

Claytor Lake Shoreline Management Plan (SMP) SMP Shoreline Classifications and Example Parameters

The following information is to be reviewed in preparation for the meetings of the work group that will be involved with drafting the Shoreline Management Plan for Claytor Lake.

Shoreline Classifications:

The following section describes the different shoreline classifications that will be included in the SMP. The shoreline classification will dictate what type of development will be allowed within the project boundary once the SMP is in place. As part of the SMP, maps will be developed that indicate the classification of the shoreline along the entire lake. The shoreline classifications shown below are the classifications Appalachian will be utilizing in developing Claytor's SMP in order to be consistent with other projects that we manage. However, the parameters that define these classifications will be developed in consultation with the relicensing work group and will be specific to Claytor Lake.

- High Density Commercial – Project lands and waters where profit seeking individuals or entities operate facilities as a place of business. Within the project boundaries those facilities may include areas where boats can be launched, retrieved or docked, as well as obtain fuel. Outside the project boundary, associated facilities could include provisions for food services, convenience retailing including petroleum dispensing, dry storage of watercraft and where other activities customarily associated with marinas, campgrounds, private recreation areas and private clubs take place. The high density commercial classification includes facilities that would be expected to incur heavy amounts of boat traffic, such as marinas.
- High Density Multi-Use – Project lands and waters where boats can be launched, retrieved or moored for the purpose of providing private access to the lake for specific residential properties including:
 - Multi-family dwellings (e.g. apartments, townhouses, condominiums)
 - Subdivision access lots that serve single-family type dwellings that are located within a parcel of land that has been subdivided into individual lots.
- Public Use – Project lands and waters where facilities are operated by non-profit organizations, the licensee, or government entities and that support various public recreational amenities or areas that are used for the public good. Examples of public use include public access areas, and state and county parks that adjoin the project boundary, lake clean-up facilities and other similar public use type endeavors.

- Low Density Use – The low density use classification encompasses 4 types of development. Any of the 4 types are appropriate for this area.
 - Single Family-type Residential – Project lands and waters that support private dwellings. Uses within this classification may include piers, boat docks and floaters.
 - Low Density Multi-Use – Project lands and waters that support apartments, townhouses, and condominiums and off water or common lot access for the development.
 - Low Density Commercial – Project lands and waters where profit seeking individuals, or entities operate facilities as a place of business. Within the project boundaries, those facilities may include areas where boats can be docked for short periods of time by customers. Launching of boats from these facilities is not allowed. For operations outside the project boundaries, associated facilities could include provisions for food services, convenience retailing and restaurants or private clubs. The low use commercial classification includes facilities that would be expected to incur relatively small amounts of boat traffic, such as access docks for convenience stores, restaurants, or shopping areas.
 - Low Density Public Use – Project lands and waters where facilities are operated by non-profit organizations, the licensee, and/or governmental entities and that support various public recreational amenities or areas that are used for the public good. Examples of this type of public use include public access areas, and state and county parks that adjoin the project boundary, lake clean-up facilities and other similar public use type endeavors. Ramps are allowed in low density public use areas for public service uses only.

- Impact Minimization Zone – Project lands and waters that have specific identified importance from an environmental, scenic, cultural, or recreational standpoint. Development within these areas would be limited, but possible, based on a review of the related plans by resource agencies, and may include mitigation for any impacts to the resource. A variance would need to be obtained from the Federal Energy Regulatory Commission.

- Conservation / Environmental – Claytor Lake is important to the economy of Pulaski County and contains characteristics that make it a significant regional provider of a variety of resources. There are resources on the lakes that need protection to ensure that they maintain their attributes on a local and regional scale. The specific resources that need protection are recreational opportunities, scenic beauty, water quality, fish and wildlife habitat, and wetlands. The Conservation / Environmental classification includes areas around the lake that are particularly important for protecting and enhancing these various resources. In these areas, development inside the project boundary would be prohibited unless a variance can be obtained from the Federal Energy Regulatory Commission.

Note: Classifications are not exclusive; they are inclusive from the “top down.” An area designated for High Density Commercial facilities could be used for any other use listed below it, but not vice versa.

Parameters for the Shoreline Classifications:

A list of conditions (“parameters”) for defining the classifications of the shoreline of Claytor Lake needs to be developed. Provided below is a list of examples for reference purposes only to give you an idea of what is meant by a “parameter”. The parameters for Claytor will be determined in consultation with the work group and will be specific to Claytor Lake.

Note: Impact Minimization Zone areas and Conservation/Environmental areas will override the other classifications of high density commercial, high density multi-use, public use and low density use (all four types.) All references to *existing* and *currently* in the parameters will be defined as of the date the plan is submitted to the Federal Energy Regulatory Commission.

Examples for Parameters:

High Density Commercial: (*Define the characteristics that make an area suitable for a marina or other for-profit enterprises that would generate higher boating traffic.*)

Examples to consider:

- Coves and main channel areas with a width of more than ____ feet shoreline to shoreline, based upon the base mapping developed for the SMP, and
- Existing watercraft density is less dense than ____ acres per boat on the water adjacent to the proposed development or where the entrance to the cove is less dense than ____ acres per boat, or
- Shoreline with existing commercial marina facilities, or
- All shoreline that is located (provide location based on Pulaski County’s Development Plans.)

High Density Multi-Use: (*Define the characteristics that make an area suitable for a higher density development such as condominiums or for subdivision access lots to serve off water lots.*) *Examples to consider:*

- Coves and main channel areas with a width of more than ____ feet shoreline to shoreline, based upon the base mapping developed for the SMP, and
- Existing watercraft density is less dense than ____ acres per boat on the water adjacent to the proposed development or where the entrance to the cove is less dense than ____ acres per boat, or
- Shoreline with existing multi-use residential type facilities.

Public Use: (*Define the characteristics that make an area suitable for a public use like a park with boating access, fishing piers, etc.*) *Examples to consider:*

- Coves and main channel areas with a width of more than ____ feet shoreline to shoreline, based upon the base mapping developed for the SMP, and
- Existing watercraft density that is less dense than ____ acres per boat, or
- Shoreline currently designated as public recreation, or
- Areas identified for future public use.

Low Density Use: *(Define areas where low density should occur and where it would not be desirable to have ramps that would not be able to control the number of boats accessing the area, etc.) Examples to consider:*

- Coves less than ____ feet, or
- Areas not other classified, or
- Shoreline with areas of existing single family docks and piers.

Impact Minimization Zone: *(Define the characteristics of areas where only limited development should occur. Requirements for consultation will be required before any development will be allowed. Mitigation may be required. Agency consultation and FERC approval will be required.) Examples to consider:*

- Wetlands that span less than ____ feet of linear shoreline, or
- Areas classified as woody debris. Woody debris is defined as (see study plan), or
- Areas within 100 feet of a known cultural resource site contained in the VA SHPO files or located during relicensing study, or
- Areas adjacent to wildlife management areas, or
- Shoreline identified as having scenic qualities based on recreation surveys.

Conservation / Environmental: *(Define the characteristics of areas where no development will be allowed because of the significance of the area to the project's scenic, recreational and environmental values. There is a variance process but it will only be considered in very limited cases. Agency consultation and FERC approval will be required.) Examples to consider:*

- Large wetland areas (greater than ____ feet of contiguous shoreline length), usually associated with streamheads at the backs of coves, or
- Areas of other significant habitat or spawning areas (would need to be define), or
- Scenic areas that are unique on the lake, or
- Areas identified by the Virginia Natural Heritage Program as important natural communities, or
- Areas to protect endangered species, or
- Areas within designated restriction zones such as between the boat barriers upstream of the dam.