

FINDING OF NO SIGNIFICANT IMPACT

**ENVIRONMENTAL ASSESSMENT, LONE STAR LODGE AND MARINA,
RAY ROBERTS LAKE
PILOT POINT, DENTON COUNTY, TEXAS**

The U.S. Army Corps of Engineers, Fort Worth District (Corps) has conducted an environmental analysis in accordance with the National Environmental Policy Act of 1969, as amended. The draft Environmental Assessment (DEA) dated 31 July 2020, for the Lone Star Lodge and Marina addresses expansion of the existing marina opportunities and feasibility in the Pilot Point, Denton County, Texas.

The DEA, incorporated herein by reference, evaluated various alternatives that would improve and increase the breadth of visitor amenities offered by the concessionaire and to meet the growing recreational boating demands in the study area. The proposed plan includes:

- The proposed project is located within the south portion of Ray Roberts Lake State Park, Jordan Unit (RRLSPJU). RRLSPJU is located on the southeast quadrant of Ray Roberts Lake at the terminus of Farm-to-Market (FM) 1192. The proposed expansion would add a 500-boat slip marina along with additional improvements and supporting infrastructure. The following features/improvements are proposed: 500-boat slip marina consisting of 10 foot by 30 foot, 15 foot by 60 foot, 18 foot by 80 foot, and 22 foot by 100 foot boat slips; two dry storage buildings (containing approximately 60 boats and 20 RV's); boat maintenance facility; 80 RV camping spaces with one onsite residential unit; and supporting utility infrastructure. Floating structures would be anchored with pole-mounted stabilizers driven into 20 acres of the lake bed and 16 acres of RRLSPJU dry land.

In addition to a “no action” plan, two alternatives are considered and evaluated. The alternatives included: the Proposed Action would expand marina amenities, expand the current, marina’s capacity, and construct additional structures and associated, infrastructure; the Marina Alternative would only construct a 100-boat slip marina with connecting utility and pedestrian access to current infrastructure; the No Action Alternative would result in no additions to the marina (see “Section 2.2 Alternatives Considered” in the DEA).

For all alternatives, the potential effects were evaluated, as appropriate. A summary assessment of the potential effects of the proposed plan are listed in Table 1:

Table 1: Summary of Potential Effects of the Proposed Plan

	Insignificant effects	Insignificant effects as a result of mitigation*	Resource unaffected by action
Aesthetics	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aquatic resources/wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Invasive species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Insignificant effects	Insignificant effects as a result of mitigation*	Resource unaffected by action
Fish and wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Navigation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socio-economics	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental justice	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tribal trust resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 were analyzed and incorporated into the proposed plan. Best management practices (BMPs) as detailed in the IFR/EA will be implemented, if appropriate, to minimize impacts. A Storm Water Pollution Prevention Plan (SWP3) will be developed prior to any construction activities taking place. To compensate for loss of Cross Timber habitat, removal of invasive species will be selectively removed, as well as, the planting of new Cross Timber species.

No compensatory mitigation is required as part of the proposed plan.

A 30 day public review of the draft DEA and FONSI will be completed on 1 October 2020. All comments submitted during the public review period will be responded to in the Final IFR/EA and FONSI.

Pursuant to section 7 of the Endangered Species Act of 1973, as amended, the U.S. Army Corps of Engineers determined that the proposed plan will have no effect on federally listed species or their designated critical habitat.

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, the U.S. Army Corps of Engineers determined that the proposed plan has no effect on historic properties.

Pursuant to the Clean Water Act of 1972, as amended, the discharge of dredged or fill material associated with the proposed plan will be reviewed by the U.S. Army Corps of Engineers, Fort Worth District, Regulatory Division for compliance with section 404(b)(1) Guidelines (40 CFR 230).

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 conditions of the water quality certification will be implemented in order to minimize adverse impacts to water quality.

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

All applicable laws, executive orders, regulations, and local government plans were considered in evaluation of alternatives. Based on this report, the reviews by other Federal, State and local agencies, Tribes, input of the public, and the review by my staff, it is my determination that the proposed plan would not cause significant adverse effects on the quality of the human environment; therefore, preparation of an Environmental Impact Statement is not required.

Date

Kenneth N. Reed
Colonel, Corps of Engineers
District Commander