

**FINDING OF NO SIGNIFICANT IMPACT
ENVIRONMENTAL ASSESSMENT FOR THE
PIER 121 PROJECT
LEWISVILLE LAKE, DENTON COUNTY, TEXAS**

The U.S. Army Corps of Engineers, Fort Worth District (USACE) has reviewed an environmental analysis completed by Atwell Limited Liability Company (LLC) on behalf of Safe Harbors Marinas (SHM), a subsidiary of Sun Communities, Inc., in accordance with the National Environmental Policy Act of 1969, as amended. The draft Environmental Assessment (EA) identifies the potential environmental effects of the proposed Pier 121 Project (Proposed Project). The final recommendation will be contained in the final EA for the Proposed Project.

Pier 121 Marina is operated on a lease to SHM from the USACE. The total area leased by the USACE to SHM is approximately 365.1 acres and includes lease of both land and water within Lewisville Lake. The purpose of the Proposed Project is to provide additional recreational facilities along the periphery of Lewisville Lake and to serve and provide the greater Dallas-Fort Worth population with increased access to enjoyable outdoor activities and amenities. The additional recreational facilities entail a comprehensive resort which includes a lakeside lodge, RV campground, RV storage, glamping sites, and a surf beach.

The draft EA for the Proposed Project evaluated two alternatives, including the No Action Alternative. The Proposed Action Alternative would provide additional recreational facilities while the No Action Alternative would not provide additional recreational facilities. Section 4.0 of the draft EA for the Proposed Project discusses the alternative formulation and selection. The Proposed Project includes coordination with the public and updates to comply with the USACE regulations and guidance.

For all alternatives, the potential effects were evaluated as appropriate. A summary assessment of the possible impacts of the Proposed Project is listed in Table 1:

Table 1: Summary of Potential Effects of the Proposed Project

Resource	No significant impact	No significant Impact as a result of mitigation	Resource unaffected by the project
Aesthetics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aquatic resources/wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resource	No significant impact	No significant Impact as a result of mitigation	Resource unaffected by the project
Invasive species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fish and wildlife habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Threatened/Endangered species/critical habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic properties	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other cultural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floodplains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous, toxic & radioactive waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hydrology	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Socioeconomics	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental justice	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Climate change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

All practicable and appropriate means to avoid or minimize adverse environmental effects have been analyzed and incorporated into the Proposed Project. As detailed in the draft EA, best management practices (BMPs) would be implemented to minimize impacts.

To offset the loss of trees as a result of building the Proposed Project, 7.09 acres of trees are proposed to be planted within the park as described in section 7.1 of the proposed EA.

Public review of the Proposed Project, draft EA, and draft FONSI will be completed by June 30, 2024. All comments submitted during the public review period will be responded to in the final EA.

Pursuant to Section 7 of the Endangered Species Act of 1973, the USACE has determined that the Proposed Project will have no effect on federally listed species or their designated critical habitat.

The project does not entail the discharge of dredged or filled material, therefore in pursuant to the Clean Water Act of 1972, as amended, the Proposed Project will not need a USACE Regulatory Division section 404(b)(1) Guidelines (40 CFR 230) permit.

A water quality certification pursuant to section 401 of the Clean Water Act will be obtained from the Texas Commission on Environmental Quality prior to construction. All water quality certification conditions will be implemented to minimize adverse impacts on water quality.

Archaeological investigations of the Area of Potential Effect (APE) were conducted to comply with Section 106 of the National Historic Preservation Act of 1966 (as amended) and its implementing regulation 36 CFR Part 800. No historic properties were identified.

All applicable environmental laws were considered, and coordination with appropriate agencies and officials has been completed.

All applicable laws, executive orders, regulations, and local government plans were considered in evaluating alternatives. Based on the draft EA, the reviews by other Federal, State, and local agencies, Tribal Nations, input of the public, and the review by my staff, it is my determination that the Proposed Project would not cause significant adverse impacts on the quality of the human environment, therefore, preparation of an Environmental Impact Statement is not required.

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Date

CALVIN A. KROEGER
COL, EN
Commanding