



P.O. Box 13231, 1700 N. Congress Ave.
Austin, TX 78711-3231, www.twdb.texas.gov
Phone (512) 463-7847, Fax (512) 475-2053

FINDING OF NO SIGNIFICANT IMPACT

TO ALL INTERESTED AGENCIES AND PUBLIC GROUPS:

As required by the rules of the Texas Water Development Board (TWDB), 31 Texas Administrative Code (TAC) § 375.61, an environmental review consistent with the National Environmental Policy Act (NEPA), 42 United States Code § 4321 *et seq.*, has been performed on the project below. This project is proposed to be funded through the Clean Water State Revolving Fund (CWSRF) Equivalency Program, which is administered by the TWDB.

City of Lone Oak, Hunt County, Texas
TWDB CWSRF Project No. 73940
Wastewater Treatment Plant Expansion Improvements
Total Financing Amount: \$3,280,000
Loan No. L1001744
Loan Forgiveness No. LF1001745

The City of Lone Oak (City) is proposing to use \$3,280,000 in financing from the CWSRF program for the Wastewater Treatment Plant Expansion Improvements project to install a new modular mechanical wastewater treatment plant at the existing wastewater treatment plant (WWTP) site.

An environmental review of the project consistent with NEPA has been completed following the guidelines provided in 31 TAC § 375.61. This environmental review is documented by the enclosed Environmental Assessment, which contains mitigative environmental conditions that will be applied to the project to avoid significant adverse environmental impacts on waters of the United States, wetlands, floodplains, cultural and historical resources, threatened and endangered species, and protected migratory bird species. Based on a detailed environmental review of the planning information, the Environmental Information Document, and other documentation, the project is environmentally sound with the following special and standard environmental conditions:

Special Environmental Conditions

- As per agreements with the Texas Parks and Wildlife Department (TPWD), Ecological & Environmental Planning Program (TPWD Project No. 58248) and United States Fish and Wildlife Service (USFWS Project Code 2026-0045071), to ensure compliance with Chapters 12, 57, and 67 of the Texas Parks and Wildlife Code, and the Endangered Species Act of 1973, as amended, the Migratory Bird Treaty Act, and applicable federal regulations pertaining to protected species, the following measures will be implemented:
 - Project design and installation will exclude any new permanent or temporary artificial lighting at the project site, in order to prevent impacts to tricolored bat (*Perimyotis subflavus*) and their adjacent roosting habitat.

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Board Members

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Bryan McMath, Executive Administrator

- The length of trenches left open at any given time during construction will be minimized. Trenching and backfilling activities will be kept close together in time. Trenches and excavation areas will be covered overnight and/or inspected every morning or if left open longer than two daylight hours to ensure no wildlife species have been trapped. If trenches cannot be backfilled the day of initial trenching, then escape ramps will be installed.
- Vegetation clearing and/or construction must be excluded during the bald eagle (*Haliaeetus leucocephalus*) breeding season, October 1st through May 30th, to avoid adverse impacts. If vegetation clearing during this time is unavoidable, the area within 660 feet of the construction site will be surveyed by a qualified biologist to identify occupied nests, not more than five days prior to clearing activities, and the survey report will be submitted to the Texas Water Development Board (TWDB). If occupied nests are observed during surveys, a vegetation buffer area of no less than 660 feet in diameter will remain around the nest until all young have fledged.
- If tricolored bats, alligator snapping turtle (*Macrochelys temminckii*), or the Monarch butterfly (*Danaus plexippus*) become federally listed prior to vegetation clearing and/or construction, the City of Lone Oak (City) will conduct additional coordination with the United States Fish and Wildlife Service to ensure compliance with the Endangered Species Act.

Standard Environmental Conditions

- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City will abide by the standard emergency condition for the discovery of cultural resources.
- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City will abide by the standard emergency condition for the discovery of threatened and endangered species.

Therefore, it is recommended that a Finding of No Significant Impact be issued.

Documentation supporting this decision is on file in the office of the Regional Water Project Development, TWDB, and is available for public review upon request. Comments supporting or disagreeing with this preliminary environmental determination may be submitted to the Director, Regional Water Project Development, Texas Water Development Board, P.O. Box 13231, Austin, Texas 78711-3231 or via email at RWPD-Environmental@twdb.texas.gov. After evaluating the comments received, the Executive Administrator will make a final determination. However, no action regarding the provision of federal financial assistance for the project will be taken for at least thirty (30) calendar days after the release of this Finding of No Significant Impact.

Sincerely,

Clay Schultz Digitally signed by Clay Schultz
Date: 2026.09.23 12:52:17 -05'00'

T. Clay Schultz, Ph.D., Director
Regional Water Project Development

Enclosures



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City of Lone Oak, Hunt County, Texas
TWDB CWSRF Project No. 73940
Wastewater Treatment Plant Expansion Improvements
Environmental Assessment

REVIEW PROCESS

As described below, the Texas Water Development Board (TWDB) has performed a review consistent with the 31 Texas Administrative Code (TAC) § 375.61 and the National Environmental Policy Act (NEPA), 42 U.S. Code § 4321 *et seq.* Consistent with 31 TAC § 375.65, the Environmental Information Document (EID)¹ for the Wastewater Treatment Plant Expansion Improvements project proposed by the City of Lone Oak (City) was reviewed by the TWDB for the development of this Environmental Assessment (EA). This project is financed through the Clean Water State Revolving Fund (CWSRF) Equivalency Program, which is administered by the TWDB.

PURPOSE AND NEED

The Texas Commission on Environmental Quality (TCEQ) mandates that wastewater treatment plants (WWTP) exceeding 75 percent of the maximum permitted capacity in average daily flow are required to begin planning for expansion, according to 31 TAC § 305.126, while those that exceed 90 percent must commence construction. As the past average daily flows have exceeded the TCEQ limit of 90 percent of maximum permitted capacity at the City's existing WWTP, the City must now implement the needed expansion.

PROJECT DESCRIPTION

The City is proposing to expand the WWTP capacity to accommodate the projected increase in average daily flow rates due to expected growth. In order to meet the 0.141 million gallons per day (MGD) projected flowrates, the City proposes to expand the treatment plant from 0.06 MGD to 0.15 MGD. Projected flowrates due to growth will require the City to begin planning for the next increase in capacity between 2040 and 2050 to remain under 75 percent of the maximum permitted capacity.

The City intends to install a new modular mechanical activated sludge treatment plant at the existing lagoon WWTP site. The proposed design is a pre-manufactured modular system which is installed onsite and can be field fitted to optimize site layout. It is designed to utilize the existing influent and effluent discharge lines, as well as the existing chlorine contact chamber.

¹ City of Lone Oak (August 19, 2026). Environmental Information Document (EID; TWDB Form 0801), Prepared by Jacob Martin Engineering. Received by TWDB on May 27, 2026, the EID is complete with the supplementary materials submitted to the TWDB on August 19, 2026.

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The proposed new WWTP modular system consists of the following components:

- Two digester tanks
- Two aeration tanks
- One clarifier basin,
- One sludge drying tank
- Associated blowers
- Associated pumps
- Electrical rack

The proposed modular design for a 0.15 MGD plant and activated sludge treatment system has an approximate footprint of 3,800 square feet. It fits within the available land inside the site boundaries and outside of the pond/lagoon boundaries, thus allowing the City the opportunity to decommission or repurpose the lagoons. Current planning includes keeping the pond system in place as emergency overflow for peaking.

PROJECT FUNDING

To address these issues, the City applied to the TWDB for financing through the CWSRF program for planning, design, and construction of the proposed project. On November 6, 2024, the TWDB committed \$3,280,000 for the project. The City closed the financing on April 10, 2025. Some of the planning funds were used to assess the potential environmental impact of the project and prepare an Environmental Information Document (EID). Preparation of the EID involved consultation with state and federal regulatory agencies and additional public participation.

The TWDB may not fund testing, remediation, removal, disposal, or related works for contaminated or potentially contaminated materials. However, the project proponent should ensure that, if found, such materials are tested, removed, and disposed of in accordance with applicable state and federal laws.

EVALUATION OF ALTERNATIVES

In addition to the Preferred Alternative, the City evaluated the No-Action Alternative and one Alternative Not Selected. Each alternative was evaluated for its potential direct, secondary, and cumulative impacts on the existing environment.

No-Action Alternative

The No-Action Alternative would have slightly less impact compared to the Preferred Alternative; however, the WWTP would remain out of compliance with TCEQ requirements. The No-Action Alternative would result in continued water quality issues and potential discharge issues, being left unresolved. Costs for continued maintenance on the existing system will increase.

Alternative Not Selected

The Alternative Not Selected involves the installation of a Sequencing Batch Reactor (SBR) treatment system at the existing site. The City's wastewater treatment capacity falls within the

typical capacity range of SBR systems, which is approximately 0.075 MGD to 5.0 MGD. An SBR is a biological wastewater treatment process that combines treatment and clarification within the same reactor basin, eliminating the need for separate external clarifiers. The SBR alternative would provide a smaller treatment system footprint than a conventional treatment plant. The reduced footprint could allow the City to maintain use of the existing pond system during construction and would reduce the amount of area required for new treatment infrastructure.

However, the primary disadvantage of the SBR alternative is its substantially higher cost. Based on quotes obtained for a treatment system with an equivalent flow capacity, the SBR alternative would cost more than twice the cost of the proposed modular wastewater treatment plant. The increased capital cost, combined with the logistics and timing associated with implementation, make the SBR alternative less economically feasible for the City.

The SBR alternative would generally result in environmental impacts similar to those associated with the preferred modular treatment plant alternative. Construction of either alternative would result in temporary impacts associated with construction activities, including construction traffic, equipment operation, noise, and temporary disturbance of previously developed areas. These impacts would be expected to cease following completion of construction and stabilization of disturbed areas. The SBR alternative would have a smaller permanent treatment footprint and could reduce the need to modify or close an existing pond during construction. Therefore, the SBR alternative could provide a minor advantage with respect to temporary land disturbance and construction logistics.

Although the SBR alternative may provide some environmental and construction advantages due to its smaller footprint, these advantages do not outweigh the substantially higher construction cost. The preferred modular treatment plant provides the required treatment capacity while minimizing overall project cost and utilizing the City's existing wastewater treatment site.

Preferred Alternative

The Preferred Alternative is described above under the Project Description. The Preferred Alternative will not significantly affect aquatic or terrestrial resources, as construction will occur within the existing, developed, mowed and maintained property so the impacts of this alternative are similar to both the No-Action Alternative and the Alternative Not Selected. However, effluent discharge will increase due to the increased capacity.

ENVIRONMENTAL REVIEW

Consistent with the requirements of the federally funded CWSRF program, the City defined the social and environmental contexts of the project and assessed its potential impact. This information was presented in the EID and was made available to the community, regulatory agencies, and other interested parties.

Adverse effects on social and natural resources fall under the authority of various agencies. These regulatory agencies and participating area residents had the opportunity to address potential issues concerning construction practices, possible adverse effects within the project

area, and the environmental conditions to be implemented during construction. The staff of the TWDB reviewed the EID, comments and other data and prepared the present EA.

AFFECTED ENVIRONMENT AND IMPACT ASSESSMENT

Land Use

The proposed project would be constructed in Hunt County and would serve the population of the City of Lone Oak. The project is located in the eastern portion of Hunt County, southeast of Greenville and northeast of Lake Tawakoni.

The WWTP site is located just south of the city. It is surrounded by rural agricultural fields, with development to the east, and abuts riparian forest that buffers Bull Creek. According to aerial imagery available in Google Earth, the property appears to have been converted to the developed WWTP site from riparian forest between 1985 and 1995. It is not expected that the proposed project would have a measurable effect on growth or land uses in the project area that would not have occurred without the proposed project.

Geology and Soils

The project is located within the Gulf Coastal Plains, Blackland Prairies, Physiographic Province of Texas, where “chalks and marls weather to deep, black, fertile clay soils...[with] a gentle undulating surface, cleared of most natural vegetation and cultivated for crops.”² Geologically, the project is underlain by the Kincaid Formation which consists of clays, silts, sands, and minor limestone interbeds, representing coastal to shallow-marine depositional environments following the end of the Cretaceous Period. No adverse impacts to the Kincaid Formation or any surrounding formations as a result of the proposed construction activities.

There are no faults or other pertinent geologic features mapped in the project area. The project is not located in a karst or pseudo-karst zone. No direct impacts to geology are anticipated.

Although the project footprint is located on some mapped soil units classified as *farmland of statewide importance* (Crockett loam, 1 to 3 percent slopes), proposed construction will occur on an existing, developed site, and therefore exempt from coordination with the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) for prime farmland impacts.

Water Resources

The project is located in the United States Geological Survey (USGS) hydrologic unit Code (HUC) 06 Sabine River Basin. The source of the City's water supply is from surface water, Lake Tawakoni. The project site is underlain by the Nacatoch minor aquifer. There are no Environmental Protection Agency (EPA) designated sole source aquifers in the project area. This project would not increase the capacity of the City's water systems or permanently impact the availability or safety of the local water supply.

² Wermund, E.G. (1996). “Physiography of Texas.” Bureau of Economic Geology, the University of Texas at Austin.

The proposed project will have minor permanent impacts on water quality in Bull Creek, the stream the WWTP discharges into. Bull Creek eventually discharges into Lake Tawakoni and the Sabine River. The project will require an amendment to the existing TCEQ discharge permit. According to a letter from the TCEQ to the TWDB on February 7, 2024:

The TCEQ finds that the City currently holds a wastewater discharge permit (WQ0010760001) for a daily average flow volume of 0.06 MGD. The proposed new facility would accommodate a 0.15 MGD capacity. Effluent limits of 30 mg/L CBOD5 (June-September), 30 mg/L BOD5 (October- May), 6 mg/L NH3-N (June-September) and 4.0 mg/L DO are stated in the current permit for the facility for the current 0.06 MGD permitted flow phase.

Preliminary dissolved oxygen modeling review indicates that effluent limits of 10 mg/L CBOD5, 3 mg/L NH3-N, and 4.0 mg/L DO would be necessary for the expanded 0.15 MGD flow phase. Seasonal effluent limits may also be sufficient and can be examined upon request. A permit amendment application should be submitted for the proposed project so that final effluent limits can be developed. Segment No. 0507 is not currently listed on the State's inventory of impaired and threatened waters (the 2022 Clean Water Act Section 303(d) list).

Temporary surface water runoff impacts are expected during construction. A National Pollutant Discharge Elimination System (NPDES) permit will be acquired and a Stormwater Pollution Prevention Plan (SWPPP) will be implemented by the contractor with erosion control best management practices (BMPs) in place prior to construction. The BMPs will act to minimize dust, sedimentation, erosion, and pollution to surface waters.

Topography and Floodplains

Elevation across the project area ranges from approximately 532 feet to 538 feet above mean sea level. Topographic relief is modest around Lone Oak and is generally level to gently rolling. Streams and creeks drain toward Lake Tawakoni and Lake Fork.

The project site is not located within a floodplain as designated by the Federal Emergency Management Agency (FEMA). The City of Lone Oak does not participate in the National Flood Insurance Program (NFIP), but Hunt County does.

Wetlands, Streams, and Waters of the United States

The project area is located within the Lake Tawakoni HUC 10 watershed. The project is located adjacent to and discharges into Bull Creek. The only waterbodies at the project site are three treatment ponds constructed for the WWTP. The project will not adversely impact waters of the United States, including wetlands.

Biological Elements

The project area is located within the Environmental Protection Agency (EPA) Level III East Central Texas Plains Ecological Region. A biological field survey was conducted on November 26, 2025. No individuals or potential habitat for state or federally listed candidate, threatened, or endangered species were present within to the project area during the field survey. There was no designated critical habitat within the project area.

Databases of sensitive species maintained by the United States Fish and Wildlife Service (USFWS) and Texas Parks and Wildlife Department (TPWD) were reviewed to verify any state and/or federally listed threatened or endangered species that occur, or have historically occurred, in Hunt County.

The alligator snapping turtle (*Macrochelys temminckii*; proposed threatened), tricolored bat (*Perimyotis subflavus*; proposed endangered), and monarch butterfly (*Danaus plexippus*; proposed threatened) may be found in the project area. If these species are listed prior to or during construction, activities will cease, and the USFWS will be consulted to assess for potential impacts. In an agreement with the USFWS, the City stated there would be no additional artificial lighting within 1,000 feet of suitable tricolored bat habitat, which occurs adjacent to the project site along the riparian zone of Bull Creek.

While the proposed project is not anticipated to affect state or federally listed threatened or endangered species, Species of Greatest Conservation Need (SGCN) may find habitat near the project site. The City will incorporate BMPs to avoid potential impacts.

No state or national parks, forests, wildlife refuges, wild or scenic rivers, or natural areas or similar preserves are located within the project area.

Cultural Resources

As part of project compliance with Section 106 of the National Historic Preservation Act, the City coordinated with the following Tribal Nations: Comanche Nation of Oklahoma, Apache Tribe of Oklahoma, Coushatta Tribe of Louisiana, Tonkawa Tribe of Indians of Oklahoma, and Wichita and Affiliated Tribes (Wichita, Keechi, Waco, and Tawakonie) of Oklahoma. No response was received.

The Texas Historical Commission's (THC) Archeological Sites Atlas was reviewed to identify historic properties, archeological sites, and cultural resources near the project area. There are no previously recorded significant or potentially significant sites within or adjacent to the project footprint, nor is the project within the protected area surrounding a historic cemetery, structure, or district.

Hazardous Materials

There are no Superfund Sites from the EPA National Priorities List located on the proposed subject property or in areas associated with the proposed project. A Phase I Environmental Site Assessment has not been conducted. The TWDB does not fund the testing, remediation, removal, disposal, or related work for contaminated or potentially contaminated materials.

Socioeconomics

A socioeconomic analysis was performed on February 2, 2026, within a 0.5-mile radius of the project area using data from the United States Census. Data include the population, percentage of minority residents, percent low income, and per capita income for the project area, for comparison with data for the county and state.

Area	Population	Percent Minority	Percent Below Poverty Level	Per Capita Income
State of Texas	29,145,505	60.2	13.7	\$67,942
Hunt County	1,237,006	20.1	11.2	\$33,010
City of Lone Oak	869	5.5	3.33	\$42,045
Project Area (0.5-mile buffer)	74	16	8	\$31,143

The socioeconomic analysis indicates that the area within 0.5 miles of the project has a portion of the population greater than the city, county or state average, who are members of a racial/ethnic minority category or who have a lower per capita income than the city, county or state average.

An increase in utility rates and taxes is not anticipated and will not require an increase in taxes to finance the debt. People or businesses will not be relocated as a result of the project and eminent domain will not be required. The entire population of this project area will be the recipients of benefits derived from the proposed improvements. Therefore, the project will not disproportionately, adversely impact minority or low-income populations.

Secondary and Cumulative Impacts

The project may temporarily impact air quality and vegetation. Both resources will return to the state existing prior to the project once construction activities are completed. Past projects including the construction of the existing WWTP, sewer and/or water line construction, and road construction projects may have impacted the same resources. Future projects including improvements to the WWTP, water/sewer line construction projects, and road construction projects also may impact the same resources. No other WWTPs discharge into Bull Creek, but two cities discharge into Lake Tawakoni just downstream from where Bull Creek enters the lake.

The project is not anticipated to change the projected rate, density, or type of development in the vicinity of the project area. The land use in surrounding areas will generally remain in agricultural and residential uses following the construction of the project. Residential development may increase slightly in the service area for project area because of a more secure supply of wastewater service.

Temporary increases in air emissions will occur from construction machinery; however, air quality will not be adversely impacted in the project vicinity after construction is complete. Hunt County is designated attainment/unclassifiable for the National Ambient Air Quality Standards for all six criteria air pollutants.

AGENCY COORDINATION AND COMPLIANCE

To ensure due consideration of the project's potential impact, the City prepared an EID describing the results of that investigation, held an open meeting to familiarize the community with the project and solicit public comment, and coordinated with all required regulatory agencies and other interested parties to define and avoid, minimize, or mitigate adverse effects. The City has provided assurance that environmental conditions will be implemented in a manner

consistent with the requirements of state and federal regulatory agencies and rules of the TWDB.

“Cross-Cutter” Compliance

The project has been reviewed for potential impacts to the quality of the environment following the procedures provided in 31 Texas Administrative Code § 375.61, to ensure compliance with CWSRF program requirements and federal and state regulations, including the federal cross-cutting environmental authorities from the EPA listed below.

- (1) National Environmental Policy Act of 1969, Public Law (PL) 91-190
- (2) Archeological and Historic Preservation Act of 1974, PL 93-291
- (3) Clean Air Act, 42 USC 7506(c)
- (4) Coastal Barrier Resources Act, 16 USC 3501 *et seq.*
- (5) Coastal Zone Management Act of 1972, PL 92-583, as amended
- (6) Endangered Species Act, 16 USC 1531, *et seq.*
- (7) Executive Order 11593, Protection and Enhancement of the Cultural Environment
- (8) Executive Order 11988, Floodplain Management, as amended by Executive Order 12148
- (9) Executive Order 11990, Protection of Wetlands
- (10) Farmland Protection Policy Act, 7 USC 4201, *et seq.*
- (11) Fish and Wildlife Coordination Act, PL 85-624, as amended
- (12) National Historic Preservation Act of 1966, PL 89-665, as amended
- (13) Safe Drinking Water Act, § 1424(e), PL 92-523, as amended
- (14) Wild and Scenic Rivers Act, PL 90-542, as amended
- (15) The Wilderness Act, 16 USC 1131, *et seq.*
- (17) Flood Insurance Reform Act of 2004, PL 108-264
- (18) National Flood Insurance Reform Act of 1994, PL 103-325
- (19) Flood Disaster Protection Act of 1973, as amended, PL 93-234
- (20) Clean Water Act, PL 92-500, as amended

Agency Coordination

This environmental review included coordination with various state and federal regulatory agencies, Native American groups, local authorities, and other stakeholders and interested parties regarding the project's potential impact. The City submitted notifications to and requests for input from all required parties. Some entities did not require a response. The respondents are listed below, and the results of coordination are summarized in the EID and reflected in the environmental conditions.

- Texas Historical Commission, State Historic Preservation Officer, Austin in accordance with Section 106 of the National Historic Preservation Act; Antiquities Code of Texas; and other applicable regulations (THC Tracking No. 202605606)
- United States Army Corps of Engineers, Regulatory Branch, Fort Worth District, in accordance with Section 404 of the Clean Water Act; and Section 10 of the Rivers and Harbors Act of 1899
- Texas Parks and Wildlife Department, Wildlife Division, Ecological & Environmental Planning Program, Austin, in accordance with the Endangered Species Act of 1973, as

amended; Migratory Bird Treaty Act; Texas Parks and Wildlife Code; and other applicable regulations (TPWD Project No. 58248)

- United States Fish and Wildlife Service, Texas Coastal & Central Plains Ecological Services Field Office, in accordance with the Endangered Species Act and statutes affecting other federally protected species (USFWS Project Code 2026-0045071)
- Texas Commission on Environmental Quality in accordance with 40 CFR Part 93 and National Ambient Air Quality Standards (TCEQ NEPA Request No. 2026-346)

No response was required from the following entities:

- Bureau of Reclamation, Oklahoma-Texas Area Office
- Bureau of Land Management
- Local government (Hunt County Judge)

Texas Historical Commission

The proposed project was reviewed by the THC staff in accordance with Section 106 of the NHPA and the Antiquities Code of Texas. The THC staff concurred with City in correspondence dated March 5, 2026, that no direct impacts to cultural resources/historic properties are anticipated as a result of the project (THC Tracking No. 202605606).

United States Army Corps of Engineers

Since no waterbodies would be affected by project construction, USACE coordination was not required.

Texas Parks and Wildlife Department

The TPWD Wildlife Division, Ecological & Environmental Planning Program staff reviewed the project in accordance with the Texas Parks and Wildlife Code, and provided a response dated February 19, 2026 (TPWD Project No. 58248). The TPWD staff made recommendations and in correspondence dated July 7, 2026, Jacob Martin Engineering, on behalf of the City, responded regarding their commitment to the recommendations. Recommendations related to SGCN protections are reflected in the environmental conditions of this environmental finding.

United States Fish and Wildlife Service

The USFWS Texas Coastal and Central Plains Ecological Services Field Office, in accordance with the Endangered Species Act and statutes affecting other federally protected species, was given the opportunity to review the project through the Information for Planning and Consultation (IPaC) system (Project Code No. 2026-0045071). The USFWS technical assistance letter and 'Record of project representative's no effect determination' for the tricolored bat, both dated July 7, 2026, issued a *No Effect* determination for the listed species in the project area and a formal Section 7 consultation was not required. As part of the review, Jacob Martin Engineering, on behalf of the City, confirmed with the USFWS that construction would not occur during bald eagle (*Haliaeetus leucocephalus*) breeding season and that new lighting would not be placed at the project site, to protect tricolored bats.

Texas Commission on Environmental Quality

In a response dated September 8, 2026, the TCEQ stated that a review of the proposed project for general conformity impact, in accordance with 40 CFR Part 93 and Title 30, TAC § 101.30, indicates that Hunt County is currently unclassifiable or in attainment of the National Ambient Air Quality Standards for all six criteria air pollutants (TCEQ NEPA Request No. 2026-346). Therefore, general conformity rules do not apply. The proposed project is in compliance with the State Implementation Plan and the Clean Air Act. The TCEQ further noted that significant long-term impacts are not anticipated.

PUBLIC PARTICIPATION

The project is consistent with local, regional, and statewide planning. Coordination with the appropriate governmental agencies has been made and no adverse comments have been received.

Public participation conducted during facilities planning included a public meeting which was advertised in the *Herald-Banner*, a newspaper of general circulation in the service area. The notice was published on March 26, 2026, and contained information regarding availability of planning documents, including the EID, for public review at the City Hall at 115 Town Square, Lone Oak, Texas during normal business hours (9:00 a.m. to 4:00 p.m.).

The public meeting was held at 6:30 p.m. on April 28, 2026, at the Lone Oak City Hall. A total of four people attended the meeting, only one of whom was a member of the public and not part of the project team. No concerns or adverse comments were voiced at the public meeting or received during the 30-day public review period.

ENVIRONMENTAL CONDITIONS

An environmental review of the project consistent with NEPA has been completed following the guidelines provided in 31 TAC § 375.65. Mitigation measures were defined through the agency coordination process and public participation and are listed below as applicable environmental conditions. These conditions will pertain to the project throughout construction and beyond as warranted. Based on information provided by the City, the proposed WWTP Expansion Improvements project is considered environmentally sound with the following special and standard environmental conditions:

Special Environmental Conditions

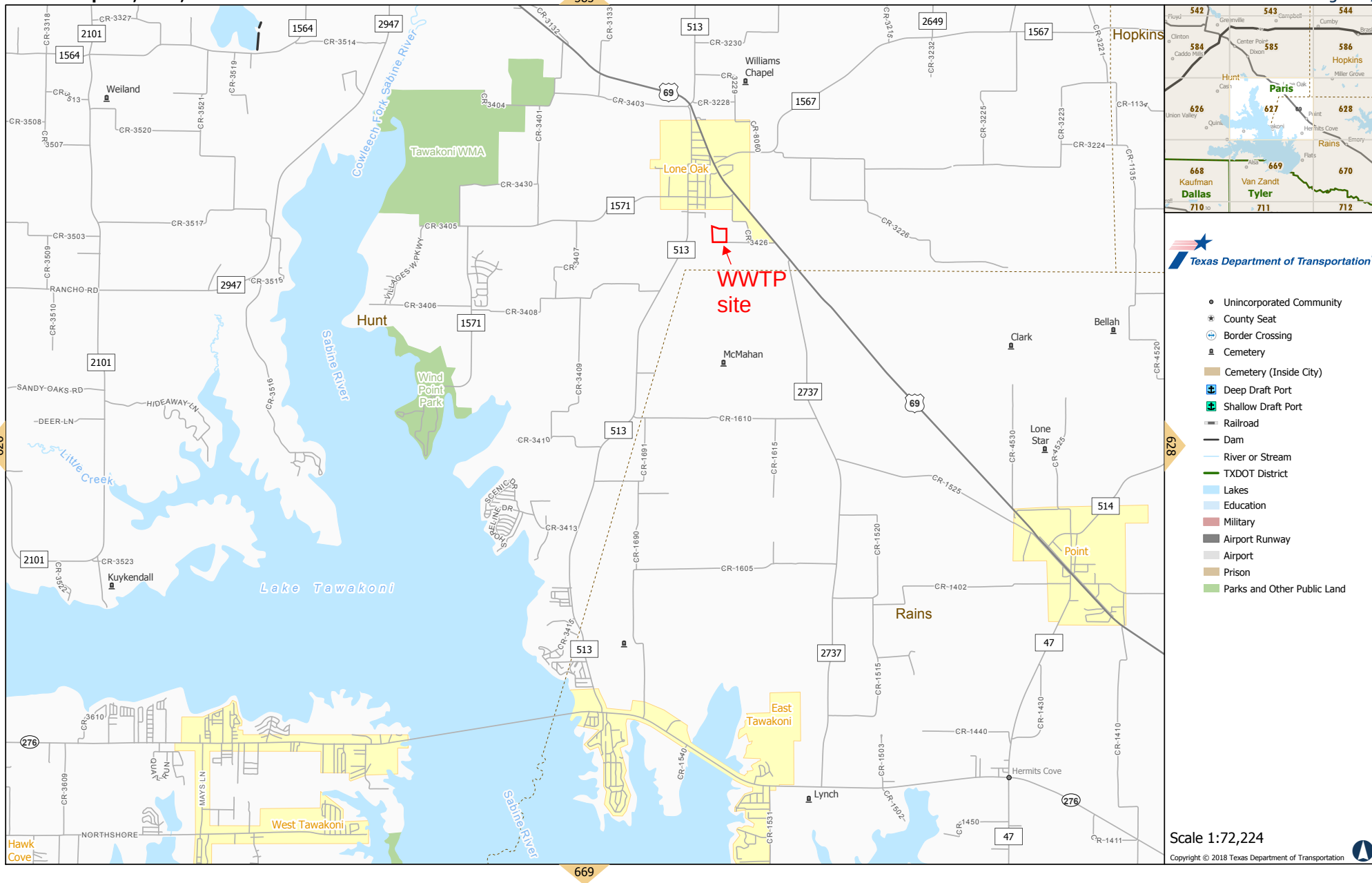
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 - Project design and installation will exclude any new permanent or temporary artificial lighting at the project site, in order to prevent impacts to tricolored bat (*Perimyotis subflavus*) and their adjacent roosting habitat.

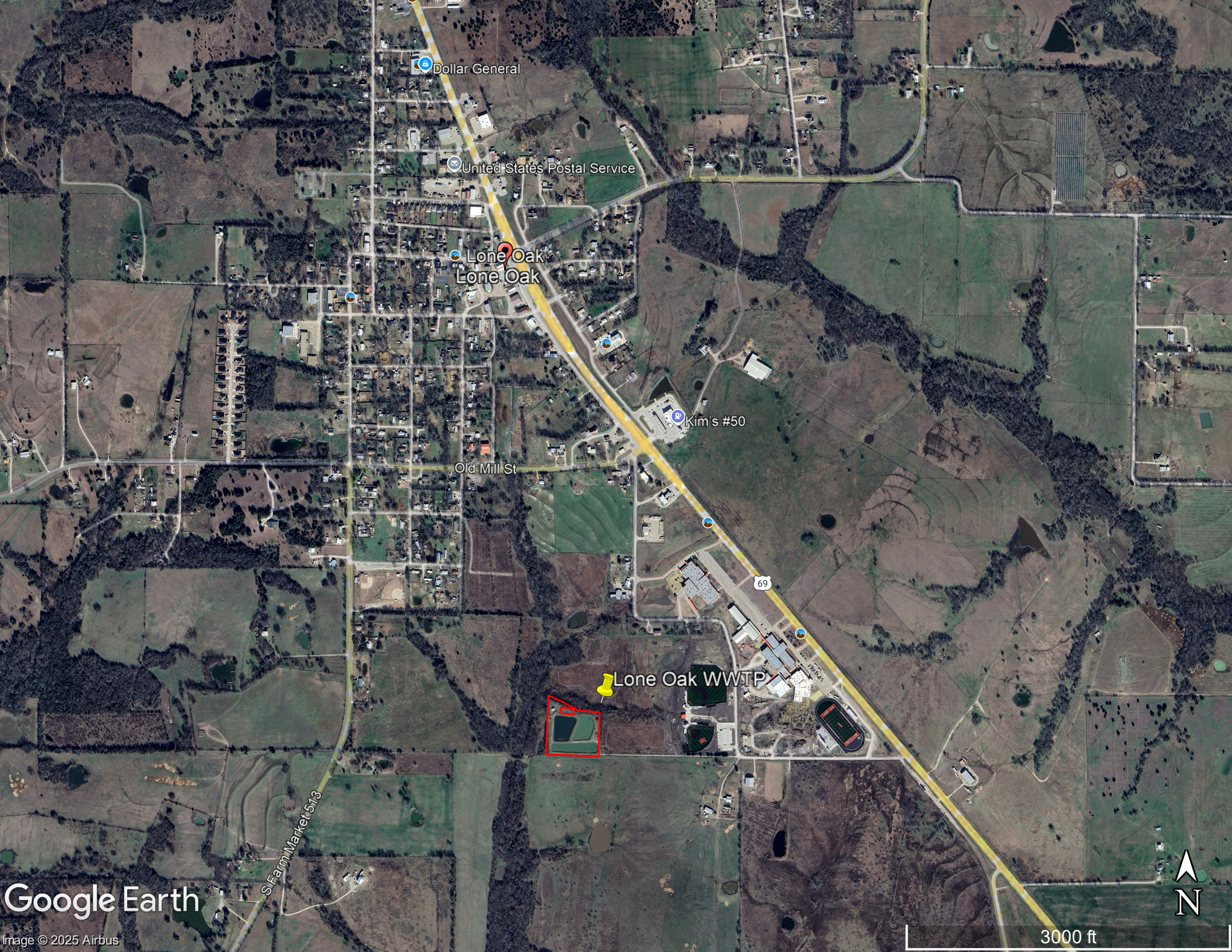
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- Vegetation clearing and/or construction must be excluded during the bald eagle (*Haliaeetus leucocephalus*) breeding season, October 1st through May 30th, to avoid adverse impacts. If vegetation clearing during this time is unavoidable, the area within 660 feet of the construction site will be surveyed by a qualified biologist to identify occupied nests, not more than five days prior to clearing activities, and the survey report will be submitted to the Texas Water Development Board (TWDB). If occupied nests are observed during surveys, a vegetation buffer area of no less than 660 feet in diameter will remain around the nest until all young have fledged.
- If tricolored bats, alligator snapping turtle (*Macrochelys temminckii*), or the Monarch butterfly (*Danaus plexippus*) become federally listed prior to vegetation clearing and/or construction, the City of Lone Oak (City) will conduct additional coordination with the United States Fish and Wildlife Service to ensure compliance with the Endangered Species Act.

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- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City will abide by the standard emergency condition for the discovery of cultural resources.
- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City will abide by the standard emergency condition for the discovery of threatened and endangered species.

Therefore, it is recommended that a Finding of No Significant Impact be issued.





Dollar General

United States Postal Service

Lone Oak
Lone Oak

Kim's #50

Old Mill St

69

Lone Oak WWTP

S Farm Market 513

Google Earth

Image © 2025 Airbus

3000 ft

N

Proposed Site Plan

City of Lone Oak WWTP Expansion

