

Lake Powell Pipeline

Draft Land Use Plans and Conflicts Work Plan

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Lake Powell Pipeline Draft Recreation Resources Work Plan

Section 1 Introduction

The purpose of this work plan is to define the procedures for analyzing potential impacts on land use plans for the Lake Powell Pipeline (LPP). This work plan presents the issues and concerns, defines the impact area and significance criteria, describes the analysis methodology, reviews existing data and identifies data needs, references an outline for the land use Technical Report, and identifies dependency items and relationships to other resources.

Section 2 Issues

Land use related issues and concerns raised during the formal scoping process will be addressed in the analysis for the LPP alternatives. Related questions raised during the informal scoping process have been consolidated into the following issue.

- What impacts would occur on land use and land use plans from construction and operation of the LPP?
- What would be the impacts on existing land uses by Project easements?
- What would be the impacts on potential future land use by Project easements?
- What would be the impacts on Federal and State land management practices including special areas such as wilderness, wilderness study areas, and ACECs?
- What would be the impacts on land productivity and use from rock and soil disposal along the Project alignment?

Additional issues that arise during the formal scoping process, or during the preparation of the analysis, will be added and addressed.

Section 3 Impact Topics

The following land use impact topics include the following:

- Land Use Plans
- Zoning Ordinances

Section 4

Impact Area of Influence and Significance Criteria

4.1 Impact Area of Influence

The impact area of influence would include the following:

- Corridors along the area directly affected by pipelines and associated features, access roads and staging areas, pump stations, substations and power lines, hydro stations and reservoirs
- Any stream or river and associated corridor that would be subject to water deliveries or alterations in flow

4.2 Significance Criteria for Each Impact Topic

Impacts on land use plans are considered significant if construction, operation or maintenance activities would result in any of the following conditions:

- Changes in land ownership occur as a result of the Project
- Access to land is altered or restricted
- Amendments to existing or proposed land use or management plans, or zoning ordinance are enacted resulting from the LPP project

These criteria would be evaluated based on best professional judgment and experience with previous projects.

Section 5

Methodology

5.1 Introduction and Overall Approach

The following describes the methodology for determining conflicts with applicable land use plans and land management plans.

5.1.1 Definition of Baseline Conditions

Land use baseline conditions will be defined by those plans and ordinances that are in place as of January 30, 2009.

5.1.2 Analysis of Alternatives

Impacts on land use will be analyzed for each of the alternatives. These impacts will be measured by reviewing the existing land use plans and zoning ordinances and comparing them to features and actions that are proposed to occur under the proposed action and alternatives of the LPP project. This comparison would identify where any proposed features or actions would be in conflict with existing management prescriptions or ordinances. Data used in the analysis will consist of the existing land use plans, comprehensive plans, and zoning ordinances.

5.1.2.1 Review of Existing Land Use Literature

Existing land use and zoning data and information relevant to the LPP project that are available in current published reports, maps, and literature will be identified from agency sources such as the Natural Resource Conservation Service, the U.S. Bureau of Reclamation, the affected counties, and similar sources. Previous preliminary investigation work also will be obtained and reviewed.

5.1.2.2 Field Reconnaissance

Field reconnaissance will include a physical inspection of each alternative alignment. Particular attention will be given to locations and features identified in the land use and zoning literature review that may be affected by LPP construction or operation. Any additional features identified in the field that were not included in the literature will also be documented and a preliminary description will be prepared.

5.1.2.3 Technical Memorandum

Correlation of information obtained from the literature review and the field reconnaissance will be performed. This will include determining whether field observations are generally consistent with land use and zoning descriptions obtained from the literature. Where differences are noted that are relevant to land use and zoning, these differences will be described.

A technical memorandum (TM) will be prepared summarizing the findings. The TM will be used by the LPP team and the Utah Division of Water Resources to assist in selecting a preferred alignment.

5.1.2.4 Analysis and Recommendations

The findings of the land use investigations will be analyzed to see if and where conflicts occur with proposed alignment alternatives in the study area. If essential data gaps are identified that would require additional characterization, recommendations will be made for accomplishing this.

5.1.2.5 Prepare Technical Report

A Technical Report will be prepared summarizing the results of the land use analysis. An outline of the report is presented in Section 7.

5.1.3. Analysis of Cumulative Impacts

The land use plans and conflicts cumulative impacts analysis will address the combined impacts of the alternatives and any past or future proposed or planned actions that have or are likely to affect land use plans in the impact area. Inter-related projects will be identified as applicable and analyzed for cumulative impacts.

Section 6 Data Needs and Analysis

6.1 Data Needed

The data needed to perform the analysis include:

- Land and Resource Management Plans for all Bureau of Land Management (BLM) land
- Master Plan for impacted counties
- Zoning Ordinances for impacted cities and counties
- Comprehensive Plans for impacted cities and counties
- Land Use Plans for impacted cities and counties
- Other relevant documents, as identified

6.2 Data Available and Adequacy

The data required to complete the land use analysis can be acquired from the following identified and existing sources: (estimate the availability and adequacy of each type of data listed in Section 6.1)

- Proposed Washington County Land Use Bill available on the World Wide Web at: <http://www.washco.state.ut.us/landUse.php>
- Washington County General Plan. May 13, 1999
- Virgin River Watershed Management Plan. February 2006
- Virgin River Management Plan. June 1999
- LPP project features and pipeline corridors in ESRI ArcGIS format
- Kanab Field Office Resource Management Plan
- Grand Staircase-Escalante National Monument EIS
- Utah BLM Land Use Plans & Some Amendments available on the World Wide Web at: <http://www.ut.blm.gov/landuseplanning/existing.htm>

6.3 Additional Data Needs

6.3.1 Primary

The following data will be required in addition to the data described in Section 6.2:

- None

6.3.2 Secondary

The following data will be required in addition to the data described in Section 6.2:

- All the data identified in Section 6.1 will need to be compiled from existing sources.

Section 7 Procedures For Development of Mitigation

The analysis of impacts on land use will be based on the standard operating procedures and measures to avoid or reduce impacts, both of which will be included in the project description chapter of the environmental document. The significance criteria for land use will then be applied to determine if any impact would be significant. Mitigation measures would then be developed to offset significant impacts. The mitigation measures will be based

on applicable state and Federal statutes and regulations, past experience and best professional judgment to either satisfy a legal requirement or to satisfy the public interest requirement. In some cases significant impacts may not be able to be mitigated. All reasonably foreseeable mitigation options will be evaluated by the Federal Energy Regulatory Commission, Bureau of Land Management, and other responsible federal agencies and factored into the respective decision documents.

Section 8

Technical Report

A technical report will be necessary to document in detail baseline conditions of and potential impacts on land use plans and conflicts. The technical report will follow the resource technical report outline common to all resource work plans (see Resource Technical Report Outline).

Section 9

Dependency Items From Other Resources

None.