



## Eufaula Lake Environmental Impact Statement Preferred Alternative

- The Preferred Alternative would slightly reduce the amount of shoreline allocated to limited development and increase the amount of public recreation shoreline. The new limited development shoreline miles would be 265 instead of 273. This would create a maximum potential of 6,550 docks. Using the projected growth rate in permit applications to project future growth in dock numbers, the maximum potential number of docks allowed under the Preferred Alternative would be reached in slightly less than 65 years.
- This Preferred Alternative would change the Master Plan land use classifications to be consistent with the Shoreline Management Plan designations.
- The Preferred Alternative would designate a specific area to offset potential impacts on the American Burying Beetle, an endangered species.
- The Preferred Alternative would allow approval of several Individual zoning requests to change protected shoreline areas to limited development allocations. However, not all would be approvable because of various reasons. Zoning requests to maintain existing Limited Development shoreline allocations would be approved.
- The Preferred Alternative would create a vegetation buffer of 45 feet that would be applied to all approved vegetation modification permits. The buffer would extend 45 feet inland from the natural vegetation line above the normal conservation pool elevation. The Preferred Alternative would implement this policy change immediately for any new vegetation modification requests. However, for existing vegetation modification permits there would be a five year transition period, with the buffer applied to renewals after 2018. Within the proposed vegetation buffers, woody vegetation less than 3 inches in diameter would still be allowed to be removed, and trees could be limbed up to one third of the tree height to a maximum of 8 feet.
- The Preferred Alternative would change dock spacing and access requirements. Dock spacing would be increased to 75 feet and dock access would be measured from the center of the common boundary to the closest point on the shoreline. A dock may be approved within 125 feet to either side of the center point if minimum spacing requirements are not met; a hazard condition exists at that location, or if the location is not suitable but suitable shoreline exists within 125 feet.
- The Preferred Alternative would approve permitting Carlton Landing, which includes the proposed marina and other public recreational facilities along the shoreline. The proposed shoreline amenities would include a 275 to 300 slip marina, walking and horseback riding trails, a swimming beach, camping and picnicking facilities, and a nature center. The marina would be proposed to begin operations in 2014. The developer has indicated that this would facilitate full build out of the project on adjacent private lands, which would include up to 2,570 homes in the 1,650 acre master plan area. Residential and mixed-use development would be expected to be fully constructed over a 25 to 30 year timeframe depending on market demand.
- The Preferred Alternative would create dock suitability zones. Unsuitable zones are identified as areas that are; exposed to severe wave action, where water depths do not reach more than 6 feet at normal pool elevation, or if the dock could not be constructed within 200 feet of the shoreline.