

DRAFT ENVIRONMENTAL ASSESSMENT

NEPHI LAND DISPOSAL

**Involving Lands Owned by the
Utah Division of Wildlife Resources**

Nephi, Juab County, Utah

**Office of Conservation Investment, U.S. Fish and Wildlife Service Amendment Proposal
W-118-L-34**

February 27, 2025

Prepared by:

Utah Division of Wildlife Resources
Salt Lake City, Utah

&

United States Fish and Wildlife Service
Office of Conservation Investment
Regions 6
Denver, Colorado

Table of Contents

BACKGROUND.....	1
PURPOSE AND NEED FOR ACTION	1
ALTERNATIVES	2
Proposed Action.....	2
No Action.....	2
AFFECTED ENVIRONMENT.....	2
<i>UDWR Parcel.....</i>	<i>2</i>
Wildlife Resources.....	2
Fish and other Aquatic Species.....	3
Endangered, Threatened, or Candidate Species / State Species of Concern	3
Vegetation	3
Water and Wetland Resources.....	3
Cultural Resources.....	3
Recreation	3
<i>Nephi City Parcel.....</i>	<i>3</i>
Wildlife Resources.....	3
Fish and other Aquatic Species.....	3
Endangered, Threatened, or Candidate Species / State Species of Concern	4
Vegetation	4
Water and Wetland Resources.....	4
Cultural Resources.....	4
Recreation	4
ENVIRONMENTAL COSEQUENCES.....	4
<i>UDWR Parcel.....</i>	<i>4</i>
Proposed Action.....	4
No Action.....	5
<i>Nephi City Parcel.....</i>	<i>5</i>

Proposed Action.....	5
No Action.....	6
Cumulative Impacts	6
PUBLIC PARTICIPATION	7
EA PREPARATION.....	7

Appendices

Appendix A	Map of Nephi Canyon Wildlife Management Area Proposed Land Exchange
Appendix B	Cultural Resource Summary Report
Appendix C	Utah Natural Heritage Program Data Report for UDWR Parcel
Appendix D	Utah Natural Heritage Program Data Report for Nephi City Parcel
Appendix E	Soil Composition Report UDWR Parcel
Appendix F	Soil Composition Report Nephi City Parcel
Appendix G	IPaC Report for UDWR Parcel
Appendix H	IPaC Report for Nephi City Parcel

BACKGROUND

From 1955-1978, the Utah Division of Wildlife Resources (UDWR) purchased several parcels of land in Juab County for the purpose of creating a wildlife management area, specifically focusing on deer winter range and hunting access, known as the “Nephi Canyon Wildlife Management Area (WMA)”. This purchase utilized Pittman-Robertson funding from the Wildlife and Sport Fish Restoration Program, now known as the Office of Conservation Investment (CI), administered by the U.S. Fish and Wildlife Service (USFWS) (Grant #W-15-L), requiring UDWR to satisfy a number of conditions in order to secure USFWS approval for the Federal award. Currently, the Nephi Canyon WMA totals approximately 2,078-acres and is managed as winter deer habitat, which provides hunting opportunities for the public.

Nephi City owns the Canyon Hills Park Golf Course adjacent to the largest portion of the Nephi Canyon WMA. Nephi City will be expanding their existing golf course onto approximately 13.77-acres of the Nephi Canyon WMA. As a result, the 13.77-acre parcel will no longer meet the original intended purpose of the Federal award and is being proposed for disposal. As property acquired with the assistance of the Federal grant funding, its disposal would require repayment or replacement of the property.

UDWR is seeking approval from USFWS CI, to dispose of approximately 13.77-acres of the Nephi Canyon WMA. The expansion of the Nephi City golf course is expected to preclude the 13.77-acre parcel of the Nephi Canyon WMA from meeting the original intended purpose of the Federal award. To meet Federal requirements resulting from the disposal of real property, UDWR will acquire 40-acres of Nephi City owned property that is adjacent to the northern parcel the WMA.

USFWS CI approval of the disposal would constitute a federal action subject to the requirements of the National Environmental Policy Act (NEPA)¹. Consequently, this Environmental Assessment (EA) has been written to document analysis of the proposed action and the environmental effects which are likely to result. As a matter of clarification, while the acquisition of the replacement property (i.e., exchange) represents is described in this EA, it is a separate Federal action and is not considered under the proposed action. The EA and comments from the associated public review will provide the USFWS information needed to determine if the proposed action is likely to cause any significant impacts to the environment. If significant adverse effects are found to be unlikely, USFWS would issue a Finding of No Significant Impact (FONSI), allowing UDWR to proceed with the land exchange. If significant impacts appear likely to result from the proposed action, USFWS would prepare and Environmental Impact Statement (EIS) to more fully analyze the impacts before allowing UDWR to proceed with the land

¹ Executive Order 14154, *Unleashing American Energy* (Jan. 20, 2025), and a Presidential Memorandum, *Ending Illegal Discrimination and Restoring Merit-Based Opportunity* (Jan. 21, 2025), require the Department to strictly adhere to the National Environmental Policy Act (NEPA), 42 U.S.C. §§ 4321 *et seq.* Further, such Order and Memorandum repeal Executive Orders 12898 (Feb. 11, 1994) and 14096 (Apr. 21, 2023). Because Executive Orders 12898 and 14096 have been repealed, complying with such Orders is a legal impossibility. The U.S. Fish and Wildlife Service verifies that it has complied with the requirements of NEPA, including the Department’s regulations and procedures implementing NEPA at 43 C.F.R. Part 46 and Part 516 of the Departmental Manual, consistent with the President’s January 2025 Order and Memorandum.

disposal.

PURPOSE AND NEED FOR ACTION

Nephi City is expanding their existing golf course into the adjacent Nephi Canyon WMA which would interfere with the original intended purpose of the Federal award, therefore, there is a need to dispose of the affected 13.77-acre parcel. To meet the requirements of the original Federal award with minimal impacts to wildlife, UDWR shall acquire 40-acres of city-owned property adjacent to the northern portion of the WMA.

ALTERNATIVES

Proposed Action

The proposed action is the disposal of approximately 13.77-acres of winter deer habitat in the southwest corner of the largest portion of the Nephi Canyon WMA.

To meet the purpose and requirements of the Federal award, UDWR shall acquire approximately 40-acres from Nephi City on the northeast corner of the same portion of the WMA. The acquired Nephi City owned property will provide higher elevation winter/transitional deer habitat. As a matter of clarification, while the 40-acre Nephi City property is described in this EA, the potential affects resulting from its acquisition are not considered under the proposed action.

UDWR has completed an appraisal and appraisal review which comply with the provisions of both the *Uniform Appraisal Standards for Federal Land Acquisitions* and *Uniform Standards of Professional Appraisal Practice* for each of the parcels involved in the land exchange. The 13.77-acres of UDWR property appraised for \$35,000 while the 40-acres of city-owned property appraised for \$60,000. Per the exchange agreement, Nephi City has agreed to donate the excess \$25,000 value.

No Action

Under the No Action alternative, UDWR would retain ownership of the 13.77-acre parcel that would no longer provide winter range big game habitat or public access which is the original intended purpose of the Federal award.

AFFECTED ENVIRONMENT

UDWR Parcel

Soils and Prime and Unique Farmland

The 13.77-acres within the Nephi Canyon WMA proposed for disposal consists of Donnardo stony loam and Borvant cobbly loam (see Appendix E). The WMA does not contain any prime

and unique farmland.

Wildlife Resources

The Nephi Canyon WMA's main purpose is to provide wintering habitat for deer. This area of the WMA proposed for disposal also provides quality thermal cover winter range for mule deer on the property.

Fish and Other Aquatic Species

The 13.77-acre parcel of the Nephi Canyon WMA does not contain any aquatic habitat.

Endangered, Threatened or Candidate Species / State Sensitive Species

The 13.77-acre parcel is listed as potential critical habitat for the Monarch butterfly, a candidate species (see Appendix G). There are no state Species of Greatest Conservation Need (SGCN) that have been observed on this parcel of the Nephi WMA (see Appendix C).

Vegetation

The dominant vegetation in this 13.77-acre parcel is Pinyon-Juniper woodland dominate habitat with cheatgrass and bluebunch wheatgrass in the understory.

Water and Wetland Resources

The 13.77-acre parcel of the Nephi Canyon WMA does not contain any wetland habitat. Any water rights associated with the Nephi Canyon WMA will not be impacted as they are not included as a part of this land disposal.

Cultural Resources

There are no known cultural resources on this parcel of the Nephi Canyon WMA (Appendix B).

Recreation and Public Use

Sportsman access is a valuable component to the Nephi Canyon WMA. While this 13.77-acre parcel does provide access opportunities for the public, unauthorized trail ATV/OHV use occurs which disturbs the habitat and its wildlife.

Nephi City Parcel Acquisition

Soils and Prime and Unique Farmland

The Nephi City parcel consists of Lizzant very cobbly loam, Xeric Torriorthents-Rock outcrop complex, and Yeates Hollow very stony loam (see Appendix H) and does not contain any prime and unique farmland.

Wildlife Resources

The Nephi City parcel consists of higher elevation winter/transitional deer habitat.

Fish and Other Aquatic Species

The Nephi City parcel does not contain any aquatic habitat.

Endangered, Threatened or Candidate Species / State Sensitive Species

This parcel is listed as potential critical habitat for the Monarch butterfly, a candidate species (see Appendix H). There are no state Species of Greatest Conservation Need (SGCN) that have been observed on this parcel of the Nephi WMA (see Appendix D).

Water and Wetland Resources

This parcel does not contain any wetland habitat. There are no water rights associated with the Nephi City parcel.

Vegetation

The Nephi City parcel consists mainly of mountain big sagebrush, gambel oak, antelope bitterbrush, and bulbous bluegrass.

Cultural Resources

Cultural resources were not investigated for this parcel since no new disturbance will result from the land acquisition.

Recreation and Public Use

The Nephi City parcel has not been used extensively for recreational public use, but it does provide an access road to the Reese Flat Recreation Area.

ENVIRONMENTAL CONSEQUENCES

UDWR Parcel

Proposed Action

Soils and Prime and Unique Farmland

The disposal of this 13.77-acre parcel within the Nephi Canyon WMA will cause the soils to be substantially changed because of the associated disturbance and additional soil required for the expansion of the golf course. Nutrient rich soil will likely be introduced to accommodate growth of the grasses, ornamentals, and non-native plants associated with the golf course. This parcel does not contain any prime and unique farmland to be affected.

Wildlife Resources

Wildlife use of the 13.77-acre parcel will change substantially, as the new land use for the parcel would be a golf course. The expansion of the golf course will reduce the amount of high-quality wintering habitat for big game in the area. However, considering the acreage of the parcel for disposal, this reduction in habitat is not expected to have significant detrimental effects on wildlife populations on the WMA. The parcel to be disposed does not provide the only critical habitat to wildlife as there are approximately 2,064-acres remaining of the WMA that are expected to preserve the integrity of the wildlife habitat.

Fish and Other Aquatic Species

The parcel to be disposed of does not contain wetland or aquatic habitats.

Endangered, Threatened or Candidate Species / State Sensitive Species

Disposal of the 13.77-acres within the Nephi Canyon WMA is not likely to have any effect on the sensitive species found on the WMA as they currently do not occur on this parcel. Similarly, disposal of this parcel is not likely to have an effect on the federally listed species found on the WMA.

Vegetation

Vegetation on this 13.77-acre parcel will be significantly modified through the disposal of this property in this land exchange. The parcel will become part of a golf course, which will remove much of the natural vegetation within the parcel.

Water and Wetland Resources

No water or wetland resources are found on the 13.77-acre UDWR parcel to be disposed. Therefore, disposing of the parcel will have no impacts on water and wetland resources.

Cultural Resources

There are no known cultural resources on the property. Therefore, disposing of the parcel will have no impact (Appendix B).

Recreation and Public Use

The parcel for disposal consists of valuable big game wintering habitat that is public land. Therefore, the disposal of 13.77-acres would reduce recreational opportunities available to the public. However, the expansion of the golf course will provide additional, though different, recreational opportunities for the public.

No Action

The No Action alternative would result in the expansion of the Nephi City golf course into the WMA. As a result, the No Action alternative would fail to meet the original intended purpose of the Federal award.

Nephi City Parcel Acquisition

Soils and Prime and Unique Farmland

The acquisition of this 40-acre privately-owned parcel is not likely to have any effect on the soils because it will be incorporated into the Nephi Canyon WMA for wildlife purposes. This parcel does not contain any prime and unique farmland to be affected.

Wildlife Resources

Acquisition of this 40-acre parcel will result in the integration of high-quality transitional habitat for big game into the Nephi Canyon WMA where it will be protected. The parcel will be managed as big game habitat with the rest of the WMA.

Fish and Other Aquatic Species

The 40-acre parcel does not contain wetland or aquatic habitats.

Endangered, Threatened or Candidate Species / State Sensitive Species

Acquiring this 40-acres of big game habitat in this land exchange will protect potential habitat for the Monarch Butterfly, a federally listed species.

Vegetation

Acquisition of the Sawmill Ranch 40-acre parcel will allow for its natural sagebrush and gambel oak habitat to be improved and protected for big game in the area.

Water and Wetland Resources

There are no water rights associated with the 40-acre parcel. Therefore, acquisition of this parcel will have no impacts on water and wetland resources.

Cultural Resources

Cultural resources were not investigated for this parcel since no new disturbance will result from the land exchange.

Recreation and Public Use

Acquiring the 40-acre parcel in this land exchange will enhance recreational opportunities for the public by increasing the overall acreage of the WMA, which provides hunting and wildlife recreation opportunities for the public.

Cumulative Impacts

A cumulative impact is defined in 40 C.F.R. §1508.7 as “the impact on the environment which results from the incremental impact of the action when added to other past, present, and

reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.”

Disposing of the 13.77-acre parcel within the Nephi Canyon WMA is likely to have minor cumulative impacts to the environment. This parcel will be integrated into the expanded golf course adjacent to the WMA, which will alter and decrease the quality of the habitat of this parcel. However, Nephi City has worked in good faith with UDWR to reduce these impacts by minimizing the acreage needed from the WMA to expand the golf course. Additionally, Nephi City will increase enforcement of illegal off-road motorized vehicles in the area with the expansion of the golf course, which has been a challenge on the WMA and a negative impact to wildlife. Nephi City’s efforts will reduce wildlife disturbance from motorized vehicles in this area.

PUBLIC PARTICIPATION

UDWR does not plan to hold any public meeting for this proposed action.

Letters will be sent to the Utah State Senator and Utah State Representative for the project area, describing the proposed land exchange.

Any interested public correspondents will be able to supply comments to the USFWS, who will accept all input related to this proposed action for thirty (30) days from the date the assessment is published on the USFWS website.

The draft EA will be available at: <https://www.fws.gov/library/collections/mountain-prairie-wildlife-and-sport-fish-restoration-program-wsfr>. Written comments can be mailed to the address below:

U.S. Fish and Wildlife Service, Office of Conservation Investment
ATTN: Draft EA – Nephi Land Exchange
P.O. Box 25486, Denver Federal Center
Denver, CO 80225

EA PREPARATION

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List of Contributors

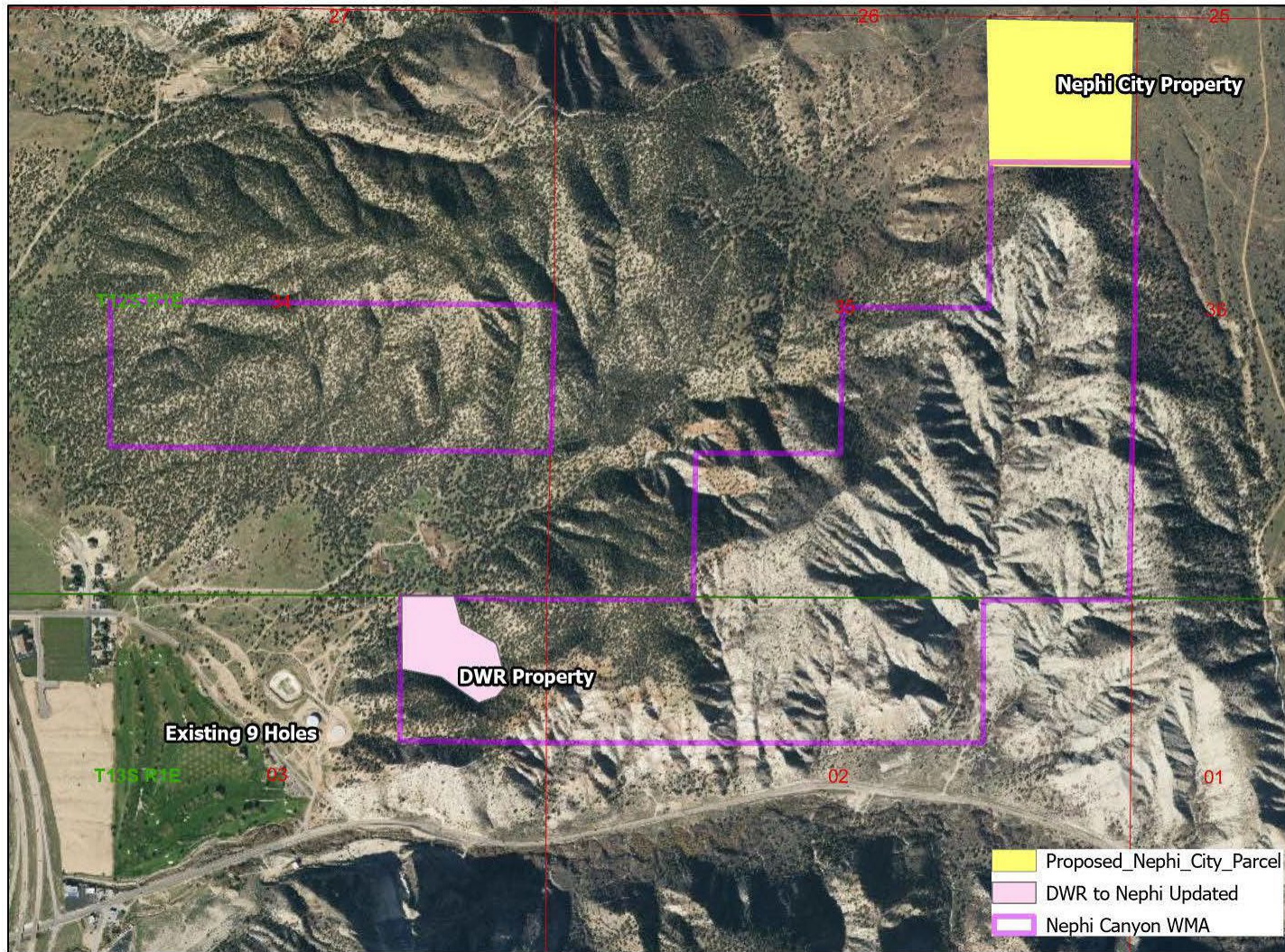
Arie Leeftang, Archaeologist, Utah Division of Wildlife Resources (UDWR)

Amanda Horvath, U.S. Fish and Wildlife Service (USFWS)

Jay Ogawa, U.S. Fish and Wildlife Service (USFWS)

Appendix A

Map of Nephi Canyon Wildlife Management Area Proposed Land Exchange



Appendix B

Cultural Resource Summary Report



Spencer J. Cox
Governor

Deidre Henderson
Lieutenance, nt Governor

Jill Remington Love
Executive nrector
Utah Department of Cultural
and Community Engagement



Christopher Menitt
State Historic Preservation Officer
Utah State Historic Preservation Office

July 7, 2023

Eric Edgley
Habitat Section Chief
Utah Division of Wildlife Resources
1594 West North Temple
Suite 2110
PO Box 146301
Salt Lake City, Utah 84114-6301

RE: A Cultural Resource Inventory for the Nephi City Parcel Project, Juab County, Utah

For future correspondence, please reference Case No. 23-1529

Dear Mr. Edgley,

The Utah State Historic Preservation Office received your request for our comment on the above-referenced undertaking on July 05, 2023.

From the information you provided, it appears that no cultural resources were located in the undertaking's Area of Potential Effects. As such, we concur with your determination of "No Historic Properties Affected" for this undertaking.

Utah Code 9-8-404(1)(a) denotes that your agency is responsible for all final decisions regarding cultural resources for this undertaking. Our comments here are provided as specified in U.C.A. 9-8-404(3)(a)(i). If you have questions, please contact me by email at rmcgrath@utah.gov.

Sincerely,

Ryan McGrath
Archaeologist

Appendix C

Utah Natural Heritage Program Data Report for UDWR Parcel



Utah Division of Wildlife Resources
Utah Natural Heritage Program
1594 W. North Temple
PO Box 146301
Salt Lake City, UT 84116

Report Number: 15588
May 22, 2024

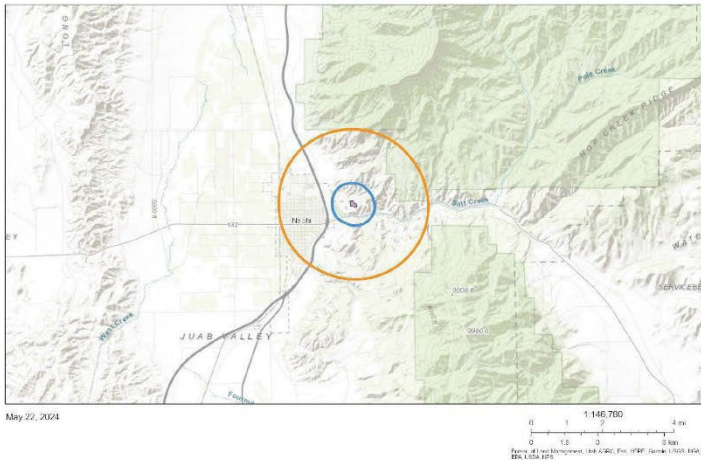
Utah Natural Heritage Program Online Species Search Report

Project Information

Project Name
Nephi Exchange DWR 13.77 acres

Project Description
Nephi Land Exchange

Location Description
Nephi Utah



Animals within a 1/2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Plants within a 1/2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Appendix C cont.

Utah Natural Heritage Program Data Report for UDWR Parcel

Animals within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Plants within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Definitions

State Status

SGCN	Species of greatest conservation need listed in the Utah Wildlife Action Plan
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U.S. Endangered Species Act

LE	A taxon that is listed by the U.S. Fish and Wildlife Service as 'endangered' with the probability of worldwide extinction
LT	A taxon that is listed by the U.S. Fish and Wildlife Service as 'threatened' with becoming endangered
LEXN	An "endangered" taxon that is considered by the U.S. Fish and Wildlife Service to be "experimental and nonessential" in its designated use areas in Utah
C	A taxon for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threats to justify it being a 'candidate' for listing as endangered or threatened
PT/PE	A taxon "proposed" to be listed as "endangered" or "threatened" by the U.S. Fish and Wildlife Service

Disclaimer

The information provided in this report is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, any given response is only appropriate for its respective request.

The UDWR provides no warranty, nor accepts any liability, occurring from any incorrect, incomplete, or misleading data, or from any incorrect, incomplete, or misleading use of these data.

The results are a query of species tracked by the Utah Natural Heritage Program, which includes all species listed under the U.S. Endangered Species Act and species on the Utah Wildlife Action Plan. Other significant wildlife values might also be present on the designated site. Please [contact](#) UDWR's regional habitat manager if you have any questions.

For additional information about species listed under the Endangered Species Act and their Critical Habitats that may be affected by activities in this area or for information about Section 7 consultation under the Endangered Species Act, please visit <https://ecos.fws.gov/ipac/> or contact the [U.S. Fish and Wildlife Service Utah Ecological Services Field Office](#) at (801) 975-3330 or utahfieldoffice_esa@fws.gov.

Please contact our office at (801) 538-4759 or habitat@utah.gov if you require further assistance.

Your project is located in the following UDWR region(s): Central region

Report generated for:

Hailey Blair
Division of Wildlife Resources
1594 W North Temple, Ste 2110
Salt Lake City, UT 84116
(801) 538-4711
hblair@utah.gov



Appendix D

Utah Natural Heritage Program Data Report for Nephi City Parcel



Utah Division of Wildlife Resources
Utah Natural Heritage Program
1594 W. North Temple
PO Box 146301
Salt Lake City, UT 84116

Report Number: 15496
April 30, 2024

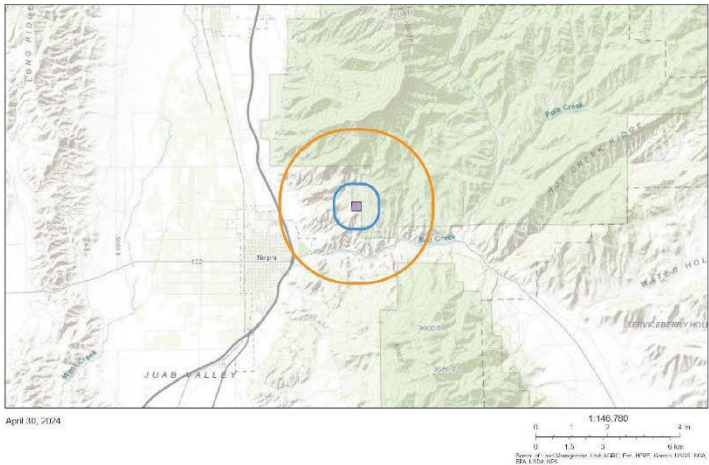
Utah Natural Heritage Program Online Species Search Report

Project Information

Project Name
Nephi Exchange Nephi 40 acres

Project Description
Nephi Land Exchange

Location Description
Nephi Utah



Animals within a 1/2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Plants within a 1/2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Appendix D cont.

Utah Natural Heritage Program Data Report for Nephi City Parcel

Animals within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Plants within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

Definitions

State Status

SGCN	Species of greatest conservation need listed in the Utah Wildlife Action Plan
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Please contact our office at (801) 538-4759 or habitat@utah.gov if you require further assistance.

Your project is located in the following UDWR region(s): Central region

Report generated for:

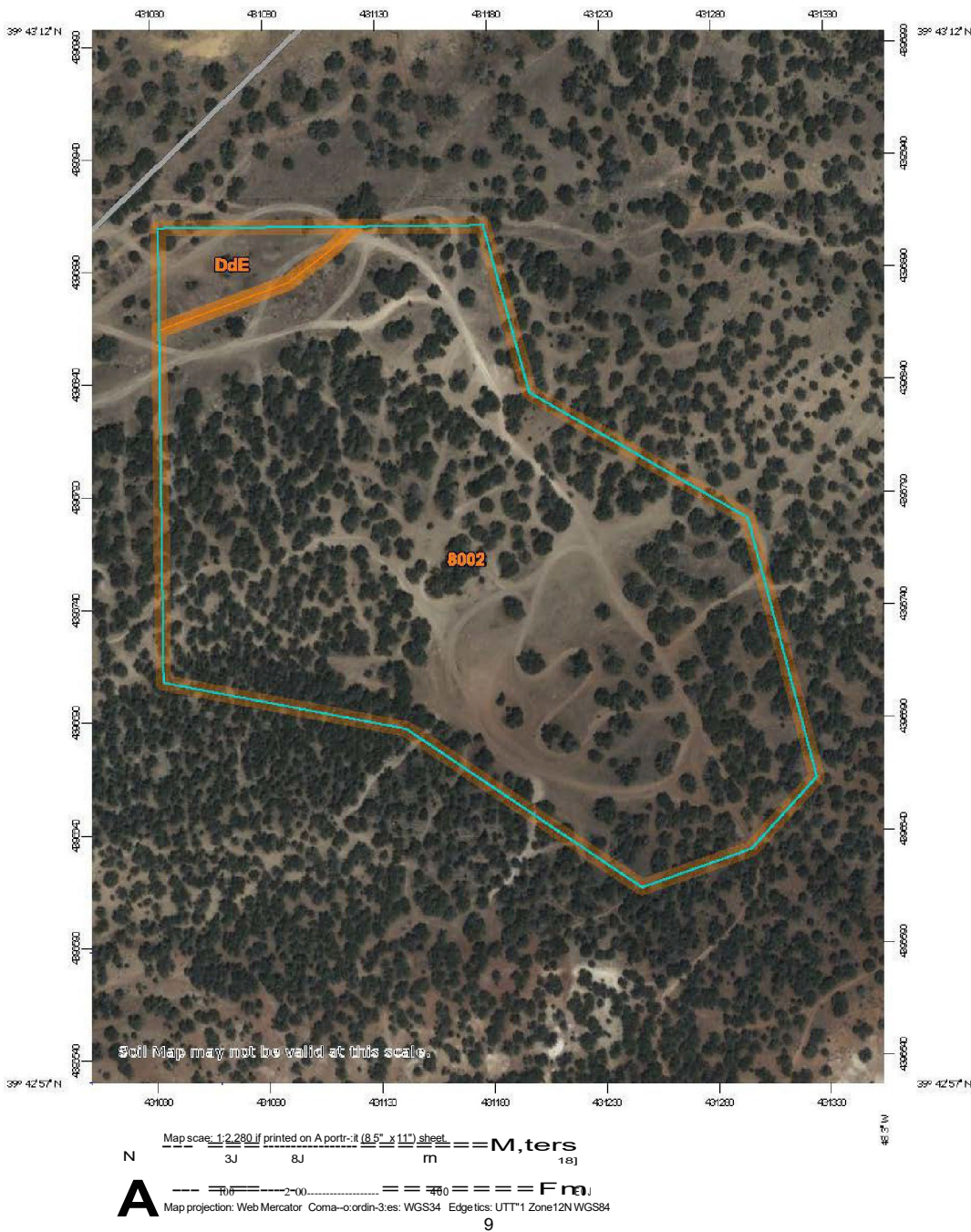
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Appendix E

Soil Composition Report UDWR Parcel

Custom Soil Resource Report Soil Map



Appendix E cont.

Soil Composition Report UDWR Parcel

Custom Soil Resource Report

Fairfield-Nephi Area, Utah

8002—Borvant cobbly loam, 8 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2tjsl
Elevation: 4,590 to 7,710 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 45 to 51 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Borvant and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Borvant

Setting

Landform: Fan remnants
Landform position (three-dimensional): Mountainbase
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Colluvium and/or slope alluvium derived from limestone and sandstone

Typical profile

A1 - 0 to 2 inches: cobbly loam
A2 - 2 to 9 inches: very cobbly loam
CBk - 9 to 19 inches: very gravelly loam
Bkm - 19 to 26 inches: cemented material
C/Bkm - 26 to 60 inches: stratified cemented very gravelly material to very gravelly loam

Properties and qualities

Slope: 8 to 25 percent
Surface area covered with cobbles, stones or boulders: 10.0 percent
Depth to restrictive feature: 10 to 20 inches to petrocalcic
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.07 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D

Appendix E cont.

Soil Composition Report UDWR Parcel

Custom Soil Resource Report

Ecological site: R028AY320UT - Upland Shallow Hardpan (Pinyon-Utah Juniper)
Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent
Hydric soil rating: No

DdE—Donnardo stony loam, 8 to 25 percent slopes

Map Unit Setting

National map unit symbol: j621
Elevation: 4,500 to 6,200 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Donnardo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Donnardo

Setting

Landform: Alluvial fans
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Alluvium derived from quartzite and/or alluvium derived from limestone and sandstone

Typical profile

A11 - 0 to 4 inches: stony loam
A12 - 4 to 10 inches: very cobbly fine sandy loam
C1ca - 10 to 27 inches: very cobbly loam
C2ca - 27 to 39 inches: very cobbly sandy loam
C3 - 39 to 48 inches: extremely cobbly fine sandy loam
C3 - 48 to 60 inches: extremely cobbly fine sandy loam

Properties and qualities

Slope: 8 to 25 percent
Surface area covered with cobbles, stones or boulders: 13.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Appendix E cont.

Soil Composition Report UDWR Parcel

Custom Soil Resource Report

Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R028AY334UT - Upland Stony Loam (Wyoming Big Sagebrush)
Other vegetative classification: Upland Stony Loam (Mountain Big Sagebrush)
(028AY334UT)
Hydric soil rating: No

Minor Components

Juab

Percent of map unit: 5 percent

Pharo

Percent of map unit: 5 percent

Donnardo

Percent of map unit: 5 percent

Borvant

Percent of map unit: 5 percent

Appendix F

Soil Composition Report Nephi City Parcel

Custom Soil Resource Report
Soil Map



Appendix F cont.

Soil Composition Report Nephi City Parcel

Custom Soil Resource Report

Fairfield-Nephi Area, Utah

LbF—Lizzant very cobbly loam, 30 to 60 percent slopes

Map Unit Setting

National map unit symbol: j63w
Elevation: 5,500 to 7,000 feet
Mean annual precipitation: 14 to 22 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 70 to 110 days
Farmland classification: Not prime farmland

Map Unit Composition

Lizzant and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lizzant

Setting

Landform: Alluvial fans, mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave, convex
Across-slope shape: Convex
Parent material: Alluvium derived from limestone and/or colluvium derived from limestone

Typical profile

A1 - 0 to 9 inches: very cobbly loam
B2 - 9 to 14 inches: very cobbly loam
C1ca - 14 to 20 inches: very cobbly loam
C2ca - 20 to 33 inches: very cobbly loam
C3ca - 33 to 47 inches: very cobbly loam
C4 - 47 to 60 inches: extremely cobbly loam

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 55 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: R047XA410UT - Mountain Gravelly Loam (oak)
Hydric soil rating: No

Appendix F cont.

Soil Composition Report Nephi City Parcel

Custom Soil Resource Report

Minor Components

Bezzant

Percent of map unit: 7 percent

Lizzant

Percent of map unit: 5 percent

Borvant

Percent of map unit: 5 percent

Rock outcrop

Percent of map unit: 5 percent

Lundy

Percent of map unit: 3 percent

XB—Xeric Torriorthents-Rock outcrop complex, steep

Map Unit Setting

National map unit symbol: j678

Elevation: 5,600 to 7,600 feet

Mean annual precipitation: 12 to 16 inches

Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 100 to 140 days

Farmland classification: Not prime farmland

Map Unit Composition

Xeric torriorthents and similar soils: 60 percent

Rock outcrop: 20 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Xeric Torriorthents

Setting

Landform: Mountain slopes

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Colluvium derived from shale and/or residuum weathered from shale

Properties and qualities

Slope: 30 to 70 percent

Depth to restrictive feature: More than 80 inches

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Appendix F cont.

Soil Composition Report Nephi City Parcel

Custom Soil Resource Report

Description of Rock Outcrop

Setting

Landform: Escarpments, ridges

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Minor Components

Rofiss

Percent of map unit: 10 percent

Manila

Percent of map unit: 5 percent

Lizzant

Percent of map unit: 5 percent

YaC—Yeates Hollow very stony loam, 6 to 10 percent slopes

Map Unit Setting

National map unit symbol: j679

Elevation: 6,000 to 8,000 feet

Mean annual precipitation: 16 to 22 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 70 to 110 days

Farmland classification: Not prime farmland

Map Unit Composition

Yeates hollow and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Yeates Hollow

Setting

Landform: Alluvial fans, mountain slopes

Landform position (three-dimensional): Mountainflank

Down-slope shape: Concave, convex

Across-slope shape: Convex

Parent material: Colluvium and alluvium derived from conglomerate, quartzite, & sandstone

Typical profile

A11 - 0 to 4 inches: very stony loam

A12 - 4 to 12 inches: very stony loam

A3 - 12 to 17 inches: very stony loam

B21t - 17 to 34 inches: extremely stony clay

Appendix F cont.

Soil Composition Report Nephi City Parcel

Custom Soil Resource Report

B3t - 34 to 45 inches: extremely stony clay loam

C - 45 to 60 inches: extremely stony sandy loam

Properties and qualities

Slope: 6 to 10 percent

Surface area covered with cobbles, stones or boulders: 14.0 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: R047XA461UT - Mountain Stony Loam (mountain big sagebrush)

Hydric soil rating: No

Minor Components

Yeates hollow

Percent of map unit: 10 percent

Manila

Percent of map unit: 5 percent

Wallsburg

Percent of map unit: 3 percent

Broadhead

Percent of map unit: 2 percent

Appendix G

IPaC Report for UDWR Parcel



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Utah Ecological Services Field Office
2369 West Orton Circle, Suite 50
West Valley City, UT 84119-7603
Phone: (801) 975-3330 Fax: (801) 975-3331



In Reply Refer To:
Project Code: 2024-0094605
Project Name: Nephi Exchange DWR 13.77 acres

05/22/2024 21:25:36 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

Appendix G cont.

IPaC Report for UDWR Parcel

Project code: 2024-0094605

05/22/2024 21:25:36 UTC

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Appendix G cont.

IPaC Report for UDWR Parcel

Project code: 2024-0094605

05/22/2024 21:25:36 UTC

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Utah Ecological Services Field Office
2369 West Orton Circle, Suite 50
West Valley City, UT 84119-7603
(801) 975-3330

Appendix G cont.

IPaC Report for UDWR Parcel

Project code: 2024-0094605

05/22/2024 21:25:36 UTC

PROJECT SUMMARY

Project Code: 2024-0094605

Project Name: Nephi Exchange DWR 13.77 acres

Project Type: Disposal / Transfer

Project Description: land exchange in Nephi Utah. This parcel is the disposal in the exchange

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@39.71795855,-111.80309210469284,14z>



Counties: Juab County, Utah

Appendix G cont.

IPaC Report for UDWR Parcel

Project code: 2024-0094605

05/22/2024 21:25:36 UTC

ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Appendix G cont.

IPaC Report for UDWR Parcel

Project code: 2024-0094605

05/22/2024 21:25:36 UTC

INSECTS

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Candidate

No critical habitat has been designated for this species.

Species profile: <https://ecos.fws.gov/ecp/species/9743>

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

Appendix G cont.

IPaC Report for UDWR Parcel

Project code: 2024-0094605

05/22/2024 21:25:36 UTC

IPAC USER CONTACT INFORMATION

Agency: State of Utah
Name: Hailey Blair
Address: 1594 W North Temple, Ste 2110
City: Salt Lake City
State: UT
Zip: 84116
Email: hblair@utah.gov
Phone: 3852450669

Appendix H

IPaC Report for Nephi City Parcel



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Utah Ecological Services Field Office
2369 West Orton Circle, Suite 50
West Valley City, UT 84119-7603
Phone: (801) 975-3330 Fax: (801) 975-3331



In Reply Refer To:

05/22/2024 21:26:59 UTC

Project Code: 2024-0094606

Project Name: Nephi Exchange Nephi 40 acres

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

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Appendix H cont.

IPaC Report for Nephi City Parcel

Project code: 2024-0094606

05/22/2024 21:26:59 UTC

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

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The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

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We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Appendix H cont.

IPaC Report for Nephi City Parcel

Project code: 2024-0094606

05/22/2024 21:26:59 UTC

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Utah Ecological Services Field Office
2369 West Orton Circle, Suite 50
West Valley City, UT 84119-7603
(801) 975-3330

3017

Appendix H cont.

IPaC Report for Nephi City Parcel

Project code: 2024-0094606

05/22/2024 21:26:59 UTC

PROJECT SUMMARY

Project Code: 2024-0094606

Project Name: Nephi Exchange Nephi 40 acres

Project Type: Acquisition of Lands

Project Description: Land exchange in Nephi Utah, this parcel is the acquisition

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@39.7319999,-111.78347648554106,14z>



Counties: Juab County, Utah

Appendix H cont.

IPaC Report for Nephi City Parcel

Project code: 2024-0094606

05/22/2024 21:26:59 UTC

ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Appendix H cont.

IPaC Report for Nephi City Parcel

Project code: 2024-0094606

05/22/2024 21:26:59 UTC

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i>	Candidate
No critical habitat has been designated for this species.	
Species profile: https://ecos.fws.gov/ecp/species/9743	

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS **WITHIN** YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE **IF** YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

Appendix H cont.

IPaC Report for Nephi City Parcel

Project code: 2024-0094606

05/22/2024 21:26:59 UTC

IPAC USER CONTACT INFORMATION

Agency: State of Utah
Name: Hailey Blair
Address: 1594 W North Temple, Ste 2110
City: Salt Lake City
State: UT
Zip: 84116
Email: hblair@utah.gov
Phone: 3852450669