



Rural Development

February 9, 2021

Delaware Maryland
State Office

DEPARTMENT OF AGRICULTURE

Community Program

Rural Development

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Clear Space Theater Inc. Development Project: Notice of Finding of No Significant Impact

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AGENCY: Rural Development, USDA

ACTION: Notice of Finding of No Significant Impact.

SUMMARY: The Rural Development (RD) has made a Finding of No Significant Impact (FONSI) with respect to a request for possible financing assistance to Clear Space Theater Development Project for the proposal that includes construction of two new buildings in the Town of Rehoboth Beach DE..

FURTHER INFORMATION: To obtain copies of the EA and FONSI, or for further information, contact: Mr. Brian Jordan, Community Programs Loan Specialist 1221 College Park Drive, Suite 200, Dover, DE 19904 (302) 857-3603 email: brian.jordan@usda.gov, or Mr. Wesley Paulson, Executive Director, Clear Space Theatre, 20 Baltimore Avenue, Rehoboth Beach, DE 19971, (302) 227-2270, email: wpaulson@clearspacetheatre.org. The EA and FONSI are also available for public review by appointment at the following locations: USDA Service Center, 1221 College Park Drive, Dover DE 19901, OR at the Kent County Department of Public Works, 709 Morgnec Road, Chestertown MD 21620.

SUPPLEMENTARY INFORMATION: The Clear Space Theatre, Inc. Development Project proposal includes construction of two new buildings that will be located at the Rehoboth Avenue properties, known as lots 137, 139 and 141, or 413 Rehoboth Avenue, and is located within the Town limits of Rehoboth Beach, DE. The proposed construction will include a 14,968 square foot, two-story, 256-seat theatre and a 9,979 square foot, three-story administration building that will include rehearsal and concessions space. Alternatives considered by RD and Clear Space Theater Inc, are discussed in the Clear Space Theater Inc. EA. The RD has reviewed and approved the EA for the proposed project.

The availability of the EA for public review was announced via notice in the following newspaper: Cape Gazette on December, 15, 18, 22, and 25, 2020. A 14 day comment period was announced in the newspaper notice(s). The EA was also available for public review at the USDA Rural Development office and website as well as Rehoboth Beach Public Library, 226 Rehoboth Avenue, Rehoboth Beach, DE 19971. There wer no comments received.

Based on its EA, commitments made by Clear SpaCE Theater Inc, and no public comments received, RD has concluded that the project would have no significant impact (or no impacts) to water quality, wetlands, floodplains, land use, aesthetics, transportation, or human health and safety.

The proposed project will have no adverse effect on resources listed or eligible for listing on the National Register of Historic Places. The Agency has also concluded that the proposed project is not likely to affect federally listed threatened and endangered species or designated critical habitat thereof. The proposed project would not disproportionately affect minority and/or low-income populations.

No other potential significant impacts resulting from the proposed project have been identified. Therefore, RD has determined that this FONSI fulfills its obligations under the National Environmental Policy Act, as amended (42 U.S.C. 4321 et seq.), the Council on Environmental Quality Regulations (40 CFR §§ 1500-1508), and USDA Rural Development's Environmental Policies and Procedures (7 CFR Part 1970) for its action related to the project.

RD is satisfied that the environmental impacts of the proposed project have been adequately addressed. RD federal action would not result in significant impacts to the quality of the human environment, and as such it will not prepare an Environmental Impact Statement for its action related to the proposed project.

Dated: February 9, 2021