeveloped and protected shoreline is located to the north, including Red Top Mountain State Park and Allatoona Pass Historical Site. These areas and the USACE preserved buffer in other areas provides quality shoreline protection and minimizes additional boating access to the north along the Allatoona Arm of the lake. Based on the Georgia DNR boating statistics, total boating incidents have not increased significantly during the period of 2005 through 2008. At this time, the USACE does not recognize the capacity or boat traffic as a significant issue at this time.

Foreseeable cumulative impacts to shared resources include an increase in crowding affecting the recreational use of Allatoona Lake, and sedimentation and noise impacts from future development in surrounding areas. USACE restrictions on the number and 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.

6. 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.

7. 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.

8. 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 effects. The proposed development would enhance long-term productivity by providing recreational opportunities needed by the growing community. Temporary construction impacts, increased human use, and loss of wildlife habitat will be offset by services and facilities to benefit recreational users and the local economy. The proposed development will be compatible with other recreation developments in the area and region and will be consistent with long-range planning.

9. COORDINATION.

a. U. S. Fish and Wildlife Service

b. U. S. Environmental Protection Agency

c. Georgia Environmental Protection Division

d. Georgia Department of Natural Resources

e. Georgia State Historic Preservation Office

f. Press Release for Public Comments (October 29, 2009) – No comments received.

10. REFERENCES.

40 CFR Part 93

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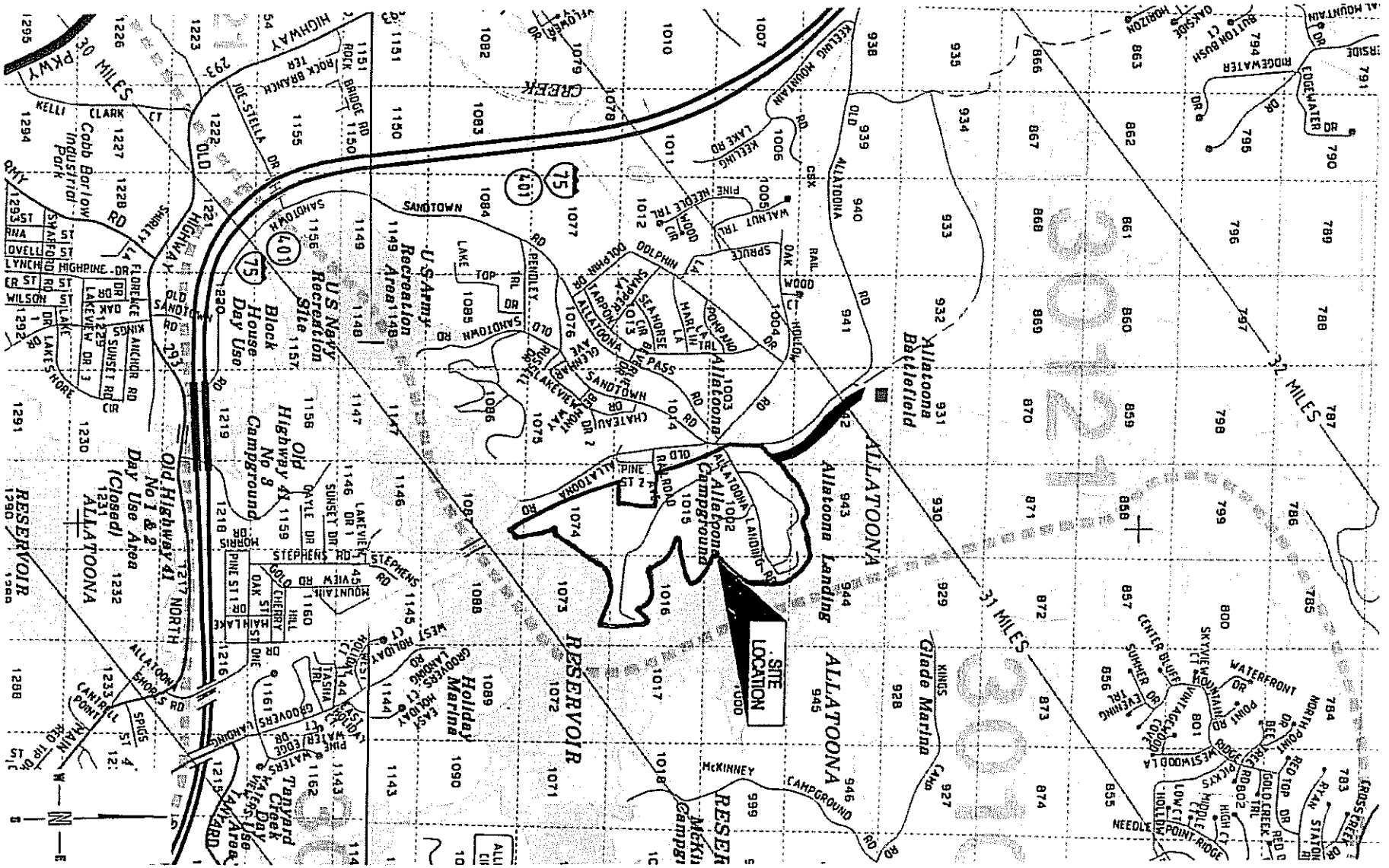
APPENDIX A - MAPS AND FIGURES



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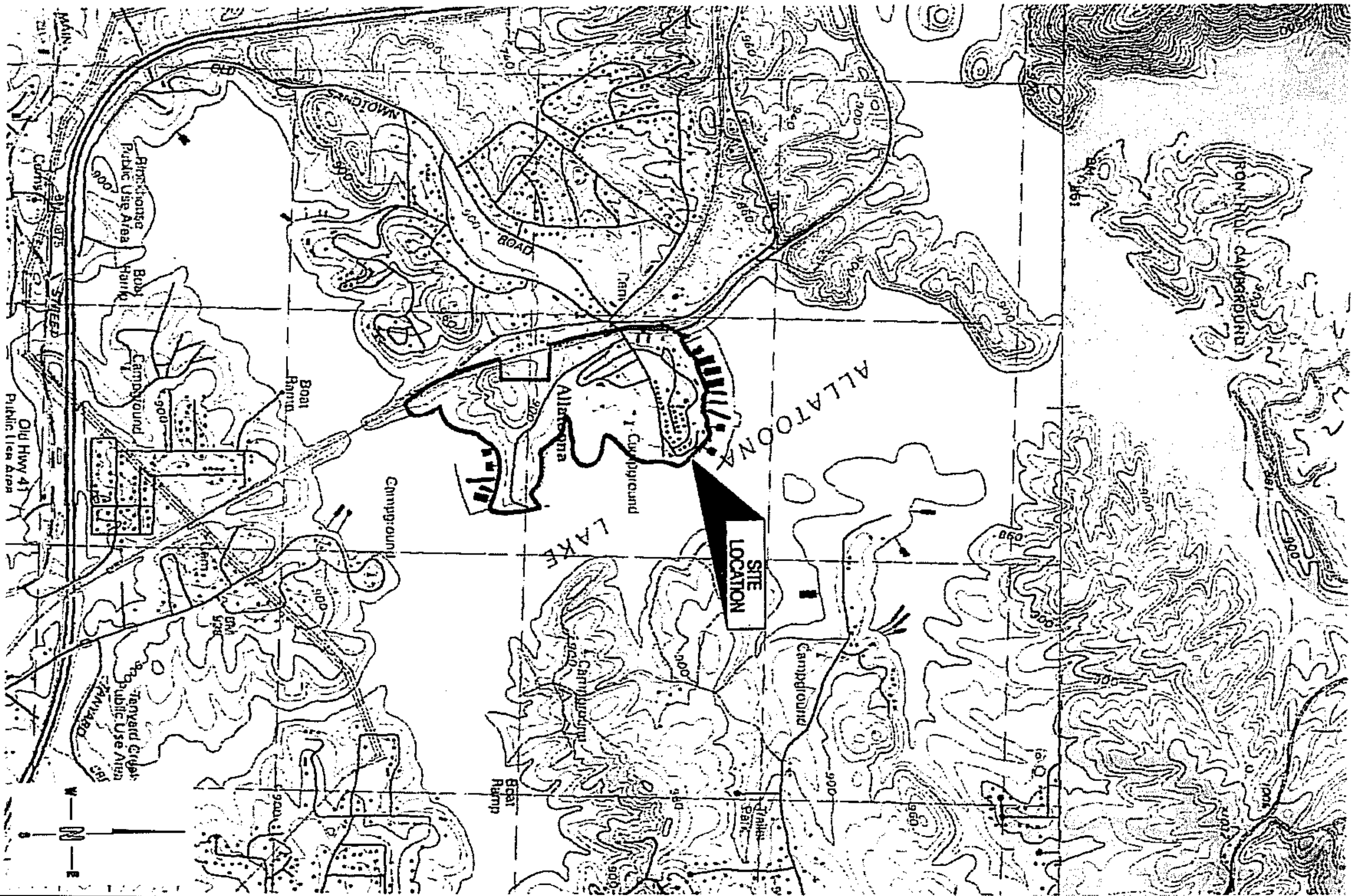
PREPARED: SHH	CHECKED:	REVISIONS:	ALLATOONA LANDING MARINA
CLIENT: LANDMARK DESIGN ASSOCIATES			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

FIG. 1



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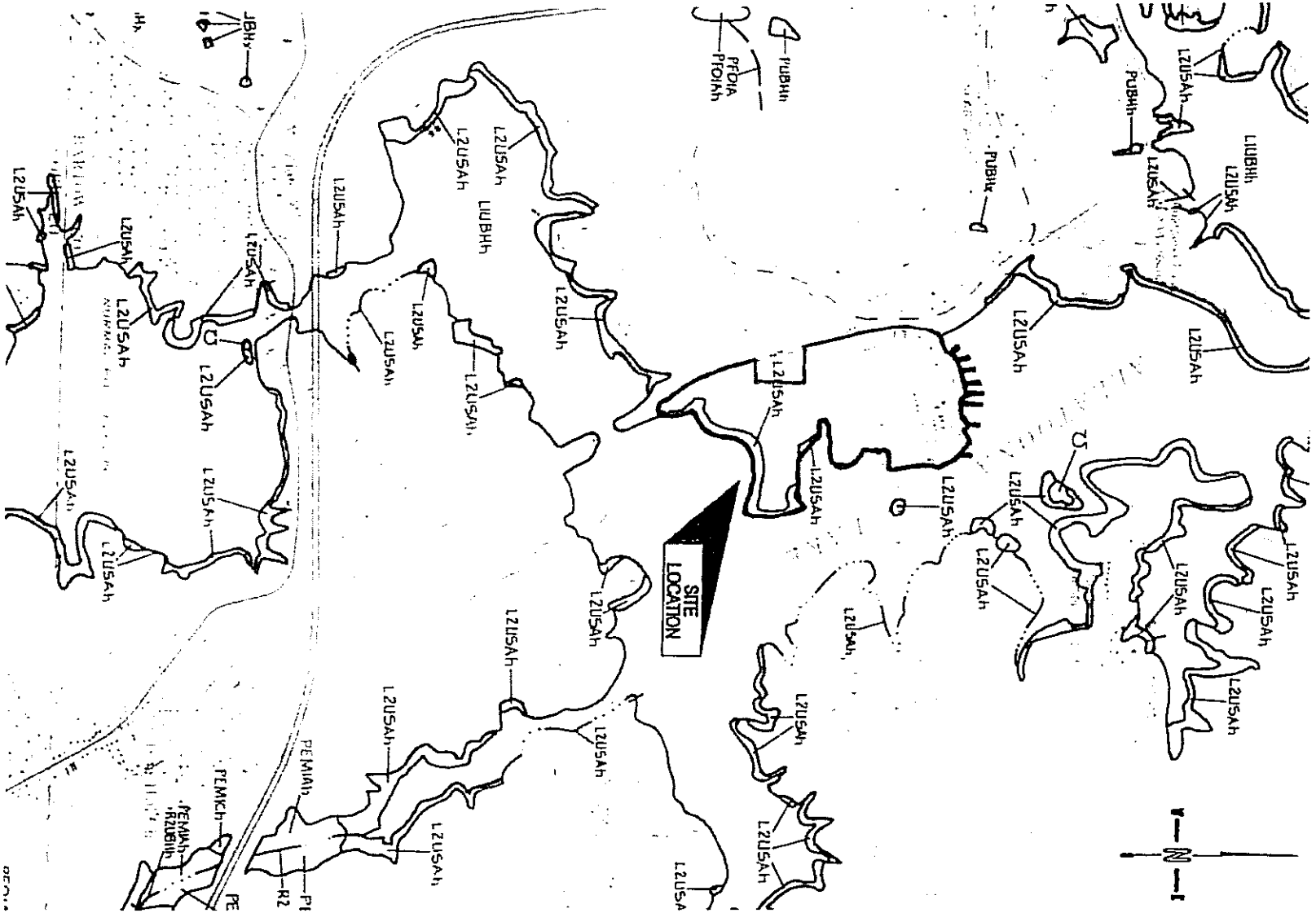
PREPARED: SHH	CHECKED:	REVISIONS:	
CLIENT: LANDMARK DESIGN ASSOCIATES			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

FIG. 2



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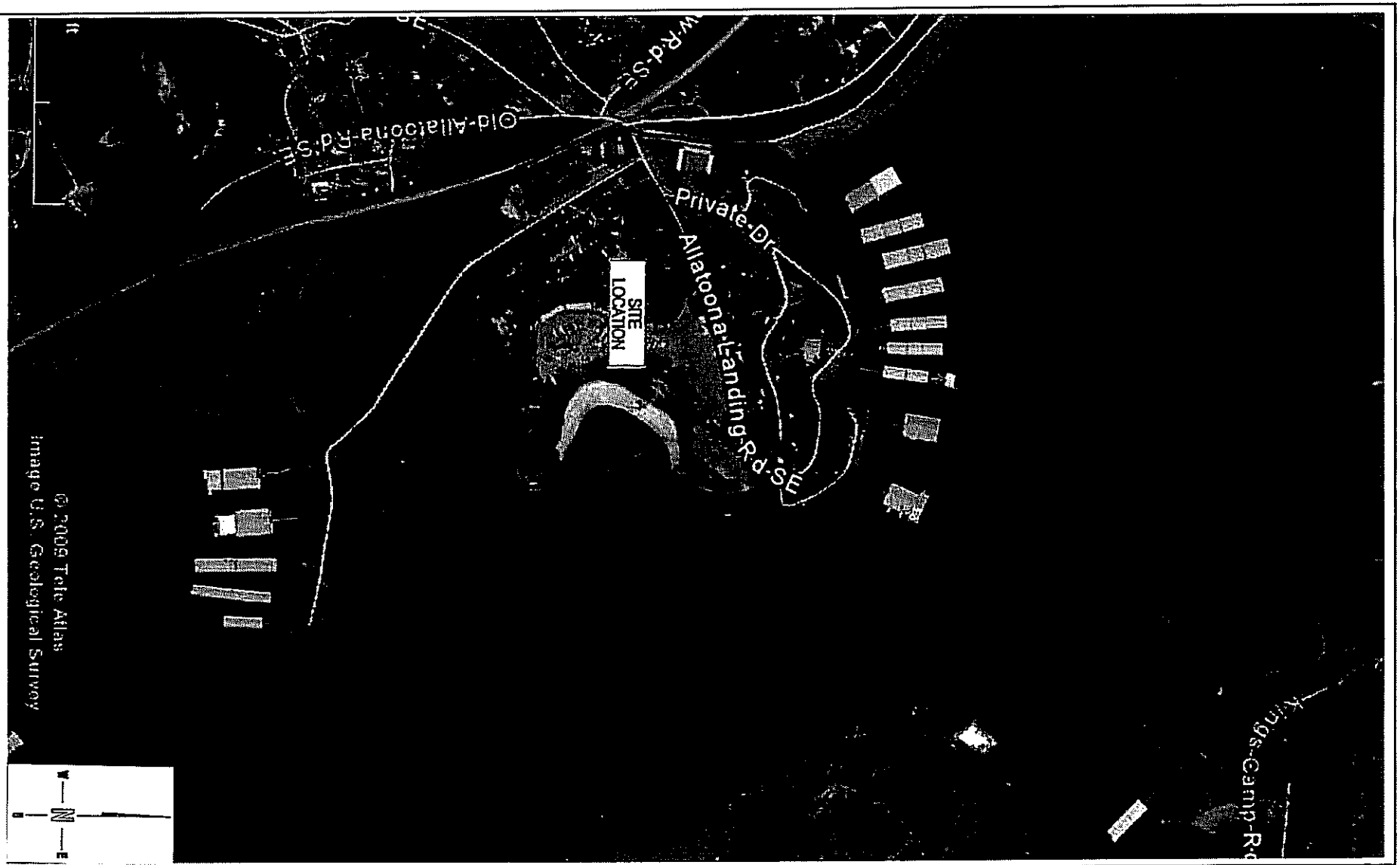
PREPARED: SHH	CHECKED:	REVISIONS:	ALLATOONA LANDING MARINA
CLIENT: LANDMARK DESIGN ASSOCIATES			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

FIG. 3



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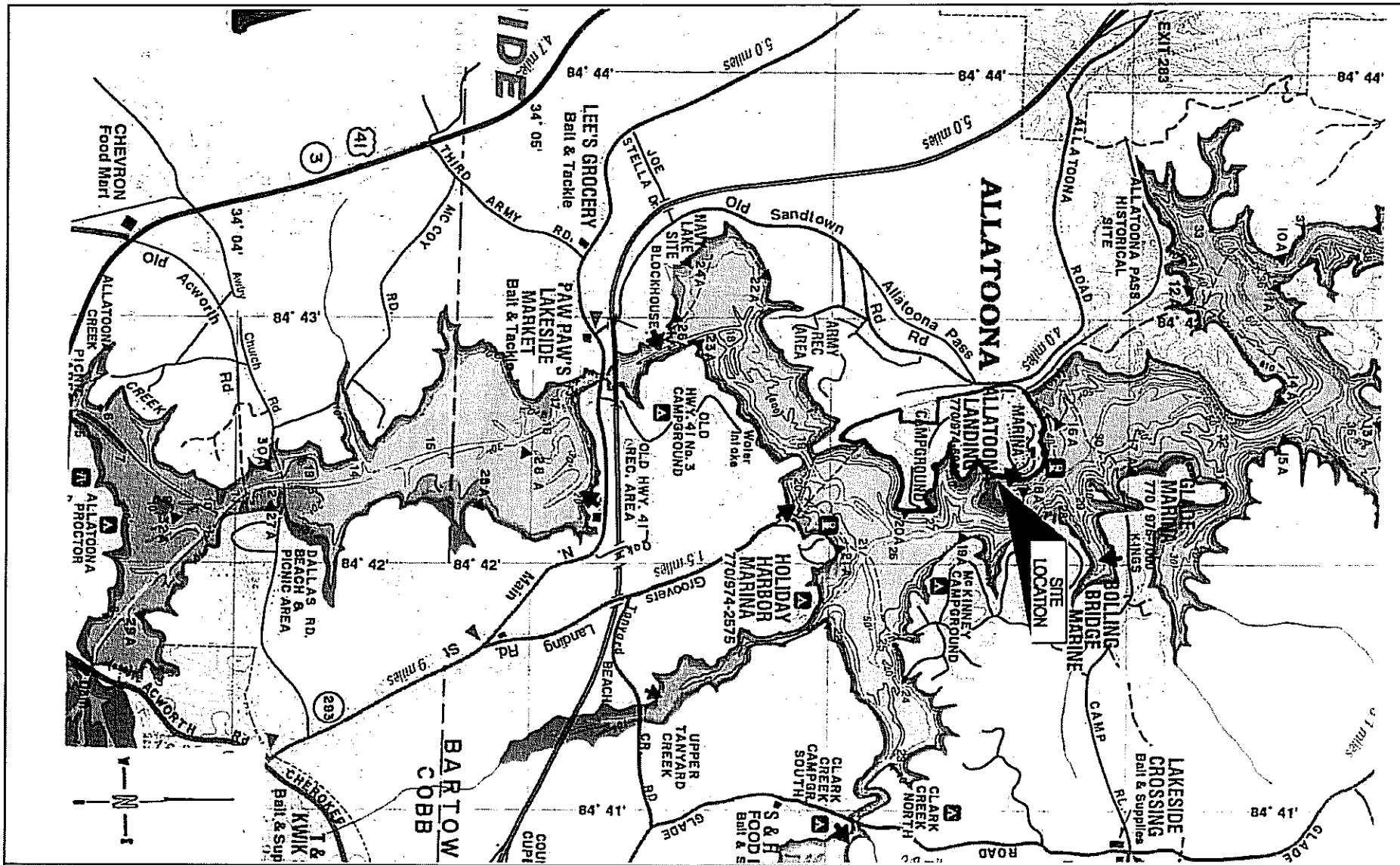
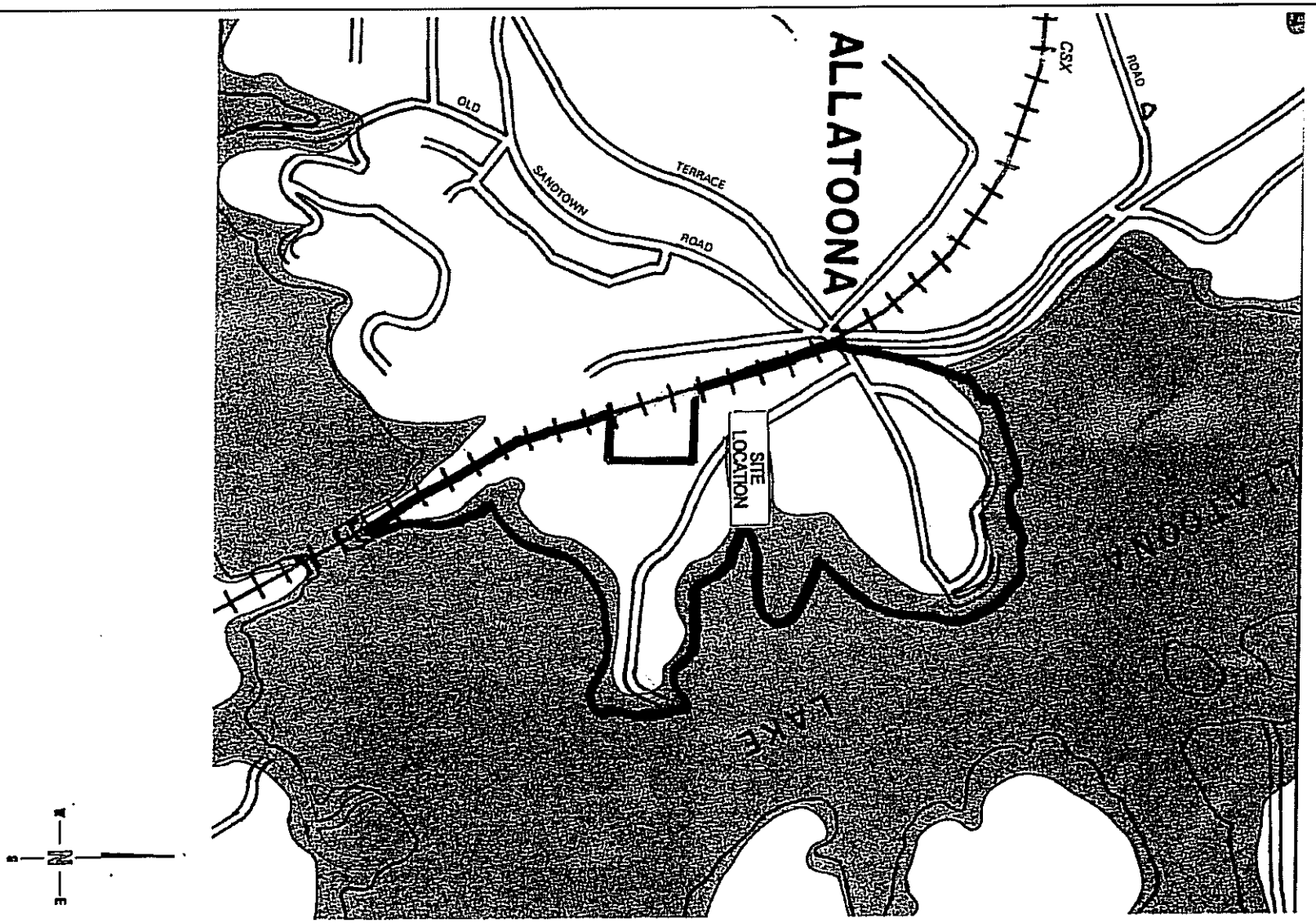
PREPARED: SHH	CHECKED:	REVISIONS:	
CLIENT: LANDMARK DESIGN ASSOCIATES			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

FIG. 4



SCALE:	DATE: 6/4/2009	PROJECT NO: 2006.2433.01	TITLE: LAKE RECREATION MAP
PREPARED: SHH	CHECKED:	REVISIONS:	ALLATOONA LANDING MARINA
CLIENT: LANDMARK DESIGN ASSOCIATES			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

FIG. 5



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PREPARED: SHH	CHECKED:	REVISIONS:	ALLATOONA LANDING MARINA
CLIENT: LANDMARK DESIGN ASSOCIATES			UNITED CONSULTING 625 Holcomb Bridge Road, Norcross, GA

FIG. 6

APPENDIX B - SITE PHOTOGRAPHS

SUBJECT PHOTOGRAPHS #2006.2433.01

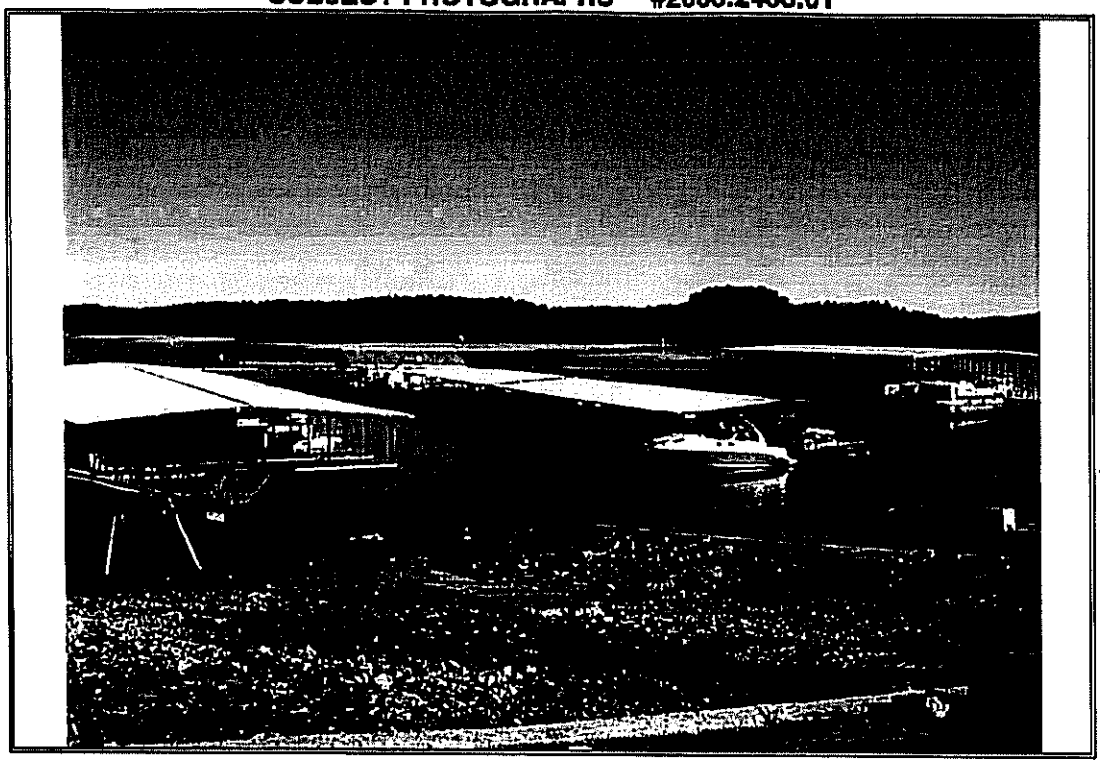


Photo # 1. View of docks A, J, and H and the fuel dock at the northern end of the marina

Photo # 2. View of sandy beach area on eastern central portion of the marina

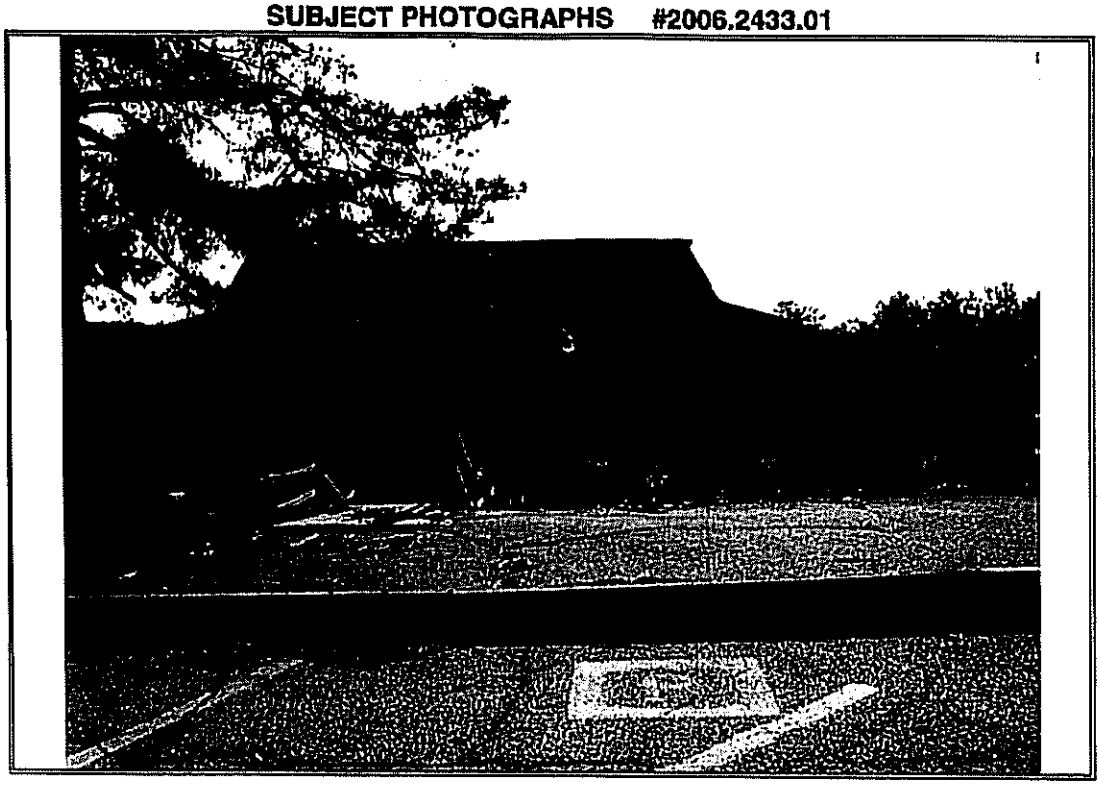


Photo # 3. View of closed restaurant located to the west of the sandy beach area

Photo # 4: View of docks L, M, N, O, and P at the northern end of the marina

SUBJECT PHOTOGRAPHS #2006.2433.01

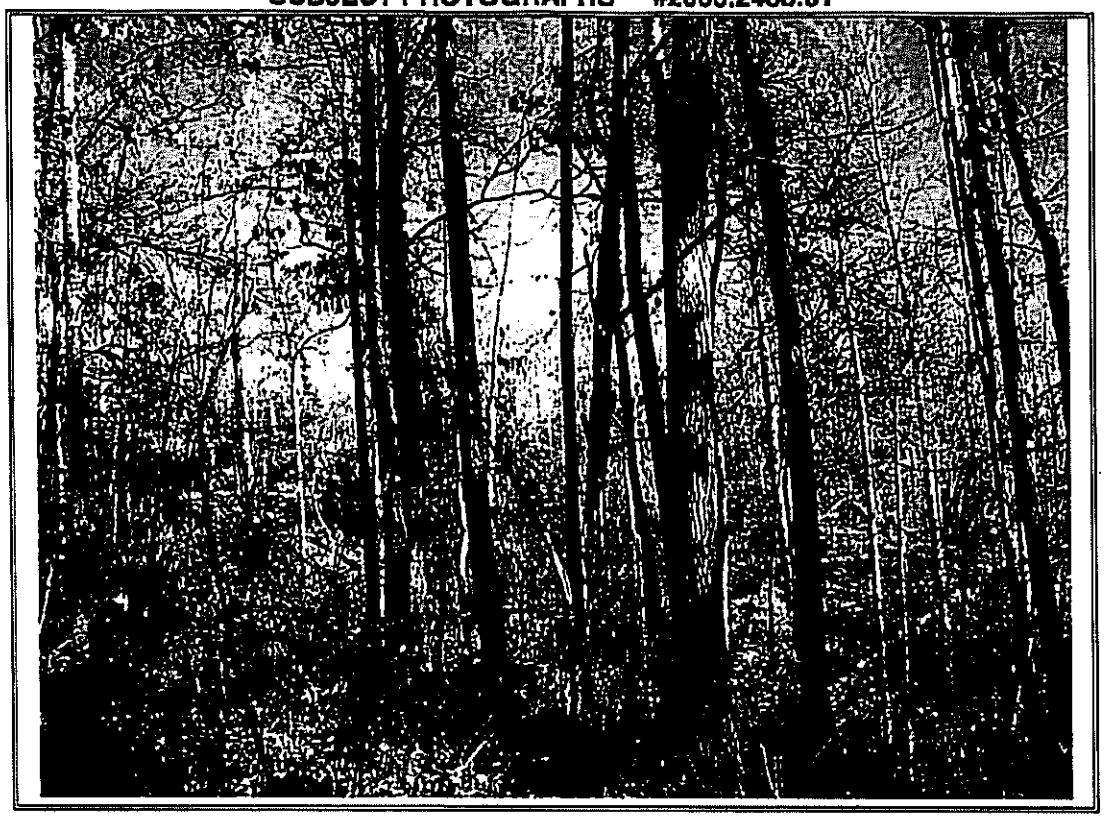


Photo # 5. View of typical undeveloped wooded vegetation on the southwestern portion of the marina property

Date Prepared:
June 2009

APPENDIX C – CULTURAL RESOURCE REVIEW

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

December 8, 2006

Mr. Ben Stone
United Consulting
625 Holcomb Bridge Road
Norcross, Georgia 30071

Subject: **Results of Literature Review**
Proposed Allatoona Landing Marina, Bartow County, Georgia
R.S.Webb & Associates No. 06-085-033
United Consulting P.O. No. 59258

Dear Mr. Stone:

BACKGROUND

R.S. Webb & Associates (RSWA), a professional cultural resources management firm, conducted a literature review of the proposed Allatoona Landing Marina in Bartow County, Georgia. This review was conducted at the request of and based upon locational information provided by United Consulting. RSWA's literature and records search included the National Register of Historic Places (NRHP), the Bartow County historic structures survey files, and the Georgia Archaeological Site File. The results of this assessment are presented below, along with a map of the project area and the location of any previously recorded historic properties and/or archeological sites (Figure 1).

RESULTS

A review of NRHP files and Bartow County historic structure survey files and maps, indicate there are no NRHP-listed properties or state-recognized historic structures within 0.5 mile of the project area. One archeological site, [redacted] (Figure 1; Attachment A). This site, now beneath Lake Allatoona, has an unknown NRHP eligibility status. State and Federal agencies have requested that R.S. Webb not divulge the locations of archeological sites outside the area of potential effects.

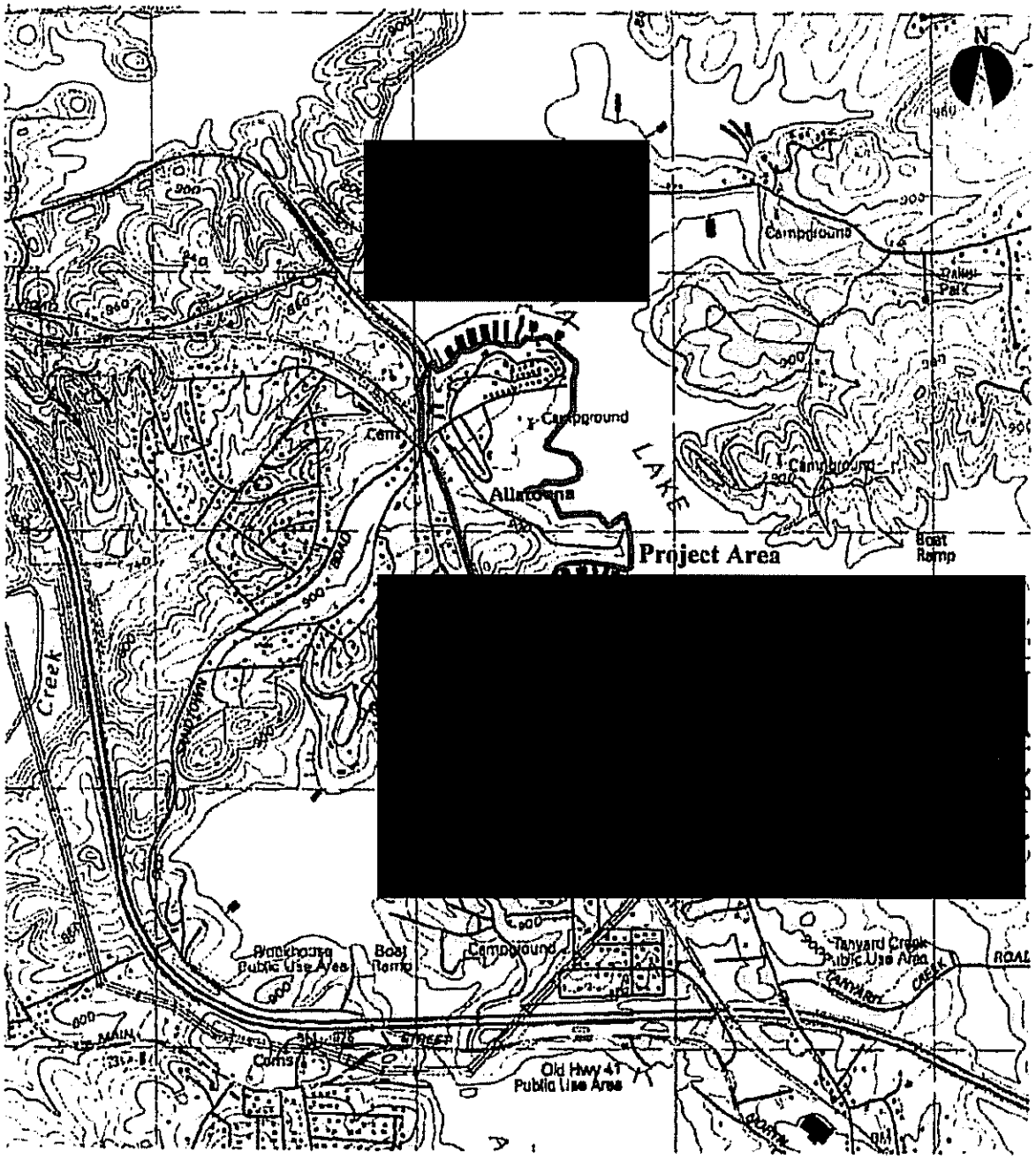
Please contact Steve Webb at 770-345-0706 if you have any questions concerning our findings or if we can assist you in any way. We appreciate the opportunity to work with United Consulting on this project.

Sincerely,
R.S. WEBB & ASSOCIATES

Suzanne DeRosa
Senior Archeologist

Robert S. Webb
Principal Archeologist

Enclosures: Figure 1
Attachment: A



O Archeological Site

Scale

0 610 meters

0 2000 feet

Map Source: 7.5 Minute USGS Quadrangle
Acworth (1992), Georgia

Figure 1 Project Area and Cultural Resources Location Map

RSWA # 06-085-033

Date Prepared:
June 2009

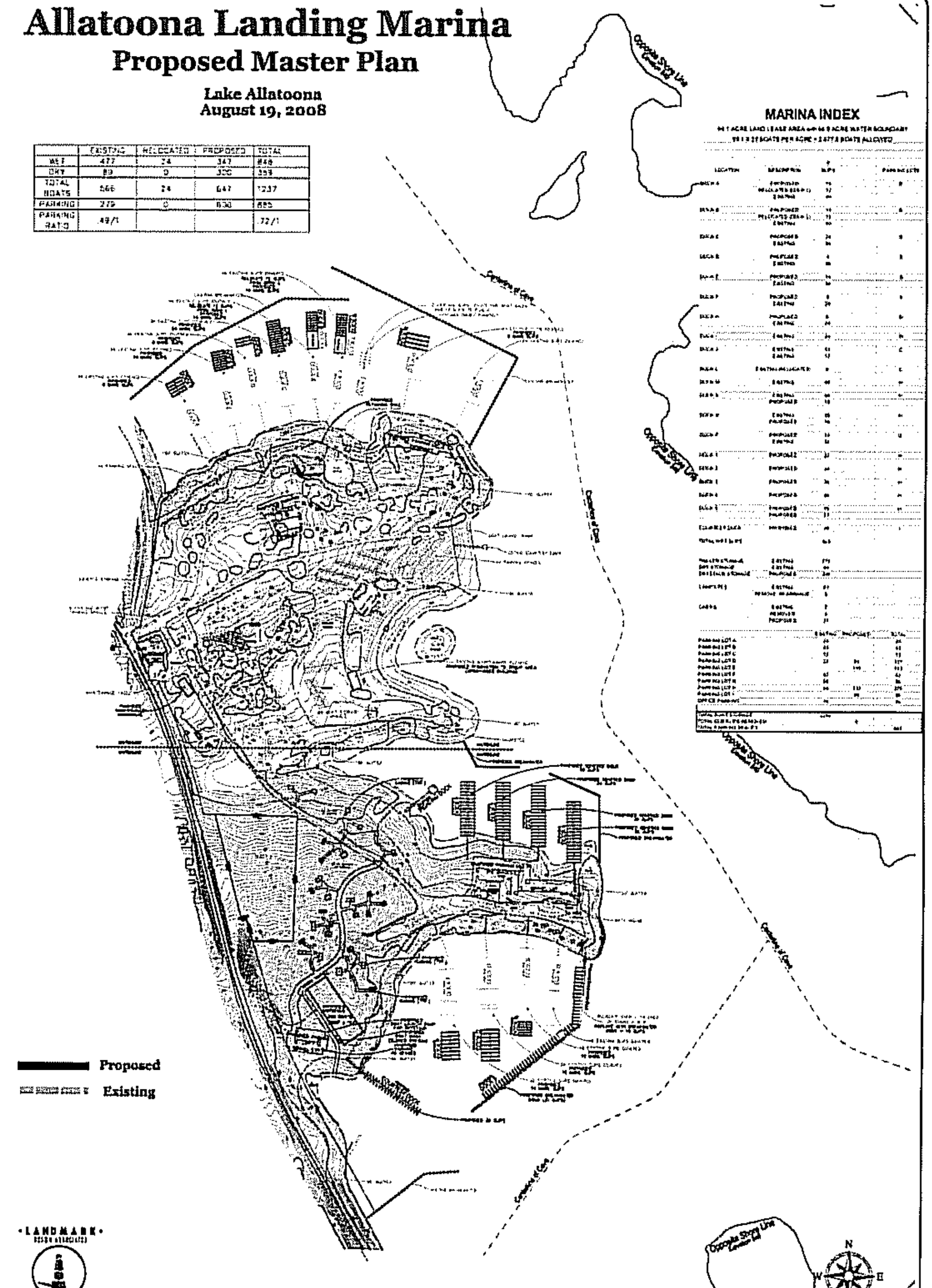
APPENDIX D – EXISTING CONDITIONS PLAN AND PROPOSED MASTER PLAN

Allatoona Landing Marina

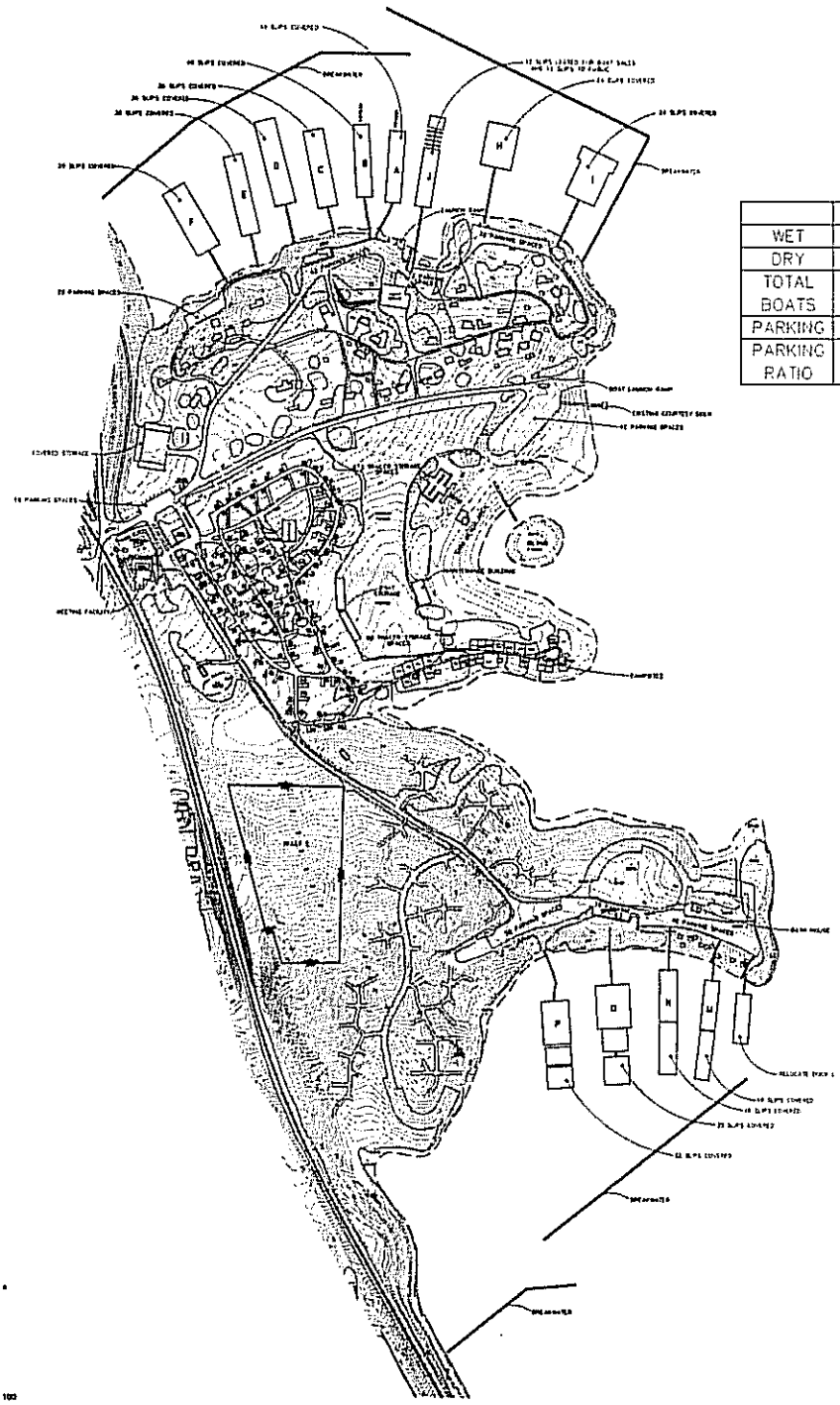
Proposed Master Plan

Lake Allatoona
August 19, 2008

	EXISTING	RELOCATED	PROPOSED	TOTAL
WET	477	24	347	848
DRY	89	0	300	389
TOTAL BOATS	566	24	647	1237
PARKING	279	0	630	885
PARKING RATIO	.49/1			.72/1



Allatoona Landing Marina
Existing Conditions



	EXISTING
WET	512
DRY	59
TOTAL BOATS	585
PARKING	279
PARKING RATIO	.48/1

• LANDMARK •
DESIGN ASSOCIATES
4462 CHAMBLEE DRIVE, SUITE 100

N
W E
S

Scale: 1" = 200'