

**From:** Knack, Jeff SWT <Jeff.Knack@SWT03.usace.army.mil>  
**Sent:** Wednesday, January 16, 2013 10:26 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Comments on Environmental Impact Statement for Lake Eufaula (UNCLASSIFIED)

Classification: UNCLASSIFIED  
 Caveats: NONE

Kate,

Another comment

-----Original Message-----

From: gary larson [<mailto:1960larson@gmail.com>]  
 Sent: Monday, January 14, 2013 5:58 PM  
 To: Knack, Jeff SWT  
 Cc: gary larson  
 Subject: Comments on Environmental Impact Statement for Lake Eufaula

Mr. Knack,

This Email is in regards to the Environmental Impact Statement for Lake Eufaula.

I have a concern with Alternative 1 as it relates to the Rocky Creek Estates Area Longtown Oklahoma. I own several lots and Developed this Development. When looking at this property the key to the purchase was the fact that I could get a dock and a mowing permit. I purchased this property, 27 acres over 12 years ago and applied for a Shoreline Permit for mowing and for my Dock when i built my first house on it. Over the past six and a half years I have followed all your requirements and regulations for the Dock and mowing permit.

H

AZ

My concern with Alternative 1 is that the Rocky Creek Estates Area will turn to a Protected Zone. Although I will be able to maintain my Dock I will be losing my mowing permit. I have children and grandchildren, eight grandkids from ages 2 to 10 and one of the main reasons for purchasing this property was because I could get a mowing permit. I am concerned for the safety of my children and grandchildren if this area turns to a protected zone and we are unable to mow and maintain the property between our Lot and the Dock. As it is now we see dangerous snakes and wild life. If this area were to go protected and we could not mow it and it will become a fire hazard, the area would become over grown increasing the number of snakes, spiders and wildlife which would make it very dangerous for my children and grandchildren to play and go back and forth from my property to the dock.

H

I believe in protecting the environment and wildlife I just believe it could be done in areas that are not already developed. There are plenty of areas around the lake that are not developed or inhabited and could be zoned protected before the developed areas including this one. As a Developer and investor, This land was purchess with the understanding of having mowing, pathway improvements and docks permits and without 1 or more the land is not near as valuable and harder to sell. As a investor we held a small meeting with all the homeowners in the developement and we all are concern with wildlife and thats why we do not live in town, but safty of our kids and grandkids come first and property value will drop along with making it more of a fire hazard. We all came to the conclusion that there is alot of undeveloped land that you could put into a protected status and not endanger our kids and grandkids.

Thank you for your time and consideration. Gary Larson and residents of Rocky Creek Estates Longtown Oklahoma 918-617-7587

Classification: UNCLASSIFIED  
Caveats: NONE



US Army Corps of Engineers  
Tulsa District

# Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement Draft Environmental Impact Statement

Please provide comments on the proposed alternatives for the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement, potential impacts of the alternatives, and on the proposed mitigation measures. The Draft EIS may be found on the web at <http://www.swt.usace.army.mil>. Thank you for your interest in the management of Eufaula Lake. Feel free to take an extra form and send it back later to USACE at the addresses below. **Comments must be submitted by January 21, 2013.**

Please PRINT.

Name: Steve Newman

Organization: \_\_\_\_\_

Address: P.O. Box 814

City/State/Zip: Quinton OK 74561

E-mail: \_\_\_\_\_

H

We would appreciate Alternative 4 for the creation of jobs that are needed in this area

Steve Newman  
Steve Newman

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: DONALD DOR NICHOLS  
Organization: NICHOLS MARINE & MEALESTER  
Address: 2208 S. MAIN  
City/State/Zip: MEALESTER, OK. 74501  
E-mail: NICHOLS MARINE & ALLEGIANCE TV

To Whom it may concern:

I OWN 3 LOTS ON LAKE EUFAULA FOR A # OF YEARS HAVE HAD A MOWING PERMIT FOR IF # OF YEARS. I FEEL THIS MANAGEMENT SURVEY WAS PREPARED BY CARLTON LANDING NOT TAKING ANY CONSIDERATION FOR THE GENERAL PUBLIC OWNING LOTS AROUND THE LAKE. IF THEY CHOOSE ANY ONE OF THESE PROPOSAL THEY WILL NOT HELP THE CROSSING OF THE LAKE. WHERE THERE IS A MOWING PERMIT THERE IS NO NEED FOR A VEGETATION BUFFER AT THAT LOCATION NOT ENVIAT WOULD MAKE OUR LAKE THE UGLIEST LAKE IN OK. THE THING THE CORP. SHOULD DO IS GIVE THE LAND OWNER CONTROL THE EROSION OF HIS LAKE LOT WHICH THE LAKE IS CONTINUALLY DOING. THEY NEED AN ENGINEER ASSIGNED TO HELP INDIVIDUALS TO CONTROL THE VEGETATION BUFFER. I AM AGAINST ANY OF THE

A3  
B2  
S15

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

H PROPOSALS.

Donald Dor Nichols



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: BJ Roberts

Organization: \_\_\_\_\_

Address: 1141 McNALLY Road

City/State/Zip: Eufaula OKLA - 74432

E-mail: \_\_\_\_\_

H | I would like to see alternatives 4 or a combination of 3 and F put into effect

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: MICHAEL SALTSMAN

Organization: \_\_\_\_\_

Address: HC 63 BX 20805

City/State/Zip: EUFULA, OK 74437

E-mail: \_\_\_\_\_

H | PLEASE ACCEPT ALTERNATE #4 FOR DEVELOPMENT OF THE LAKE EUFULA

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: Steve SWADLEY

Organization: Sm's CAFE

Address: 106 SELMON RD.

City/State/Zip: EUFULA, OKLA 74432

E-mail: \_\_\_\_\_

H | Alternate four or a combination of 3 & 4 would benefit  
All Business in Eufaula, Okla

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**From:** Knack, Jeff SWT <Jeff.Knack@SWT03.usace.army.mil>  
**Sent:** Wednesday, January 16, 2013 10:30 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Re-zoning proposal for SMP (UNCLASSIFIED)  
**Attachments:** Fame Area Zoning Request.pptx

Classification: UNCLASSIFIED  
 Caveats: NONE

Another comment

-----Original Message-----

From: Hunt, Turner W. [<mailto:turnerwentworth@ou.edu>]  
 Sent: Tuesday, January 15, 2013 7:33 PM  
 To: Knack, Jeff SWT  
 Subject: Re-zoning proposal for SMP

Mr. Knack,

13

My name is Turner Hunt, we have corresponded previously and I also spoke with you at the meeting in Eufaula back in December. Currently the USCE land adjacent to Turner property near Fame, Ok, is zoned "protected" which prevents family members from being able to apply for permits for things like vegetation management, dock construction, etc. The family would like the USCE property (shown on maps) to be rezoned to "limited development" so we can have the opportunity to apply for permits. This will help us become better stewards of the land and manage it with environmentally friendly methods to prevent erosion, manage thick overgrown vegetation, and create an aesthetic appearance. We would like for this area to b added to the final copy of the revised SMP. I'm attaching a PowerPoint slide of the area we wish to be re-zoned. Please let me know if there is any other information you need as quickly as possible so that I can get it to you prior to the January 21st deadline. Thank you very much.

Turner Went-Worth Hunt

Classification: UNCLASSIFIED  
 Caveats: NONE



The area shown to the left is the desired area for re-zoning from "Protected" to "Limited Development"

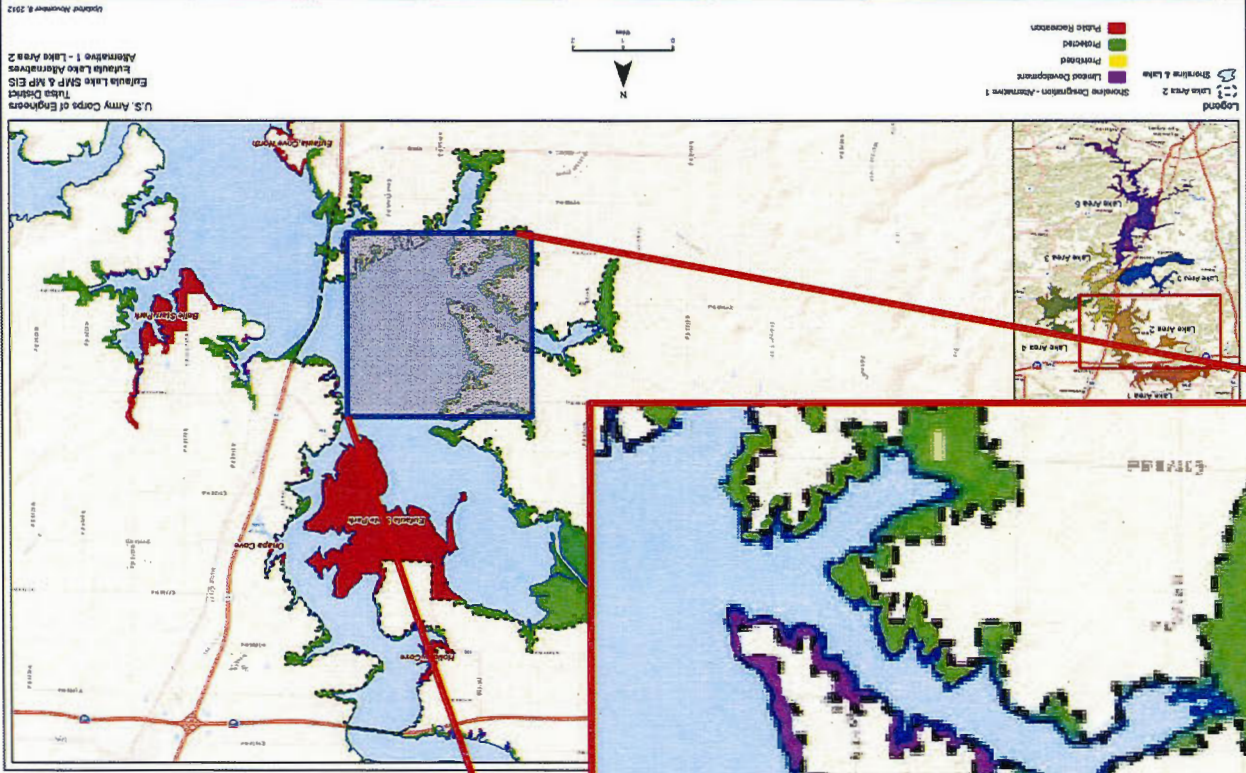
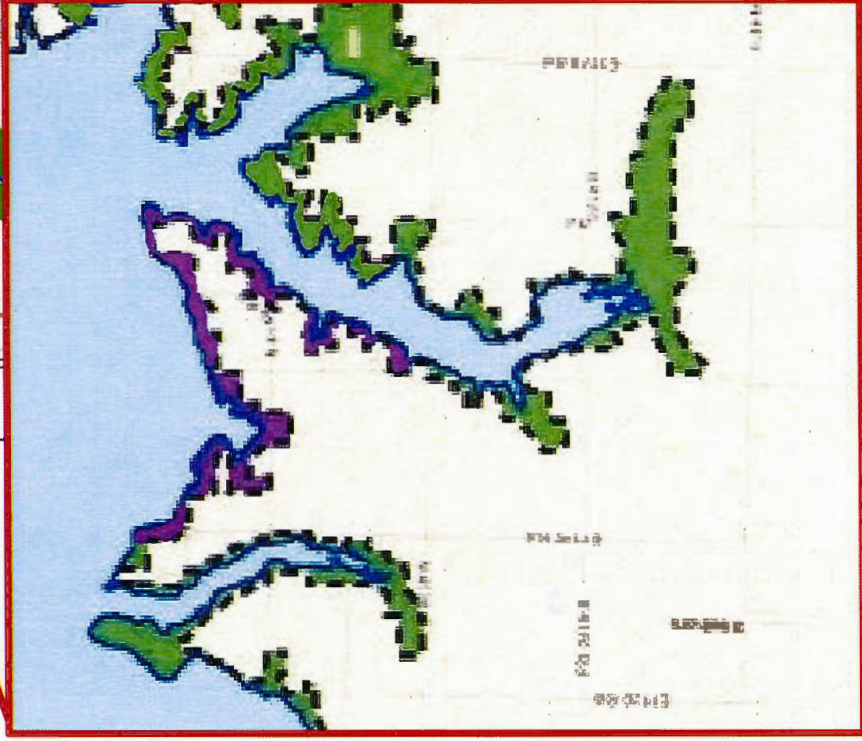


Figure 2-20. Alternative 1 Lake Area 2

November 2012



US Army Corps of Engineers  
Tulsa District

# Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

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Please PRINT.

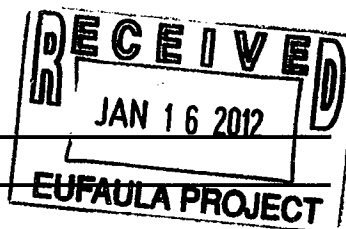
Name: Bill Hart

Organization: \_\_\_\_\_

Address: 121 W BK 1250 Rd. St

City/State/Zip: Stigler OK 74462

Phone: \_\_\_\_\_  
E-mail: 918 799 5553



H

Water quality is the <sup>primary</sup> ~~only~~ question in my mind. Without it, the lake loses most of its value. Water shortages are all ready upon us and will only get worse as we empty our aquifers. High quality water for human and agricultural use can only be maintained with option #1.

B3

The loss of volume due to erosion from development and gravel roads could be nearly eliminated with simple controls already used in highway construction. Paved roads would also be of great importance in maintaining a stable shoreline and water under our docks.

B3

Water levels held inside 1 foot would ~~encourage~~ encourage aquatic vegetation which can be of great value to a lake.

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517

And, on a somewhat related matter, does the Corps have any data on tremors associated with "Fracking" affecting monolithic concrete structures?



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: Bill and Susie Hines  
Organization: Home Owner  
Address: Rt 4 Box 2400  
City/State/Zip: Eufaula, OK 74432  
E-mail: none - phone 918-689-5101

AZ

We would prefer to have Option 1 — which leaves  
everything as is. We feel it would be a hazard  
to our children/grandchildren to play by the  
water if we cannot mow.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



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Please PRINT.

Name: Randy Shannon

Organization: \_\_\_\_\_

Address: 415 Rock Creek Road

City/State/Zip: McAlester OK 74501

E-mail: Range2078@yahoo.com

H | of the proposed alternatives - alternative 1 would be best.

D2 | It would be better to stop all development on public land - other than parks which are open to all. Lake shore development favors those living adjacent to public land over those that are not.

Leaving the land undeveloped is the most fair to everyone now & in the future.

D1 | as far as Carlton land use that seem to be nothing more than pol. ideal patronage for Sen. Inhofe & his friends - a bit like cross-timbers on Skiatook - do we never learn?

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



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Tulsa District

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Please PRINT.

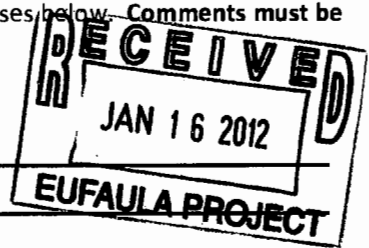
Name: KAREN STEELE-HART

Organization: \_\_\_\_\_

Address: 121 NBK 1750 Rd

City/State/Zip: STIGLER OK 74462

E-mail: N/A



Thank you for the presentation. I think of "GUIDEPOSTS". Some thing to give DIRECTION - as a main focus. WATER QUALITY: development of any kind protects the water quality. This umbrellas a majority - OR NOT? That's the perspective that I would like a majority agreement ON - before development decisions etc. even begin to sort themselves out + IN the sorting out water quality do the guidepost. I love this wooded and water environment. ~~I support what the government is doing~~ ~~It's important to have some water in life~~

Poor water quality: effects the "real" value. Could the real estate + other interested - develop oriented individuals see their profits w/out good water quality? Good water quality will be where people will want to come. Please make facts, announce the facts of what harms this environment\*. Presently the lake particularly coves are filling due to development run-off "gravel"

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email:

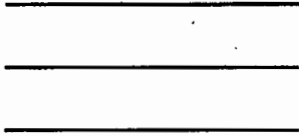
[Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

being put on roads? The future of only 4 stroke motors  
I often miss the educational material on what effects  
this beautiful place. KEEP IT SO...

K. Steele-Hart  
121 NBK 1750 Rd  
Stigler, OK 74462  
505-744-1115

G1  
G3

Postage Required



Mr. Jeff Knack, Acting Chief  
Environmental Analysis and Compliance Branch  
CESWT-PE-E  
1645 S. 101st East Ave.  
Tulsa, OK 74128

-----**Fold Here**-----

Tape ends before mailing

*Does the EPA require  
haybales + plastic?  
for run off?  
I know WATER is the  
future resource  
of great concern.  
Let's be a part of  
that thinking.*

*61*



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: Jon Tomlinson  
Organization: Home Owner  
Address: Rt. 4 Box 2410  
City/State/Zip: Eufaula, OK 74432  
E-mail: jctoutdoor@aol.com

H  
AZ

We would prefer to have Option 1 - which leaves everything the same as it is today. Specifically - we want to continue to move our yard to the water's edge. We feel that "NOT" moving would decrease our property value. It would also make it more difficult for recreational usage of our beach.

~~XXXXXXXXXX~~

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Thursday, January 17, 2013 12:15 PM  
**To:** Stenberg, Kate  
**Subject:** FW: Lake Eufaula Shoreline Management Plan Revision (UNCLASSIFIED)

Classification: UNCLASSIFIED  
 Caveats: NONE

Another comment

-----Original Message-----

From: David Verner [<mailto:davidv@bigvfeeds.com>]  
 Sent: Wednesday, January 16, 2013 1:58 PM  
 To: Knack, Jeff SWT  
 Subject: FW: Lake Eufaula Shoreline Management Plan Revision

---

From: David Verner [<mailto:davidv@bigvfeeds.com>]  
 Sent: Wednesday, January 16, 2013 1:55 PM  
 To: 'Jeff.Knack@usace.army.mil.'  
 Cc: 'Les Cashmere'  
 Subject: Lake Eufaula Shoreline Management Plan Revision

Dear Jeff Knack,

H | We attended the public open house at Eufaula Middle School on December 19, 2012. After looking at all the options that were offered we would like to vote for no changes made to what we already have in effect on shoreline management.

AZ | Here are our reasons for note wanting to change. When we started looking for property to buy on Lake Eufaula we studied where we could have a boat dock and a mowing permit and bought our lot in Spinnaker Point development based on this fact. We have invested several hundred thousand dollars building a home and purchasing a boat dock and a lot of man hours cleaning up Corp Property that we are allowed to via mowing permit. Now if any options are approved other than No Change then there becomes a 30 to 90 ft threshold from the waters edge that can not be mowed or trees trimmed, I feel this will have a negative impact on the value of my waterfront property as it will make viewing the lake very limited. In 2 of the options where my property joins the Corp it will be changed from Limited Development to Restricted, but I will be able to keep my boat dock. I don't know who would want to try to get thru a jungle to get to their boat dock; I know I don't want to. This also lowers the value of our property.

There are something's on the options we like, but not at the expensive of giving up what we already have. We are not asking for anything more than what we have right now because that is what we used to make a decision on buying



A<sup>4</sup> | property on Lake Eufaula and put in the homework before we spent the money. We feel if any new rules are approved, then the current property owners should be Grand Fathered in with no changes for as long as we own the property.

D<sup>1</sup> | Most of the proposals that are being offered are based on the fact that people (Carlton Landing) didn't do there homework before buying property and thought they could change the rules to meet there needs. We do not think we should be punished to make up for there mistakes or put money in there pockets

These are our thoughts and concerns on the proposals and we appreciate the opportunity to be heard.

Sincerely

David and Kari Verner

P.O. Box 486

McAlester,OK 74502

Phone 918-421-1167

Classification: UNCLASSIFIED

Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:43 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Eufaula EIS Draft (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Merrie Brenner [<mailto:abcappraisal1@gmail.com>]  
Sent: Thursday, January 17, 2013 9:28 AM  
To: Knack, Jeff SWT  
Subject: Eufaula EIS Draft

Mr Knack,

I'm a Real Estate Appraiser that works around Lake Eufaula. I attended the meeting in December at Eufaula High School.

I need to make comment in my appraisals about this study mainly that is could or could not effect the subject property I'm appraising....mostly about the shoreline changes, if any and availability of dock applications.

316

Having said all that I've visited the site an have the proposed changes in all four, but any chance I could get copies of the display maps that show the proposed changes for shorelines so I can note my specific property and tell the probables.

Thank you,  
Merrie Brenner  
ABC Appraisals/A Brenner Co.  
918-329-8332

Sent from Windows Mail

Classification: UNCLASSIFIED  
Caveats: NONE

1/17/2013

From: Lester and Valerie Cashmere

To: Corps of Eng - Mr. Jeff Knack - 918-484-2266

Re: Lake Eufaula Shoreline Management Plan Revision

D1

If we understand the Plan Revision correctly, all options except "No Change" damages all existing mowing Permit holders in order to help Carlton Landing!

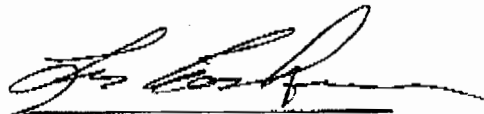
Two years ago, we purchased a Lakefront home in the Longtown area that had been unused and vacant for several years. We followed all rules and procedures obtaining a mowing permit and dock permit and spent a considerable amount of time and money in buying the house and land, cleaning up the Corps Property and rebuilding the house. We could have purchased a much nicer house that was not Lakefront but near the lake for considerable less.

A8

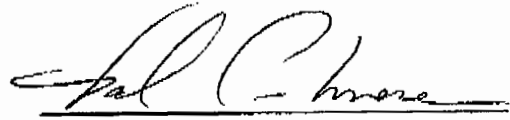
We believe all Options other than "No Change", requiring a 30' to 90' area from waters edge that cannot be mowed or trees trimmed will devalue Lakefront property.

Why damage existing Lakefront home owners who play by your rules to help one (Carlton Landing) who didn't? This will invite a class action law suit and makes no sense what so ever.

We vote "No Change".



Lester Cashmere



Valerie Cashmere

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:06 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Re-zoning proposal for SMP (UNCLASSIFIED)  
**Attachments:** Fame Area Re-Zone.jpg; Fame Area Zoning Request.pptx

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Hunt, Turner W. [<mailto:turnerwentworth@ou.edu>]  
Sent: Thursday, January 17, 2013 3:51 PM  
To: Knack, Jeff SWT  
Subject: RE: Re-zoning proposal for SMP (UNCLASSIFIED)

Sir,

I3

My apologies, I attached a power point slide in my last email that either didn't get attached properly (most likely the case) but I'm attaching the slide again as well as a picture of the power point slide that includes a map. Thank you for catching my mistake. Let me know if you need anything else.

Sincerely  
-Turner

---

From: Knack, Jeff SWT [[Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil)]  
Sent: Thursday, January 17, 2013 9:58 AM  
To: Hunt, Turner W.  
Subject: RE: Re-zoning proposal for SMP (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

Mr. Turner:

Is there any way you could provide a map with the specific location of your rezoning request?

Jeff

-----Original Message-----

From: Hunt, Turner W. [<mailto:turnerwentworth@ou.edu>]  
Sent: Tuesday, January 15, 2013 7:33 PM  
To: Knack, Jeff SWT  
Subject: Re-zoning proposal for SMP

Mr. Knack,

13 /  
My name is Turner Hunt, we have corresponded previously and I also spoke with you at the meeting in Eufaula back in December. Currently the USCE land adjacent to Turner property near Fame, Ok, is zoned "protected" which prevents family members from being able to apply for permits for things like vegetation management, dock construction, etc. The family would like the USCE property (shown on maps) to be rezoned to "limited development" so we can have the opportunity to apply for permits. This will help us become better stewards of the land and manage it with environmentally friendly methods to prevent erosion, manage thick overgrown vegetation, and create an aesthetic appearance. We would like for this area to be added to the final copy of the revised SMP. I'm attaching a PowerPoint slide of the area we wish to be re-zoned. Please let me know if there is any other information you need as quickly as possible so that I can get it to you prior to the January 21st deadline. Thank you very much.

Turner Went-Worth Hunt

Classification: UNCLASSIFIED

Caveats: NONE

Classification: UNCLASSIFIED

Caveats: NONE

The area shown to the left is the desired area from "Protected" to "Limited Development"

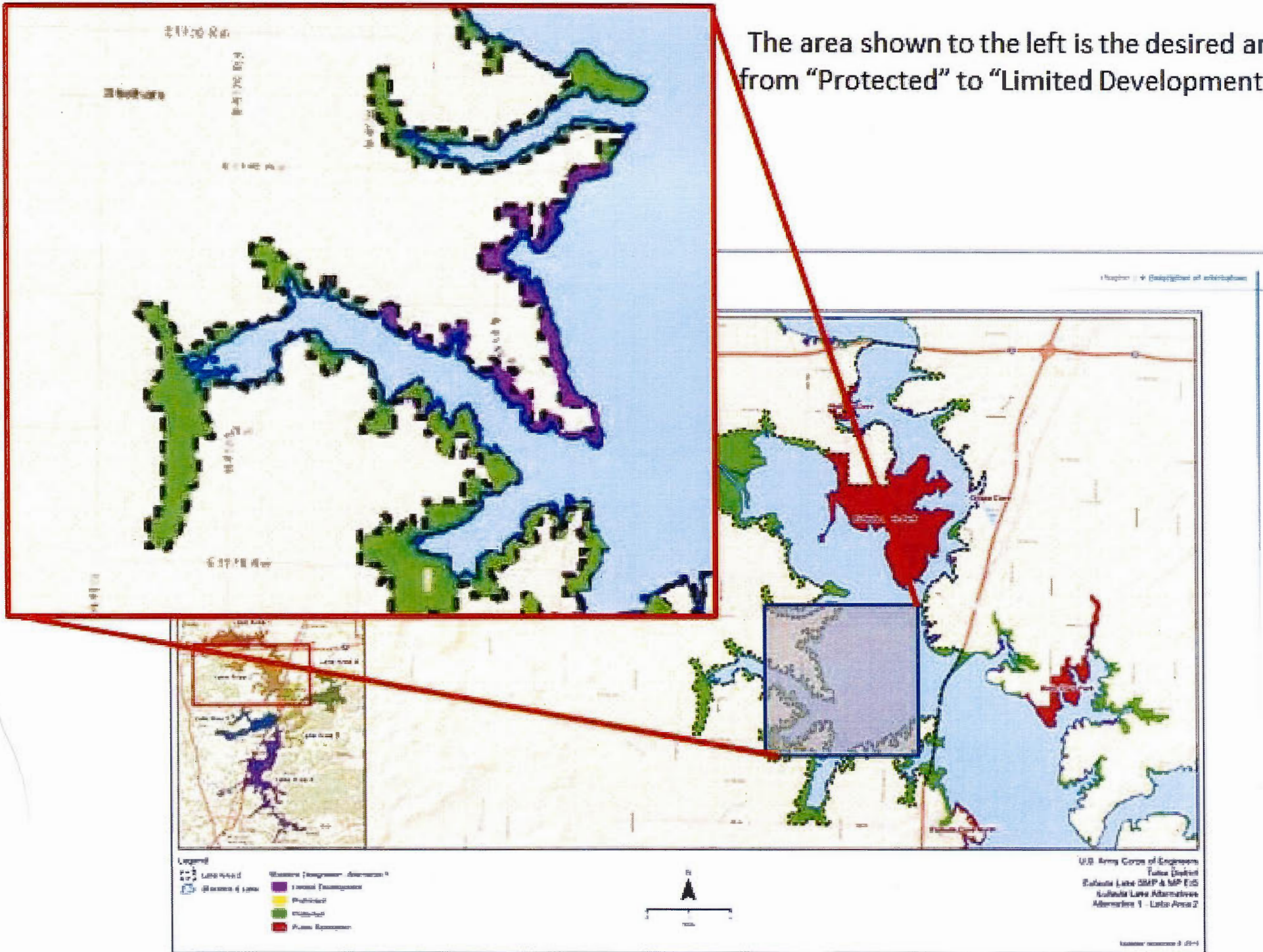


Figure 3-20. ALTERNATIVE 1 Lake Area 2

The area shown to the left is the desired area for re-zoning from "Protected" to "Limited Development"

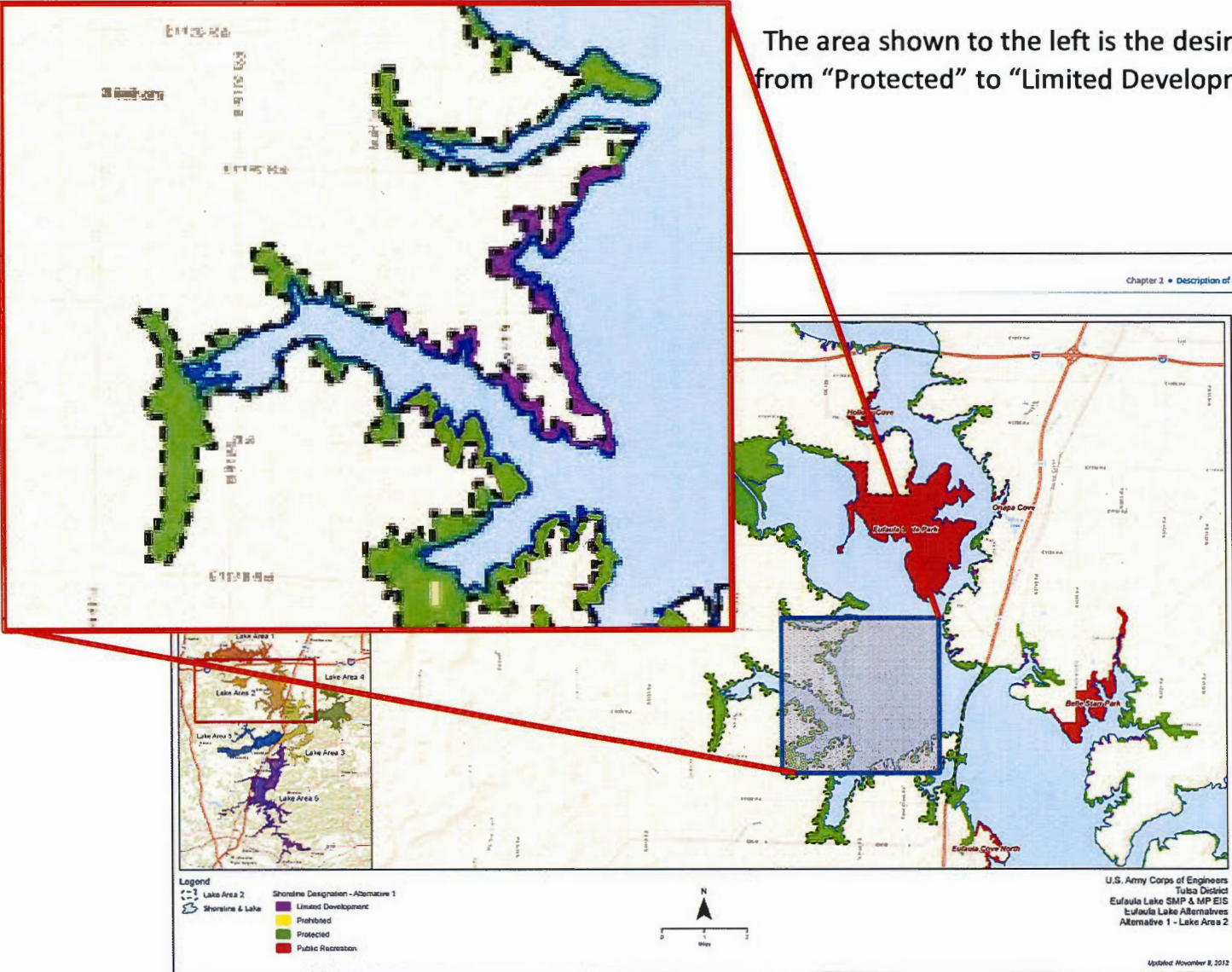


Figure 2-20. Alternative 1 Lake Area 2

November 2012

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Thursday, January 17, 2013 12:21 PM  
**To:** Stenberg, Kate  
**Subject:** FW: (UNCLASSIFIED)  
**Attachments:** CORPS.doc

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Gary Nichols [<mailto:gary@marineholdingcorp.com>]  
Sent: Thursday, January 17, 2013 11:22 AM  
To: Knack, Jeff SWT  
Subject:

Classification: UNCLASSIFIED  
Caveats: NONE



1-8-2013

Mr. Jeff Knack:

Re: EIS for Eufaula Lake, Oklahoma

I attended the workshop presented by the Corps in Eufaula, OK, on Dec. 19, 2012. Additionally, I am a landowner / homeowner with property adjacent to US Government property. I currently have a boat dock permit and a mowing permit.

At the workshop I was told by several different Corps representatives that they felt none of the proposed Alternatives would be adopted in their entirety. Rather there would be a balanced approach using parts of each to complete a revised SMP.

Therefore please consider the following:

The No Change alternative is of no benefit to anyone. I believe I understand it is only presented as a base line for the study. I assume it is not actually being considered. If this is the case no comment is necessary. If not I do not consider this a viable option for the SMP.

E3 | Alternative 1 and Alternative 2 would have a devastating economic impact on development around the lake and a financial disaster for many property owners and businesses. Any reduction of the current 271 miles of Developed Shoreline should not be considered. Even though these two Alternatives improve the environmental impact of the lake it does not offset the economic issue.

Alternative 3 seems to create the best balance of insuring continued economic growth for both the lake and the surrounding communities. In this approach approximately 45% of the shoreline miles have been set aside for development. I would be supportive of any number up to 50%, or 404 miles. Any development beyond that would seem unnecessary at this time.

E4 | Obviously, a SMP can be done again in another 48 years. One major issue I do have with Alternative 3 is the number of docks that this shoreline proposal allows for. 11,844 docks and the boats that would occupy those docks, along with the day use areas capacity, would create a dangerous amount of boating traffic for the lakes users. I am in the boat sales business, and while this may increase sales it would create a hazardous condition. I do not know what the handling capacity of the lake is but feel certain some reasonable limit should be placed on capacity.

D1  
D2  
C5  
C8  
C5  
Alternative 4 seems to be an extreme proposal that could only find support from the one group that it was created for, Carlton Landing. It is clear that this Alternative was designed to meet this developers needs. First, the developer chose the location with full knowledge that the area might not meet their needs. They are proposing to create a "public" marina. They do not explain the difference between a public marina and a commercial marina. Nor have they made public their intensions with regard to access. In fact in one section of this report it is referred to as a community marina. Finally, I am not aware of anything in these studies or any other studies that suggest Lake Eufaula needs an additional 300 slip marina. Lake Eufaula currently has 1673 boat slips. Without knowing what the end result of the study is, it is hard to comment on how many of the remaining slips should be apportioned to one development. There have been suggestions that the lake be allowed to double its current dock count, or approximately 3350 units. That would be almost 18% of the increase allotted to one development. Not a fair and equitable apportionment. Should the need exist for additional commercial marinas on Lake Eufaula several different options should be discussed. It almost needs a study of its own. I am certain if the Corps were looking for more commercial marinas to be located on Lake Eufaula there would be many interested parties.

F4  
The second part of Carlton's proposal would be to remove 49.5 acres of standing timber from the lake. This lose of habitat would be irreplaceable. It also appears unnecessary. They can complete their project while utilizing the existing open water areas. I would voice my opposition to this or any other attempt to remove standing timber from the lake. If this is allowed I predict many existing developments will make similar requests. How could the Corps show favoritism and not grant all similar requests?

D2  
D4  
While I do support the leasing of previously developed government land; i.e., Crowder Point, due in some part to limited resources of the Corps, I do not support leasing of undeveloped government land for private propose. Should it ever be abandoned it would simply add to the Corps already overloaded burden.

B6  
B2  
Finally, with regard to the proposed Shoreline Vegetation Management Policy and Buffer Zones proposed in this study, I do not support this imitative. It is a one size fits all policy that does not directly address a multitude of issues regarding erosion and water quality. It would be implemented without addressing other alternatives such as Rip Raping or proper lawn care. In some cases even sea walls could be installed. In many cases the establishment of the proposed buffer zone would accelerate erosion where existing adjacent moving permit holders are working diligently at their own expense to prevent erosion. It would be great to see the Corps take

B5  
A3  
B2  
F2  
a more involved approach to shoreline issues. The Corps experience in “engineering” would be invaluable in providing direction to adjacent land owners. Their help in designing erosion control projects is needed. In the past many of these projects have been paid for by the adjacent land owners. I am suggesting this practice continue. Where unattended erosion, originating on government property, threatens private property the government should accept the responsibility. It is obvious that in these areas, buffer zones have not been successful. Specifically, a buffer zone in my mowing permit area will create accelerated erosion. Additionally it would not improve wildlife habitat. There is a much greater lose to wildlife habitat when the government starts leasing undeveloped land for private development than is gained by creating a buffer zone.

Respectfully submitted,

Gary D. Nichols  
CEO, Nichols Marine  
Rt.1 Box 664  
Eufaula, OK 74432  
918-645-4285

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 5:25 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Lake EUFAULA (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Richard Moore [<mailto:richard@maxokc.com>]  
Sent: Friday, January 18, 2013 7:55 PM  
To: Knack, Jeff SWT  
Subject: Lake EUFAULA

H  
C2 | I have studied the alternatives, alternative #1 is the best for the lake. I also believe that for the safety of lake visitors, the lake level should be raised to 587'.

Sent from my iPad

Classification: UNCLASSIFIED  
Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 1:13 PM  
**To:** Stenberg, Kate  
**Subject:** FW: EIS Comments (UNCLASSIFIED)  
**Attachments:** EIS Comment.doc

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Connie Morris [<mailto:lea@cwis.net>]  
Sent: Friday, January 18, 2013 4:13 PM  
To: Knack, Jeff SWT  
Subject: EIS Comments

Hi Jeff,

Attached are comments from LEA. I plan to take a copy to the local Corps Office so if you have trouble opening it, I am submitting a hard copy too.

Congratulations on a job well done on the EIS! The end is near!!!

Connie Morris  
Executive Director  
Lake Eufaula Association  
[www.VisitLakeEufaula.com](http://www.VisitLakeEufaula.com)  
918.689.7751

Classification: UNCLASSIFIED  
Caveats: NONE

**Eufaula Lake  
Shoreline Management Plan Revision  
and Master Plan Supplement  
Draft Environmental Impact Statement**

**Comments Sheet**

Connie Morris  
Lake Eufaula Association  
P. O. Box 792  
Eufaula, OK 74432  
[lea@cwis.net](mailto:lea@cwis.net)  
918.689.7751

Mr. Jeff Knack,  
Acting Chief  
Environmental Analysis and Compliance Branch  
CESWT-PE-E

Lake Eufaula Association is very interested in the EIS and has great concern for development in all areas of recreational opportunities. Obviously the draft EIS is an extremely complicated document, which will have a huge impact on the Lake Eufaula area for many years.

The LEA Board has designated me to share our comments and concerns according to my understanding of the purpose and proposals. I have visited with Dean Roberts on several occasions and he has been most helpful in educating me about various aspects of the draft EIS.

H The No-Action, Alternate 1 & 2, don't appear to have much impact or increase for development on the lake. As I'm sure you are aware, 2014 will be the 50<sup>th</sup> anniversary of Lake Eufaula and in many ways, development has been quite slow.

Alternatives 3 & 4 propose many changes that would offer new destinations to market that would bring visitors to the lake. These changes would also create jobs and make a financial impact on several counties surrounding the lake. Most obvious are the plans for Carlton Landing and Falcon Tree, which would bring in huge property tax increases for Pittsburg County. Saltsman Orchard plans would bring in property tax increases for McIntosh County. All three would potentially bring more residents and visitors, thus a chance for increased sales tax revenue. This would be beneficial to all counties and communities.

D3  
D2 LEA members have expressed concern over the proposed marina at Carlton Landing. Many boaters have noted that the area where the marina is planned is a busy water sports recreational area. Concern is that the marina could potentially cut-off an excellent recreation area for boaters, skiers and, wakeboarders. Comments have been made that this also could restrict access to the south end of the lake should the marina have 200+ slips. I understand that a feasibility study would be needed before the marina would be completely approved but would ask that this portion of the proposal be carefully

reviewed. If in fact it restricted access to a popular water sports area, this could be detrimental to boating experiences on the lake.

D4 The Nature Center & Conservatory area for Carlton Landing is a wonderful part of the Carlton Landing proposal. This alone would create another vacation destination for Lake Eufaula. LEA gets many questions about what to do on Lake Eufaula besides swim, boat and spend time on the sandy beach. The type of area that the Humpreys want to develop would certainly be a new adventure to experience here. Also the rentals proposed in the Town Center would be welcome as lodging is a problem many times throughout the year. With Jellystone being the only resort on the lake, Carlton Landing's plans could offer another multi-family friendly experience.

F1 LEA is also concerned about the balance of development and protecting the fishing and hunting around the lake. While new home construction and vacation destinations are important, fishing is a major part of business on Lake Eufaula. Also various types of hunting are important to the area as well. Protection of the fishing and hunting habitat needs to be considered in the overall plan. It is in the best interests of the economic impact to the lake to have a balanced approach and being mindful of protecting the natural habitat to preserve areas for both fishing and hunting.

I5 The proposal to convert the marshy area near Love's in Eufaula to a park-like setting with a fishing pond would be next to the tourist information center LEA plans to build. It would offer a respite for travelers and make a better first impression as to what Lake Eufaula has to offer when exiting from Hwy. 69. First impressions usually make a lasting impression and LEA hopes to develop this area to contribute positively.

CH One last comment would be that we should be mindful to not get over developed or over crowded. Some of the dock numbers in the proposal are mind blowing. While we know Lake Eufaula is the largest lake in the state, we don't want it to become too crowded and limit the opportunities to enjoy the lake in every aspect.

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 5:50 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Shoreline Management Plan (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: steve stangl [<mailto:spstangl@hotmail.com>]  
Sent: Friday, January 18, 2013 9:21 AM  
To: Knack, Jeff SWT  
Subject: Shoreline Management Plan

DJ  
DZ

I am a full time homeowner and live in the Sherwood Forest Edition. I feel that the Corps should allow new boat docks and development on the lake. I am totally against allowing the Carlton Landing development any special considerations. We will be extremely upset if the Carlton group is allowed to decide any issues for the rest of the lake population. Please do not allow the "Fat Cats" from the city to control policy at the lake. Thank You---Dr. Steve Stangl rt5 box 207c Eufaula,ok 74432

Classification: UNCLASSIFIED  
Caveats: NONE



## Larry and Michelle Wallace

12425 Deep Wood Creek Dr.

Oklahoma City, OK 73142

January 18, 2013

Mr. Jeff Knack

Planning and Environmental Division (CESWT-PE-E)

1645 S. 101<sup>st</sup> E. Avenue

Tulsa, OK 74128-4629

Re: Shoreline Management Plan

Lake Eufaula, Oklahoma

H | **Please consider the following rationale for accepting Alternative No. 1 for the Shoreline Management Plan:**

- c1 | • The shores of Eufaula Lake are presently inundated with boat docks.
- During favorable weather, waters are extremely overcrowded with boat traffic resulting in unsafe conditions in many areas – most notably Longtown Creek, the cove in which Carlton Landing is proposing development.
- Since construction of the lake, that SPECIFIC area has been the best place for boaters of all persuasions to find shelter for activities from Oklahoma's strong, prevailing southerly winds. It is tremendously crowded now without adding further traffic and potentially dangerous congestion.
- D2 | • It would be grossly unfair to limit access and use of this area of public property for the financial benefit of a very influential group of individuals, when the lake is for the enjoyment of all citizens.
- Additional docks and a marina at that end of the lake with accompanying restrictions would most definitely compromise both the safety and availability of boating and water activities for all. Two large marinas and a multitude of docks in the area already house an overabundance of boats.
- D3 |

We respectfully request being kept informed as to the recommended final plan of the Corps of Engineers in the hope that Lake Eufaula will remain an area that can be enjoyed by all water sport enthusiasts as opposed to a select group.

In the interest of fairness to all,

*Larry and Michelle Wallace*

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Friday, February 01, 2013 6:04 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Comment on SMP Revision/Environmental Impact Statement (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

Kate,

Please use these comments in the final EIS.

Jeff

-----Original Message-----

From: kathy brown [<mailto:kathyb@robinsonhoover.com>]  
Sent: Thursday, January 31, 2013 4:01 PM  
To: Knack, Jeff SWT  
Subject: FW: Comment on SMP Revision/Environmental Impact Statement

Mr. Knack,

I noticed the first email I sent you on 1/19/13 (below) had your incorrect email address on it. I hope it is not too late for you to consider my comments on the SMP Revision plan.

Thank you,

Kathy Brown

-----Original Message-----

From: [kbrown13@cox.net](mailto:kbrown13@cox.net) [<mailto:kbrown13@cox.net>]  
Sent: Saturday, January 19, 2013 4:57 PM  
To: [Jeff.Knak@usace.army.mil](mailto:Jeff.Knak@usace.army.mil)  
Subject: Comment on SMP Revision/Environmental Impact Statement

After reviewing the draft environmental impact statement I would like to offer the following comments. I am a property owner in Pittsburg County and the area of the lake I most frequent is the No. 9 area. I am not a full time resident at the lake however I am there almost every weekend year round and several other weeks throughout the year. I have done this for the past 41 years consistently and it is my intent to become a full-time resident in the not so distant future. I only state this so you will understand I have a long history involving Lake Eufaula. I primarily use the lake for recreation.

G2  
B4  
C2

During the last two years it seems to me that the low water level has caused the majority of the problems which include green algae (which has never been a problem in the past), erosion of the shoreline and problems with dock accessibility. There are several people I know who are unable to use their boat slips or even get in and out of their coves by boat to access the lake when the water level is kept so low not to mention the underwater hazards that are brought more closely to the surface when the lake is so low.

A3  
B2 | As to erosion problems it seems to me that where bermuda grass has been planted, maintained and mowed there is much less of an erosion problem than where the native weeds are growing. Bermuda's roots grow and spread underground and stabilize the soil in large sections where the native vegetation is just hit and miss in small sections. The aesthetic value of bermuda is much more pleasing to look out both from the shore and from the lake side. It also helps keep unwanted bugs and critters away from structures and people areas.

S18 | As to noise concerns with too many boats ,I have not experienced nor do I know anyone who has had a concern with that issue. When you go to a recreational area anywhere you need to anticipate there will be noise with a greater number of people and activity concentrated in one area.

C6 | As for overcrowding of boats, I have never felt like there were too many on the lake at any given time. Again, this is a recreational area and you anticipate a higher volume of watercraft at differing times of the day or the season. There has always seemed to be plenty of room for the fisherman, the wake boarders, the personal water craft and boaters alike.

C9 | Lastly, I don't anticipate a problem with another marina being added on the lake. I would just ask that everyone be mindful of how many areas get designated as no wake zones because in the last 5 years around our area alone some of the best skiing/wake boarding water has been designated "no wake" because of new boat docks and the cove by Carlton Landing is one of those "best" areas.

Thank you for taking the time to read my comments..

Kathy Brown

Classification: UNCLASSIFIED

Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 10:02 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Comments re: Eufaula Lake Shoreline Management Plan/Supplement (UNCLASSIFIED)  
**Attachments:** Corp of Engineers-1.doc

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Beale Tire Inc. [<mailto:bealetire@sbcglobal.net>]  
Sent: Sunday, January 20, 2013 9:22 PM  
To: Knack, Jeff SWT  
Subject: Fw: Comments re: Eufaula Lake Shoreline Management Plan/Supplement

Mr. Knack:

Attached please find our comments per the USACE's invitation regarding the Management Plan/Supplement.

Please keep us advised as this matter progresses.

Thank you,

Kenny & Donna Beale  
44 Grand View Dr.  
Eufaula, OK 74432  
918-429-7913

Classification: UNCLASSIFIED  
Caveats: NONE

Corp of Engineers  
Lake Eufaula

January 20, 2013

Re: Concerns/Suggestions Re: Shoreline Managed Plan/Study Proposals

The Lake Eufaula Shoreline Managed Plan/Study is very important to Lake Eufaula and our communities. You asked that we communicate our concerns regarding the current proposals by the Corp of Engineers, and below are the concerns/questions/proposals I have at this time:

- D4 | 1. New development is good for Lake Eufaula and the surrounding communities. However, developers should not be afforded special privileges that are not allowed other property owners. Nor should they be allowed to take any actions that might negatively impact land erosion or wildlife/marine life.
- S3 | 2. Our lake is ahead of schedule for erosion, indicating that the Corp has been mostly successful at keeping Lake Eufaula from filling up faster than shown on earlier projections. As the rules stand today, certain areas are deemed wildlife areas and are protected from any clearing or mowing to the lake. It is the Corp's decision whether those lands may be developed, and the rules currently in place have been successful for many years. Is a change really necessary for the future success and protection of the lake and wildlife, or will these changes only benefit those who are requesting special rights for purely commercial reasons?
- A4 | 3. Many people have built homes on Lake Eufaula over the years understanding that they would be able to keep the easement between their property and the lake mowed and maintained. Realigning these easements to allow a Buffer Zone would be unfair to those property owners.
- A9 | 4. The Corp already struggles to maintain the shoreline, and a Buffer Zone would only collect trash and be detrimental to the beauty, environmental safety, and commercial recreational use of the shoreline. A Buffer Zone would cause undue hardship on the Corp requiring the substantial expense of surveys to even establish such zone.
- B5 | 5. It would make more sense and be highly beneficial for the Corp to work with land owners and developers by hiring an engineer with strong knowledge of erosion and pollutants in order to help us all slow and stop the erosion, and educate our landowners regarding pollutants. The land owners need Corp assistance, with easier access to permits and best practices regarding how to handle the issues facing our lake and shoreline. The land owners are the Corp's best partner in maintenance and protection of the shoreline as we desire to preserve same for generations to come, not to use it for economic gain.
- B7 | 6. It is my opinion that the Corp should encourage dredging. Removing dirt from the lake will allow it to hold more water and help slow erosion. Again, the Corp needs to provide access to an engineer with a strong knowledge of erosion and drainage.
- C8 | 7. Permits for boat docks should be given to developers on an as needed basis, not in large quantity for "what ifs.". I assume there is a maximum number of docks allowed on Lake Eufaula, and by permitting any developer a large quantity, it is unfair to longtime and future residential

continued

property owners and other developers applying for dock permits. As an example, it is my understanding that Carlton Landing has applied for 300 stalls at a time when they only have a few homes completed. Permits of this type for an unproven development without the homeowners to support such a massive dock would be a grave error on the part of the Corp.

04

14

8. Additionally, I am opposed to any more leasing of Corp land around the lake. Previous leases have been unsuccessful, resulting in poor maintenance of the property. To this end, if Carlton Landing leases Corp land, and their development is not successful, the first thing to happen is they stop taking care of the leased land. Today, there is abundant wildlife in the proposed lease area, and it is thriving. Why would you destroy that? Any trees cut or removed from the lake causes a loss of fish habitat that is not replaceable. I am totally against the cutting of trees in the lake. Our fish habitat brings a great amount of business to our local communities, and should not be jeopardized.

Thank you for your consideration of my concerns. As you can see, I truly believe the availability of a knowledgeable engineer to assist lake property owners would be the greatest asset the Corp could provide.

Respectfully,

Kenny Beale  
44 Grand View Dr.  
Eufaula, OK 74432  
[bealetire@sbcglobal.net](mailto:bealetire@sbcglobal.net)  
918-429-7913

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 1:16 PM  
**To:** Stenberg, Kate  
**Subject:** FW: Response to EIS (UNCLASSIFIED)  
**Attachments:** Comments on EIS\_PAE.doc

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Pennie ORWP [<mailto:pennieorwp@gmail.com>]  
Sent: Sunday, January 20, 2013 3:43 PM  
To: Knack, Jeff SWT; [d.a.roberts@usace.army.mil](mailto:d.a.roberts@usace.army.mil)  
Subject: Response to EIS

Hi Jeff and Dean

attached, please find my response to the EIS. I hope it is, at least in some part, what you were looking for. I read the entire report over a period of weeks, commented on the things that jumped out at me. I spoke with Jerry McCormick, he is working on a response today that is touching on different areas of concern. Don Edgar said he was sending a response.

Since there is some disagreement among SOW board members about how we feel (re: the information contained in the EIS), there is no collective response from the board. Instead, several board members are responding on their own. I truly appreciated the chance to voice my opinion, and I feel confident my concerns will be heard. I especially appreciate all the hard work the USACE Tulsa office had put into this, particularly the public outreach.

Will talk with you both soon.

best regards,

--  
Pennie Embry  
Coordinator  
Oklahomans for Responsible Water Policy  
918-339-4692

Classification: UNCLASSIFIED  
Caveats: NONE

Pennie Embry  
324 Falcon Lane  
Eufaula, OK 74432  
[pennieorwp@gmail.com](mailto:pennieorwp@gmail.com) 918-339-4692

January 19, 2013

Mr. Jeff Knack  
CESWT-PE-E  
1645 S. 101st E. Ave  
Tulsa, OK 74128

Dear Jeff,

Thank you and your staff for the opportunity to review and comment on the draft EIS for Lake Eufaula. We are all looking forward to the update of the Shoreline Management Plan, and appreciate the chance to be involved.

*"The purpose of the proposed update to the Shoreline Management Plan (SMP) and the Master Plan (MP) supplement is to provide for lake management that is predictable and equitable, responsive to recreation demand and the public interest, and that provides for stewardship of natural and cultural resources."*

This wording, or some version of it, is repeated throughout the EIS. It is imperative that the USACE — along with Lake Eufaula developers, residents and other stakeholders — take this stated purpose to heart. We must balance recreational demands/public use (hence, much needed economic development for our area) with proper stewardship of our lake. To me, sustainability trumps all because sustainability protects all. Making sustainability a priority ensures that all purposes of the lake can be supported, all authorized water demands can be met, not only now, but long into the future.

My own comments have to do with the zoning requests, Carlton landing, and the environmental impact of Alternative 4.

### Zoning requests

After reviewing the various zoning requests, I do not object to **zoning requests 2-10** and think they should be approved. All of these seem to be reasonable development projects. In addition, I would offer **no objections** to:

- Shoreline allocations at Carlton Landing on the north side of Longtown Arm changing from Protected to Public Recreation. *(while I am aware that there is significant environmental impact as a result of this change, I believe mitigation practices along with some changes I will suggest will help balance out the overall effect to the lake and its shoreline)*
- The lease request for a public marina and other public shoreline recreational facilities at Carlton Landing *(However, while I support the Nature Center, I ask that the public marina be subjected to extensive studies. I agree that Carlton Landing must have a public marina, I just want experts to*



dy

*ensure that the size of the marina and the number of boat slips do not result in environmental degradation to adjacent areas of the lake)*

- Clearing a channel through the standing timber in Longtown Arm to allow boat access around Roundtree Landing to the southwest side of Carlton Landing and more direct access to the town center (*as long as this does not produce a rash of other developers clearing standing timber for boat access; more on that later*).

However, I urge the USACE and other appropriate agencies to take all necessary steps in working with developers to ensure that they develop their lake projects responsibly, with an eye on sustainability and not short-term gain.

**Alternative 4/Changes to shoreline & acreage:**

Despite the fact that approval of certain zoning requests is tied to Alternative 4, I am unwilling to support Alternative 4 in its entirety. Specifically:

H

- The conversion of all unencumbered, protected shoreline areas to limited development, regardless of the unsuitability of some of that shoreline for docks, is unacceptable and should not happen. The approval of some Carlton Landing zoning requests along with the zoning request #3 should not be tied to this.
- Changing the MP Land Use Classification of thousands of acres of government land (5,070 acres deemed as Environmentally Sensitive, etc; 9,209 classified for low density recreation {protected}) to low density, limited development is unacceptable and should not happen.

I am in no way “anti-development.” I am a vocal supporter and promoter of tourism/recreation around Lake Eufaula and all that it brings to our area. It creates jobs, supports schools and helps us preserve a way of life we choose; when city/county officials work responsibly with developers, businesses, vendors and concessionaires, recreational development brings much needed revenue to our communities. I have worked very hard to get state officials, as well as large municipalities and industries with different demands on water, to acknowledge the value of recreational water use and the development that comes with it. That being said, any immediate, short term and even long term benefits of recreational development around Lake Eufaula must be weighed against the cost of accidentally mismanaging the lake; hence, limiting development actually protects development as well as the lake itself.

We must be prudent in how we select changes to shoreline allocations, and if we err, then we must err on the side of caution. There are an endless number of clichés or well-worn sayings I could trot out to further my argument, but the best that comes to mind is “*you cannot unring a bell.*”

H

While I do support reclassifying some of our protected shoreline to allow for limited development, “some” DOES NOT mean “all.” I believe it would be a serious, irreversible mistake to move 216 miles of unencumbered, **Protected** shoreline into **Limited Development**, to change the classification of more than 14,000 acres of **Environmentally Sensitive or otherwise protected** government land to **Limited Development**. The fact that parts of that shoreline could never support docks and such is not enough protection against overdevelopment of the shoreline and surrounding acreage.

In addition, Alternative 4, if implemented as written, would have serious environmental consequences (according to the draft EIS, Chapter 4). If I am reading this report correctly, many of those consequences can be attributed to the miles of shoreline being opened to limited development. Chapter 4 gives many

examples of various types of degradation that can occur around Lake Eufaula if Alternative 4 is implemented. Here is one:

From Chapter 4, 4.2.7 – Alternative 4, Fish & Wildlife

*“In comparison to all other alternatives, potential impacts of Alternative 4 to fish species would likely be the greatest and most widespread due to the potential increase in recreation and the increased number of shoreline miles that would be reallocated from Protected to Limited Development and Public Recreation.*

*Also, the removal of standing dead timber to improve navigation for recreational activities would eliminate some of the underwater structure that makes Eufaula Lake a trophy crappie fishery. Under Alternative 4, the proposed Carlton Landing development would be allowed to remove up to 43 acres of standing dead timber, which could result in additional removal requests. In areas where underwater structure would be removed, populations of crappie and other game species would likely be reduced in those areas.”*

FH | I understand that Carlton Landing needs to remove standing dead timber from a specific area of the lake to create a channel. These things come with economic development, and certain trade-offs must be made. HOWEVER, as your report points out, this could result in additional removal requests. Clearing out large areas of standing timber all around the lake would threaten our crappie fishing, which brings millions of dollars annually to the Lake Eufaula area.

FH | The mitigation measures suggested to deal with damages to various areas (fish & wildlife, water quality, vegetation, etc) caused by Alternative 4 seem less effective alone than it would be to combine those mitigation measures with *decreasing* the number of miles of shoreline & acres of government land that can be moved from Protected to Limited development. Using the example from 4.2.7 above, it is quite easy to draw this conclusion: fewer miles of shoreline open to limited development would result in fewer requests to remove standing timber to accommodate such developments. Using such a strategy would reduce the threat to crappie habitat.

**Combining parts of alternatives:**

I have no experience in lake management or shoreline development, but I have spent hours reading the draft EIS, taking notes, and discussing it with other lake residents. Here are my suggestions:

- Ib  
H |
- Approve zoning requests 2-7 and Carlton Landing requests listed on pages 1 & 2 of this response.
  - Use **Alternative 3** suggestion to move 96 miles of shoreline from Protected (unencumbered) to Limited Development. This would allow for future development (since this is shoreline suitable for boat docks) and help strengthen local economies without overstressing the lake. It also leaves some unencumbered Protected shoreline as is.

CH |

- This alternative (3) allows for a maximum of 11,844 docks. However, with using parts of Alternative 2 (see bullet “Alternative 2,”) that number would be reduced, though by how much it is impossible for me to tell. I cannot imagine that almost 12,000 boat docks would be good for the lake.

H |

- This alternative (3) also leaves 5,070 acres currently classified as **Environmentally Sensitive, etc. *unchanged***. It reclassifies 6,310 acres of from Low Density Recreation (protected) to Low Density Recreation (limited development). Some of the changes in LDR can be offset by using parts of Alternative 2.

- Not being knowledgeable about vegetation management policies, I leave it to others to comment on this.
- While using Alternative 3 might keep zoning request 2 from being approved due to the area being unsuitable for docks, please make this an exception and approve zoning request 2.

16 |

- **Alternative 2** suggests converting Limited Development areas (shoreline miles AND acreage changes are suggested) that are unsuitable for docks and which do not have existing developments adjacent to the government shoreline to Protected. Use this part of Alternative 2 to move areas that should not necessarily be classified as Limited Development to the more suitable Protected.

- H |
- Use Alternative 2 Dock Suitability criteria when making this decision
  - Follow Alternative 2 suggestions: *“Existing permitted facilities in areas that would be converted from Limited Development to Protected would be grandfathered until the facilities fail to meet the criteria set forth in 36 CFR 327.30(h). Those criteria include the conditions that the facilities must be maintained in a safe and useable condition, the facility does not pose a threat to life or property, and the holder of the permit remains in substantial compliance with the permit.”*

- 16 |
- Exclude from this suggestion shoreline tied to zoning request #2. Approve this zoning request, despite the fact the shoreline is deemed unsuitable for docks.
  - I have no suggestions about which vegetation management policies to use because I have absolutely no expertise in this area.

F1 |

With regards to changes in shoreline allocation & land use classifications under Alternatives 2 & 3, decisions should be focused on decreasing (or avoiding increasing) habit fragmentation, and also trying to preserve some travel corridors for fish and wildlife. Any “swapping out” of shoreline allocations (miles & acreage) should be a logical, **common sense** trade off, balancing development, boat traffic, etc whenever possible.

5<sup>9</sup> |

In summary, I want everyone involved in the SMP update to support whole-heartedly the purpose quoted at the beginning of this response. Balancing recreational needs, economic development and good stewardship cannot be mere words. We have to mean it and fight hard to ensure that this balance happens. The ultimate goal should be the sustainability of the lake—a Shoreline Management Plan that balances environmental, social and economic benefits, and ensures this lake will be here for others to enjoy long after we are gone.

Pennie Embry  
Lake Eufaula

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:28 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Lake Eufaula (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Debbie McCauley [<mailto:dmccauley62@icloud.com>]  
Sent: Sunday, January 20, 2013 11:22 PM  
To: Knack, Jeff SWT  
Subject: Lake Eufaula

Dear Mr. Knack,

As a long time resident of Pittsburg county, and current homeowner located on Lake Eufaula, I am strongly opposed to any type of privatization of Federal Land, especially Lake Eufaula.

02  
Allowing a special interest group such as Carlton Landing to have special privileges, would not be fair to the many individuals who are land owners around the lake and those individuals who utilize the lakes resources for recreation and business. This also will affect property values for all property owners.

Thank you for your attention to this matter.

Sincerely,  
Debbie McCauley

Classification: UNCLASSIFIED  
Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:29 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Lake Eufaula (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Jon McCauley [<mailto:jmccauley59@sbcglobal.net>]  
Sent: Sunday, January 20, 2013 11:54 PM  
To: Knack, Jeff SWT  
Subject: Lake Eufaula

Dear Mr Knack,

4  
D  
D2

I am completely opposed to the plan to allow privatization of Corp land for Carlton Landing. Lake Eufaula as well as other public lands should have equal access for everyone, and special favor should not be shown to a Special Interest group, such as Carton Landing. There are thousands of people who utilize Lake Eufaula resources and who are homeowners and landowners around the lake and I am concerned that this decision could have a negative effect on many people.

Do not trample the Rights of the people for the benefit of the few wealthy people who are pushing this agenda. Do what is right and oppose this request from Carlton Landing.

Respectfully,

Jon M McCauley, MD

Classification: UNCLASSIFIED  
Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 9:59 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Core plan changes (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Lynn Mcree [<mailto:mcree.lynn@yahoo.com>]  
Sent: Sunday, January 20, 2013 10:17 PM  
To: Knack, Jeff SWT  
Subject: Core plan changes

Corp of Engineers  
Lake Eufaula

January 20, 2013

Re: Concerns/Suggestions Re: Shoreline Managed Plan/Study Proposals The Lake Eufaula Shoreline Managed Plan/Study is very important to Lake Eufaula and our communities. You asked that we communicate our concerns regarding the current proposals by the Corp of Engineers, and below are the concerns/questions/proposals I have at this time:

D4

1. New development is good for Lake Eufaula and the surrounding communities. However, developers should not be afforded special privileges that are not allowed other property owners. Nor should they be allowed to take any actions that might negatively impact land erosion or wildlife/marine life.

33

2. Our lake is ahead of schedule for erosion, indicating that the Corp has been mostly successful at keeping Lake Eufaula from filling up faster than shown on earlier projections. As the rules stand today, certain areas are deemed wildlife areas and are protected from any clearing or mowing to the lake. It is the Corp's decision whether those lands may be developed, and the rules currently in place have been successful for many years. Is a change really necessary for the future success and protection of the lake and wildlife, or will these changes only benefit those who are requesting special rights for purely commercial reasons?

A4

3. Many people have built homes on Lake Eufaula over the years understanding that they would be able to keep the easement between their property and the lake mowed and maintained. Realignment these easements to allow a Buffer Zone would be unfair to those property owners.

A9

4. The Corp already struggles to maintain the shoreline, and a Buffer Zone would only collect trash and be detrimental to the beauty, environmental safety, and commercial recreational use of the shoreline. A Buffer Zone would cause undue hardship on the Corp requiring the substantial expense of surveys to even establish such zone.

B5

5. It would make more sense and be highly beneficial for the Corp to work with land owners and developers by hiring an engineer with strong knowledge of erosion and pollutants in order to help us all slow and stop the erosion, and educate our landowners regarding pollutants. The land owners need Corp assistance, with easier access to permits and best practices regarding how to handle the issues facing our lake and shoreline. The land owners are the Corp's best partner in maintenance and protection of the shoreline as we desire to preserve same for generations to come, not to use it for economic gain.

B7

6. It is my opinion that the Corp should encourage dredging. Removing dirt from the lake will allow it to hold more water and help slow erosion. Again, the Corp needs to provide access to an engineer with a strong knowledge of erosion and drainage.

CS 7. Permits for boat docks should be given to developers on an as needed basis, not in large quantity for "what ifs.". I assume there is a maximum number of docks allowed on Lake Eufaula, and by permitting any developer a large quantity, it is unfair to longtime and future residential property owners and other developers applying for dock permits. As an example, it is my understanding that Carlton Landing has applied for 300 stalls at a time when they only have a few homes completed. Permits of this type for an unproven development without the homeowners to support such a massive dock would be a grave error on the part of the Corp.

DH 8. Additionally, I am opposed to any more leasing of Corp land around the lake. Previous leases have been unsuccessful, resulting in poor maintenance of the property. To this end, if Carlton Landing leases Corp land, and their development is not successful, the first thing to happen is they stop taking care of the leased land. Today, there is abundant wildlife in the proposed lease area, and it is thriving. Why would you destroy that? Any trees cut or removed from the lake causes a loss of fish habitat that is not replaceable. I am totally against the cutting of trees in the lake. Our fish habitat brings a great amount of business to our local communities, and should not be jeopardized. Thank you for your consideration of my concerns. As you can see, I truly believe the availability of a knowledgeable engineer to assist lake property owners would be the greatest asset the Corp could provide.

Respectfully,

Chris and Donna McRee  
30 Canyon Drive  
Eufaula. Ok  
74432

Classification: UNCLASSIFIED

Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:39 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Comments on Draft EIS (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Ed Pearson [<mailto:ed@rexbo.com>]  
Sent: Sunday, January 20, 2013 5:18 PM  
To: Knack, Jeff SWT  
Subject: Comments on Draft EIS

86 Grandview Dr.

Eufaula, OK 74432

January 20, 2013

Mr. Jeff Knack

CESWT-PE-E

1645 S. 101st E. Ave

Tulsa, OK 74128

Dear Mr. Knack:

I wish to comment on the proposed Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement Draft Environmental Impact Statement.

All of the alternatives except the No Action alternative include a new vegetation management buffer. I, like many landowners, have invested a large portion of my net worth in a specific lakefront tract because the tract has an



A7

unobstructed view of the water. Mowing permits granted in the past have allowed me to maintain an unobstructed lake view while at the same time prevent erosion by encouraging me to keep vegetation to the water's edge.

B2

The creation of a vegetation buffer on USACE land abutting my property will result in a tangled growth of noxious weeds and brush that will reduce my ability to enjoy the lake. Not only will my view of the lake be restricted and property value thus reduced, but the shoreline will be subject to additional erosion because I will no longer be able to maintain the stabilizing mat of roots provided by grass along the water's edge.

I request that the final EIS and SMP include the following:

A4

1. Areas currently designated as Limited Development continue without a vegetation management buffer. The buffer may still be created on other lands when, in the future, the designation is changed to Limited Development.

B5

2. A commitment that the USACE make an erosion expert available to aid in development of shoreline erosion control projects that meet Nationwide Permit 13. He would respond to requests for projects on USACE lands that would be funded by individuals.

C10

3. No new restrictions a dock size and spacing.

Sincerely,

Edward Pearson

Classification: UNCLASSIFIED  
Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 10:06 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Eufaula Corp of Eng SMP Comments (UNCLASSIFIED)  
**Attachments:** Eufaula Corp of Eng SMP Comments.docx

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: John G. Polkinghorne, DDS [<mailto:drjohn84@swbell.net>]  
Sent: Sunday, January 20, 2013 9:44 PM  
To: Knack, Jeff SWT  
Subject: Eufaula Corp of Eng SMP Comments

Dear Mr. Knack,

Thanks you for your personal contributions and sacrifices made to this important project for the future of Lake Eufaula.

Your Service is Appreciated.

John G. Polkinghorne

601 N. Kelly, Suite 104

Edmond, OK 73003-4855

Off: 405-341-4400

Fax: 405-359-9400

Classification: UNCLASSIFIED  
Caveats: NONE

John G. Polkinghorne, D.D.S., P.C.  
601 North Kelly, Suite #104  
Edmond, OK 73003-4855

Phone: 405-831-5564

Fax: 405-359-9400

[drjohn84@swbell.net](mailto:drjohn84@swbell.net)

21 JAN 13

Commander Bryan Taylor  
Tulsa District US Army Corps of Engineers  
1645 South 101<sup>st</sup> East Ave.  
Tulsa, OK 74128

RE: Comments on Eufaula Lake Shoreline Management Plan Revision

Dear Commander Taylor,

D4  
D1  
After reviewing the Executive Summary of the proposed update to the SMP, it is clear that Alternative 4 is what the developers of Carlton Landing will be lobbying for. I know the Humphrey's family personally and have no problems with the development of Lake Eufaula in many forms. However, they knew the rules when they bought their property (just as all the rest of us did) and any changes in the management of my lakefront property to accommodate their development would not, in my mind, make changes to the SMP "equitable" as you state in the Abstract of your Environmental Impact Statement.

B8  
Unfortunately, with the exception of setbacks for mowing permits (which should not be changed), the issue that is of greatest importance to the long term future of the lake was not significantly addressed. That is Erosion.

I have been a land owner on the lake since 1999. I wish I could say that my experience and perception of Corp oversight over the years "provides for stewardship of natural and cultural resources" and that the Corp is "responsive to recreation demand". Sadly I cannot. I am continually perplexed as to why there has to be such a combative atmosphere when, in fact, most land owners simply want to make the lake better and protect their investments and the lakes resources for future generations. And in many cases, do it with their own money.

B5  
Additionally, I am amazed that with the complex and serious erosion problems existing on the lake the access to degreed Civil Engineering is non-existent. Rangers with rulebooks that only seem to be able to tell you what cannot be done will not preserve the shoreline of Lake Eufaula. However, I think you would be impressed by the private investment that could be stimulated if landowners felt like they had access to long term engineering solutions without feeling like they are going to be put in "time out" for a misstep or simply told "No!".

C6  
C10  
C11  
E8  
In regard to boat docks, it is my opinion that the number of private docks is far from the saturation point. Additionally, I believe the current 50 ft. separation requirement is reasonable and should not change. That said, I think the idea of "community" or "multi-family" docks should be encouraged. Regarding Carlton Landing's request for a 300 slip marina, your statement of "equitable" should apply. If allowed, the number of slips should be a "stand alone" consideration of the impact on that particular channel of the lake. It should in no way prevent someone else on another part of the lake from ever obtaining a permit for a private dock.

Thank you for your consideration of these comments on the Eufaula Lake SMP Revision.



THE MARINA COMPANY

January 14, 2013

U.S. Army Corps of Engineers  
c/o Mr. Jeff Knack CESWT-PE-E  
1645 S. 101st East Ave  
Tulsa, Oklahoma 74128

RE: PUBLIC COMMENT - LAKE EUFAULA DRAFT EIS

Dear Mr. Knack:

As Vice President of Atlantic-Meeco Inc. and one who cares greatly about the future of Lake Eufaula and the surrounding area, I am writing this letter to urge you to select Alternative #4 for the federal lands surrounding the Carlton Landing project.

There are several reasons for my request for Alternative #4:

1. A Solid Boost to the Local Economy.

The Master Plan for Carlton Landing contains more than 2,700 homes over the next 30+ years. Realizing this vision will inject more than \$1.5 billion of primarily outside investment into our local economy. Also, as a direct result of Carlton Landing's growth, hundreds of jobs will be created and the boost to local taxes will help build and maintain roads and schools in the area.

2. A World Class Vision.

Carlton Landing brings a world class vision to the Lake Eufaula with resort amenities that have not existed to date. The Master Plan, designed by world renowned urban designers Duany Plater-Zyberk, puts Lake Eufaula in the same discussion as Seaside, Florida and premier communities around the world. This will help continue to refine Oklahoma's national image.

3. Building Oklahoman Values.

Since the Humphreys family's roots are here in Oklahoma and the Longtown Creek section of Lake Eufaula, the community they are creating in Carlton Landing connects with our Oklahoma values. Carlton Landing is a place where families are strengthened and neighbors have a sense of belonging to a tightly-knit community. Kids can play safely and reconnect with nature. Culture and the arts are supported by the Carlton Landing Community Foundation which offers music, food and art which celebrate our proud Oklahoma heritage.

Thank you for considering my comments. I appreciate the work you've done to complete this new Environmental Impact Study for Lake Eufaula.

Sincerely,

  
Daniel Adams  
Atlantic-Meeco Inc.



Carlton Bass  
Chairman of the Board

January 21, 2013

Mr. Jeff Knack  
Chief Environmental Analysis  
101 st. East Ave.  
Tulsa, OK. 74128

Re: Eufaula Lake Shoreline Management Plan

Dear Jeff:

With meetings and Board meeting last week I almost missed the deadline. Was good to see you at the meetings last month.

Jeff I have given much thought to this and ask many what they feel and tried to separate the emotional reactions and the actual matters on your plate.

First the Carlton Landing project. Don't know the back ground on how they approached the Corp or what they may have tried to push through with politics.

D4  
The men behind the project have spent count less dollars for this project. Its success is still uncertain in today's economic times. I feel they should be given some dock permitting consideration but for a grand project may be more clutter than they actually need. If docks have only grown to 800 in the life of the lake most likely it will not grow enough in a decade to fill up ever ones projections.

So I feel some consideration for the economic help to the Carlton Landing Project would be fair.

A8  
On the mowing and permitting for homes like mine in Longtown Estates, again feel some consideration in the fact that the homes would be worth less if the grounds were not maintained and erosion addressed and repaired at the permit holders expense or vacate their permit and see if mother nature would do a better job on filtering the waters as they run into the lake from rains.



Page 2

A4 | I feel the homes that do have the old grandfather permits as mine make the lake look developed and attractive. It will never be a nature habitat due to the density of the homes.

From my view as a life time resident and lifetime banker in this county, I see that Corp decisions can change the economic value of the playing field as it has allowed some areas to develop over these past 40 years.

I totally understand that the Corp has never made any commitments or guarantees for any protection from change or evolution on policy and procedure.

I4 | There are many areas that will not develop around the shore in our life time, I feel the plan should be flexible enough as the decades fly by to help with minimal financial impact on projects and areas that are under development such as Bob Roberts planned Falcon Tree project and my 500 acres that are between Holiday Hills and Windsor Shores on the south. But, areas we both have seen over the years that still have no access even near the property perhaps can be tightened up for future generations of grand children to go wander in the woods and shorelines of this great lake.

I realize I have not zeroed in on any one particular area. As a resident, developer and banker would like to see common sense and compromise blended through this plan. The economic impact of this lake is a huge number to our economy here. With too much restriction it will no doubt impact the economy. Too much development will damage the lake that generates the economic impact. Thus this double edge sword should be used with caution and consideration.



Page 3

Any help or questions you have that you feel I could help with please call. I truly love this lake and the tri county area that it encompasses.

  
Carlton Bass

Chairman, First National Bank & Trust Company  
McAlester, Oklahoma  
C – 918-421-0480

S

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:12 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Draft EIS Comments (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: [rtoddbrock@cox.net](mailto:rtoddbrock@cox.net) [<mailto:rtoddbrock@cox.net>]  
Sent: Monday, January 21, 2013 11:24 PM  
To: Knack, Jeff SWT  
Subject: Draft EIS Comments

Dear Mr. Knack:

I reside in Edmond, OK and also own vacation property on Lake Eufaula. I have attended two Corps meetings held at Eufaula Middle School – the first before the moratorium, and the most recent to discuss the impact study. I appreciate the Corps holding these meetings, and found the last one to be very informative.

After thoroughly studying each of the alternatives outlined in the Draft Environmental Impact Statement, I believe Alternative 1 is much too restrictive. I go to the lake to relax, and enjoy the peaceful and serene environment. I love nature and believe there should be areas that are not disturbed by development. However, that being said, I do not believe those areas currently classified as “Limited Development” should be reclassified as “Protected”. I believe enacting Alternative 1 would hinder the communities surrounding Lake Eufaula from prospering. I believe in progress, and like to see smaller communities thrive through growth and commerce. For these reasons, I strongly oppose Alternative 1, and think the greater good would be served by an alternate proposal.

I realize this is not a vote, but, for what it’s worth, my personal preference would be for the No Action Alternative or Alternative 3.

Thank you for your consideration of this matter.

Sincerely,

R. Todd Brock

Classification: UNCLASSIFIED  
Caveats: NONE





January 15, 2013

U.S. Army Corps of Engineers  
c/o Mr. Jeff Knack CESWT-PE-E  
1645 S. 101st E. Ave  
Tulsa, OK 74128

RE: PUBLIC COMMENT - LAKE EUFAULA DRAFT EIS

Dear Mr. Knack,

As a property owner in Carlton Landing, as a home builder and developer, and as acting President of the Oklahoma State Home Builders Association (OSHBA), I am writing this letter to urge you to select Alternative #4 for the federal lands surrounding the Carlton Landing project.

H

My experience in this field leads me to identify many benefits of granting Alternative #4 in this case, which include:

**A Dramatic Impact on the Local Economy.**

According to a recent study by the National Association of Home Builders, for every 100 average-sized homes built, 300 jobs are created and over \$9 million is created in tax revenues for local, state and federal governments, which supports local schools and the surrounding community.

124

The Master Plan for Carlton Landing is projected to produce at least 80 new homes each year, which equates to 240 jobs, and \$7.2 million in tax revenues. This would have a significant impact on the local tax base in a time when generating revenues are more important...and more difficult to come by...than ever before.

D4

**A Vision Yet Unseen in Oklahoma.**

As a builder and developer, and in my role in leadership with the OSHBA, I have seen numerous development concepts throughout the state and beyond. As someone who pays careful attention to what Oklahoma has to offer in well-planned community attractions, Carlton Landing is like no other I have seen, fulfilling a world class vision to the Lake Eufaula with resort amenities that have not existed to date. The Master Plan, designed by world renowned urban designers Duany Plater-Zyberk, puts Lake Eufaula in the same discussion as Seaside, Florida and premier communities around the world. This will help continue to refine Oklahoma's national image.

**Community Value with Community Values**

Having known the Humphreys family all my life, I know that their commitment to Oklahoma and their community is second to none. The community they are creating in Carlton Landing connects with our Oklahoma values and adds value to our lives. Carlton Landing is a place where my family has chosen to make our second home, where our kids can play safely and reconnect with nature in ways they cannot in our hometown of Oklahoma City. The culture of this community is something we look forward to being a part of for generations to come, and we look forward to additional enhancements that result from your selection of Alternative #4 for the lands surrounding Carlton Landing.

Thank you for considering my thoughts. I would be happy to discuss them further or answer any questions you might have in considering your position on this matter.

Respectfully,

Jeff Click  
Owner, Jeff Click Homes  
2013 President, OK State Home Builders Assoc.  
2009 President, Central OK Home Builders Association

O: 15812 N. Pennsylvania Ave, Ste. 3  
V: 405.348.1525 F: 405.285.0303

E: jeff@JeffClickHomes.com  
W: www.JeffClickHomes.com

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 10:10 AM  
**To:** Stenberg, Kate  
**Subject:** FW: lake comments (UNCLASSIFIED)  
**Attachments:** IMG.jpg

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: timothy diehl [<mailto:tddiehl@sbcglobal.net>]  
Sent: Monday, January 21, 2013 9:45 AM  
To: Knack, Jeff SWT  
Subject: lake comments

Tim Diehl  
Broker/Owner  
S.E. Okla. Realty L.L.C.  
(918)424-3264  
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Classification: UNCLASSIFIED  
Caveats: NONE



US Army Corps  
of Engineers  
Tulsa District

# Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement Draft Environmental Impact Statement

Please provide comments on the proposed alternatives for the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement, potential impacts of the alternatives, and on the proposed mitigation measures. The Draft EIS may be found on the web at <http://www.swt.usace.army.mil>. Thank you for your interest in the management of Eufaula Lake. Feel free to take an extra form and send it back later to USACE at the addresses below. **Comments must be submitted by January 21, 2013.**

Please PRINT.

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This study has adversely affected our ability to continue developing our subdivisions. Our hope is that it can be completed in a timely manner and that subdivisions around the lake will be allowed to continue developing ~~there~~ and in a responsible manner.

We hope that we will be allowed to finish our dunes that were permiitted & provide all our residents with access to the lake

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email:

[jeff.knack@usace.army.mil](mailto:jeff.knack@usace.army.mil) Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**From:** Don Edgar <donledgar@aol.com>  
**Sent:** Monday, January 21, 2013 8:15 PM  
**To:** Knack, Jeff SWT  
**Subject:** Public Input to the Draft Environmental Impact Statement

21 January 2013

US Army Corps of Engineers  
Tulsa District

Attention:  
 Mr. Jeff Knack  
 CESWT-PE-E  
 1645 S. 101st E. Ave  
 Tulsa, OK 74128  
[Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil)

Reference 1. Draft Environmental Impact Statement (DEIS) of the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

Dear Sir:

The following are miscellaneous opinions, omissions, questions, and assertions which have been gathered from perusal of the DEIS.

- D4
 1. The five alternatives presented in Reference 1, are suspect since to deny alternative 4 would be seen as a prejudicial decision due to the existing approvals of 7 marinas on the Lake. To deny Carlton Landing development would compound the cost impacts experienced by marine industries and developers of Lake Eufaula properties during the moratorium. Further, denial could lead to legal challenges which might prove to bring unwelcome results for residents and the Corps..
- JW
 2. The justification and need for the moratorium during the environmental Impact study was weak initially, too broad in scope, and especially inappropriate in light of the study results. For instance, the correlation between not allowing private boat dock applications in zones where docks already exist seems too restrictive.
- C12
 3. Section 8, page 8-1. The data taken for boat density was for peak weekends and does not justify the capacity limits as the majority of the over capacity resulted from transient boats just there for the weekend. I drive by Lake Eufaula on my 7.4 mile journey to town, and 40% of the time there are no boats to be seen on the water.  
  
 The correlation between the number of resident boats and accident incidents is not established, and 15 boats per acre is an arbitrary number. Also the number of accidents was not shown to be correlated to non-weekend periods, nor was it correlated to the demographics of Lake Eufaula slip owners who are markedly senior (average 22.9 years recreating on the Lake) and likely to operate their water craft more responsibly.

C12 Many residents with boats avoid going on the lake on weekends by wisely choosing other pursuits on those days (including going to town.) Unless the Corps intends to stop boat launching on busy weekends, over capacity will occur in spite of the imposed limits on boat docks.

C13 4. Why was the 2012 Eufaula lake survey of recreational users conducted by Oklahoma State University not cited in Section 9?

5. Section 9: Many of the references cited are old, and their relevance to the DEIS is not annotated in the body of the report. Are the references to material from Texas and Arkansas in a similar geographical environment? Are there assertions from these references that are used for conclusions in the DEIS?

521 Examples include;

- A. Section 6.2.1, page 6-20; "According to the most recent census data,"
- B. Section 5.5.1, page 5-20; "Based on the review of previous studies,"
- C. Section 5.4.5, page 5-15; "By combining and analyzing data from the various recreation surveys"
- D. etc., etc., etc.

6. Section 7.2.3 Mitigation, page 7-4; A caveat to the effect that states "Should land be required for restoration of the reservoir be needed, then a modification of the Eufaula Lake MP will be required."

522 7. Section 7.2.5.1 Low Density Recreation, page 7-4; Add "shoreline mitigation efforts" to uses.

8. Section 7.2.5.2 Wildlife Management, page 7-5; Add "Wild fowl habitat development" to uses.

523 9. Section 5.4.4. Geology, Soils, and Minerals, page 5-7; "As described in Section 4.4, there would be no adverse effects on geology," This is a completely inaccurate assertion which biases the impact of the alternatives. Please reference my assessment in a separate Email comment for an alternate observation on shoreline erosion and lake levels.

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**To:** Knack, Jeff SWT  
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21 January 2013

US Army Corps of Engineers  
Tulsa District

Attention:  
Mr. Jeff Knack  
CESWT-PE-E  
1645 S. 101st E. Ave  
Tulsa, OK 74128  
[Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil)

Reference 1. Draft Environmental Impact Statement (DEIS) of the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

Dear Sir:

The recent release of the Corps of Engineers Draft Environmental Impact Study (DEIS) for Lake Eufaula is estimated to contain some 1200 pages. Among the written objectives of the DEIS is this statement, "provides for stewardship of natural and cultural resources." In this regard, the study ignores two major environmental impacts which totally swamp the "shoreline management" aspect of the DEIS and dooms our 49 year old Lake Eufaula to extinction.

63 The overwhelming environmental impact on Lake Eufaula is the pollution delivered daily by the three tributaries which bring tons of polluting silt into the lake without any intervention or action by the Corps. Reference 1. lists no past, current, or future studies or projects which indicate any level of concern for Lake Eufaula's demise. Currently, there are no facilities for protection of the lake from sediment. There is no plan for remedial solutions such as commercial relocation or mining (unconfirmed reports that as much as 250,000 cubic yards/year of silt is being removed from the Arkansas River north of Muskogee) which might help to preserve or extend Eufaula lake's future. Worse, there is no Corps management or legislative will to finance the mitigation of the ongoing threat.

None of the proposed five alternatives in Reference 1. make any improvement against this pollution of Eufaula reservoir. One might be tempted to refer the Corps' enthusiastic DEIS activity as akin to Nero's fiddling while Rome was burning.

Since our federal government now controls the quality of the air that we breathe, the government could regulate the acceptable erosion content of the rivers which are destroying Eufaula Reservoir. To do otherwise dooms our lake to that of a silt collector for the McCellan-Kerr navigation system. To shrug ones shoulders and say that there is nothing that can be done or that the Corps lacks the authority to address these issues is unacceptable.

↳ 3 | Once the reservoir is full of silt, the turbines will cease to turn and the Canadian river flood waters will overwhelm the Arkansas River navigation facilities and downstream communities.

The Corps must actively seek an extension of their mission, stewardship, and legal mandate to restore and preserve the created Eufaula reservoir environment in perpetuity.

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**From:** Don Edgar <donledgar@aol.com>  
**Sent:** Monday, January 21, 2013 9:29 AM  
**To:** Knack, Jeff SWT  
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21 January 2013

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Tulsa District

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Reference 1. Draft Environmental Impact Statement (DEIS) of the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

Dear Sir:

B<sub>2</sub> | The inability of the Corps to maintain a stable lake level is the second largest environmental impact on Lake Eufaula. Currently, the lake waters are constantly reestablishing a shoreline environment due to varying lake levels. The effect of wind waves and a rising lake level washes soil and debris into the water, causing turbidity. Lowered levels reintroduce deposited sediment, and in both cases water quality is negatively impacted when water turbidity is used as a measurement standard. This major environmental impact is inadequately addressed in Reference 1.

S<sub>24</sub> | The Corps' *laissez faire* management style (described as "no action alternative" in Reference 1.) has created dead zones where water turbidity is constantly generated. These dead zones (witnessed and photographed) extend to more than fifty feet in many cases.

R<sub>3</sub> | Contrarily, shorelines where the Corps has established strict stewardship standards have produced stable shorelines through careful observance by lake shore residents. These standards (commonly referred to as the onerous mowing permits) have controlled shoreline erosion and, in many cases, have eliminated it altogether.

Therefore, a development strategy followed by rigorous stewardship is currently the primary successful management technique the Corps has to protect reservoir shorelines and must be the primary evaluation criteria when ranking and valuing the proposed alternatives, especially Alternative 4.

S<sub>25</sub> | While rainfall complicates lake level management, the simplistic dumping of valuable floodwater is too costly to be accepted in view of Oklahoma's urgent water needs and demands. Further, the economic justification for continued consumption of the potential energy of lake waters must be renegotiated. Once again Reference 1. is silent.



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