

**Proposed Management
Plan for**

**SCE&G Future
Development Property**

December 2007

BASELINE

- 1984 License
 - Classifications
 - Future Development
 - Forest and Game Management
 - Easement
 - Project Works
 - Recreation (Current and Future)
 - “Protective/Restrictive” Classifications
 - Forest and game management
 - No sales
 - No docks
 - No ramps
 - Best management practices forestry operations only
 - Recreation
 - Limited to public recreation access only
 - No sales
 - Project Works

BASELINE, Cont'd

- Future Development Property
 - Available for sale (routine sales)
 - No more than 5 acres for any one use
 - No more than 50 acres/year
 - Most sold in any one year: 30.04 acres
 - Total sold since 1984: 294.13 acres
 - Average annual sales since 1984: 12.78 acres
 - Buffer requirement: 75 feet back from 360' contour
 - Limited brushing and clearing
 - » ≤ 3 " in diameter @ 4' height
 - » No permanent structures
 - Docks
 - Single family residential
 - Multi-user docks
 - Common docks
 - Community access
 - » Ramp
 - » Courtesy dock
 - Commercial Marinas/docks

New FERC-Mandated Restrictions

- FERC Order re: dated _06-23-2004
 - 75 foot, general non-disturbance setback
 - Meandering path
 - Docks
 - 25 foot and 50 foot setbacks for ESA and non ESA
 - Protection of backs of coves
 - Environmentally Sensitive Areas
 - Vegetative cover based: willows and button bushes
 - Depth based: shallow coves and flats
 - Protected species
 - Limitation on docks
 - Continuous ESAs – no docks
 - Intermittent ESA's – location-limited
 - Application to Easement property

RE-BALANCING

- Only property within the Project Boundary Line of Project 516 is affected.
 - SCE&G is not a governmental authority and cannot make zoning decisions.
 - County development policies and plans should be the prerogative and responsibility of county government, not a regulated public utility.
 - Shoreline management policies and programs must be directed at shoreline activities within the reasonable control of SCE&G as property owner and licensee.
- Toothpaste cannot be forced back into the tube – the lake shoreline already is fragmented. It cannot be “un-fragmented.”

HOW TO RE-BALANCE

- Craft shoreline management prescriptions to encourage all back property (i.e. non Project Property) development-related shoreline impacts to be grouped so as to leave as much undisturbed shoreline as possible.
- Encourage establishment of setbacks where none exist.
- Encourage increased depth of setback where less than 75 feet depth lies between the PBL and the 360' contour.
- Enforce setback restrictions, shoreline management prescriptions, vegetative protection, maintenance, and re-establishment requirements.

Existing Dock Permitting Policy for Future Development Property

- **Individual Docks**
 - To qualify a lot for a single family dwelling must have a minimum width of 100ft measured on the 75ft Buffer Zone
- **Common Docks**
 - To qualify for a common dock to be shared by two single family dwelling, each lot must have a minimum width of 50ft, measured on the 75ft Buffer Zone

Community Boat ramp and Courtesy Dock

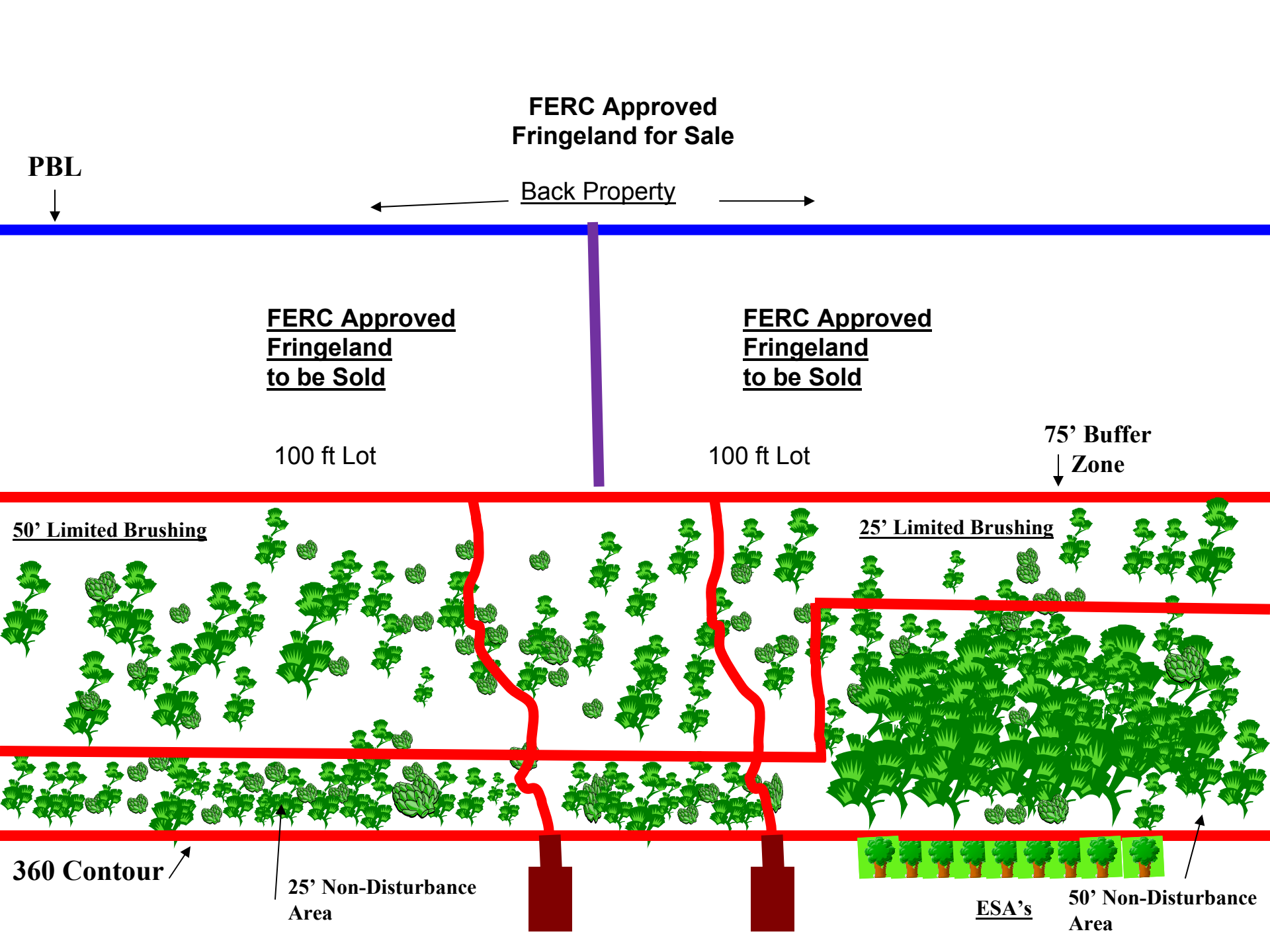
A community common access lot must have a minimum of 100ft width measured on the 75ft Buffer Zone with a minimum setback of 100ft for the nearest existing property line.

From the end of the proposed courtesy dock there must be a minimum of 150ft across the cove to the 360 contour.

Multi Slip Dock Policy

Requires County, State and Federal approval.

Setbacks and distance requirements same as easement property.



SCE&G Management Prescriptions December 2007

<u>Lake Murray</u>	<u>Miles</u>	<u>Acres</u>
75-Foot Setback	29.49	261.58
Causeway	1.23	4.16
Commercial Recreation	6.05	114.28
Conservation Areas	1.38	33.30
Easement	386.38	7943.93
Easement w/75-Foot Setback	0	294.13
Forest Management	100.13	3570.23
Future Development –FDID 1-348	91.49	1834.16
Project Operations	1.63	1057.53
Public Recreation	<u>32.60</u>	<u>723.89</u>
	650.38	15,837.19

Proposed Management Plan

- Applies to remaining SCE&G-owned Future Development property on Lake Murray
- Plan proposed by the SCE&G Land and Lake Dept.
- Allows SCE&G to continue with some Fringe Land Sales
- Promotes protection of the environmental and scenic values of the project

Proposed Management Plan

- Plan would keep current 75-Foot buffer
- Allow sale of fringe land above the 75-Foot buffer to back property owner
- Permitting shoreline amenities will continue to be dependent on all other conditions specific to the approved SMP

Buffer Zone Enhancements

- New Plan will establish a uniform 75-Foot non-disturbance Buffer Zone
- Back property owners who have less than 75 feet in depth to the 360 contour would be required to deed SCE&G so much of their property to create a uniformly 75-Foot Buffer Zone
- After this condition is met, SCE&G will permit a dock along the shoreline, if the property qualifies for all other dock permitting requirements

Goals of Proposed Management Plan

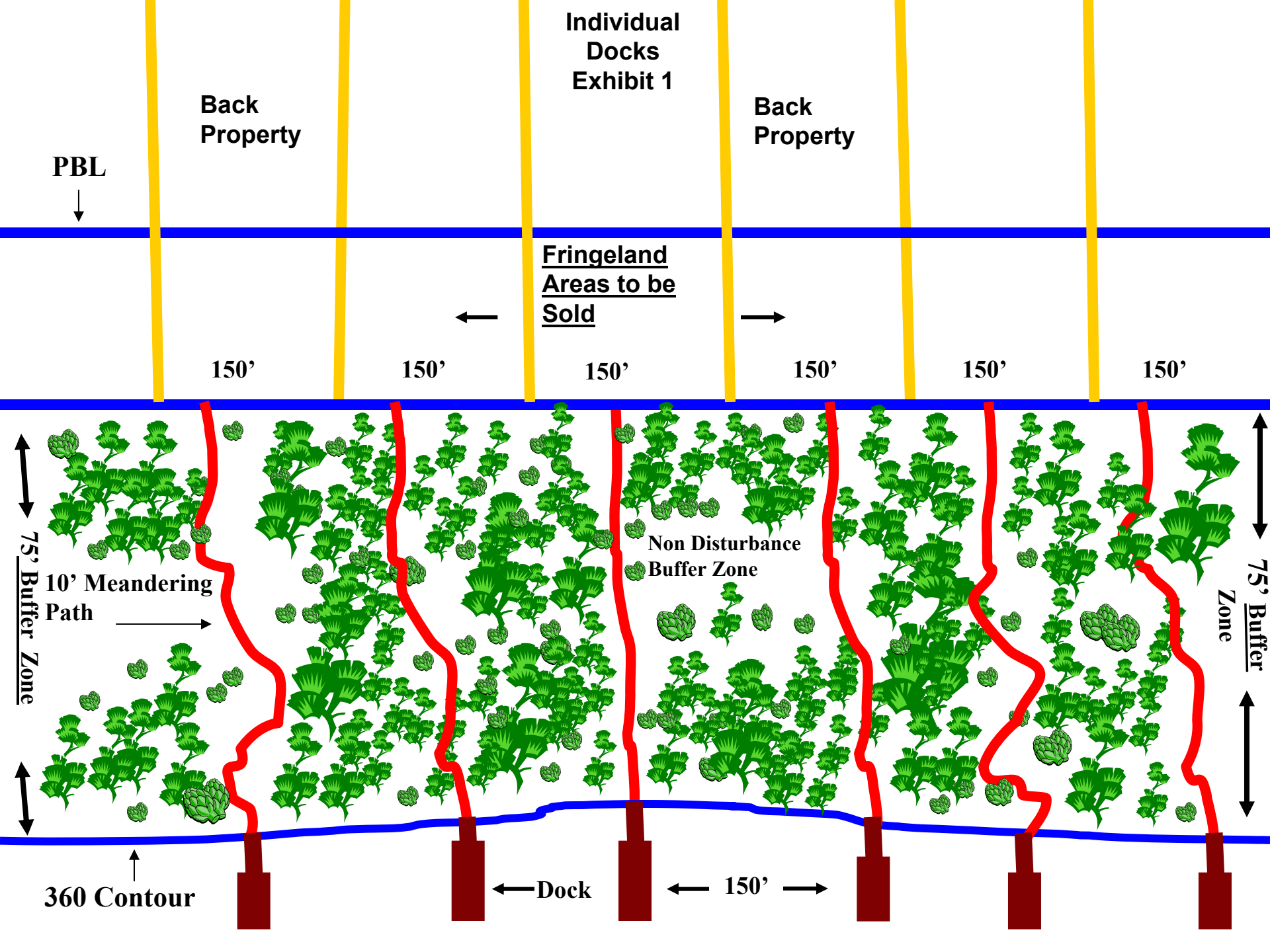
- Goal is to balance the desire for continued fringe land sales for revenue generation while protecting the recreational, environmental and scenic values of the remaining SCE&G future development shoreline
- Plan also encourages less development density by requiring larger lots with more shoreline footage to qualify for docks
- Reduces the number of docks and increases the distance between docks

Land Sales and Fringe Land Restrictions

- Only owners of back property adjoining SCE&G fringe land may purchase the available fringe land
- Application for a dock would be allowed only after the purchase of the fringe land
- All qualifying conditions for dock permits, in addition to the setback and ownership conditions must be met

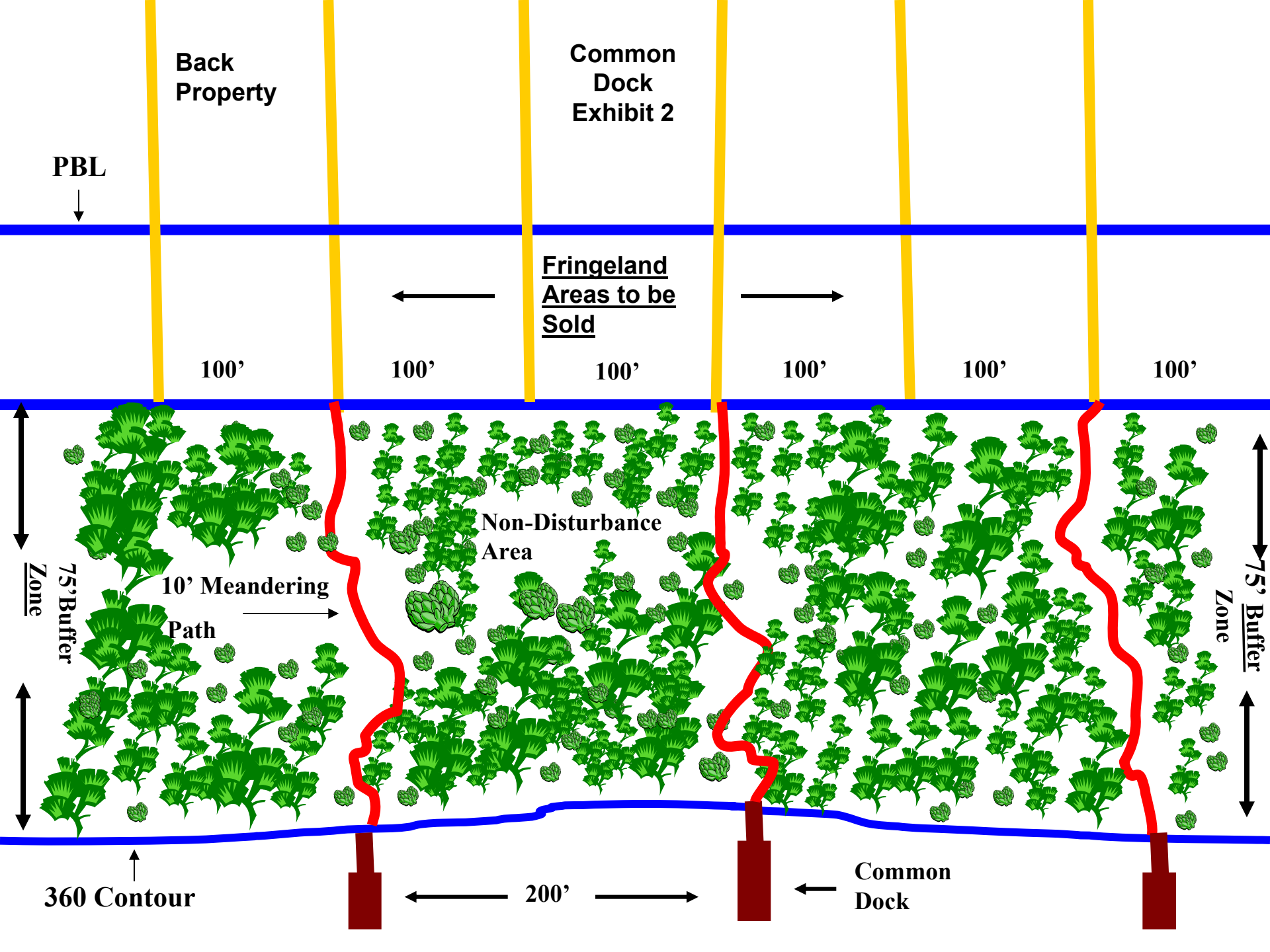
Dock Requirements

Individual Docks – To qualify, a lot for a single family dwelling must have a minimum width of 150 feet, measured on the 75ft Buffer Zone Line



Dock Requirements

Common Docks – To qualify for a common dock to be shared by two single family dwellings, each lot must have a minimum width of 100 feet, measured on the 75ft Buffer Zone Line



Multi-Slip Docks

- May be permitted in lieu of individual or common docks
- A minimum of one-thousand feet (1000 ft) of continuous shoreline, measured at the 75ft Buffer Zone Line, is required
- A minimum distance of five-hundred feet (500 ft) across a cove measured from the 360 contour to the 360 contour required
- One and one half (1 ½) slips would be approved for each 150 feet of property along the 75ft Buffer Zone Line
- With a continuous shoreline of one-thousand feet (1000 ft.), a facility with a total of ten(10) slips could be approved with all other shoreline condition requirements met
- A minimum distance of five-hundred feet (500 ft) across a cove measured from the 360 contour to the 360 contour required
- One (1) ten foot (10 ft) wide meandering path will be allowed through the Buffer Zone to access a multi-slip dock

Multi-slip Docks Exhibit 3

1000 ft. of Property on the SCE&G

75' Buffer Zone Line

PBL

Access Path

Fringeland Area
to be Sold

1000 Ft

10' Meandering
Path

Non-Disturbance
Area

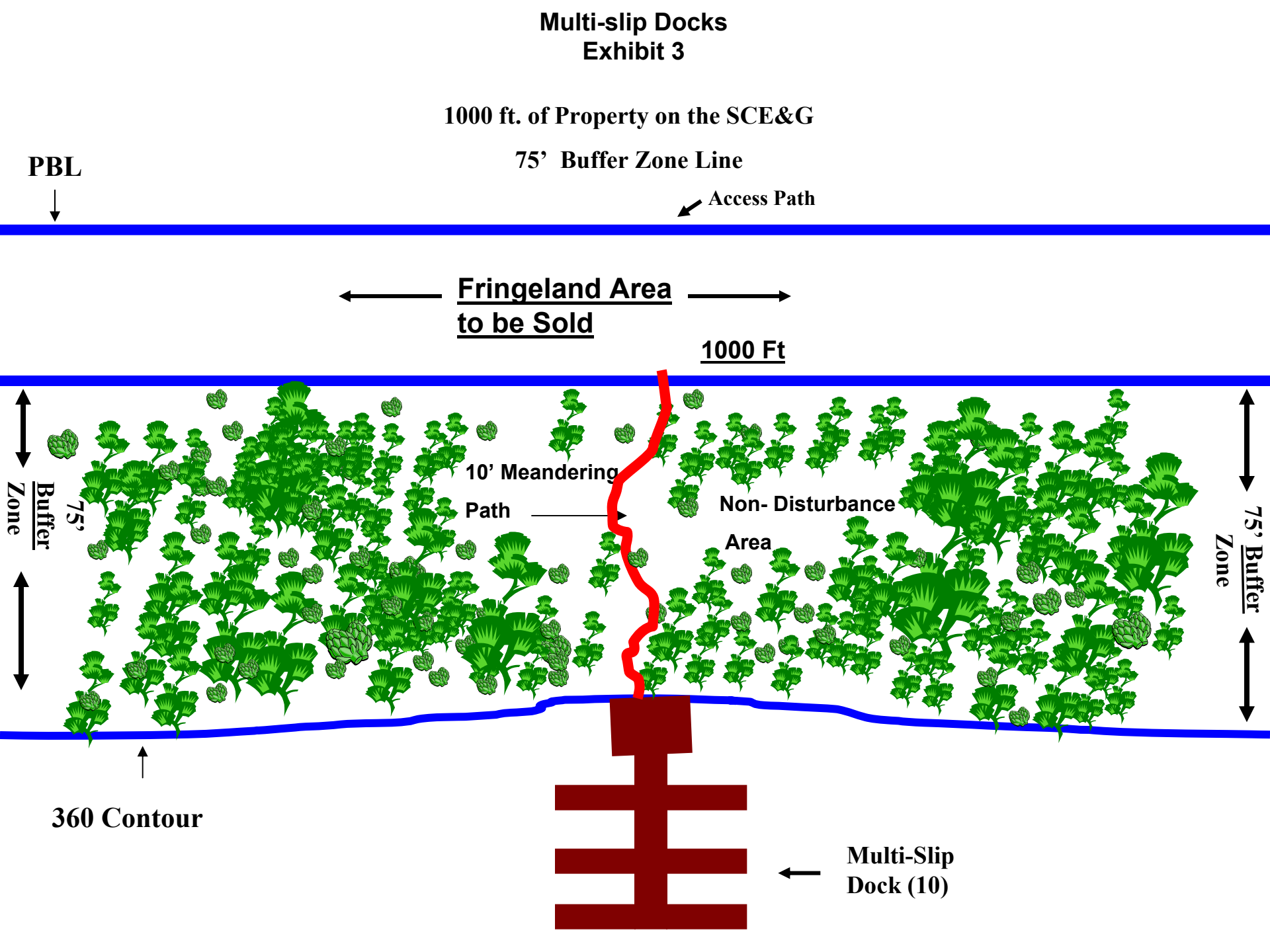
Buffer
Zone

75'

75' Buffer
Zone

360 Contour

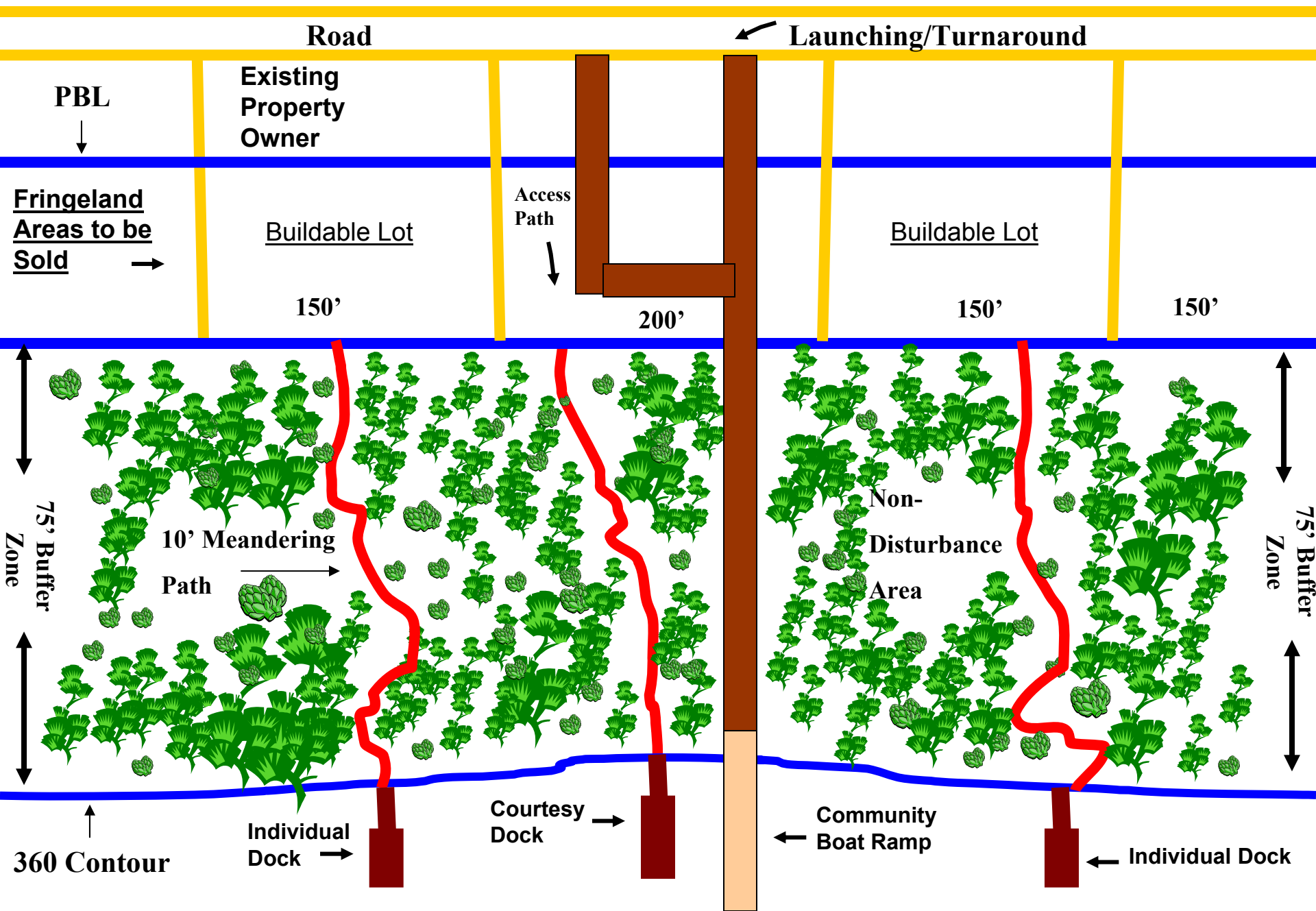
Multi-Slip
Dock (10)



Community Boat Ramp and Courtesy Dock

- A common access lot must have a minimum of two-hundred foot (200 ft) width, measured on the 75ft Buffer Zone Line. Also it must be 150' from the current adjacent property owner on both sides
- Qualification for a common boat ramp will be heavily influenced by evaluations of any necessitated impact to existing trees and other vegetation within the buffer zone
- Parking and turn around space must be above the 75' Buffer Zone Line
- No additional criteria

Community Boat Ramp & Courtesy Dock Exhibit 4



75-Foot Buffer Zone Management

- Buffer zone supports wildlife corridors and natural areas, protects water quality, reduces erosion, protects fish and wildlife habitat, and provides a visual separation of off-water development
- Current FERC license requires a 75-Foot Buffer on project property. In areas where the PBL is less than 75 feet from the 360 contour, the current plan provides no mechanism to leverage the dock permitting program to add property to create a full 75-Foot Buffer area. This proposed plan would change that.
- If a back property owner chooses not to deed SCE&G sufficient land to create a full 75-Foot Buffer area, SCE&G will not permit a dock or sell any of the fringeland.

75-Foot Buffer Zone Management

- Will be a non-disturbance area except for such clearing necessary and approved for installation and maintenance of approved shoreline amenities
- No clearing of trees, shrubs or vegetation will be allowed
- Will allow clearing for a single, ten foot (10 ft) wide meandering access path
- Path must not encourage erosion
- Trees larger than 10 inches at breast height may not be removed within path
- Lake Management representatives will work with property owners to lay out access paths

Natural Areas

- Fringe land will not be sold
- Dock permits will not be issued
- Includes only those areas identified and classified as natural areas and Environmentally Sensitive Areas (ESA's)

Recreation

Potential recreation sites will be identified and future recreation sites will be evaluated as part of the relicensing process. The Recreation Technical Working Committee will review the Recreation Assessment Study Report and make recommendations to the Land and Lake Resource Conservation Committee on Future Development lands needed for public recreation

What Did You Do?

Total Number Of Tracts

- 347 Tracts (Tract 91 Did Not Exist)
- 47 Tracts were eliminated

(below the dam, causeways, data error, and tracts already sold)

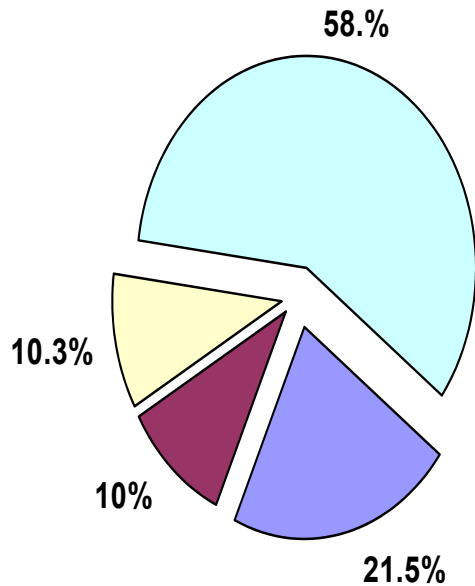
- 300 Remaining Tracts
- 76 Tracts(a portion or all to Natural Areas)
- 15 Tracts (a portion or all to Recreation)
- 16 Tracts (a portion or all to Forest Mgt)

Some Level of Protection

	ACRES	MILES
Natural Areas	440.68	19.65
Forest Management	206.16	9.45
Recreation	185.44	9.14
Sub-Total	832.28	38.24
Uniform 75' Buffer Zone	477.86	53.25
Total	1310.14	91.49

Future Development Tracts

Miles of Shoreline

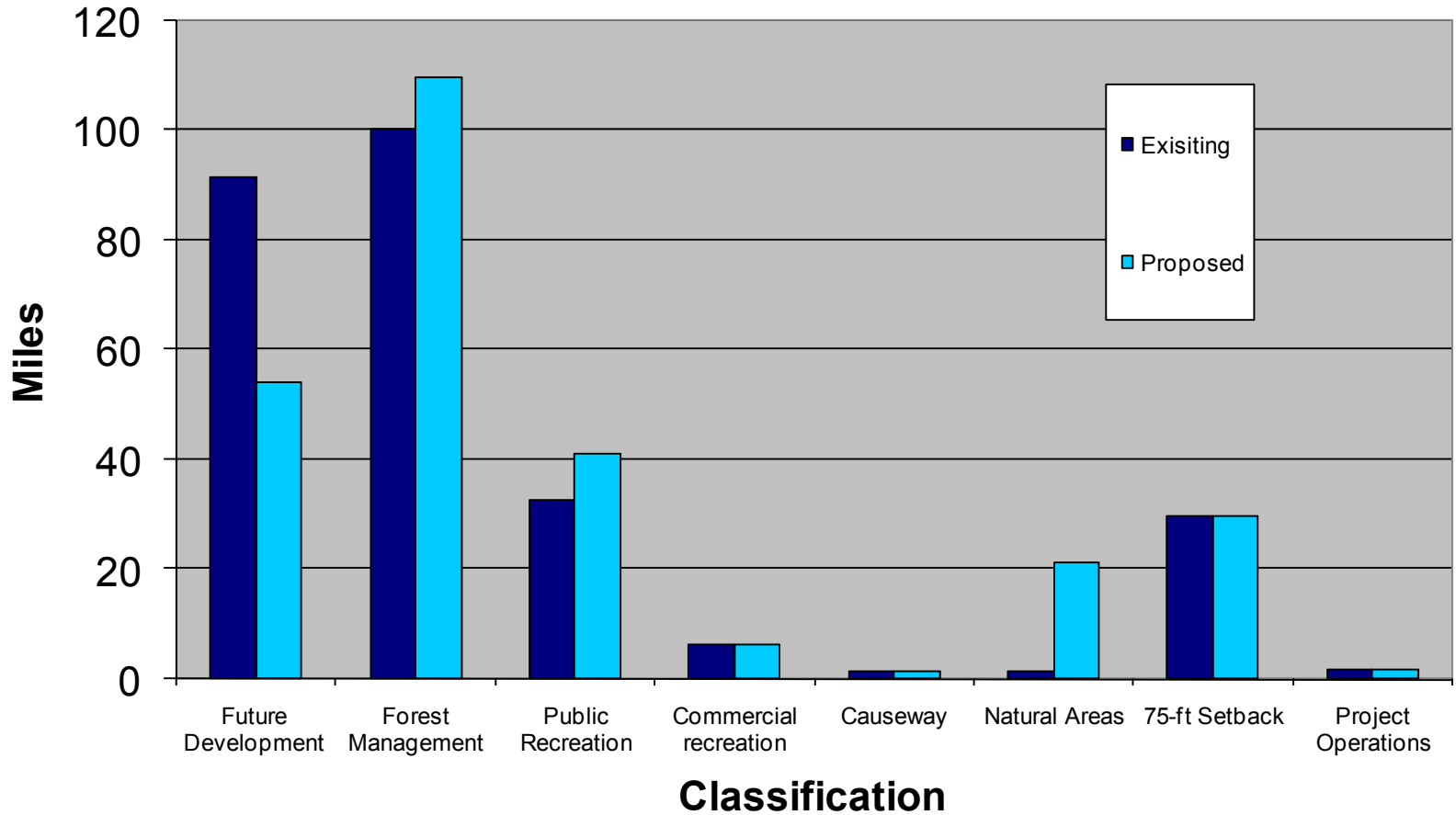


- Proposed Natural Areas (76 tracts 19.65 miles)
- Proposed Reception (15 tracts 9.14 miles)
- Proposed Forest Management (16 tracts 9.45 miles)
- Proposed Future Development (53.25 miles)

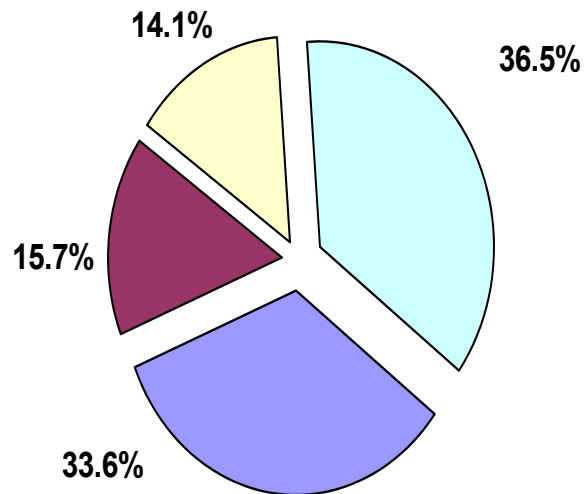
Total Shoreline Miles = 91.49 miles

Proposed 12-13-2007

Redistribution of Shoreline Miles after Rebalancing of Future Development Lands



Future Development Protected Acreage

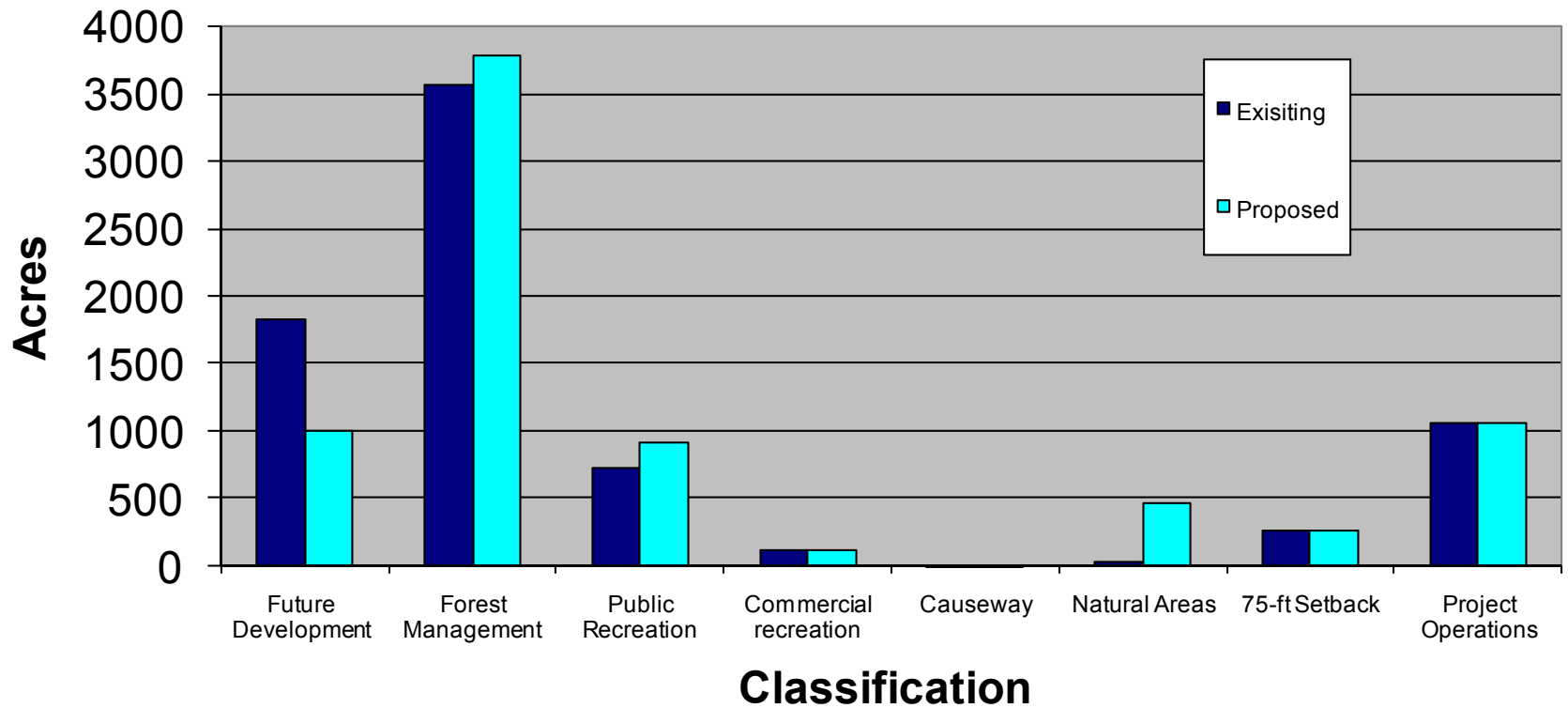


- Natural Areas (76 Tracts 440.68 acres)
- Forest Management (16 Tracts 206.16 acres)
- Recreation (15 Tracts 185.44 acres)
- Uniform 75 ft protected buffer zone (477.86 acres)

Total Acreage = 1834.16 acres

Total Acreage For Protection = 1310.14

Changes in Acreages after Rebalancing Future Development Lands



SCE&G Management Prescriptions December 2007

	<u>Current</u>	<u>Proposed</u>
<u>Lake Murray</u>	<u>Miles</u>	<u>Miles</u>
75-Foot Setback	29.49	29.49
Causeway	1.23	1.23
Commercial Recreation	6.05	6.05
Natural Areas (Conservation Areas)	1.38	21.03
Easement	386.38	386.38
Easement w/75-Foot Setback	0	0
Forest Management	100.13	109.58
Future Development –FDID 1-348	91.49	53.25
Project Operations	1.63	1.63
Public Recreation	<u>32.60</u>	<u>41.74</u>
	650.38	650.38

SCE&G Management Prescriptions December 2007

	<u>Current</u>	<u>Proposed</u>
<u>Lake Murray</u>	<u>Acres</u>	<u>Acres</u>
75-Foot Setback	261.58	261.58
Causeway	4.16	4.16
Commercial Recreation	114.28	114.28
Natural Areas(Conservation Areas)	33.30	473.98
Easement	7943.93	7943.93
Easement w/75-Foot Setback	294.13	294.13
Forest Management	3570.23	3776.39
Future Development –FDID 1-348	1834.16	1001.88
Project Operations	1057.53	1057.53
Public Recreation	<u>723.89</u>	<u>909.33</u>
	15,837.19	15,837.19

Summary

	ACRES	MILES
Natural Areas	440.68	19.65
Forest Management	206.16	9.45
Recreation	185.44	9.14
Sub-Total	832.28	38.24
Future Development	1001.88	53.25
Total	1834.16	91.49

Dock Policy on Forest Management Lands

- The Land & Lake TWC will evaluate and determine if a dock permitting policy will be implemented.
- As of January 1, 2007 there are 88 private property owners that adjoin the current SCE&G Forest Management Lands that could be considered for some type of dock access.