

**FINDING OF NO SIGNIFICANT IMPACT
PROPOSED MASTER PLAN MODIFICATIONS,
LEASING OF PUBLIC LAND FOR RECREATIONAL AND
PRIVATE DEVELOPMENT, MARY ALICE PARK
LAKE SIDNEY LANIER,
CITY OF CUMMING, FORSYTH COUNTY, GEORGIA**

1. PROPOSED ACTION:

The proposed action includes approval of an updated Master Plan at Mary Alice Park. The updated Master Plan will include the removal and relocation of the existing boat ramp and parking area from the eastern portion of the site to the southern portion of the site, and the construction of a hotel/conference center, water park, parking areas and associated amenities. A public beach at Little Ridge Park, or another suitable location, will also be constructed concurrently with implementation of the action as compensation of loss of the public beach at the project site.

2. ALTERNATIVES CONSIDERED:

a. "No Action" Alternative. The CEQ regulations require analysis of the "no action" alternative under 40 C.F.R. § 1502.14. Under the "no action" alternative, this represents "no change" from the current management direction. This alternative would represent the denial of the request for private recreational development of Mary Alice Park. The primary advantage would be the lack of disturbance to the environment due to initial construction of additional facilities and recreational use. However, this action would not satisfy the project purpose and would be contrary to the current policy to expand recreational development. This alternative would not allow satisfaction of local social and economic needs for the proposed facility.

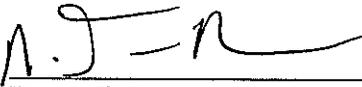
b. General Development Plan Alternative. The general development plan indicated a relocated public boat launching ramp and parking area to the southwestern portion of the site, and a 600 room hotel/conference center development on the eastern center portion of the site. The northern and western portions of the site would remain as wooded undeveloped land. These additional facilities would provide jobs to the area and help meet demands of tourist to the rapidly growing metro Atlanta area.

3. FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED: As described in the attached EA, 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 Sidney Lanier 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 proposed action at Mary Alice Park, City of Cumming, Forsyth County, Georgia, concludes that this action would have no significant impacts on the human environment. Therefore, an environmental impact statement is not required.

DATE: 5 DEC 07

FOR 
Byron G. Jorns
Colonel, Corps of Engineers
District Commander