

## Chapter 2

# Description of Alternatives

### 2.1 Introduction

The National Environmental Policy Act requires USACE to consider a reasonable range of alternatives in the EIS (40 CFR 1502.14). Those alternatives must be rigorously explored and objectively evaluated. The EIS must also include an evaluation of the No Action Alternative, which serves as a basis for comparison for the evaluation of the action alternatives. The No Action Alternative is described in Section 2.4.2.

This chapter includes a description of the criteria used to select a reasonable range of alternatives and a description of the alternatives carried forward into the resource-specific impact analyses of this EIS (Chapter 4 Environmental Consequences and Chapter 5 Cumulative Impacts). This chapter also includes a description of the alternatives eliminated from further analysis and a brief discussion of the reasons for eliminating them.

Based on the analysis of the action alternatives in the Draft EIS and consideration of public and agency input, USACE has developed the Preferred Alternative, which is described in detail in Section 2.4.3. The No Action and action alternatives analyzed in this EIS span a range of possible future scenarios from a strong emphasis on natural resource conservation to a strong emphasis on private shoreline use and additional recreational development opportunities. This progression in the alternatives allowed for an orderly consideration of potential impacts. The Preferred Alternative provides a balance between conservation of natural resources, private shoreline uses, and recreational development opportunities while honoring past commitments generally represented by existing shoreline permits and license agreements.

### 2.2 Development of Alternatives

As described in Chapter 1, the federal actions to be analyzed under NEPA include:

- Revisions to the Eufaula Lake SMP (USACE 1998) including changes in shoreline allocations and vegetation management policies.
- Supplement the Eufaula Lake MP land use classifications (USACE 1977) to be consistent with the shoreline allocations in the SMP.
- Consideration of a request to lease government property for a marina and other public shoreline recreational facilities at the proposed Carlton Landing development (see Section 2.3.3).
- Consideration of individual zoning requests received during scoping and during the public comment period on the Draft EIS (Section 2.3.4)

For this EIS there could be an infinite number of possible alternatives ranging from changing most of the Eufaula Lake shoreline allocations to Protected to changing the allocations almost entirely to Limited Development. Possible alternatives could include changing one mile from Protected to Limited Development, changing two miles, changing three miles, and so on. However, NEPA requires USACE to consider a reasonable range of alternatives, rather than every possible alternative. The range of

alternatives to be analyzed and compared in the EIS must cover the full spectrum of reasonable alternatives.

In compliance with NEPA, the No Action Alternative represents the scenario of continuing the present management policies with the existing SMP allocations and MP land classifications and no approval of a lease of federal lands near Carlton Landing. The action alternatives, therefore, represent management plans of both greater and lesser intensity for development potential. The Preferred Alternative represents a balanced approach to the relative amounts of Protected to Limited Development shoreline allocations with additional consideration of dock suitability and vegetation management policies to protect water quality and reduce shoreline erosion. The Preferred Alternative also presents recommendations on each zoning request and the Carlton Landing proposal.

During public scoping, the public provided input regarding possible alternatives. USACE reviewed the purpose and need statement and public scoping comments in its initial efforts to develop conceptual alternatives. Each alternative considers potential shoreline allocations, land use classifications, vegetation management policies, and potential development at Carlton Landing in light of the overall objectives of the federal action (Section 1.3.2).

NEPA includes provisions that the alternatives considered in detail need to meet (or meet most of) the purpose and need and be potentially feasible. The initial list of alternatives prepared for the Draft EIS included 6 alternatives; however, two were removed from further consideration after they were determined to be infeasible. The alternatives that were eliminated from further analysis are described in more detail along with the reasons why they were determined to be infeasible in Section 2.5. The four alternatives that were moved forward for more detailed analysis in the Draft EIS were those that best met the NEPA purpose and need, were determined to be feasible, and represented a reasonable range of alternatives. The Preferred Alternative has been added to the analysis in the Final EIS for a total of five action alternatives in addition to the No Action Alternative.

The actions under consideration are described in more detail in Section 2.3 and the alternatives, including the No Action and the Preferred Alternatives are described in Section 2.4.

## 2.3 Actions Under Consideration

### 2.3.1 Shoreline Management Plan and Master Plan

Shoreline management plans are prepared under the direction of 36 CFR 327.30. Master plans are prepared under the authority of Engineer Pamphlet (EP) 1130-2-550 (1996) and development at Eufaula Lake is governed by the provisions of the Federal Water Project Recreation Act of 1965 (PL 89-72) (USACE 1977). While the primary objective of the SMP is to define policies and regulations pertaining to the shoreline of Eufaula Lake (USACE 1998), the MP's purpose is to describe and guide proposed plans for the conservation, enhancement, development, operation, management, and public interest use of all project lands, waters, forests, and other resources (USACE 1977). The MP also establishes specific land classifications in compliance with Engineer Pamphlet (EP) 1130-2-550 (1996).

There are four shoreline allocations defined in the Eufaula Lake SMP which designate specific land and lake uses on and along USACE-owned property. These shoreline allocations are defined in Section 1.2.1. **Table 2-1** summarizes the existing shoreline allocations and the miles of shoreline in each category around Eufaula Lake. Section 1.2.2 describes the Eufaula Lake MP land classifications and how they relate to the

shoreline allocations defined in the SMP. As described in Chapter 1, the existing MP land classification maps do not reflect the changes and revisions that have been made to the SMP over the years although the lakeshore is generally managed as though the land classifications were congruent with the 1998 SMP. **Table 2-2** summarizes the land use classifications that are applied to the government lands above the normal pool elevation and the SMP allocations that are normally associated with each land use classification.

**Table 2-1. Summary of Existing SMP Shoreline Allocations**

Shoreline Allocation (SMP)	What's Allowed/ Not Allowed	Shoreline Length <sup>1</sup>	
		Miles	Percentage
<b>Limited Development</b>	Private activities including vegetation modification and construction of private floating facilities may be permitted after consideration of environmental and physical effects of such action.	273	34
<b>Public Recreation</b>	Developed public recreational sites, federal, state, or similar public uses, and commercial concessionaire facilities. Privately-owned docks are not allowed. Non-USACE facilities may be allowed, if a lease is granted. Includes recreation areas operated by public organizations. Modification of land forms or vegetation by private individuals is generally not allowed; however, such modifications may be considered and approved under the terms of a lease agreement after consideration of environmental and physical effects of such actions (Section 5(e)(2) of ER 1130-2-406).	103	13
<b>Protected</b>	Land access and boating may be allowed, provided aesthetic, environmental, and natural resource values are not damaged or destroyed. Private floating facilities are not allowed. Modification of land forms or vegetation by private individuals may be permitted after consideration of environmental and physical effects.	431	53
<b>Prohibited Access</b>	Private floating facilities and/or modification of land forms and vegetation are not permitted.	1	0.1
<b>TOTAL</b>		808	

Existing condition shoreline allocations are per USACE. 1998. *Shoreline Management Plan Eufaula Dam and Reservoir, Canadian River, Oklahoma.*

<sup>1</sup> Note: although the Eufaula lakeshore is popularly reported to be approximately 600 miles in length, this analysis includes the length of USACE waterfront which extends up into tributaries to the lake, resulting in a total length of approximately 808 miles. It should also be noted that as the processes of shoreline erosion and accretion and sedimentation occur, the shoreline length will continue to change over time.

**Table 2-2. Summary of Existing MP Land Use Classifications<sup>1</sup> (acres)**

Land Classification (Master Plan Categories)	Purpose	Government Land Area	
		Acres	Percentage
Project Operations	Land required for the dam, operations center, office, maintenance compound, and other areas that are used solely for project operations. Privately-owned facilities are not permitted and recreational access is generally prohibited. These areas are associated with the Prohibited shoreline allocation.	133	0.1
High Density Recreation	Lands include those designated for use as developed public use areas for intensive recreational activities by the visiting public and can include commercial concessions (marinas, comprehensive resorts, etc.) and quasi-public development. Private floating facilities are not allowed in these areas. There are four areas totaling 474 acres allocated to High Density Recreation in the 1977 MP, but they have not been developed and are shown below under Future/Inactive Recreation. High Density Recreation areas are associated with Public Recreation shoreline allocations.	10,353 <sup>3</sup>	10.5
Environmentally Sensitive Area/ Multiple Resource Management - Vegetation Management	Environmentally Sensitive Areas classification is used where scientific, ecological, cultural, or aesthetic features have been identified. Typically, limited or no development of public use is allowed and no agricultural or grazing uses are permitted on these lands. The Vegetation Management classification is for the protection and development of forest and vegetation cover and it is only applied to a few areas in the current (1977) Eufaula Lake MP. Both of these classifications are associated with Protected shoreline allocations.	70 <sup>2</sup>	5.2
Multiple Resource Management – Low Density Recreation	Lands with minimal development or infrastructure and which support public recreational use such as hiking, primitive camping, wildlife observation, hunting, or similar low density recreational activities. No agricultural uses are permitted on these lands. These areas may be associated with either Limited Development or with Protected shoreline allocations.	25,773	21.1
Multiple Resource Management – Wildlife Management	Lands allocated as habitat for fish and wildlife or for propagation of such species. At Eufaula Lake these areas include ODWC-licensed lands, which are used for hunting and fishing recreational activities. This land classification is associated with Protected shoreline allocations.	29,892	30.3

Land Classification (Master Plan Categories)	Purpose	Government Land Area	
		Acres	Percentage
Multiple Resource Management – Future/Inactive Recreation	Includes areas planned for recreation, but never developed for such uses. These areas are mapped as High Density Recreation in the current MP, but are managed as Future/Inactive Recreation. This land classification is associated with Protected shoreline allocations.	474 <sup>3</sup>	0.5
Easement Lands	Easement lands are those for which USACE holds an easement real estate interest but not fee title. All of the easements at Eufaula Lake are flowage easements, which are generally located at higher elevations than the shoreline lands owned in fee. Flowage easements allow USACE to flood these lands during high flows for flood control purposes.	31,667	32.2
<b>TOTAL</b>		<b>98,362</b>	

1 – Existing land classifications are extrapolated from the 1998 Shoreline Management Plan shoreline allocations.

2- Due to data limitations, the classifications of Environmentally Sensitive Area and Multiple Resource Management – Vegetation Management are combined.

3- Under the current MP there are four areas totaling 474 acres that are designated as High Density Recreation; however, these areas have not been developed and are managed as though there were classified “Future/Inactive Recreation.” They are shown in the Future/Inactive Recreation because this is representative of the existing condition. These areas include Roundtree Landing (258 acres), Big Ridge (70 acres), Canadian Landing (47 acres), and Duchess Creek (99 acres).

**Figures 2-1 through 2-7** depict the location and extent of the current shoreline allocations. Each alternative evaluated in this Final EIS includes a different amount and configuration of each shoreline allocation around the lake. Each alternative would include a change in the composition of the MP land use classifications comparable to the proposed changes in the SMP shoreline allocations. Each of the alternatives is described in Section 2.4.



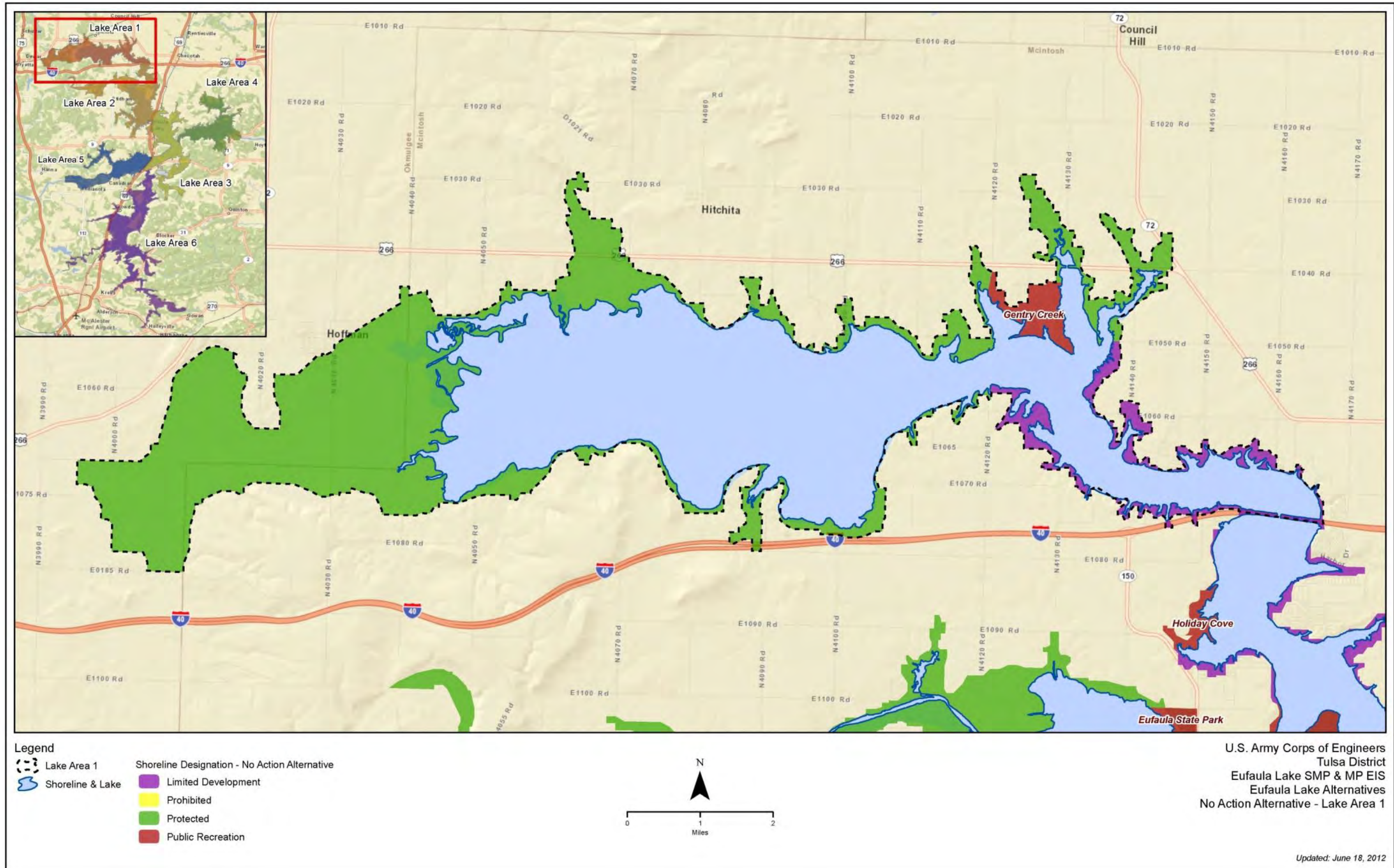


Figure 2-1. No Action Alternative Lake Area 1



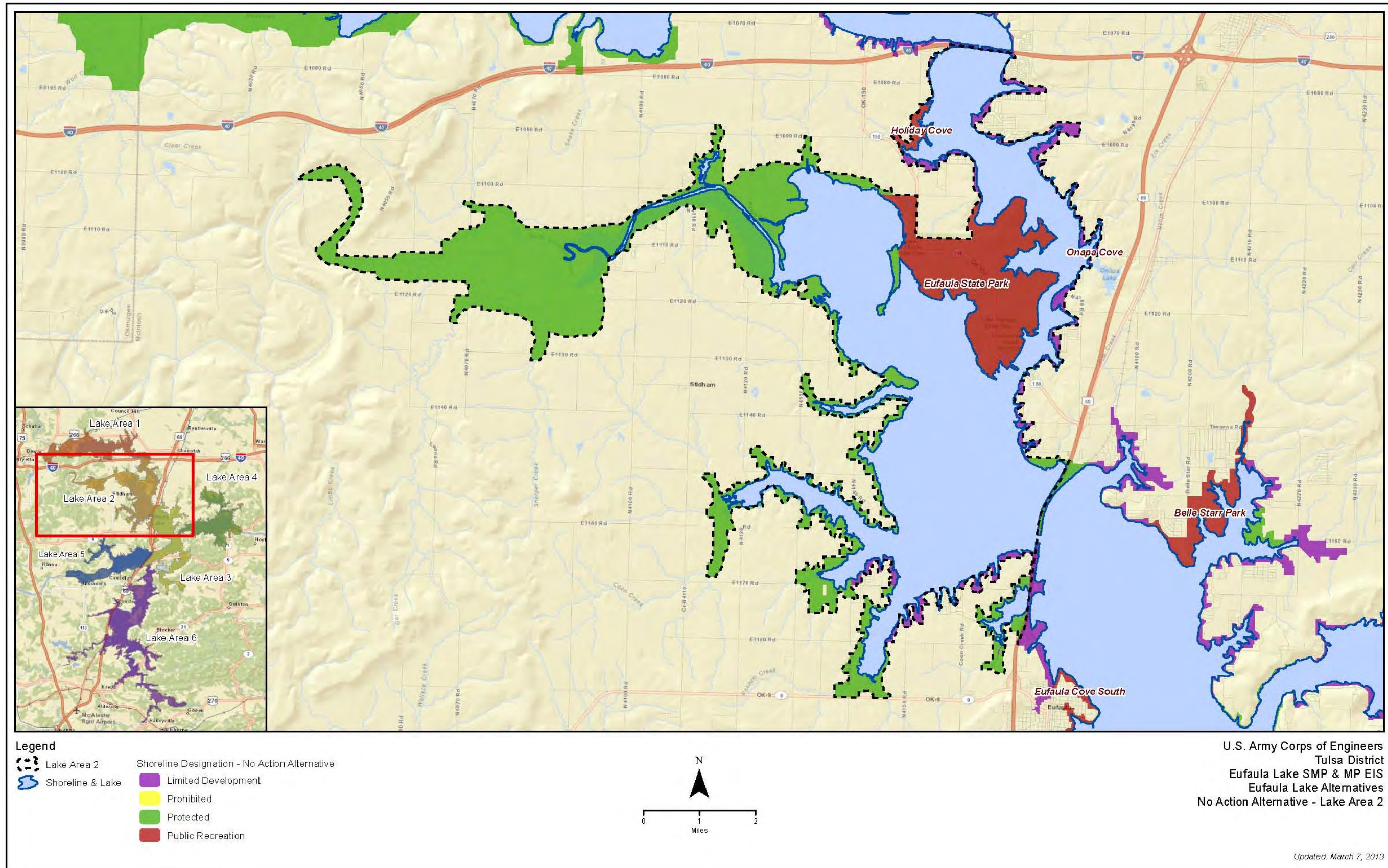


Figure 2-2. No Action Alternative Lake Area 2



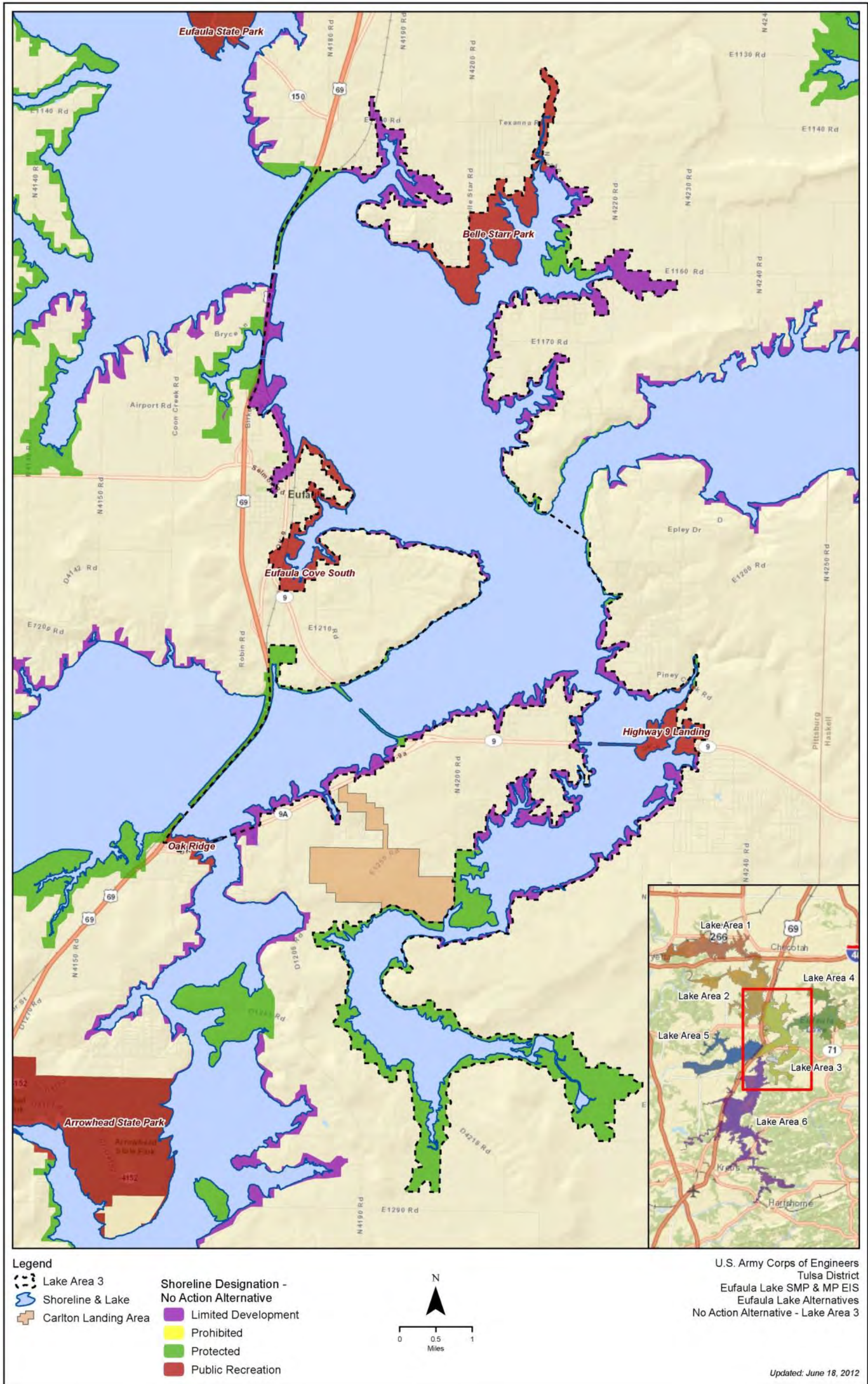


Figure 2-3. No Action Alternative Lake Area 3



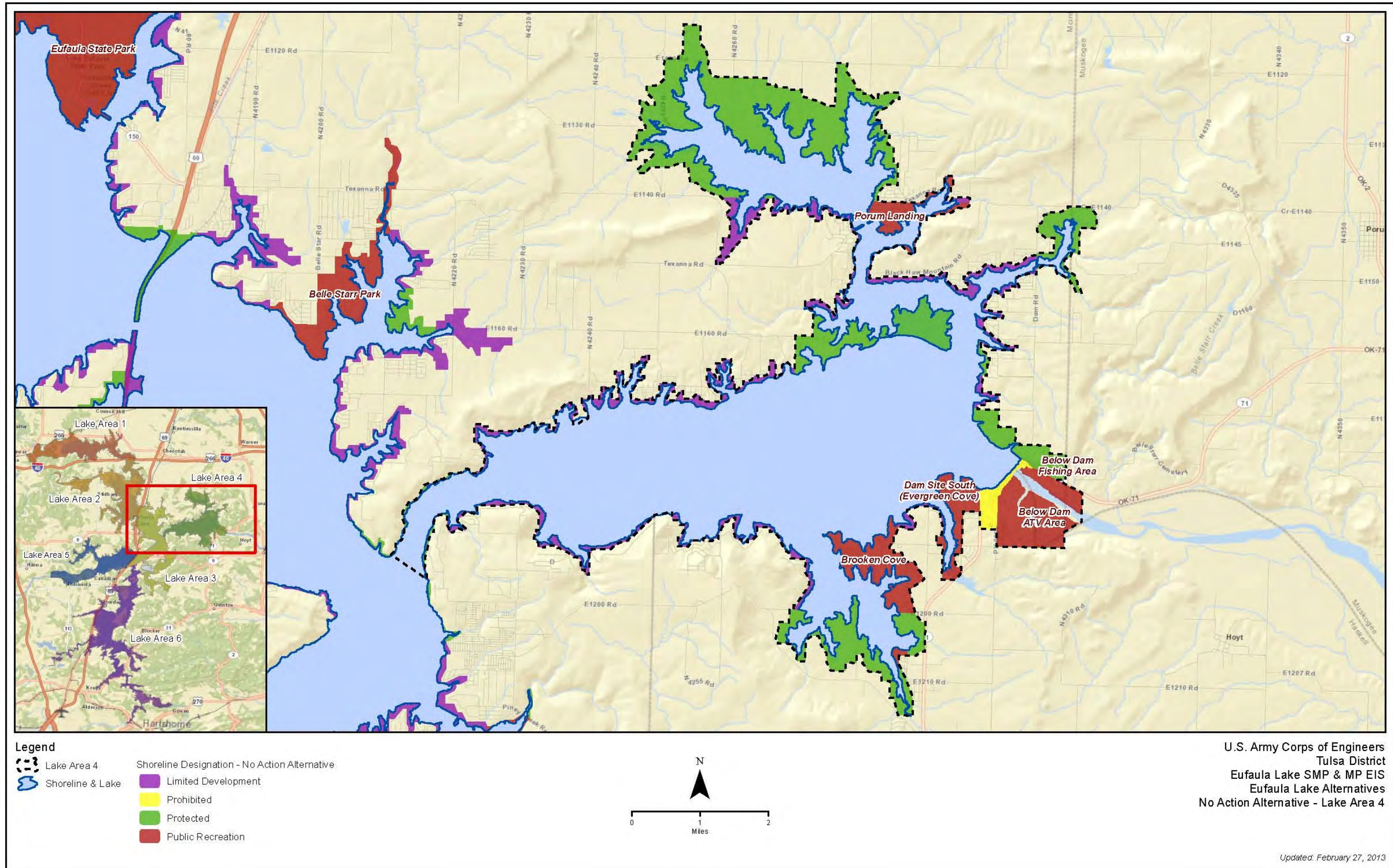


Figure 2-4. No Action Alternative Lake Area 4



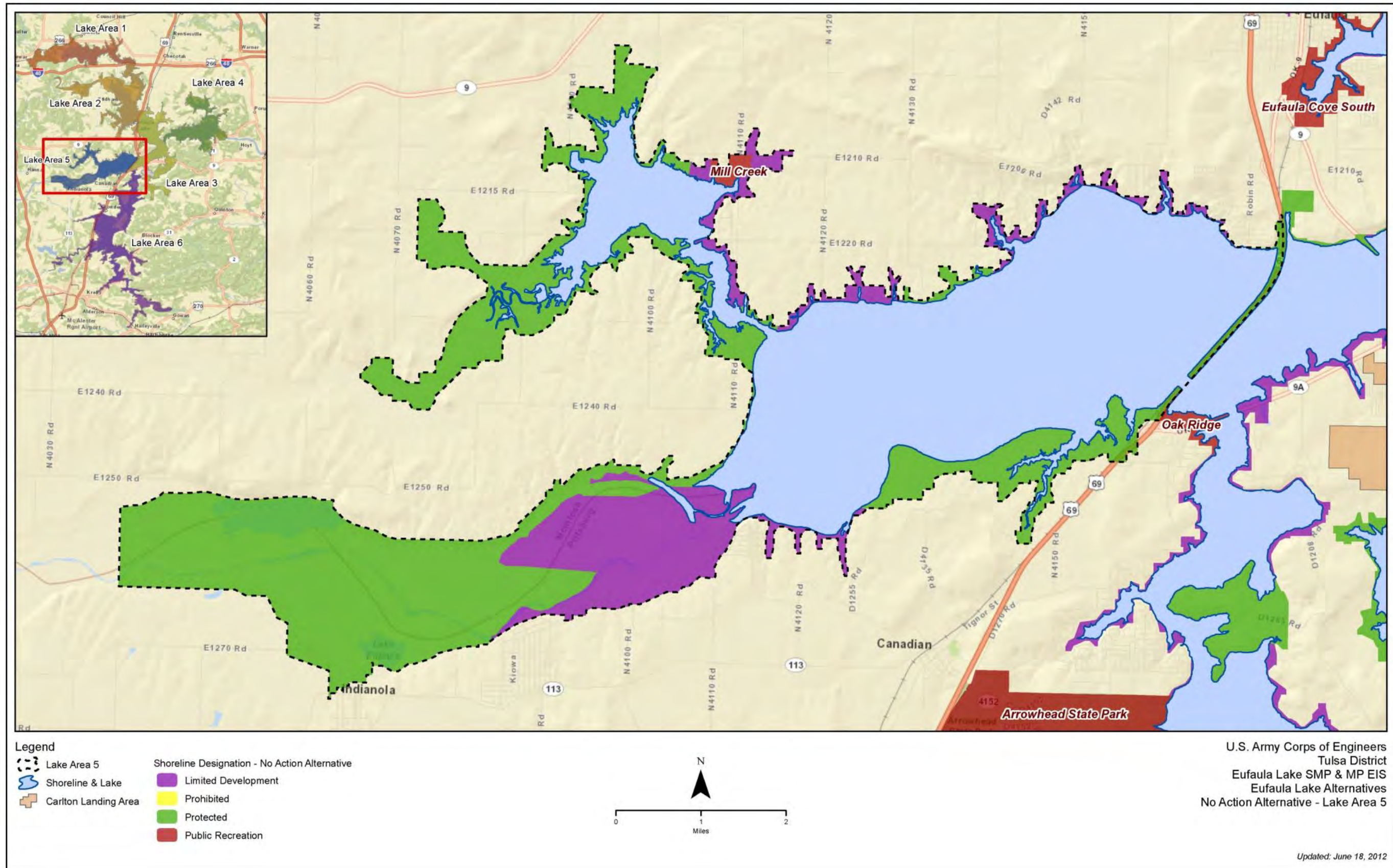


Figure 2-5. No Action Alternative Lake Area 5



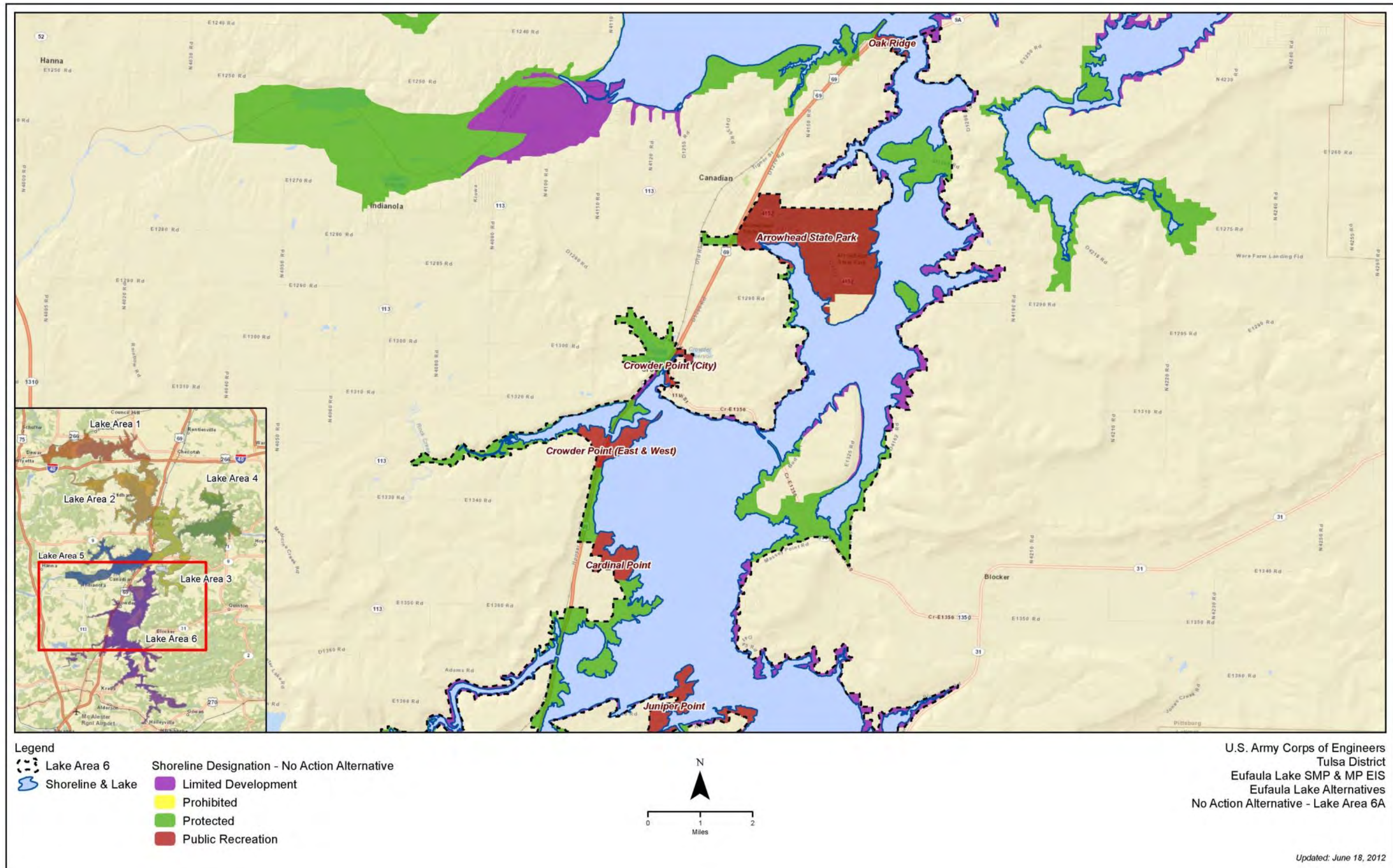


Figure 2-6. No Action Alternative Lake Area 6A



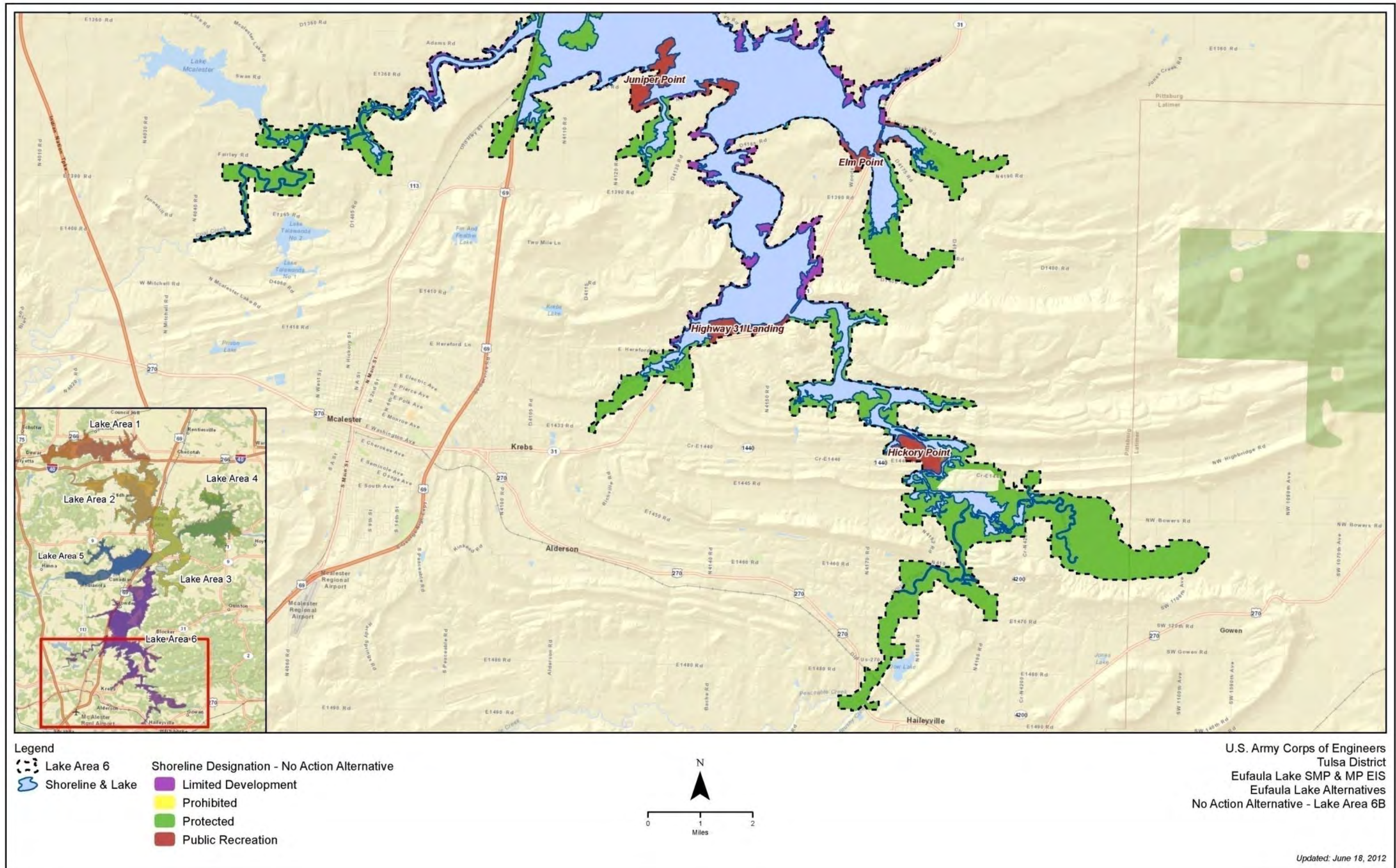


Figure 2-7. No Action Alternative Lake Area 6B



### 2.3.2 Shoreline Vegetation Management Policies

As part of the action alternatives, USACE is considering revisions to existing shoreline vegetation management policies. Each of the alternatives described in Section 2.4 includes a description of the approach to shoreline vegetation management associated with that alternative. Four options relative to future shoreline management and shoreline vegetation management permit applications were evaluated:

- Continued operation under the existing procedures for evaluating shoreline vegetation management permit applications (No Action Alternative);
- Implementation of proposed changes to the existing procedures and establishment of baseline buffer vegetation management policies (USACE 2012a) (Alternatives 3 and 4);
- Implementation of proposed changes to the existing procedures and establishment of extended buffer vegetation management policies. The extended buffers would be 25 feet larger than the baseline buffers (Alternatives 1 and 2); or,
- Implementation of proposed changes to the existing procedures and establishment of a 45 foot vegetation buffer (Preferred Alternative).

Proposed changes to the existing shoreline vegetation management policy under Alternatives 1, 2, 3, and 4 would establish consistent shoreline buffer zones (both under the baseline buffers and the extended buffers) based on a combination of slope, soil type, and vegetation cover type on the shoreline. The Preferred Alternative would establish a consistent 45-foot shoreline buffer. The proposed vegetation management policies are intended to protect water quality and shoreline habitat from impacts related to erosion that may be triggered by vegetation clearing. A discussion of the benefits of vegetated buffers is found in Appendix I at the end of the Category A comment responses in a section titled “Benefits of Vegetated Buffers”.

For each combination of slope, soil type, and vegetation type, a buffer width would be established and vegetation clearing and mowing would not be allowed any closer to the natural vegetation line above the water than that buffer distance. **Table 2-3** summarizes the buffer widths proposed under each vegetation management zone policy alternative. The difference between the baseline buffers and the extended buffers is that the extended buffers are 25 feet wider than the baseline buffers.

For example, under the baseline buffer vegetation management policy, in areas of greater than 15 percent slope, erodible soils, and where there is more than 75 percent forest cover, 70 feet of undisturbed vegetation would need to be left between the natural vegetation line above the conservation pool (585 feet above mean sea level) and the nearest mowing activities (**Table 2-3**). Under the extended buffer vegetation management policy, the buffer width in this same area would be 25 feet greater, equal to 95 feet of undisturbed vegetation left in place.

In some areas, past vegetation management permit approvals may have allowed smaller buffers than would be allowed under any of the proposed policies. Therefore, it may not be possible to establish the buffer zones described in **Table 2-3** until such permits expire. These policy changes would be implemented immediately for any new vegetation modification requests. However, there would be a five year transition program for all existing permit holders. Any current permits that expire in 2018 or beyond would be required to incorporate a buffer zone. Within the proposed vegetation buffers, woody vegetation less than

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.

**Table 2-3. Shoreline Vegetation Management Buffers<sup>1</sup>**

Slope	Soil Type	Vegetation Cover	Baseline Buffer <sup>2</sup>	Extended Buffer <sup>3</sup>	Preferred Alternative
<15%	Erodible	>75% forest/shrub	45 feet	70 feet	45 feet
<15%	Non-erodible	>75% forest/shrub	30 feet	55 feet	45 feet
<15%	Erodible	>75% grass/forbs	35 feet	60 feet	45 feet
<15%	Non-erodible	>75% grass/forbs	20 feet	45 feet	45 feet
>15%	Erodible	>75% forest/shrub	70 feet	95 feet	45 feet
>15%	Non-erodible	>75% forest/shrub	45 feet	70 feet	45 feet
>15%	Erodible	>75% grass/forbs	55 feet	80 feet	45 feet
>15%	Non-erodible	>75% grass/forbs	30 feet	55 feet	45 feet

1 - The buffer is the distance between the natural vegetation line above the conservation pool elevation (585 feet above mean sea level) and the nearest mowing that would be allowed in this vegetation management zone.

2 – The baseline buffers would be applied under Alternatives 3 and 4.

3 – The extended buffers would be applied under Alternatives 1 and 2.

In some places the government lands may only be a very narrow band that does not have sufficient width to accommodate either the applicable buffer zone or a standard fire break. In such cases, allowable shoreline vegetation modifications would be evaluated on a case by case basis.

In addition, where high quality habitat occurs that could be impacted by vegetation modification, mowing may be restricted to no more than the first 30- feet of government land immediately adjacent to the private property for fire break purposes only. This would also be determined on a case by case basis. Factors that might be considered by USACE in determining whether high quality habitat is present could include the presence of native and/or rare plant species or vegetation communities, wildlife use and habitat connectivity for wildlife movement, or potential impacts to listed species or archeological resources.

The vegetation management policies that would apply to each alternative are described in Section 2.4.

### 2.3.3 Carlton Landing Proposed Development

#### 2.3.3.1 Background

The 1,650 acre privately-owned Carlton Landing site is located along the central part of Eufaula Lake, approximately 2.8 miles southwest of Longtown (shown on **Figure 1-2** in Chapter 1 and on **Figure 2-3**). The concept and design for the Carlton Landing development was created by the Humphreys Partners 2009 LLC and includes development plans for both the private uplands and USACE-owned lands along the lake shore, if a lease were to be approved. Successful realization of full build-out of the Humphreys Partners 2009 LLC development proposal depends in large part on approval by USACE of a change in shoreline allocation and the granting of a lease for a marina, a public nature center, and public recreation areas. The amount of development on the private uplands that could be reasonably expected would vary depending on which alternative is selected by USACE.



The development plan for the Carlton Landing community was created in July 2008 and is modeled after the urban planning style of “New Urbanism”, which is the ideal of a walkable, compact, mixed-use community. At full build-out, the privately-owned uplands of Carlton Landing are planned to include the construction of approximately 2,570 home lots, a K-12 school, a town center area with restaurants, retail and grocery stores, and community and open spaces, among other development (**Figure 2-8**). **Table 2-4** shows a breakdown of the types of units that are planned for development. Carlton Landing completed a 2008 market study which projected that the housing units in **Table 2-4** would be absorbed by the market at a rate of 79 units per year.

Public boating facilities and other public recreational uses are proposed along the government-owned shoreline areas. The recreational facilities proposed on USACE-owned land along the shoreline would be open to the general public. **Figure 2-8** shows the proposed layout at full build-out for the Carlton Landing development. **Figure 1-2** in Chapter 1 shows the area of government land that would be subject to a lease if the proposed rezone and lease are granted.

**Table 2-4. Home Types Proposed at Carlton Landing**

Home Type	Number
Multi-Family for rent	40
Multi-Family for sale	330
Single-Family attached for sale	250
Low-Range Single-Family detached for sale	580
Mid-Range Single-Family detached for sale	710
High-Range Single-Family detached for sale	660
<b>Total</b>	<b>2,570</b>



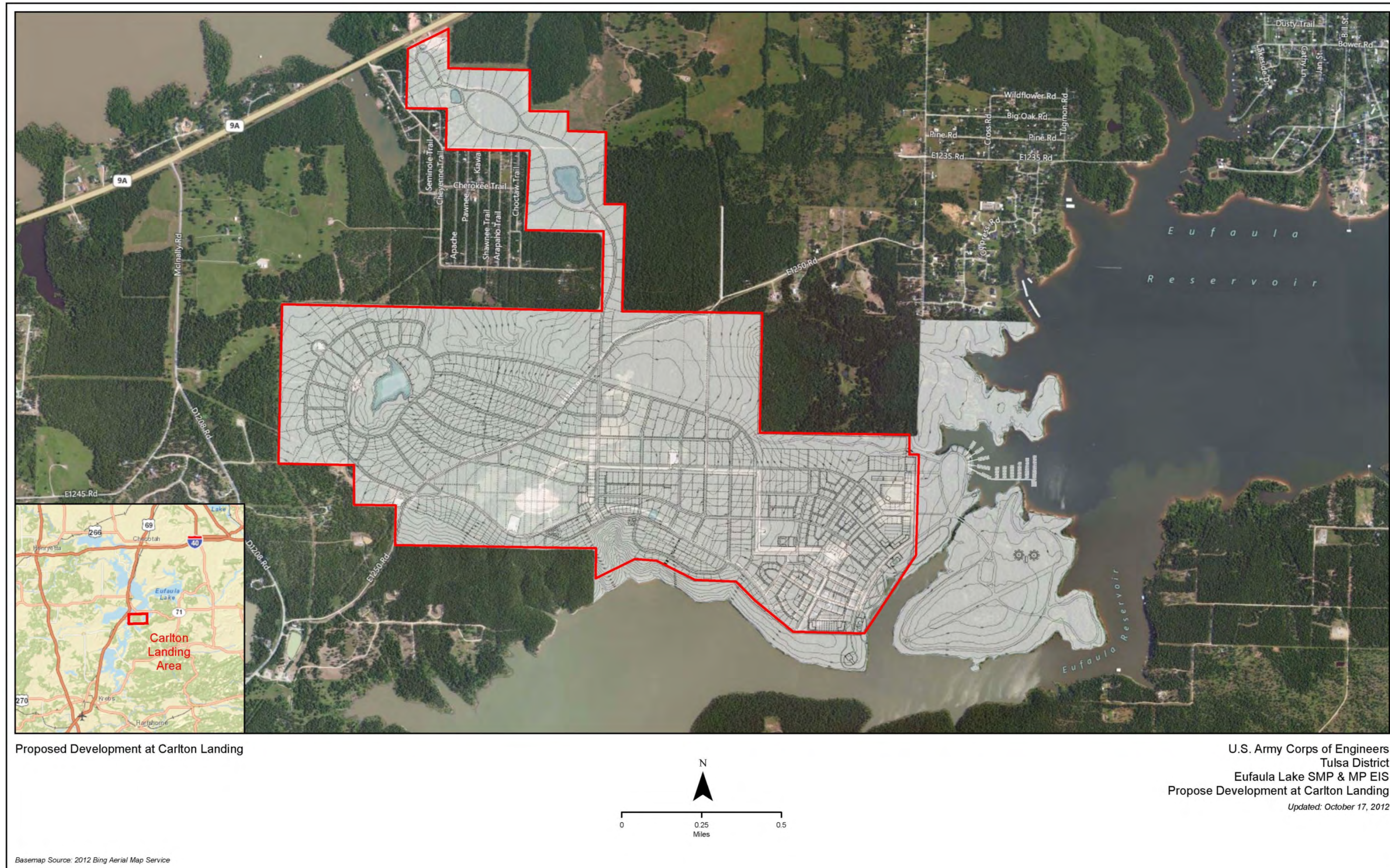


Figure 2-8. Proposed Development Layout at Carlton Landing



The planning objective of Carlton Landing is to create a sustainable community with natural amenities and features that enhance livability for residents and for the public. The developers have aimed to make the project “self-sufficient with community agriculture, independent water systems, and a private sewage treatment plant” (Humphreys 2011). An integral part of the community’s design is based on its proximity to the lake and the proposed ability of residents to access and use the lake and USACE-owned shoreline areas for various recreational development opportunities (**Figure 2-9**). Thus, proposed full build-out of the shoreline area is planned to include a mixture of different types of development in the immediate vicinity of Carlton Landing as well as on Roundtree Landing (Humphreys 2011). **Table 2-5** summarizes the planned shoreline recreational development and **Figure 2-11** through **Figure 2-16** illustrate the locations of planned development of public recreational facilities along the shoreline.



**Figure 2-9. View of Eufaula Lake from Carlton Landing Town Center Shoreline Looking West**

The requested rezone and lease would be granted under Alternative 4 (Section 2.4.7) and the Preferred Alternative (Section 2.4.3). Under these two alternatives, full build-out of Carlton Landing would include the development of a marina accommodating 275-300 boat slips (Area I, **Figure 2-11** and **Figure 2-12**). The amount of public access to the lake and lake-based recreational opportunities are expected to influence market demand for new homes at Carlton Landing. In turn, the number of new homes that are constructed and sold would affect the viability of commercial enterprises in the project’s town center and the community budgets that would be necessary to provide the planned amenities and infrastructure for the community.

**Table 2-5. Summary of Proposed Shoreline Recreational Development at Carlton Landing**

Type of Planned Development or Action	Location on Shoreline
<b>Within the Lake</b>	
Water withdrawal <sup>1</sup>	A, F, H
Activated water features <sup>2</sup>	A, F, H
Clearing of standing timber	K
Dredging and silt removal	I
Protected public swimming area	B, F, J
Protected fish habitat zone	A, D, E
No wake area	E, F
Kayaking and paddle boarding area	E, F
Inflatable floating kids play zone	E, F, J
Marina	H, F, I
Boat fueling facilities	H, F, I
Boat storage	H, I
<b>Structures</b>	
Refuge shelters	A, D, G, H, J
Public picnic facilities	B, C, J
Public structured lodging facilities	A, D, G
Public campsites	G
Flushless composting toilets	B, C, D, J
Commercial concessionaire facilities	B, C, D, E, H, J
Outdoor amphitheater	E, F
<b>Trails</b>	
Single-track mountain bike trails	A, D, E, G, H, J
Horse riding trails	A, D, E, G, H, J
Improved walkways	A, B, C, D, E, F, G, H, J
<b>Infrastructure</b>	
Earthwork and retaining wall construction	B, C, F, H, J
Public parking area	B, C, D, E, G, H, I, J
Vehicular access roads	B, C, D, E, G, H, I, J
Utility easements and facilities	A through L
<b>General</b>	
Permitted golf cart access	B, C, E, F, G, H, I, J
Dog park	A, B, D, F, H, J, L
Rights typical for a mowing permit	A, B, C, D, E, F, H, J
Vegetation modification	A through L
Clean-up of debris	A through L

**Land areas key:** A = Ridgeline trails; B = Ridgeline swim beach; C = Ridgeline community dock; D = Carlton Landing nature center; E = Carlton Landing adventure zone; F = the town green; G = Roundtree Landing; H = Eastern Shore; I = Carlton Landing Marina; J = public swimming beach; K = lake area south of Carlton Landing; L = South land holdings.

1- Water withdrawal is requested for use in irrigation and activated water features.

2- "Activated water features" refers to a proposal to withdraw irrigation water from the lake and then to direct excess runoff into natural stream beds that flow back into the lake.



The Carlton Landing proposed development would include additional, reasonably foreseeable, in-water work to provide for some of the planned water-based recreational development opportunities. Additional proposed in-water work would include removal of some of the standing timber in the lake south of the proposed nature center near Lake Area B, as well as a channel across Lake Area K and through portions of Areas D and E (**Figure 2-10** and **Figure 2-11**). An area approximately 6.5 acres in size would be cleared of standing timber near the shoreline (**Figure 2-16**) and the creation of a channel approximately 400 feet wide to provide safe boating around Roundtree Landing would clear another 43 acres of standing timber (through Area K on **Figure 2-11**; also shown on and **Figures 2-15** and **2-16**). An area of standing timber approximately 17 acres in size would be retained close to the shoreline. No timber would be cleared in the area proposed for the marina, as this area is already clear of standing timber.



**Figure 2-10. Standing Timber in the Water at Carlton Landing**

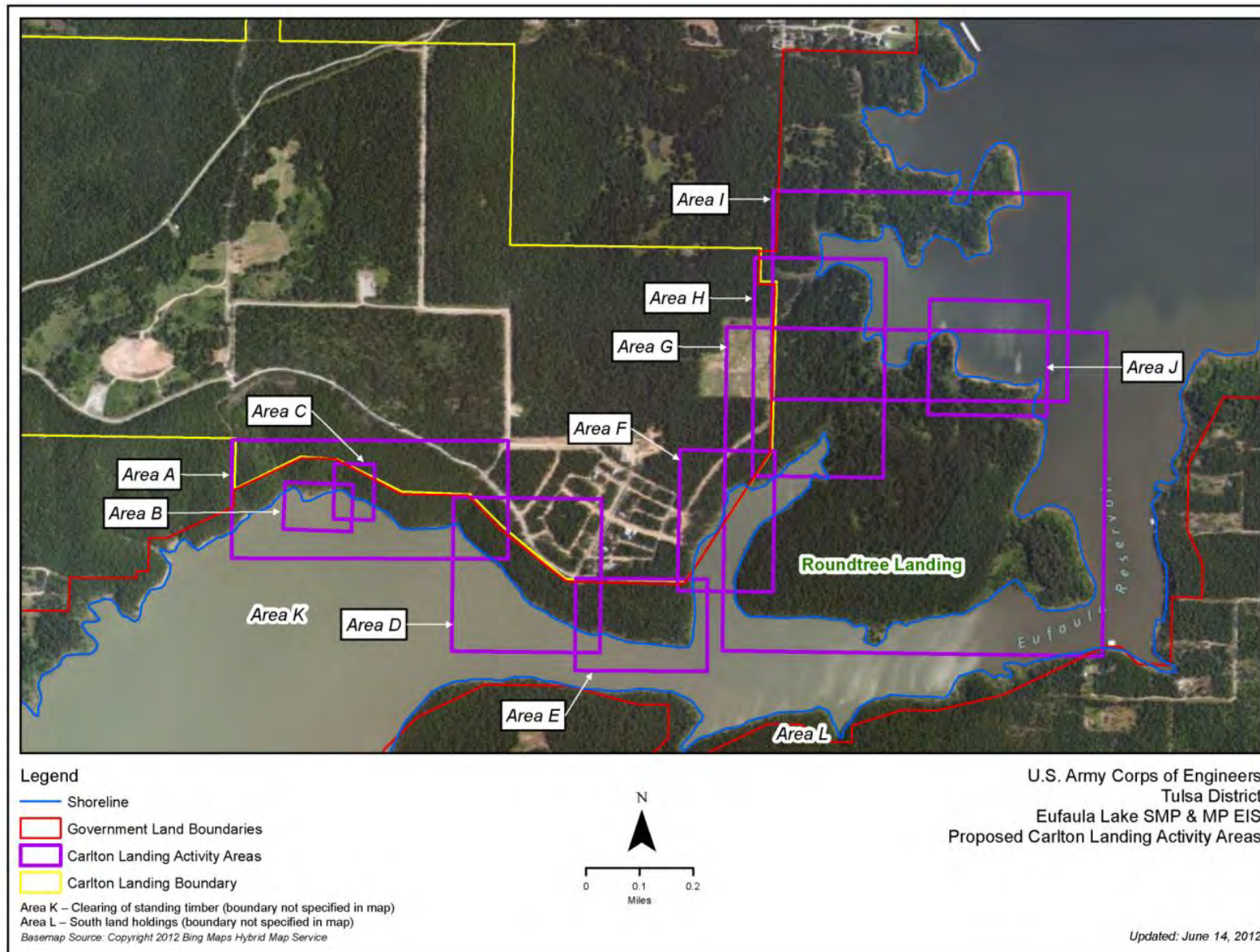


Figure 2-11. Carlton Landing Shoreline Proposed Development Areas (see Table 2-5)



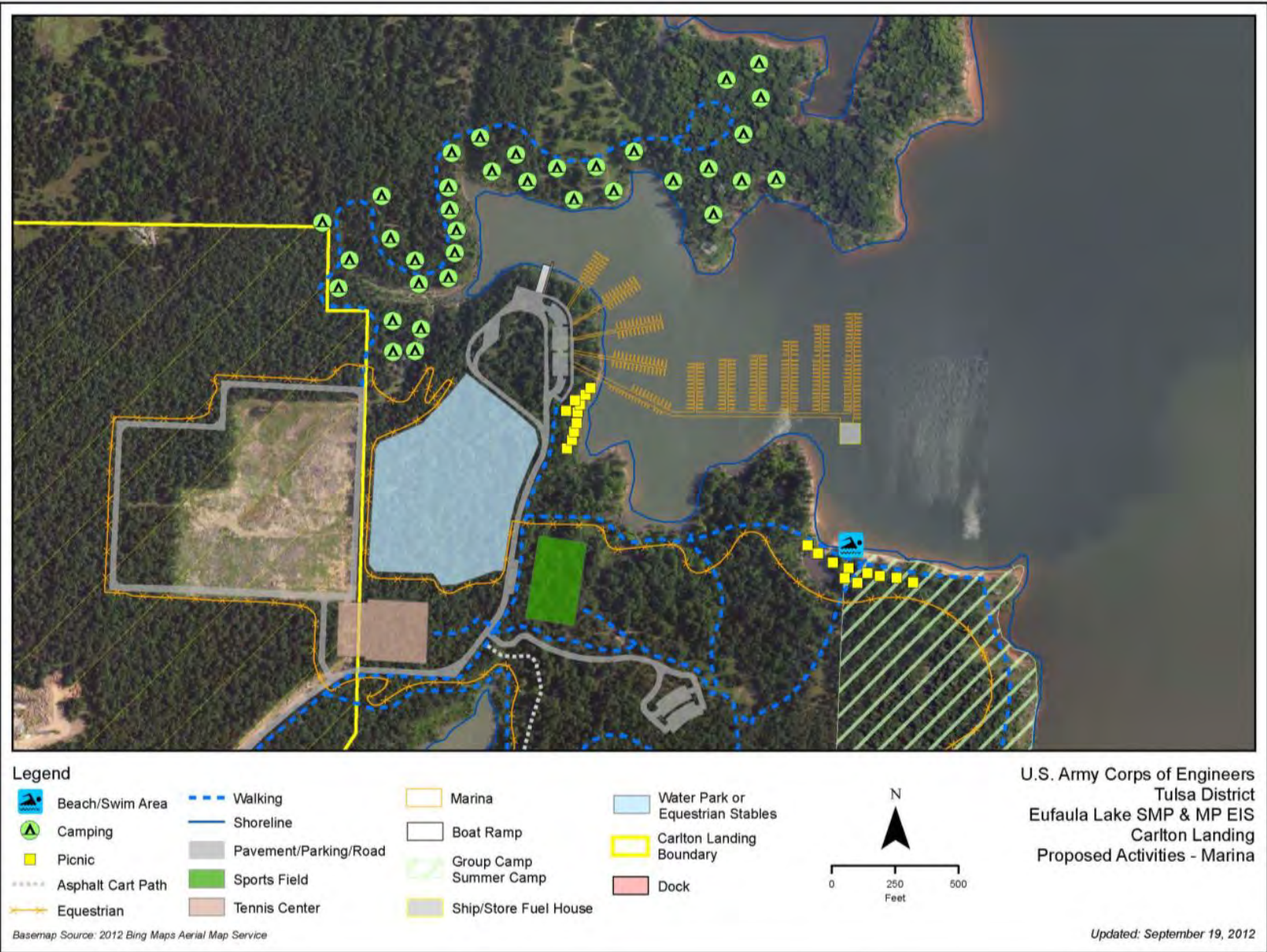


Figure 2-12. Carlton Landing Proposed Activities on USACE-owned Land – Marina (Areas H, I, and J)



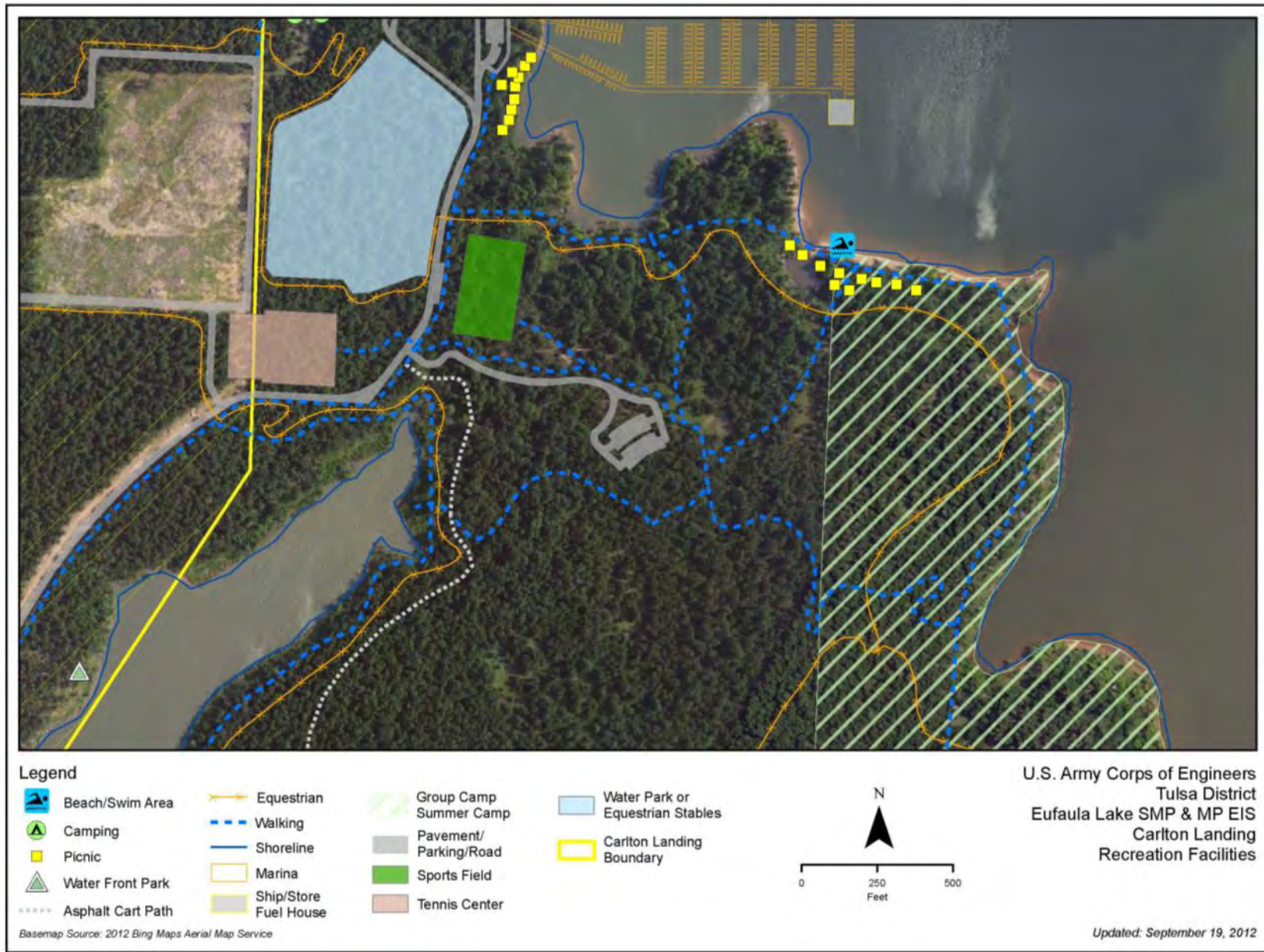


Figure 2-13. Carlton Landing Proposed Activities on USACE-owned Land – Roundtree Landing North (Areas G, H, and J)



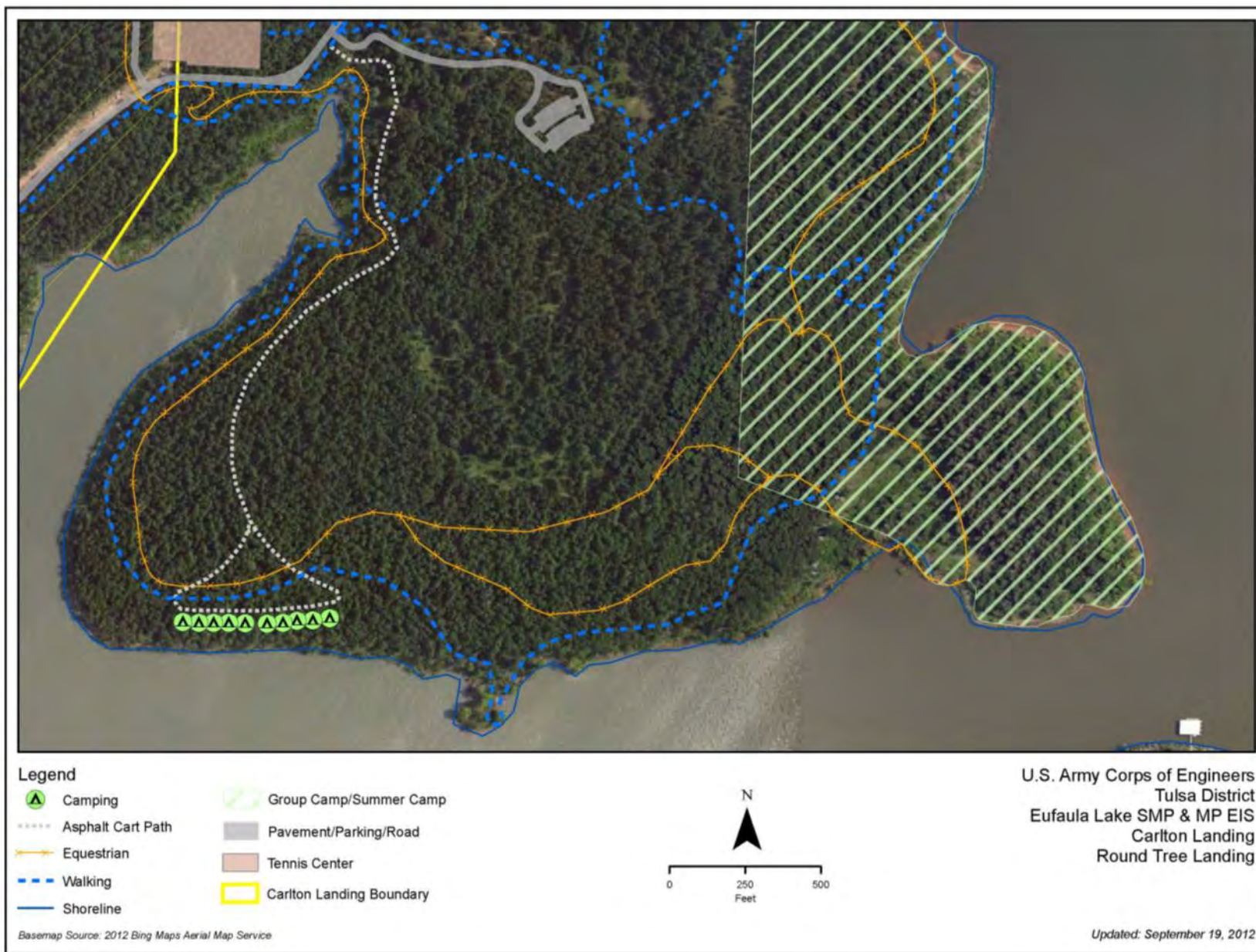


Figure 2-14. Carlton Landing Proposed Activities on USACE-owned Land – Roundtree Landing South (Area G)





Figure 2-15. Carlton Landing Proposed Activities on USACE-owned Land – Nature Center East (Areas A, D, and E)



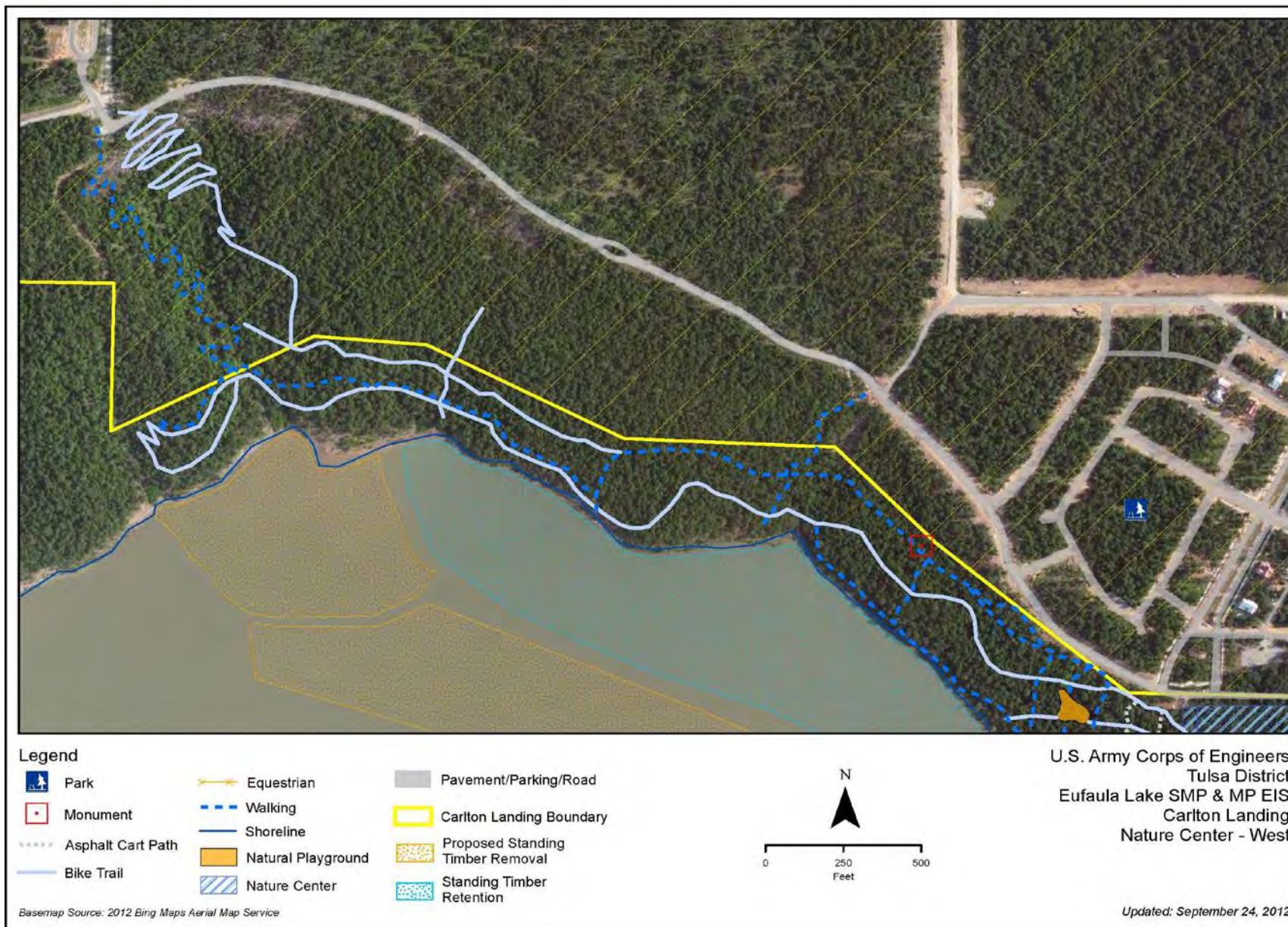


Figure 2-16. Carlton Landing Proposed Activities on USACE-owned Land – Nature Center West (Areas A, B, and C)



### 2.3.3.2 Inclusion in the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement EIS

Carlton Landing is analyzed in this EIS due to its dependence on potential USACE actions to change the allocation of the shoreline abutting Carlton Landing and to approve a lease agreement which would allow the construction of a marina and other public recreational features. As shown on **Figure 2-3** the shoreline along Carlton Landing on the north side of Longtown Arm and on Roundtree Landing is currently designated Protected. Protected shoreline areas do not allow for development of marinas or any of the proposed shoreline recreational uses described above. In total, the lease request for Carlton Landing would encompass 5.8 miles of shoreline and 301 acres of USACE-owned land. This entire shoreline area would be rezoned to Public Recreation from Protected. The land use classification of 258 acres would remain High Density Recreation as it currently is classified under the MP and an additional 43 acres would change from Low Density Recreation to High Density Recreation for a total of 301 acres.

Each of the alternatives described in Section 2.4 include a description of how the shoreline allocation might change in the vicinity of Carlton Landing, as well as the corresponding potential development that could be expected at build-out at Carlton Landing. Alternative 4 and the Preferred Alternative are the only alternatives that would include the complete request for a change in shoreline allocation to Public Recreation and the grant of a lease for the construction and operation of a marina and other public recreation facilities.

### 2.3.4 Individual Zoning Requests

During public scoping, a number of requests were submitted to USACE for either changes to or the continuance of existing shoreline allocations. During the public comment period on the Draft EIS some additional requests were received. **Table 2-6** summarizes the requests where a specific shoreline allocation was requested. This list does not include individual dock requests. Individual dock requests would be evaluated under normal shoreline permitting procedures in accordance with established shoreline allocations following the revision of the SMP.

Most of the individual requests for a change in shoreline allocation would occur under one or more of the alternatives and the impacts are evaluated with the analyses for those alternatives. Requests for a change in shoreline allocation are highlighted under the appropriate alternative(s) in Section 2.4 where the shoreline allocation would change to meet the request. Specific requests to maintain existing Limited Development allocations are highlighted under those alternatives that would maintain the existing allocation. **Figure 2-17** illustrates the location of these zoning requests. The requests for specific shoreline allocations received during public scoping include:

- Zoning Request #1 – Duchess Creek Acres I and II: Shoreline areas abutting the existing Duchess Creek Acres I and II subdivision, near Porum Landing, are currently designated Protected and are included in a license agreement with ODWC for wildlife conservation. The subdivision has been developed since the 1960s and currently there are two private docks in this area that would not ordinarily be allowed under the current shoreline allocation. These docks are grandfathered and allowed to remain under 36 CFR 327.30. The adjacent land owner requests a change of shoreline allocation to Limited Development to allow for application for a permit to construct three additional 20 slip docks (Sellers 2011). Since the Protected areas of shoreline in this zoning request are encumbered with a license agreement with ODWC, this zoning request was eliminated from further consideration in the EIS as described in Section 2.6.

- Zoning Request #2 – Dam North Eufaula Cliffs: Shoreline areas abutting a 40 acre proposed subdivision just north of Eufaula Dam (S25/T10N/R18E) are currently designated as Protected. The request is to change this allocation to Limited Development (Sellers 2011). Alternative 4 would include changing this Protected shoreline area to Limited Development.
- Zoning Request #3 – Lake Eufaula Association: A shoreline area west of Highway 69 on the north side of the town of Eufaula is currently designated Limited Development. The Lake Eufaula Association requests a change to Public Recreation to allow for the development of a fishing pond and park area (Morris 2011). This request is considered under Alternative 4, as a special circumstance and is included in the Preferred Alternative. Alternative 4 and the Preferred Alternative are the only alternatives that would increase the amount of shoreline designated as Public Recreation.
- Zoning Request #4 – Roberts Ridge: Shoreline areas abutting the 39 acre subdivision (1S/T09N/R17E) are currently designated as Limited Development. The adjacent land owners request that the shoreline remain Limited Development. They plan to request permits for a dock for use by homeowners on interior lots and for private docks for use by waterfront lots (Bradley 2011). Under Alternative 1, the Limited Development allocation would change to Protected; therefore, this request is highlighted under Alternative 1. All other alternatives would maintain the Limited Development zoning.
- Zoning Request #5 – The Meadows on Longtown Creek: Shoreline areas abutting this 8.77 acre proposed subdivision (S29/T9N/R17E) are currently designated Limited Development. The adjacent land owners request that the zoning remain Limited Development as they plan to apply for a permit to locate a 12 slip dock in this location (Rowe and O’Brien 2011). Since this request is to maintain Limited Development, it is linked to Alternative 1. Alternative 1 is the only action alternative that would not maintain Limited Development in this area. All other alternatives would maintain the Limited Development zoning.
- Zoning Request #6 – Bass Request: Shoreline areas between Holiday Hills and Windsor Woods (S3/T8N/R16E) are currently designated as Limited Development (Bass 2011). The adjacent land owner requests to maintain that allocation. Under Alternative 1 about 25 percent of the shoreline would remain as Limited Development while the rest would change to Protected; therefore, this request is highlighted under Alternative 1. Alternative 1 is the only action alternative that would not maintain Limited Development in this area. All other alternatives would maintain the Limited Development zoning.
- Zoning Request #7 – Lakeview Country Estates V: Shoreline areas abutting the proposed Lake View Country Estates V subdivision, near Porum Landing (S13/T10N/R18E), are currently designated Limited Development. The adjacent land owner requests that the area remain Limited Development (Sellers 2011). None of alternatives propose changes to the Limited Development allocation in this area.
- Zoning Request #8 – Falcon Tree: Shoreline areas adjacent to the proposed Falcon Tree subdivision are currently designated Protected (Roberts 2011). The adjacent land owners request a change to Limited Development. The Preferred Alternative and Alternatives 3 and 4 would change these



shoreline areas from Protected to Limited Development; therefore, this request is considered under those alternatives.

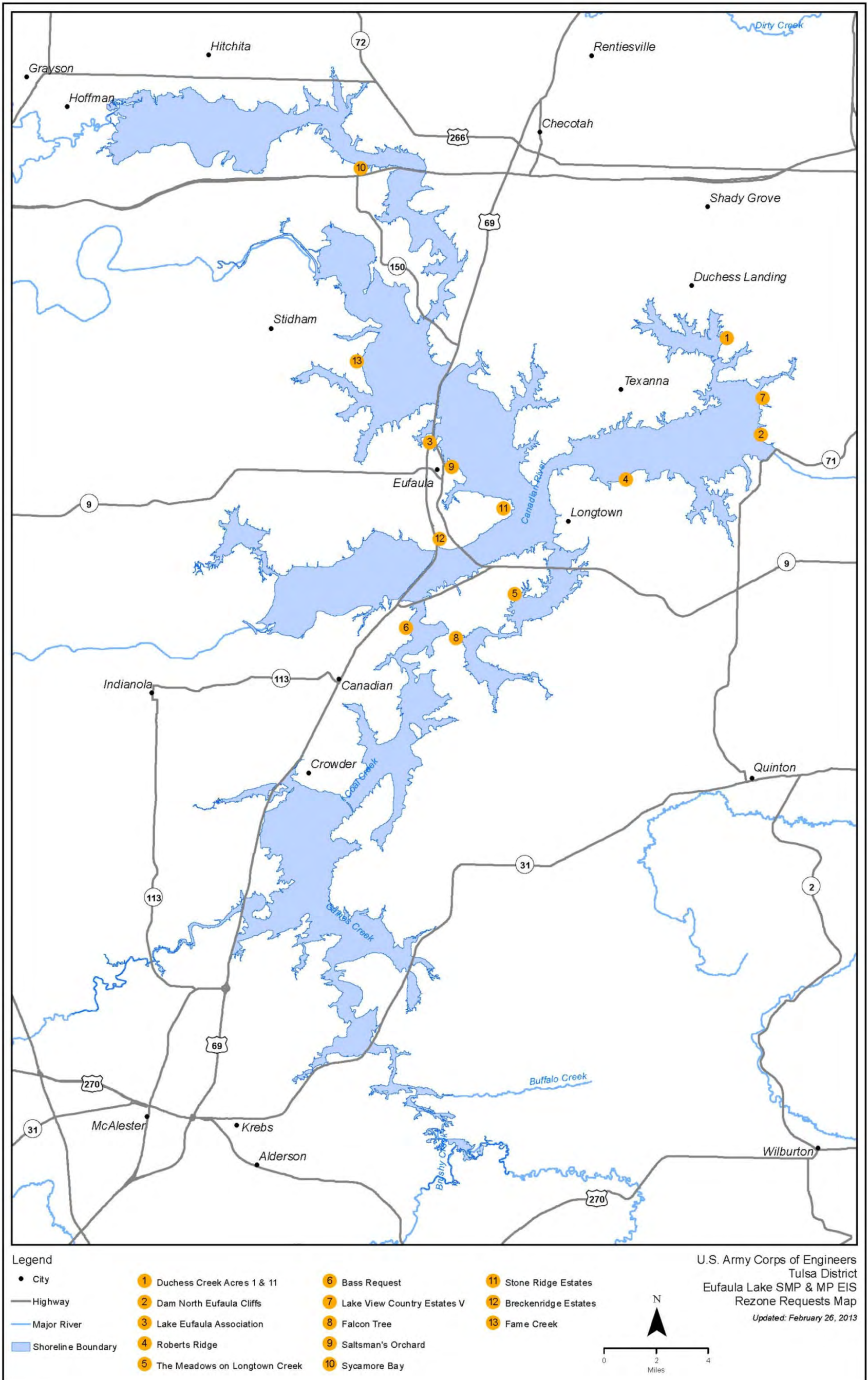
- Zoning Request #9 – Saltsman’s Orchard: Shoreline areas adjacent to Saltsman’s Orchard are currently designated Public Recreation (Saltsman 2011). The adjacent land owners request changing this area to Limited Development. This request is considered under Alternative 4, as a special circumstance.
- Zoning Request #10 – Sycamore Bay: Shoreline areas abutting the Sycamore Bay subdivision are currently designated Limited Development and have private boat docks (Sycamore Bay Property Owners 2011). The adjacent land owners request that this area remain Limited Development. Alternative 1 is the only action alternative that would change this allocation; all other alternatives would maintain the Limited Development zoning.
- Zoning Request #11 – Stone Ridge Estates: Shoreline areas along Stone Ridge Estates are currently designated Protected. The request is for a change from Protected to Limited Development along the Stone Ridge Estates lakefront and then also extending south and west all the way to the Highway 9 bridge. This request would be partially approved under the Preferred Alternative and Alternative 4.
- Zoning Request #12 – Breckenridge Estates: Shoreline areas along Breckenridge Estates are currently designated as Protected. The adjacent land owner requests that the shoreline along this 57 lot subdivision be changed to Limited Development between the lookout point at the Highway 9 bridge and Highway 69. As a minimal alternative, the adjacent land owners request that the area of the cove next to Highway 69 be changed to Limited Development. This request would be partially approved under Alternative 4.
- Zoning Request #13 – Fame Creek: Shoreline areas along this zoning request are currently designated as Protected. The adjacent land owners request that the shoreline be changed to Limited Development. Alternative 3 and the Preferred Alternative would change some of the shoreline to Limited Development and Alternative 4 would change most of the shoreline.

**Table 2-6. Individual Zoning Requests**

Zoning Request	Existing Shoreline Allocation	Requested Future Shoreline Allocation	Alternatives Request Could be Approved Under
#1	Protected	Limited Development	Alternative eliminated from further consideration (Section 2.5.2.2)
#2	Protected	Limited Development	Alternative 4 (Section 2.4.7.4)
#3	Limited Development	Public Recreation	Alternative 4 (Section 2.4.7.4) and the Preferred Alternative (Section 2.4.3.4)
#4	Limited Development	Limited Development	Preferred Alternative and Alternatives 2, 3, and 4 (Sections 2.4.3.4; 2.4.5.4; 2.4.6.4; and 2.4.7.4)
#5	Limited Development	Limited Development	Preferred Alternative and Alternatives 2, 3, and 4 (Sections 2.4.3.4; 2.4.5.4; 2.4.6.4; and 2.4.7.4)

Zoning Request	Existing Shoreline Allocation	Requested Future Shoreline Allocation	Alternatives Request Could be Approved Under
#6	Limited Development	Limited Development	Preferred Alternative and Alternatives 2, 3, and 4 (Sections 2.4.3.4; 2.4.5.4; 2.4.6.4; and 2.4.7.4)
#7	Limited Development	Limited Development	Preferred Alternative and Alternatives 1, 2, 3, and 4 (Sections 2.4.3.4; 2.4.4.4; 2.4.5.4; 2.4.6.4; and 2.4.7.4)
#8	Protected	Limited Development	Preferred Alternative and Alternatives 3 and 4 (Sections 2.4.3.4; 2.4.6.4; and 2.4.7.4)
#9	Public Recreation	Limited Development	Alternative 4 (Section 2.4.7.4)
#10	Limited Development	Limited Development	Preferred Alternative and Alternatives 2, 3, and 4 (Sections 2.4.3.4; 2.4.5.4; 2.4.6.4; and 2.4.7.4)
#11	Protected	Limited Development	Preferred Alternative and Alternative 4 (Sections 2.4.3.4 and 2.4.7.4)
#12	Protected	Limited Development	Alternative 4 (Section 2.4.7.4)
#13	Protected	Limited Development	Preferred Alternative and Alternatives 3 and 4 (Sections 2.4.3.4; 2.4.6.4; and 2.4.7.4)





**Figure 2-17. Individual Zoning Requests**

(Note: the figure illustrates only those requests that were made for a specific shoreline allocation)