

# **Final Environmental Assessment**

for the

## **Washington County HCP Section 6 Land Disposal and Acquisition of Replacement Lands**

Involving Lands Owned by the  
Utah Division of Wildlife Resources and Washington County

Washington County, Utah

Office of Conservation Investment, U.S. Fish and Wildlife Service  
Grant Agreement #E-4-L

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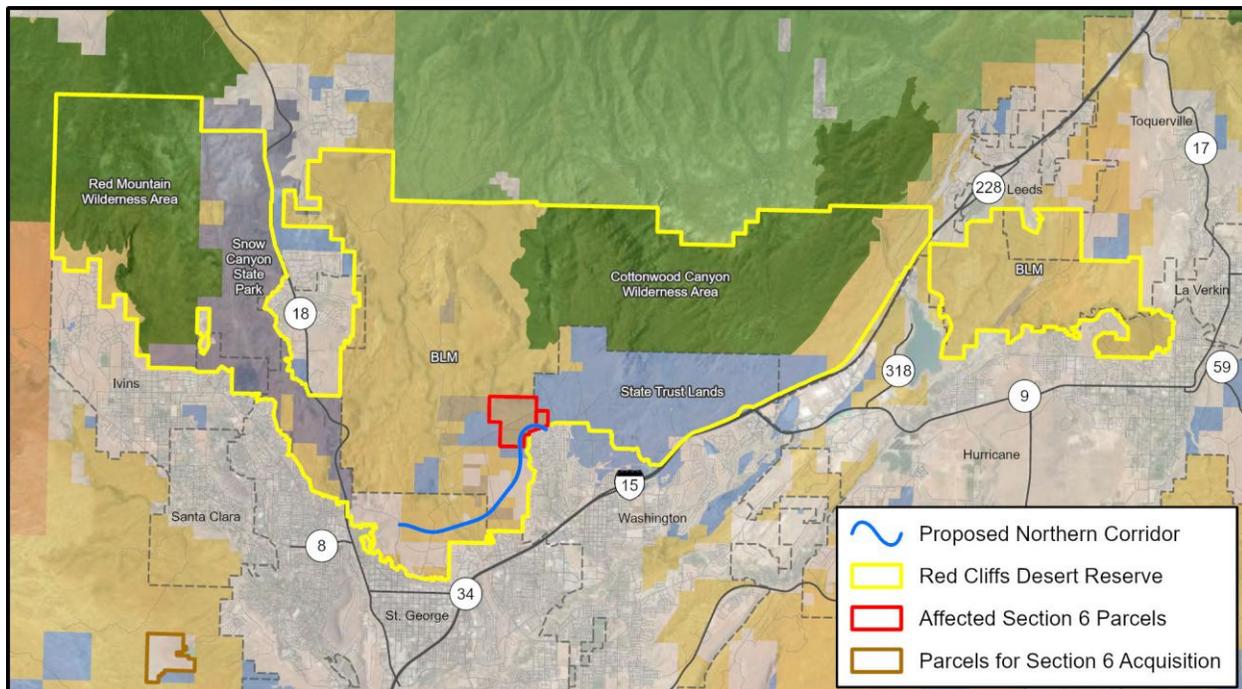
- Appendix A. Patent No. 19497
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## Chapter 1. Purpose and Need

### 1.1. Introduction

The Utah Division of Wildlife Resources (UDWR) is seeking approval from the U.S. Fish and Wildlife Service (FWS) to dispose of 47 acres within the Red Cliffs Desert Reserve (Reserve) and to acquire 450 acres in Washington County, Utah.

The Utah Department of Transportation (UDOT) has applied for a permanent right-of-way for the Northern Corridor Highway that would cross lands in the Reserve acquired using federal grant funds. The UDWR must obtain approval from the FWS for the land disposal necessary to authorize the right-of-way to UDOT, as well as the consequent acquisition of lands intended to replace the disposed property. An overview of the project and Reserve is shown in Figure 1-1.



**Figure 1-1. Project Overview**

FWS approval of the proposed disposal of 47 acres and approval of the proposed acquisition of 450 acres constitute federal actions subject to the requirements of the National Environmental Policy Act (NEPA).<sup>1</sup> Consequently, this environmental assessment (EA) has been prepared to

<sup>1</sup> 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 Because Executive Orders 12898 and 14096 have been repealed, complying with such Orders is a legal impossibility.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.

document the analysis of the Proposed Action and the environmental effects that would be likely to result, particularly whether development of the proposed right-of-way would degrade the quantity and quality of Mojave desert tortoise (*Gopherus agassizii*) habitat on lands acquired with Grant #E-4-L-3, thereby interfering with the authorized purpose of the grant such that disposal of affected properties is required. An additional purpose of the analysis is to evaluate whether proposed replacement lands provide an adequate value of replacement to meet the intended purpose of the grant.

The EA and comments from the public review provided the FWS information needed to determine if the Proposed Action would be likely to cause any significant impacts to the environment. If significant adverse effects are found to be unlikely, FWS would issue a Finding of No Significant Impact (FONSI) and allow UDWR to proceed with the disposal and acquisition. If significant impacts appear likely to result from the Proposed Action, FWS would prepare an environmental impact statement (EIS) to more fully analyze the impacts of allowing UDWR to proceed with the proposed disposal and acquisition.

## 1.2. Background

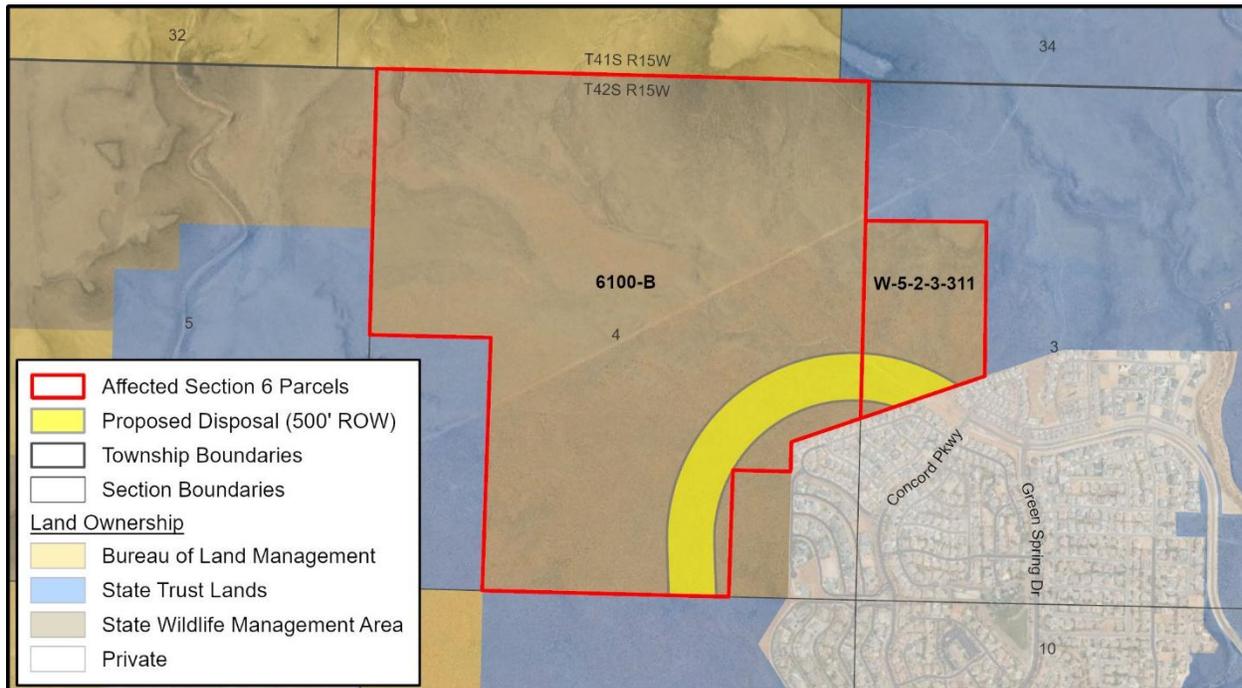
Washington County prepared a Habitat Conservation Plan (HCP) in 1995 that provided for the conservation of the Upper Virgin River recovery unit population of the Mojave desert tortoise; the Reserve was established with the intent to “be managed for the protection of the Mojave desert tortoise and other listed, candidate, and sensitive species found in these same habitat areas” (Washington County 1995). Approximately 61,000 acres, including lands owned or administered by the Bureau of Land Management (BLM), Utah Trust Lands Administration (TLA), Utah State Parks (Snow Canyon State Park), UDWR, and private entities, were initially included in the Reserve.

In 2001, UDWR purchased approximately 579 acres within Reserve Zone 3; Patent Number 19497 (Entry Number 749516) is attached as Appendix A. According to the 1995 HCP, Zone 3 is to be managed for “the preservation and enhancement of the Mojave desert tortoise” (Washington County 1995). The 2001 purchase used Cooperative Endangered Species Conservation Fund (Section 6 of the Endangered Species Act [ESA]) monies under Habitat Conservation Planning Land Acquisition Grant #E-4-L-3 issued by FWS. The Fund provides grants to states and territories to participate in voluntary conservation projects for listed, candidate, and at-risk species and their habitats on non-federal lands. Lands purchased with ESA Section 6 funds are hereafter referred to as Section 6 lands.

The authorized purpose of Grant #E-4-L-3 is to acquire land “as a wildlife preserve for the desert tortoise and other wildlife and biodiversity species, in accordance with the Washington County Habitat Conservation Plan and the Desert Tortoise Mojave Population Recovery Plan, and for controlled access public wildlife watching.” There are currently approximately 3,179 acres of Section 6 lands within the Reserve (BLM and FWS 2024).

UDOT has applied for a permanent 500-foot-wide right-of-way for the Northern Corridor Highway that would cross Section 6 lands in T. 24 S., R. 15 W., Sections 3 and 4. Development of the proposed right-of-way would degrade the quantity and quality of desert tortoise habitat, thereby interfering with the authorized purpose of the grant. As a result, UDWR is requesting to dispose of approximately 8.4 acres from parcel W-5-2-3-311 in Section 3 and 38.6 acres from parcel 6100-B in Section 4 (47 total acres) from the legal description of the 2001 Patent Number

19497 (Entry Number 749516) to accommodate the right-of-way as requested. The proposed lands for disposal are shown in Figure 1-2.



**Figure 1-2. Proposed Disposal of Section 6 Lands**

The proposed right-of-way and alternatives were analyzed in the BLM and FWS’s 2020 Final Environmental Impact Statement [FEIS] to Consider a Highway Right-of-Way, Amended Habitat Conservation Plan and Issuance of an Incidental Take Permit for the Mojave Desert Tortoise, and Proposed Resource Management Plan Amendments, Washington County, UT (DOI-BLM-UT-C030-2023-0038-EIS; hereafter referred to as the 2020 FEIS). The FEIS evaluated BLM’s decision whether or not to issue a right-of-way to UDOT for the Northern Corridor Highway. FWS’s decision was to evaluate Washington County’s Amended HCP (Washington County 2020), determine whether the HCP’s conservation program offset adverse effects to desert tortoise from development, and if so, issue an Incidental Take Permit (ITP) under Section 10 of the ESA.

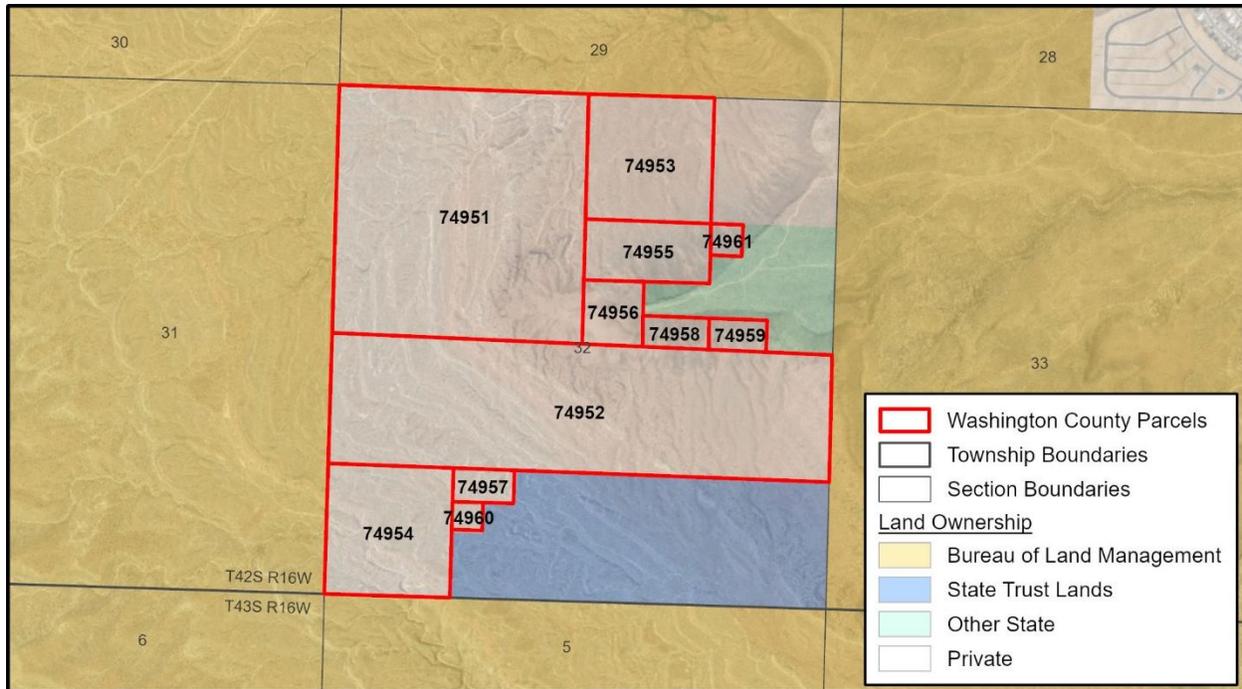
The Northern Corridor Highway is considered a “changed circumstance” under the Amended HCP. As part of that changed circumstance, Washington County and their implementation partners would implement additional actions to offset the effects of the Northern Corridor Highway on the Reserve. This included the establishment of a new Reserve Zone 6, consisting of predominantly BLM and TLA lands. Another commitment was for the county to purchase 450 acres in Zone 6 from the TLA with the intent of those lands to replace the Section 6 lands within the highway right-of-way. The BLM approved the Northern Corridor right-of-way on January 13, 2021, and FWS approved Washington County’s Amended HCP and issued an ITP to Washington County on January 13, 2021.

Both BLM and FWS were litigated on those decisions and settled with the plaintiffs to prepare supplemental NEPA on the Northern Corridor Highway. On November 8, 2024, the BLM and FWS published the Final Supplemental Environmental Impact Statement [SEIS] to Reconsider a

Highway Right-of-Way Application and Associated Amendment of an Incidental Take Permit, Washington County, Utah (DOI-BLM-UT-C030-2023-0038-EIS; hereafter referred to as the 2024 SEIS). The right-of-way was subsequently terminated on December 19, 2024, and another alternative (Red Hills Parkway Expressway) was endorsed. The FWS also amended Washington County's ITP to address the Northern Corridor changed circumstance no longer applying and increased the acreage of incidental take to allow for development to occur on the TLA and private lands in the proposed Zone 6.

Based on additional information demonstrating the infeasibility of the Red Hills Parkway Expressway, the BLM reassessed UDOT's right-of-way application and identified the "UDOT ROW Alignment" as the preferred alternative in their draft environmental assessment published October 3, 2025 (DOI-BLM-UT-C030-2025-0041-EA). As proposed, the UDOT ROW Alignment would connect Washington Parkway on the east to Red Hills Parkway on the west. The roadway would be approximately 4.5 miles long. The BLM authorized a right-of-way for the UDOT ROW Alignment on January 21, 2026 (BLM 2026); therefore, FWS will decide whether to approve UDWR's disposal of the Section 6 lands along the UDOT alignment of the Northern Corridor Highway.

Following approval of the disposal, UDWR would acquire up to 450 acres that Washington County purchased from TLA in 2021 in eleven parcels south of Santa Clara. These are parcels 74951, 74952, 74953, 74954, 74955, 74956, 74957, 74958, 74959, 74960, and 74961 in T. 42 S., R. 16 W., Section 32. The parcels are within proposed Zone 6 of the Reserve. The certificate of sale (No. 27022) for the parcels is attached as Appendix B. The acquisition would amend Grant #E-4-L, such that the newly acquired lands would become Section 6 lands. The proposed lands for acquisition are shown in Figure 1-3.



**Figure 1-3. Proposed Acquisition of Section 6 Lands**

### 1.3. Purpose and Need for Action

The purpose of the Proposed Action is to ensure that the purpose of Grant #E-4-L is met, in that lands acquired and incorporated under its provisions remain dedicated to long-term habitat protection and provide at least the same conservation value as the originally approved grant acquisitions. The Proposed Action is needed to fulfill the requirements of the ESA Section 6 Cooperative Endangered Species Conservation grant program in accordance with applicable federal regulations, including 2 CFR 200.311, while allowing for the disposal of some Section 6 lands under Grant #E-4-L-3 to accommodate the requested UDOT right-of-way for the Northern Corridor Highway.

## Chapter 2. Alternatives

This EA focuses on the No Action and Proposed Action alternatives.

### 2.1. No Action

Under the No Action alternative, FWS would deny UDWR’s request for disposal and UDWR would retain ownership and management of the 8.4 acres in parcel W-5-2-3-311 and 38.6 acres in parcel 6100-B that UDOT has requested for a right-of-way. No Section 6 lands would be disposed of or acquired for replacement of disposed lands.

### 2.2. Proposed Action

Under the Proposed Action, FWS would approve UDWR’s request and would allow UDWR to dispose of 8.4 acres from parcel W-5-2-3-311 and 38.6 acres from parcel 6100-B in Washington County to accommodate UDOT’s request for a right-of-way for the Northern Corridor Highway.

It would also allow UDWR to acquire 450 acres from parcels 74951-74961 to provide the conservation values that would be lost as a result of the disposal and additional monetary compensation to address different land appraisal values between the disposed parcels and the acquired parcels; these replacement lands would become federally encumbered and subject to the authorized purpose of the original federal grant (Grant #E-4-L-3).

UDWR has completed an appraisal and appraisal review that comply with the provisions of both the Uniform Appraisal Standards for Federal Land Acquisitions and the Uniform Standards of Professional Appraisal Practice for each of the parcels involved in the proposed disposal and proposed acquisition. Due to different appraised land values between the 47 acres proposed for disposal and the 450 acres proposed for acquisition, UDOT would compensate the UDWR and the FWS for the difference in land values.

### **2.3. Alternatives Considered but Eliminated from Detailed Analysis**

Alternatives considered in addition to the No Action Alternative and Proposed Action include the State of Utah repaying the U.S. Government for the entire monetary value of the 47 acres being removed from the Section 6 lands, rather than replacing these lost acres by acquiring additional lands. We determined that implementation of this alternative may not be economically feasible due to the rapidly increasing property values within Washington County, which would likely result in a mismatch between the appraised value at the time of land identification and the actual cost at the time of purchase, ultimately diminishing the value of the repayment and inhibiting the ability to ensure that habitat of equal quality and quantity is replaced. Furthermore, while repaying the entire monetary value of the disposed acres would address the lost federal investment by effectively “returning” that portion of the grant, the habitat value of the disposed land would not be replaced, meaning this alternative would no longer achieve the same conservation value as the original grant.

Additionally, Washington County and the UDWR considered other municipal and county properties in Zone 3 for possible acquisition. Those Zone 3 properties were eliminated from further consideration because many of the lands are in close proximity to the proposed Northern Corridor Highway and could be indirectly impacted by its construction, and would therefore not be substantially more useful habitat for purposes of meeting the Section 6 grant objectives than the disposed lands.

Finally, under the Amended HCP, Washington County proactively identified and acquired these 450 acres specifically to replace the Section 6 lands affected by the Northern Corridor Highway (Washington County 2020); therefore, not incorporating these acres under federal protection as Section 6 lands would be a missed conservation opportunity. As such, this alternative was not carried forward for detailed analysis.

No other alternative locations were considered for the acquisition as proposed by Washington County because the Amended HCP (Washington County 2020) identifies TLA and private lands in Zone 6 as a part of its response to the Northern Corridor Highway changed circumstances.

## **Chapter 3. Affected Environment and Environmental Consequences**

This chapter describes the current physical, biological, and social environment for the project, and analyzes the potential meaningful effects of the proposal. The effects of taking no action are

discussed to provide a baseline for comparison. The properties proposed for disposition were analyzed in the 2020 FEIS and the 2024 SEIS. Relevant information, in addition to any new information available, is incorporated by reference.

The proposed disposal and proposed acquisition occur in the extreme northeastern part of the Mojave Desert (Klinger et al. 2022). More specifically, the proposed actions occur in the hills above the St. George Valley, within the Hydrologic Unit Code (HUC) 8 Upper Virgin Subbasin (15010008). The area is characterized by dramatic sandstone formations and sandy desert hills. The elevations of the lands for disposal and the parcels for acquisition are around 3,000 feet above sea level. The climate is arid, with an average total annual precipitation of only 8 inches. Temperatures range between winter lows of 26 °F and summer highs of 102 °F (Western Regional Climate Center 2025).

### **3.1. Lands for Disposal**

The lands for disposal are located between Middleton Wash and Mill Creek above and abutting Washington City. The Middleton Powerline and associated maintenance road bisect parcel 6100-B northwest of the proposed disposal. The Cottontail Trail is a non-motorized two-track trail that connects the maintenance road to a neighborhood on the east side and bisects the proposed disposal.

#### **3.1.1 Soils and Prime and Unique Farmland**

##### Affected Environment

The soil in the lands for disposal is described as Harrisburg fine sandy loam, 1 to 5 percent slopes; it is classified as “prime farmland if irrigated” (see soil report in Appendix C). There are no irrigated farmlands within the land proposed for disposal. Soils have been disturbed by creation and use of the Cottontail Trail, but no other disturbance is readily apparent.

##### Impacts of the No Action Alternative

There would be no impact to soils under the No Action Alternative.

##### Impacts of the Proposed Action

Impacts to 47 acres of soil classified as prime farmland would no longer be restricted by conditions of Grant #E-4-L-3. Based on a Land Evaluation and Site Assessment, the project is not subject to provisions of the Farmland Policy Protection Act (the AD-1006 Farmland Conversion Impact Rating form is attached in Appendix C). Therefore, there would be no impact to important farmlands.

Based on the analysis in the 2020 FEIS, construction of the highway would disturb approximately 287.1 acres of soils within the right-of-way. Impacts would include erosion due to exposure of bare soil, changes in soil structure, infiltration, and water capacity due to heavy equipment operation and grading, loss of soil organic matter and reactive carbon content due to topsoil removal and placement of roadway fill materials, and removal or loss of biological soil crusts. Erosion would also occur beyond construction until soils were stabilized. Runoff and erosion would be expected to decrease following construction as vegetation re-established and soils stabilized. The potential for soil erosion was assumed to extend 100 feet beyond the right-of-way limits; approximately 114 acres outside of the right-of-way would be affected by erosion. No additional impacts to soils were identified in the 2024 SEIS.

### 3.1.2 Wildlife Resources

#### Affected Environment

Wildlife habitats and state species of greatest conservation need (SGCN) were identified from publicly available UDWR data (UDWR 2024) and the UDWR’s Wildlife Habitat Analysis Tool on September 24, 2025; the report is provided in Appendix D. The lands for disposal are wholly within mapped year-long crucial habitat for Gambel’s quail (*Callipepla gambelii*) and summer-fall substantial habitat for white-winged dove (*Zenaida asiatica*). The following SGCN were recorded in proximity to the lands for disposal:

- Desert springsnail (*Pyrgulopsis deserta*) – SGCN: Springsnails “typically occur in or very near springs sources” (Springsnail Conservation Team 2020). The species was most recently recorded within 2 miles of the lands for disposal in 2020; however, there are no springs or aquatic habitat within the lands for disposal.
- Gila monster (*Heloderma suspectum*) – SGCN: The Gila monster occupies desert scrub habitats (NatureServe 2024), which occur within the lands for disposal. The species was most recently recorded within 0.5 miles of the lands for disposal in 2010.
- Golden eagle (*Aquila chrysaetos*) – SGCN: Golden eagles are associated with cliff and desert scrub habitats in Utah (Parrish et al. 2002) and have been recorded within 2 miles of the lands for disposal as recently as 2002.
- Kit fox (*Vulpes macrotis*) – SGCN: Kit fox habitat includes open desert brush communities (BLM 2007); the species has been recorded within 2 miles of the lands for disposal as recently as 2006.
- Mojave desert tortoise (*Gopherus agassizii*) – SGCN: The species was most recently recorded within 0.5 miles of the lands for disposal in 2023. According to UDWR records, there have been six desert tortoise observations within the proposed disposal area between 2017 and 2021. This species is addressed specifically in Section 3.1.4 - Endangered, Threatened, and Candidate Species and will not be addressed further in this section.

The 2020 FEIS identified a 1-kilometer (0.6-mile) buffer for indirect effects from habitat degradation to wildlife associated with construction and use of the Northern Corridor Highway. Details about the affected parcels are summarized in Table 3-1.

**Table 3-1. Section 6 Lands within the affected environment of the Northern Corridor Highway**

County Parcel Numbers	Parcel size (acres)	Acres within ROW	Acres within 1 kilometer of the ROW
6100-B and W-5-2-3-311	651	47	516
6101	20	0	20
SG-5-2-17-2005	23	0	23
SG-5-2-16-334	11	0	11
6602-A and 6602-B	46	0	24
6600-NP-9	12	0	9
6810-D-12	62	0	62
<b>Total</b>	<b>825</b>	<b>47</b>	<b>665</b>

This analysis assumes that all Section 6 lands within the affected environment provide habitat for Gambel's quail, white-winged dove, Gila monster, golden eagle, and kit fox and, to varying degrees, other wildlife that aid in promoting biodiversity. Approximately 348 acres of the parcels that contain the proposed lands for disposal are within the fire perimeter of the 2020 Turkey Farm Road fire, which likely compromised existing habitat within the parcels.

Although the grant conditions preserve wildlife habitat on Section 6 lands, habitats and the animals that may occupy them have been impacted by the adjacent residential development and human presence in the area. The development has fragmented habitat and disturbance results in displacement of animals into less suitable habitats, behavioral disruption, and stress due to noise and human activity.

#### Impacts of the No Action Alternative

The No Action Alternative would have no impact on wildlife resources.

#### Impacts of the Proposed Action

Direct impacts to 47 acres of habitat for Gambel's quail, white-winged dove, Gila monster, golden eagle, and kit fox would no longer be restricted by conditions of Grant #E-4-L-3. According to the analysis in the 2020 FEIS, construction and use of the highway would result in habitat loss within the footprint of the highway and habitat degradation to areas that remain unpaved within the right-of-way and adjacent areas up to 1 kilometer away. Mesh fencing along the right-of-way would reduce the risk of wildlife collisions, but would fragment habitat and could entangle wildlife. Design features for the highway include under-road passages to promote wildlife connectivity from one side of the highway to the other.

Avian species would continue to be at risk from collisions with vehicles. Ravens are attracted to roadkill and numbers could increase after the highway was constructed, which could have a negative impact on certain other wildlife species. Noise from construction and use of the highway would disturb wildlife in the vicinity and potentially cause reproductive failure for species breeding nearby. Construction would be expected to increase the spread of exotic invasive species, particularly annual grasses, that reduce the quality of foraging habitat and increase the potential for wildfire. Additional design features include habitat restoration activities that would benefit wildlife in the larger area.

### **3.1.3 Fish and Other Aquatic Species**

#### Affected Environment

There are no aquatic habitats within the lands for disposal.

#### Impacts of the No Action Alternative

The No Action Alternative would have no impact on fish or other aquatic species.

#### Impacts of the Proposed Action

The Proposed Action would have no impact on fish or other aquatic species within the lands for disposal. No impacts to fish or other aquatic species from construction or use of the Northern Corridor Highway were identified in the 2020 FEIS or 2024 SEIS.

### 3.1.4 Endangered, Threatened, and Candidate Species

#### Affected Environment

A list of federally listed species and critical habitats that may occur within or near the lands for disposal was obtained from the Information for Planning and Consultation (IPaC) system on November 13, 2025; the following species federally listed as threatened or endangered under the ESA were identified:

- California condor (*Gymnogyps californianus*) – Endangered
- Desert tortoise (*Gopherus agassizii*) – Threatened
- Monarch butterfly (*Danaus plexippus*) – Proposed Threatened
- Suckley’s cuckoo bumble bee (*Bombus suckleyi*) – Proposed Endangered

The proposed lands for disposal are wholly within critical habitat for the desert tortoise.

The 2020 FEIS identified a 508-meter (0.3-mile) buffer for indirect effects to desert tortoise associated with construction and use of the Northern Corridor Highway. Seven additional Section 6 parcels within the Preserve occur within the buffer area. Details about the affected parcels are summarized in Table 3-2.

**Table 3-2. Section 6 Lands within the affected environment of the Northern Corridor Highway**

County Parcel Numbers	Parcel size (acres)	Acres within ROW	Acres within 508 meters of the ROW
6100-B and W-5-2-3-311	651	47	251
6101	20	0	20
SG-5-2-17-2005	23	0	13
SG-5-2-16-334	11	0	2
6602-A and 6602-B	46	0	0
6600-NP-9	12	0	0
6810-D-12	62	0	6
<b>Total</b>	<b>825</b>	<b>47</b>	<b>292</b>

All Section 6 lands within the affected environment provide habitat for desert tortoise; these lands are within areas of primarily medium to low relative tortoise density in Zone 3 of the Reserve. Approximately 348 acres of the parcels that contain the proposed lands for disposal are within the fire perimeter of the 2020 Turkey Farm Road fire, which likely compromised existing habitat within the parcels.

#### Impacts of the No Action Alternative

There would be no effect to federally listed species or critical habitats under the No Action Alternative.

#### Impacts of the Proposed Action

The biological assessment (BA) prepared for the project considered impacts to ESA-listed species associated with construction and use of the Northern Corridor Highway. Based on the analysis, the highway project “would not affect or alter condor foraging or nesting activities” and

is “not likely to jeopardize the continued existence” of monarch butterfly or Suckley’s cuckoo bumble bee (Avenue Consultants 2025).

Direct impacts to 47 acres of habitat for desert tortoise would no longer be restricted by conditions of Grant #E-4-L-3. Construction of the highway would result in direct habitat loss within the right-of-way and further habitat degradation because of fragmentation and road proximity impacts, such as noise and visual intrusion. Due to the proximity of parcel SG-5-2-16-334 to existing development, indirect effects are not expected to result in a noticeable change or habitat loss and the parcel would retain its existing conservation value. Based on analysis in the 2020 FEIS and the 2024 SEIS, the habit loss for the project is summarized in Table 3-3.

**Table 3-3. Habitat loss of Section 6 lands associated with the Northern Corridor Highway**

County Parcel Numbers	Parcel size (acres)	Acres of habitat impacted within ROW	Acres of habitat impacted within 508 meters of ROW	Total acres impacted	Acres within Section 6 parcels that may remain for desert tortoise
6100-B and W-5-2-3-311	651	47	251	298	353
6101	20	0	20	20	0
SG-5-2-17-2005	23	0	13	13	10
SG-5-2-16-334	11	0	0	0	11
6602-A and 6602-B	46	0	0	0	46
6600-NP-9	12	0	0	0	12
6810-D-12	62	0	6	6	56
<b>Total</b>	<b>825</b>	<b>47</b>	<b>290</b>	<b>337</b>	<b>488</b>

Construction of the highway would result in a direct loss of 47 acres of tortoise habitat within Section 6 lands and an indirect loss of another 290 acres; the project would result in a total loss of 337 acres of tortoise habitat within Section 6 lands. This represents approximately 11 percent of the Section 6 lands within the Reserve (3,179 acres). Approximately 488 acres of Section 6 lands within the affected parcels would retain their conservation value for the desert tortoise and continue to complement Washington County’s 2020 HCP.

The highway would fragment the habitat to the south and east from the core area of the Reserve; approximately 33 acres of Section 6 lands in parcels 6100-B and W-5-2-3-311 would be isolated between the highway and residential development. While the conservation value of the lands within 508 meters of the right-of-way would be degraded due to noise and fragmentation, they could still meet the intended purpose of long-term conservation; however, all 33 acres are accounted for as impacted within the 508-meter buffer.

The proposed Northern Corridor Highway may affect and is likely to adversely affect the desert tortoise and designated critical habitat for the desert tortoise (Avenue Consultants 2025).

### 3.1.5 Vegetation

#### Affected Environment

Based on analysis in the 2020 FEIS and observations by UDWR biologists, vegetation communities within the lands for disposal consist of desert scrub and limited exotic invasive

species. The desert scrub community is dominated by shrubs such as creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), saltbush (*Altriplex canescens*), snakeweed (*Gutierrezia sarothrae*), yuccas (*Yucca* sp.), blackbrush (*Coleogyne ramosissima*), or rabbitbrush (*Ericameria* sp. or *Chrysothamnus* sp.). Exotic invasive species include cheatgrass (*Bromus tectorum*), red brome (*Bromus rubens*), and Mediterranean grass (*Schismus barbatus*).

Most vegetation communities in the project area, as well as all areas that have burned in the last two decades, have become infested with invasive grasses that are continuing to spread.

#### Impacts of the No Action Alternative

There would be no impacts to vegetation under the No Action Alternative.

#### Impacts of the Proposed Action

Impacts to 47 acres of desert shrub vegetation and exotic invasive species would no longer be restricted by conditions of Grant #E-4-L-3. According to analysis in the 2020 FEIS, exotic invasive vegetation is fast growing and typically spreads as a result of direct impacts (e.g., ground-disturbing activities including construction and fire). Both native and exotic invasive vegetation would be directly and indirectly impacted by construction of the highway. Direct impacts could include complete removal of plants, soil destruction, root compaction, and trampling. Indirect impacts include increased dust deposition during construction, which could reduce plant reproductive success, the unintentional spread of exotic invasive species because of ground disturbance and seed dispersal, the removal of seed sources and disruption to pollination and reproductive success because of fragmentation of vegetation communities, and increased exposure to the urban interface and associated human-related disturbances (e.g., trampling from recreation and increased fire risk). Indirect impacts from dust deposition and the spread of exotic invasive species is presumed to extend up to 1 kilometer from the edge of the right-of-way boundary. Approximately 299 acres of mostly desert scrub vegetation type would be directly impacted by construction of the highway. Another 3,991 acres would be indirectly affected by dust and exotic species spread.

The 2024 SEIS indicates that construction and use of the highway also have the potential to present ignition sources that would increase fire probability and frequency near the highway, which would again lead to an increase in noxious weeds and invasive species.

### **3.1.6 Water and Wetland Resources**

#### Affected Environment

Based on a review of National Wetland Inventory data (FWS 2025), aerial imagery, and analysis in the 2020 FEIS, jurisdictional waters and wetlands do not occur within the lands for disposal.

#### Impacts of the No Action Alternative

The No Action Alternative would have no impact on waters or wetlands.

#### Impacts of the Proposed Action

The Proposed Action would have no impact on waters or wetlands within the lands for disposal. Based on the 2020 FEIS, construction of the highway would permanently impact 1.0 acres of potentially jurisdictional waters and no wetlands.

### **3.1.7 Cultural Resources**

#### Affected Environment

Section 106 of the National Historic Preservation Act (NHPA) of 1966 (54 U.S.C. 300101), as amended, mandates that federal agencies consider the potential effects of a proposed federal undertaking on historic properties. Historic properties are defined as any prehistoric or historic district, site, building, structure, or object greater than 50 years of age that are included in, or eligible for, inclusion in the National Register of Historic Places (NRHP; 36 CFR 800.16(l)).

The area of potential effect (APE) is defined as the 47 acres that compose the lands for disposal. The APE is the geographic area within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist (36 CFR 800.16(d)). The APE was surveyed for cultural resources in 2020 by personnel that met the Secretary of the Interior’s qualifications in archaeology. The survey identified a single archaeological site – a historic artifact scatter. The site was recommended not eligible for listing on the National Register of Historic Places. The UDWR’s consultation request letter documenting these findings is attached in Appendix E.

#### Impacts of the No Action Alternative

The No Action Alternative would have no effect on cultural resources or historic properties.

#### Impacts of the Proposed Action

Due to the lack of cultural resources or historic properties within the lands for disposal, there would be no effect to historic properties from implementation of the Proposed Action. The SHPO concurred with a determination of “no historic properties affected” on October 7, 2025; the concurrence letter is attached in Appendix E.

### **3.1.8 Recreation and Public Use**

#### Affected Environment

The Cottontail Trail provides access between the Green Springs Park and the Middleton Powerline Trail; approximately 0.1 miles (550 feet) of the trail bisect the proposed lands for disposal. Other recreational uses of the area are not apparent, but off-trail recreational use in the area is discouraged to protect desert tortoises.

#### Impacts of the No Action Alternative

The No Action Alternative would have no impact on recreation or public use.

#### Impacts of the Proposed Action

Impacts to 0.1 miles of the Cottontail Trail would no longer be restricted by conditions of Grant #E-4-L-3. Although the highway would bisect the Cottontail trail, UDOT’s Plan of Development (UDOT 2023) identifies the Cottontail Trail as one of three recreational trail crossings where under-road recreational crossings would be constructed within the highway right-of-way. Off-trail recreational use outside of the right-of-way would continue to be discouraged. No other impacts to recreation or public use from construction or use of the Northern Corridor Highway were identified in the 2020 FEIS or 2024 SEIS.

## 3.2. Acquisition

Under the “changed circumstances” of the Northern Corridor, the Amended HCP (Washington County 2020) would expand the Reserve by approximately 6,800 acres west of St. George to include proposed Zone 6. The 11 parcels for acquisition are located in proposed Zone 6. Several non-motorized trails are located within the area, but no other development has occurred. The section that contains the parcels for acquisition is surrounded by BLM-administered public lands within the Red Bluff ACEC. The ACEC was established to protect the endangered dwarf bear-poppy (*Arctomecon humilis*) and highly erodible saline soils (BLM 1999). Management prescriptions for the ACEC currently protect these and other resources from certain ground-disturbing actions.

### 3.2.1 Soils and Prime and Unique Farmland

#### Affected Environment

The soils within the lands for acquisition are primarily badlands and are not classified as important farmland (see soil report in Appendix F).

#### Impacts of the No Action Alternative

There would be no impact to soils within the lands for acquisition under the No Action Alternative.

#### Impacts of the Proposed Action

Impacts on up to 450 acres of soils would be restricted by conditions of Grant #E-4-L; such restrictions would preserve sensitive soils and soil crusts.

### 3.2.2 Wildlife Resources

#### Affected Environment

The lands for acquisition are wholly within summer-fall substantial habitat for white-winged dove and year-long crucial habitat for Gambel’s quail. SGCN in the vicinity of the parcels that are likely to occur include desert tortoise, Gila monster, Townsend’s big-eared bat (*Corynorhinus townsendii*), kit fox, and little brown bat (*Myotis lucifugus*) (see Wildlife Habitat Analysis Tool Report in Appendix G).

#### Impacts of the No Action Alternative

There would be no impact to wildlife resources under the No Action Alternative.

#### Impacts of the Proposed Action

The acquired Section 6 lands are expected to provide similar long-term habitat and conservation value for desert tortoise and other wildlife as the original award (Grant #E-4-L-3). Impacts on the 450 acres of habitat would be restricted by conditions of Grant #E-4-L; such restrictions would preserve habitat for desert tortoise and other wildlife.

### 3.2.3 Fish and Other Aquatic Species

#### Affected Environment

There are no aquatic habitats within the lands for acquisition.

#### Impacts of the No Action Alternative

There would be no impact to fish or other aquatic species within the lands for acquisition under the No Action Alternative.

#### Impacts of the Proposed Action

The Proposed Action would have no impact on fish or other aquatic species within the lands for acquisition.

### **3.2.4 Endangered, Threatened, and Candidate Species**

#### Affected Environment

In addition to the same federally listed species that could occur on the lands for disposal (California condor, desert tortoise, monarch butterfly, and Suckley's cuckoo bumble bee), three listed plant species may also occur within the lands for acquisition: dwarf bear-poppy (endangered), Holmgren milkvetch (*Astragalus holmgreniorum*; endangered), and Siler pincushion cactus (*Pediocactus [=Echinocactus,=Utahia] sileri*; threatened). The entire proposed acquisition area is considered occupied desert tortoise habitat (2020 FEIS).

#### Impacts of the No Action Alternative

There would be no effect to federally listed species or critical habitats within the lands for acquisition under the No Action Alternative.

#### Impacts of the Proposed Action

The acquired Section 6 lands are expected to provide similar long-term habitat and conservation value for desert tortoise and other wildlife and plants as the original award (Grant #E-4-L-3). Impacts on up to 450 acres of habitats would be restricted by conditions of Grant #E-4-L; such restrictions would preserve habitat for desert tortoise and other wildlife and plants.

If the Northern Corridor Highway right-of-way is granted and the proposed disposal is approved, the parcels would be incorporated into the Reserve as Zone 6. The acquired acres would be further protected and managed as a part of the Red Cliffs Desert Reserve. Reserve designation would trigger additional conservation measures by the HCP to improve conservation status through increased recreation management, grazing removal, increased law enforcement, education and outreach, fencing, and habitat and fire management.

The addition of these parcels to the Reserve would have a countervailing effect on the loss of disposed lands that are part of the "wildlife preserve for the desert tortoise and other wildlife and biodiversity species . . . and for controlled access public wildlife watching." All 450 acres proposed for acquisition contain suitable habitat for desert tortoise; these lands are within areas of primarily high to medium relative desert tortoise density. The entirety of the proposed Zone 6 area supports the largest and most dense population of desert tortoise outside of the original boundaries of the Reserve. Habitat within the acquisition area is considered to be in overall good condition (FWS 2021). Noxious weeds and invasive species account for a relatively small proportion of vegetation and the area has not experienced any wildfires over the past 30 years. The parcels are affected by recreation and trail braiding is extensive throughout the area. The lands would be available for public wildlife watching. Acquisition of the additional parcels would maintain or increase the conservation values of the Reserve.

### **3.2.5 Vegetation**

#### Affected Environment

According to the 2020 FEIS, approximately 88 percent of the proposed Zone 6 area is vegetated by desert scrub, with 10 percent by exotic invasive species.

#### Impacts of the No Action Alternative

There would be no impact to vegetation within the lands for acquisition under the No Action Alternative.

#### Impacts of the Proposed Action

Impacts on up to 450 acres of vegetation would be restricted by conditions of Grant #E-4-L; such restrictions would preserve native vegetation.

### **3.2.6 Water and Wetland Resources**

#### Affected Environment

Based on a review of National Wetland Inventory data (FWS 2025), aerial imagery, and analysis in the 2020 FEIS, no perennial or intermittent channels or wetlands occur within the lands for acquisition.

#### Impacts of the No Action Alternative

The No Action Alternative would have no impact on waters or wetlands within the lands for acquisition.

#### Impacts of the Proposed Action

The Proposed Action would have no impact on waters or wetlands within the lands for acquisition.

### **3.2.7 Cultural Resources**

#### Affected Environment

Based on disclosure in the 2020 FEIS, an intensive Class III survey was not conducted within the lands for acquisition because the action does not have the potential to cause effects on historic properties pursuant to 36 CFR 800.3(a)(1).

#### Impacts of the No Action Alternative

The No Action Alternative would have no effect on cultural resources or historic properties within the lands for acquisition.

#### Impacts of the Proposed Action

Due to the lack of impacts associated with acquisition, there would be no effect to historic properties from implementation of the Proposed Action.

### 3.2.8 Recreation and Public Use

#### Affected Environment

The BLM-administered lands surrounding the parcels are designated as an extensive recreation management area, which is managed for dispersed recreation, trail development, maintenance of primitive and semi-primitive characteristics, and protection of resources and sites of recreational interest.

#### Impacts of the No Action Alternative

There would be no impact to recreation and public use within the lands for acquisition under the No Action Alternative.

#### Impacts of the Proposed Action

Recreational uses within the lands for acquisition would be restricted by conditions of Grant #E-4-L. Upon incorporation into the Reserve as Zone 6, the acquired acres and surrounding lands would be further protected and managed with the “addition of funding to support personnel, law enforcement, community education and outreach, raven management, habitat restoration, Reserve fencing, development protocols, and monitoring and adaptive management planning [to] provide additional protection to the tortoise and its habitat” (2020 FEIS). Within 5 years of the “changed circumstances,” the HCP partners would reduce the total mileage of designated access routes within Zone 6 and amend the public use plan (PUP) to create a final trail plan.

Washington County has also committed to “funding recreation management activities within Reserve Zone 6, such as the installation of signs, trail maintenance or enhancement, parking improvements, and similar actions” (Washington County 2020). The lands would be available for public wildlife watching.

### 3.3. Reasonably Foreseeable Effects

The terminology “reasonably foreseeable effects” is used throughout this section and refers to effects that are sufficiently likely to occur and that encompass both the direct and indirect effects of the actions as well as effects of the actions when combined with other potential past, present, and future effects.

The purpose of this section is to describe the interaction among the effects of the alternatives and relevant past, present, and reasonably foreseeable actions. This interaction may be:

- Additive: the effects of the actions add together to make up a cumulative effect.
- Countervailing: the effects of some actions balance or mitigate the effects of other actions.
- Synergistic: the effects of the actions together are greater than the sum of their individual effects.

The analysis area represents a landscape surrounding the project area where past, present, and reasonably foreseeable future management actions have occurred or will occur. Known reasonably foreseeable future actions in the geographic area of the project are summarized from the 2020 FEIS and the 2024 SEIS:

- Transportation: Several roadways are expected to be constructed or improved in the vicinity of the Northern Corridor Highway.

- Public works: Expected public works projects include buried water and gas pipelines.
- Development: Master planned communities are anticipated in and around St. George.
- Recreation: Recreation includes uses such as tours, hunting, and races, and facilities such as parks, trail systems, and shooting ranges.
- Grazing transfers: Grazing permit transfers.
- Land management and transfers: Actions include boundary adjustments, construction of a parking lot and trail, and other property transfers.
- Mining: Gypsum mining with a haul route through desert tortoise habitat.

The actions are expected to result in cumulative impacts on soils, wildlife, the federally listed desert tortoise, and vegetation; for specific details, see the 2020 FEIS and 2024 SEIS.

## **Chapter 4. Public Involvement, Consultation, and Coordination**

### **4.1. Public Involvement**

The FWS did not hold any public meetings for this Proposed Action, but ensured that availability of the draft EA was provided on their website for public comment (<https://www.fws.gov/library/collections/office-conservation-investment-nepa-documents>).

The FWS accepted all public comments related to this Proposed Action for 30 days from the date when this assessment was published on the FWS website: November 24, 2025, to December 24, 2025. No substantive public comments were received regarding the proposed federal land disposal of 47 acres and acquisition of 450 replacement acres during the public comment period. However, we did receive one public comment submittal after the comment period and we have included our responses to those comments as an appendix to the FONSI.

### **4.2. Consultation and Coordination**

#### **4.2.1 National Historic Preservation Act**

The UDWR consulted with the Utah SHPO under the provisions of the 2001 Programmatic Agreement between the FWS, the Advisory Council on Historic Preservation, the UDWR, and the Utah SHPO on September 25, 2025, to comply with 36 CFR 800.4 through 800.6. The SHPO responded on October 7, 2025, stating that they concurred with the determinations of eligibility and effect for the undertaking.

Tribes who hold ancestral land, traditional use, and/or traditional cultural property claims in and near the project area were identified using as a baseline the former National Park Service's NAGPRA Native American Consultation Database (NACD), through which any federally recognized tribe could identify those counties in Utah where they had consultation interests. The Bureau of Indian Affairs and the Utah Division of Indian Affairs websites were also used as sources. A reasonable, good-faith effort (per 36 CFR pt. 800.3(f)(2)) was made to consult with these tribes via letter. Tribal consultation was formally initiated with the following Tribal Nations and consulting parties on September 29, 2025:

- Ms. Delice Tom, Chairperson – Cedar Band of Paiutes

- Mr. Daniel Leivas, Chairman – Chemehuevi Indian Tribe
- Mr. Stewart Koyiyumptewa, Director – Hopi Cultural Preservation Office
- Mr. Timothy Nuvangyaoma, Chairman – Hopi Tribe
- Ms. Tamra Borchardt-Slayton, Chairwoman – Indian Peaks Band of Paiutes
- Mr. Roland Maldonado, Chairman – Kaibab Band of Paiute Indians
- Ms. Darlene Arrum, Chairwoman – Kanosh Band of Paiutes
- Toni Kanosh, Chairperson – Koosharem Band of Paiutes
- Mr. Benny Tso, Chairman – Las Vegas Paiute Tribe
- Mr. Ivan Reel, Chairperson – Moapa Band of Paiute Indians
- Mr. Richard Begay, Program Manager – Navajo Nation Heritage and Historic Preservation Department, Traditional Cultural Program
- Mr. Buu Nygren, President – Navajo Nation
- Ms. Corrina Bow, Chairperson – Paiute Indian Tribe of Utah
- Arden Kucate, Governor – Pueblo of Zuni
- Mr. Kurt Dongoske, RPA, Director/Tribal Historic Preservation Officer – Pueblo of Zuni Heritage and Historic Preservation Office
- Ms. Carlene Yellowhair, President – San Juan Southern Paiute Tribe
- Ms. Hope Silvas, Chairperson – Shivwits Band of Paiutes

No response was received.

**4.2.2 Endangered Species Act (ESA)**

The project involves lands that were purchased with federal funds from Grant #E-4-L-3 that were authorized under Section 6 of the ESA.

The BLM included the FWS’s action for approving the disposition of ESA Section 6 lands and acquisition of replacement lands as part of the Proposed Action in their ESA Section 7 consultation for the Proposed Northern Corridor Right-of Way. Formal consultation with the FWS was requested by the BLM on October 2, 2025. The FWS issued a final Biological Opinion for the Project on November 25, 2025.

**4.3. List of Preparers**

This planning process used a third-party NEPA consultant and an interdisciplinary team:

<b>Name/Organization</b>	<b>Organization / Title</b>	<b>Responsibilities</b>
Jenna Jorgensen	Jones & DeMille Engineering / Environmental Coordinator	Document preparation, project analysis
Chelsea Duke	UDWR / Wildlife Lands Coordinator	Project oversight
Jay Ogawa	FWS / Fish and Wildlife Biologist	Grant management, regulatory compliance
Angela Burgess	FWS / Fish and Wildlife Biologist	Grant management, regulatory compliance
Danielle Costantini	FWS / Supervisory Fish and Wildlife Biologist	Document review, regulatory compliance
George Weekley	FWS / State Supervisor	Document review, regulatory compliance
Cameron Rognan	Washington County / HCP Administrator	Document review

Name/Organization	Organization / Title	Responsibilities
Naomi Kisen	UDOT / Senior Environmental Program Manager	Document review

## Chapter 5. References

- Avenue Consultants. 2025. Proposed Northern Corridor Right-of-Way Biological Assessment. September 2025.
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- . 2026. Decision Record for the Northern Corridor Highway Right-of-Way Project (DOI-BLM-UT-C030-2025-0041-EA).
- Bureau of Land Management and U.S. Fish and Wildlife Service (BLM and FWS). 2020. Final Environmental Impact Statement (FEIS) to Consider a Highway Right-of-Way, Amended Habitat Conservation Plan and Issuance of an Incidental Take Permit for the Mojave Desert Tortoise, and Proposed Resource Management Plan Amendments, Washington County, UT (DOI-BLM-UT-C030-2023-0038-EIS).
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———. 2020. Habitat Conservation Plan for Washington County, Utah. Prepared by SWCA Environmental Consultants and Jacobs. Restated and Amended October 2020.

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**Appendix A. Patent No. 19497**

Assigned Document No.  
WAH011240010

00749516 BK 1446 Pg 1141  
RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
2002 JAN 15 09:43 AM FEE \$1.00 BY KD  
FOR: UTAH DEPARTMENT OF NATURAL RESOURCE

## STATE OF UTAH PATENT NO. 19497

**WHEREAS**, THE UTAH DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFERESOURCES, 1594 West North Temple, Suite 2110, P.O. Box 146301, Salt Lake City, Utah 84114-6301, heretofore purchased from the State of Utah, School and Institutional Trust Lands Administration, the lands hereinafter described, pursuant to the laws of said State;

**AND WHEREAS**, the said UTAH DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFERESOURCES has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Five Million Five Hundred Eighty Two Thousand Four Hundred Seventy Five Dollars and No/100 Cents (\$5,582,475.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

**NOW THEREFORE I**, MICHAEL O. LEAVITT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said UTAH DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFE RESOURCES, vesting and to their successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, to-wit:

Township 42 South, Range 15 West, SLB&M  
Sections 3 and 4: Within, more particularly described as follows:

A parcel of land located in Sections 3 and 4, Township 42 South, Range 15 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest corner of Section 4, Township 42 South, Range 15 West, Salt Lake Base and Meridian and running S 1°19'07" W along the section line 2828.30 feet to the West quarter corner of said Section 4; thence S 89°03'13" E along the center section line 1167.04 feet; thence S 0°37'33" E along the West line of U.S. Lots 11 and 14 2641.76 feet to a point on the South line of said Section 4; thence S 88°45'56" E along the section line 1255.78 feet to the South quarter corner of said Section 4; thence S 88°43'36" E along the section line 1329.97 feet; thence N 0°39'02" W along the West line of U.S. Lot 16 1327.84 feet; thence S 88°53'43" E along the North line of said Lot 16 653.56 feet to a point on the boundary of the Washington County H.C.P.; thence along said boundary the following two courses; N 1°15'37" E 310.71 feet; thence N 70°57'14" E 2099.97 feet; thence N 0°43'23" W 313.84 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of Section 3, Township

42 South, Range 15 West, Salt Lake Base and Meridian; thence N 0°43'43" W along the East line of U.S. Lot 5 1349.25 feet; thence S 89°16'38" W along the North line of said U.S. Lot 5 1195.13 feet; thence N 1°10'37" E along the section line 1473.11 feet to the Northeast corner of said Section 4; thence N 88°55'49" W along the Township line 307.59 feet to the Southeast corner of Section 33, Township 41 south, Range 15 West, Salt Lake Base and Meridian; thence N 88°31'09" W along the Township line 2623.93 feet to the South quarter corner of said Section 33; thence S 87°12'44" W along the Township line 86.04 feet to the North quarter corner of said Section 4; thence N 88°49'34" W along the Township line 2143.99 feet to the point of beginning.

Containing 579.07 acres, more or less

**TO HAVE AND TO HOLD** the above described and granted premises unto the said UTAH DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFE RESOURCES, and to their successors and assigns forever,

Excepting and reserving to the State of Utah, School and Institutional Trust Lands Administration, of all coal and other mineral deposits, along with the right for the School and Institutional Trust Lands Administration or other authorized persons to prospect for, mine, and remove the deposits; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record; also,

Subject to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

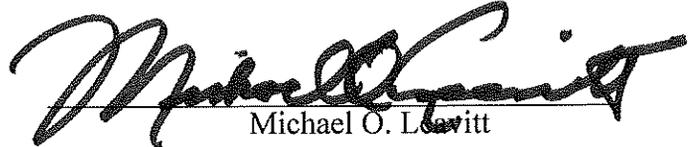
Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

WAHO112A0010

WAHO112A9010

IN TESTIMONY WHEREOF, I affix my signature. Done this 31<sup>st</sup> day of December, 2001.

By the Governor:

  
Michael O. Leavitt

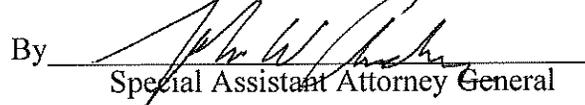
Attested:

  
Olene S. Walker  
Lieutenant Governor



  
Stephen G. Boyden, Director  
School and Institutional  
Trust Lands Administration

APPROVED AS TO FORM  
Mark L. Shurtleff  
Attorney General

By   
Special Assistant Attorney General

Patent Book 40 Page 128  
Certificate of Sale No. 25601  
Fund: School

**Appendix B. Certificate of Sale No. 27022**

*THE STATE OF UTAH  
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION  
CERTIFICATE OF SALE*

Certificate No. 27022  
Fund: School

This Certificate of Sale ("**Certificate**"), dated November 23, 2021 (the "**Effective Date**"), is between the State of Utah, through the School and Institutional Trust Lands Administration ("**SITLA**") and Washington County, a body politic of the State of Utah ("**Purchaser**").

**RECITALS**

WHEREAS, SITLA manages lands held in trust by the State of Utah for the benefit of certain named beneficiaries ("**Trust Lands**"), pursuant to Sections 6, 8, and 12 of the Utah Enabling Act, Article XX, Section 2 of the Utah State Constitution, and Title 53C of the Utah Code, and

WHEREAS, SITLA holds certain Trust Lands located in Section 32, Township 42 South, Range 16 West, Washington County, State of Utah, and

WHEREAS, SITLA has agreed to sell, and Purchaser has agreed to purchase, those certain Trust Lands, as described on Exhibit A (the "**Property**").

**AGREEMENT**

NOW THEREFORE, for and in consideration of the covenants and obligations contained herein, the parties agree as follows:

1. **PURCHASE AND SALE**. Subject to the terms and conditions of this Certificate, SITLA does hereby agree to sell, and the Purchaser does hereby agree to buy, in a manner provided by law and as set forth herein, the Property.

a. **Patent; Exceptions and Reservations**. At Closing, defined below, SITLA shall issue a patent for the Property, subject to the following:

- i. an exception and reservation of all coal, oil and gas and other mineral deposits, along with the right for SITLA or other authorized persons or entities to prospect for, mine, and remove such deposits;
- ii. any valid, existing rights of way of and easements of any kind;
- iii. any right, interest, reservation or exception appearing of record;
- iv. any exceptions and reservations contained in federal patents and clear lists;
- v. all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute;

- vi. all ordinary sand and gravel located in or on the Property, along with the right to reasonably access and use the Property to explore for, develop, and extract those sand and gravel deposits;
- vii. all water rights and shares of any kind;
- viii. all sub-surface void and pore spaces in the Property whether naturally existing or created upon the removal of coal, oil and gas and other mineral deposits, and the right to reasonably access and use the Property and to use those sub-surface void and pore spaces for any purpose;
- ix. an access and utility easement across the Property as may be necessary and reasonable to access other lands administered now or in the future by SITLA; and
- x. those certain covenants and deed restrictions contained in this Certificate.

b. Purchase Price and Fees.

- i. At Closing, Purchaser shall pay SITLA Three Million Seven Hundred Eighty Thousand Dollars and No Cents (\$3,780,000.00) (the "**Purchase Price**").

2. TITLE COMMITMENT AND SURVEY. Purchaser may obtain, at Purchaser's expense, a title report and/or insurance commitment ("**Commitment**") for the Property. Purchaser must provide SITLA with copies of the Commitment and any other title reports obtained for the Property. Purchaser may obtain, at Purchaser's expense, an ALTA survey for the Property ("**Survey**"). Purchaser must provide SITLA with a copy of the Survey. Purchaser shall not commit or suffer to be committed any waste, spoil, or destruction in or upon the Property and shall maintain the Property in good condition.

3. CLOSING.

a. Closing. The closing of the transaction contemplated by this Certificate, including the payment of the Purchase Price, Fees and issuance of a patent (the "**Closing**") will occur on or before March 31, 2022, or upon such other date prior thereto as the parties agree in writing (the "**Closing Date**"). Purchaser and SITLA agree that Closing on or before the Closing Date is a material inducement to SITLA entering into this Certificate. If the transaction contemplated in this Certificate does not close on or before the Closing Date, this Certificate will automatically terminate at 11:59 p.m. on the Closing Date, unless SITLA elects in writing, in its reasonable discretion, to extend the Closing Date.

b. SITLA's Obligations. At Closing, subject to Purchaser performing all of its obligations under this Certificate, SITLA shall undertake the following:

- i. Patent. Upon payment in full of the Purchase Price to SITLA, will issue to Purchaser a patent for the Property, which patent will contain reservations and exceptions as set forth above, will be in the form attached hereto as Exhibit B, and will be recorded by SITLA with the office of the Washington County Recorder.

ii. **Closing Costs.** SITLA shall pay fifty percent (50%) of those fees and costs associated with Closing, except Purchaser shall pay all costs associated with the Commitment, Survey, or any title insurance obtained by Purchaser for the Property.

c. **Purchaser's Obligations.** At Closing, subject to SITLA performing all of its obligations under this Certificate, Purchaser shall undertake the following:

i. **Payment of Purchase Price, Fees and Other Amounts.** Pay to SITLA, the Purchase Price, along with other amounts due as set forth in this Certificate.

ii. **Closing Costs.** Purchaser shall pay fifty percent (50%) of those fees and costs associated with Closing, except Purchaser shall pay all costs associated with the Commitment or any title insurance obtained by Purchaser for the Property.

d. **Actions Taken at Closing.** Upon receipt of those documents and payments described in this Section 3, SITLA will record the Patent with the Washington County Recorder.

e. **Possession.** SITLA shall deliver possession of the Property to Purchaser upon Closing. All risk of loss, destruction and expenses of the Property will be borne by SITLA until the date of possession at which time all risk and expenses will be borne by the Purchaser.

4. **TAXES.** Purchaser hereby acknowledges and agrees that the Property has not been subject to taxes during the period it was held by the State, but that such Property may be subject to general and special real estate and other ad valorem taxes and assessments, including Farmland Assessment (Greenbelt) rollback taxes, and charges for utilities, if any, and other charges, all of which charges, when applicable, are the sole responsibility of Purchaser.

5. **INSPECTION; NO WARRANTIES.** Purchaser acknowledges that Purchaser is acquiring the Property subject to all existing laws, ordinances, rules and regulations and that Purchaser has had the opportunity to inspect the Property to determine the condition and suitability of the Property for Purchaser's intended purposes, and for the presence or absence of any hazardous material or condition. Purchaser agrees that Purchaser is acquiring the Property in an "As-Is" condition with all faults and defects, including latent and patent defects, and neither SITLA's agents, representatives or employees have made any representations or warranty as to title, zoning, legal or physical access, location or availability of utilities, soil conditions, floodplains and watercourses, the presence or absence of any hazardous material or condition, or other physical or legal attributes of the Property or Purchaser's ability to obtain approvals for Purchaser's development of the Property, or the physical conditions of the Property. **SITLA HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH RESPECT TO THE PROPERTY IT IS CONVEYING, AND PURCHASER ASSUMES THE RISK THAT ADVERSE PAST, PRESENT OR FUTURE PHYSICAL CHARACTERISTICS AND CONDITIONS OF THE PROPERTY WHICH PURCHASER IS ACQUIRING UNDER THIS CERTIFICATE MAY NOT HAVE BEEN REVEALED BY INSPECTION OR INVESTIGATION.**

6. **ENVIRONMENTAL RELEASE.** Purchaser expressly assumes the risk that any Hazardous Substance (defined below) is or hereafter may be located on the Property, excepting use by the State or its lessees of void spaces reserved herein. **PURCHASER HEREBY FOREVER RELEASES AND DISCHARGES THE STATE, SITLA AND ANY SUBSIDIARY OR AFFILIATE OF THE STATE, AND THEIR RESPECTIVE DIRECTORS, OFFICERS (APPOINTED AND ELECTED), EMPLOYEES, BOARD OF TRUSTEES, BENEFICIARIES, REPRESENTATIVES AND AGENTS, FROM AND AGAINST ANY AND ALL JUDGMENTS, CLAIMS, EXPENSES (INCLUDING ATTORNEYS' AND OTHER CONSULTANTS' REASONABLE FEES AND COSTS), CAUSES OF ACTION, DAMAGES, LOSSES, LIABILITIES, INCLUDING WITHOUT LIMITATION, (A) ALL FORESEEABLE AND ALL UNFORESEEABLE CONSEQUENTIAL DAMAGES, DIRECTLY OR INDIRECTLY ARISING OUT OF THE USE, GENERATION, STORAGE, DISPOSAL, RELEASE OR THREATENED RELEASE OF HAZARDOUS MATERIALS ON THE PROPERTY AND (B) THE COST OF ANY REASONABLY NECESSARY INVESTIGATION, REPAIR, CLEANUP, REMEDIATION OR DETOXIFICATION OF THE PROPERTY AND OTHER AFFECTED PROPERTY AND THE PREPARATION OF ANY CORRECTIVE ACTION, CLOSURE OR OTHER REQUIRED PLANS OR REPORTS TO THE FULL EXTENT THAT SUCH ACTIONS ARE ALLEGED TO BE ATTRIBUTABLE, DIRECTLY OR INDIRECTLY, TO THE PRESENCE OR USE, GENERATION, STORAGE, RELEASE, THREATENED RELEASE, OR DISPOSAL OF HAZARDOUS MATERIALS BY ANY PERSON AND RELATE TO OR INVOLVE THE PROPERTY.**

a. "Hazardous Substance" as used herein means: (a) any substance, material, or waste that is included within the definitions of "hazardous substances," "hazardous materials," "hazardous waste," "toxic substances," "toxic materials," "toxic waste," or words of similar import in any Environmental Law; (b) those substances listed as hazardous substances by the United States Department of Transportation (or any successor agency) (49 C.F.R. 172.101 and amendments thereto) or by the Environmental Protection Agency (or any successor agency) (40 C.F.R. Part 302 and amendments thereto); and (c) any substance, material, or waste that contains petroleum or is petroleum, petroleum-related, or a petroleum by-product, asbestos or asbestos-containing material, polychlorinated biphenyls, flammable, explosive, radioactive, freon gas, radon, or a pesticide, herbicide, or any other agricultural chemical, except as otherwise provided by law.

7. **CULTURAL, ARCHAEOLOGICAL, PALEONTOLOGICAL AND ANTIQUITIES RESOURCES; DEED RESTRICTIONS.**

a. Purchaser and SITLA acknowledge and agree that the intended purpose of the purchase and sale of the Property is for conservation and not for development. Accordingly, SITLA has determined that the conveyance of the Property to Purchase is not an "undertaking" resulting in changes in the character or use of any cultural or historic properties on the Property (pursuant to and as defined in Utah Code 9-8-401, et. seq. and Utah Administrative Code R850-60-100, et. seq.) because the Property is being conveyed to the Purchaser to be managed as undisturbed natural habitat. In the event Purchaser desires to take any action that would constitute an undertaking on the Property (including, but not limited to, any ground disturbing activities), then Purchaser shall consult and seek approval from SITLA prior to conducting any such activities and take all other actions required under

the Utah Antiquities Act, Utah Code 9-8-301 et. seq., and Utah Code 9-8-404 et.seq., or any amending or replacing legislation, along with all other laws, rules, and regulations of the State of Utah, including those of SITLA. Approval for any undertaking shall be subject to the archaeological contexts, data, artifacts, specimens, structural remains, features, and deposits, if any, being preserved, recovered, or otherwise treated in a manner satisfactory to SITLA. Any and all approval will be at the sole discretion of SITLA.

b. Pursuant to all applicable laws regarding cultural, archaeological, paleontological, and antiquities resources, and pursuant to Utah Administrative Code R850-60-900, upon discovery of a site, historic property, remains, antiquities, or critical paleontological resources, whether before or after Closing, Purchaser shall immediately notify SITLA, and cease all activities on the Property until such time as the discovery has been evaluated and treated to SITLA's satisfaction. Any and all discoveries remain the property of the State of Utah. Definitions in this clause:

"Antiquities" UCA 76-6-901(1)

"Critical Paleontological Resources" UCA 79-3-102(4)

"Cultural Resources" R850-1-200(8)

"Historic Properties" UCA 9-8-302(5)

"Remains" UCA 9-9-402(11)

"Site":

Archaeology UCA 9-8-302(17), R850-1-200(31)

Paleontological UCA 79-3-102(14), R850-1-200(20)

"Specimen":

Archaeology UCA 9-8-302(18), R850-1-200(33)

Paleontological UCA 79-3-102(15)

c. Additionally, because of the intended nature of the purchase and sale of the Property, Purchaser covenants and agrees that no development of any kind may occur on the Property and that the Property must be kept in its natural state. If Purchaser desires to sell, lease, or otherwise convey all or a portion of the Property, or if Purchaser desires to develop all or a portion of the Property, Purchaser must first obtain the prior written approval of SITLA, which may be given or withheld in SITLA's sole discretion; *provided however*, that if Purchaser desires to sell or otherwise convey the Property to another entity for conservation purposes, SITLA's consent may not be unreasonably withheld. SITLA may condition its approval on a payment that reflects the change in value of the Property if the Property is to be sold, leased, conveyed, or developed, for other purposes instead of being conserved in its natural state.

d. SITLA or the Utah Division of State History may monitor compliance with, seek enforcement of, be entitled to enjoin any violation or threatened violation of the covenants set forth in this [Section 7](#), and to recover damages caused by the violation. SITLA reserves a right of access in perpetuity across the Property for the purpose of monitoring compliance with these covenants or for facilitation of archaeological research within the Property, provided SITLA consults with Purchaser before conducting such research to ensure the access and research activities will not damage or destroy the ecological resources on the Property.

e. The covenants and obligations in this Section 7 will be incorporated into the patent, are covenants running with the Property for the benefit of the beneficiaries of the Property, and shall apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties. The obligations in this Section 7 will survive the Closing and issuance of a patent.

8. **PURCHASER'S REPRESENTATIONS AND WARRANTIES.** Purchaser represents and warrants to SITLA as of the Effective Date and the date of Closing, that:

- a. Purchaser is an entity in good standing and licensed to do business in the State of Utah;
- b. Purchaser has full power and authority to execute and deliver this Certificate and to perform its obligations hereunder and has obtained all necessary company authorizations to do so;
- c. The Purchaser's signatory to this Certificate has all power and authority to execute this Certificate on behalf of Purchaser;
- d. The execution, delivery, and performance by Purchaser of this Certificate does not and will not violate, nor be in conflict with, any agreement or instrument to which Purchaser is a part or is bound, or any judgment, decree, order, statute, rule or regulation applicable to Purchaser;
- e. To Purchaser's knowledge, there are no claims, actions, suits, or other legal proceedings by any governmental department or agency, or any other entity or person, including any threatened claims or demands in writing, pertaining to the transactions contemplated by this Certificate;
- f. Purchaser has no liability or obligation to pay fees or commissions to any broker, finder, or agent with respect to its acquisition of the Property; and
- g. Purchaser shall pay all taxes, assessments and fees assessed against the Property.

9. **DEFAULT.** If either party defaults in the performance of any of its obligations under this Certificate and upon failure to cure the default within thirty (30) days after written notice of default is given to the defaulting party, then the non-defaulting party may terminate this agreement and pursue any other remedies afforded it by law or in equity, including specific performance.

10. **NEGLIGENT ACTS.** SITLA and Purchaser shall each be responsible for its own negligent acts which it commits or which are committed by its respective employees, officials, agents, or contractors.

11. **NOTICES.** All notices, requests, demands, and other communications under this Certificate must be in writing and must be given by (a) established express delivery service which maintains delivery records, (b) hand delivery, or (c) certified or registered mail, postage prepaid, return receipt requested, to the applicable party at the following address, or at such other address as a party may designate by written notice in the above manner:

To SITLA:

State of Utah School and Institutional Trust Lands Administration  
675 East 500 South, Suite 500  
Salt Lake City, Utah 84102  
Attention: Planning and Development

To Purchaser:

Washington County  
197 East Tabernacle St  
St. George, Utah 84770

Communications may also be given by fax or electronic mail, provided the communication is concurrently given by one of the above methods. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of the recipient's failure to provide a reasonable means for accomplishing delivery.

12. **MISCELLANEOUS.**

- a. **Binding Terms.** It is understood that the terms of this Certificate are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.
- b. **Time of the Essence.** Time is of the essence of this Certificate and each and all of its terms, covenants, or conditions in which performance are a factor.
- c. **Assignment.** This Certificate may be assigned pursuant to statute and rule, but the assignment does not relieve the assignor from responsibility under the original contract.
- d. **No Merger.** The assurances, obligations, and covenants of the Purchaser will not merge with but will survive the delivery of the patent to the Purchaser.
- e. **Entire Agreement.** This Certificate and the exhibits and schedules attached hereto constitute the entire agreement between the parties hereto with respect to the subject matter hereof, incorporates all prior agreements, and may only be modified by a subsequent writing duly executed by the parties.
- f. **Waivers.** No waiver of any of the provisions of this Certificate constitutes a waiver of any other provision, whether or not similar, nor is any waiver a continuing waiver. Except as expressly provided in this Certificate, no waiver is binding unless executed in writing by the party making the waiver.
- g. **Governing Law.** This Certificate is to be construed and enforced in accordance with, and governed by, the law of the State of Utah without regard to its choice or conflicts of laws provisions that may refer the interpretation hereof to the laws of another state. Any action, legal or equitable, arising from or in connection with this Certificate, must be conducted exclusively in the Third District Court for the State of Utah, and each party

hereby submits to the exclusive jurisdiction of such court, subject to the prior exhaustion of administrative remedies.

h. **Captions.** The captions in this Certificate are for convenience only and do not constitute a part of the provisions hereof.

i. **Applicability.** If any term or provision of this Certificate or the application of it to any person, entity or circumstance, to any extent, be invalid and unenforceable, the remainder of this Certificate or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable will not be affected thereby, and each term and provision of this Certificate will be valid and enforced to the extent permitted by law.

j. **Numbering of Days.** If the last day of any time period stated herein falls on a Saturday, Sunday or federal legal holiday, then such time period is extended to the next succeeding day which is not a Saturday, Sunday or a federal legal holiday.

k. **Allocation of Professional Fees.** Regardless of whether the transaction contemplated by this Certificate is consummated, each respective party is responsible for its own legal, accounting, and other professional fees incurred in relation to this Agreement or the transaction contemplated by this Agreement.

l. **No Waiver of Governmental Immunity.** Notwithstanding anything in this Certificate to the contrary, by entering into this Certificate, neither the Purchaser, State of Utah, nor SITLA has waived, limited or modified any governmental immunity from suit.

m. **Counterparts.** This Certificate may be executed in one or more counterparts, including by electronic portable document signature, each of which will be deemed an original, and together constitute the same Certificate whether or not all parties execute each counterpart.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]

IN WITNESS WHEREOF, the parties hereto have caused this Certificate to be executed the day and year first above written.

STATE OF UTAH  
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

By: David Ure  
Name: David Ure  
Title: Director

APPROVED AS TO FORM:

By: Chris Sheraldi  
Special Assistant Attorney General

Washington County

By: Arthur M. Aljourn  
Name:  
Title:

**EXHIBIT A**

Legal Description of Property

**Township 42 South Range 16 West, SLB&M**

NW4 of Section 32 = 160.00 acres  
N2S2 of Section 32 = 160.00 acres  
NW4NE4 of Section 32 = 40.00 acres  
SW4SW4 of Section 32 = 40.00 acres  
N2SW4NE4 of Section 32 = 20.00 acres  
SW4SW4NE4 of Section 32 = 10.00 acres  
N2NW4SE4SW4 of Section 32 = 5.00 acres  
S2SE4SW4NE4 of Section 32 = 5.00 acres  
S2SW4SE4NE4 of Section 32 = 5.00 acres  
SW4NW4SE4SW4 of Section 32 = 2.50 acres  
NW4NW4SE4NE4 of Section 32 = 2.50 acres

Containing a total of 450.00 acres, more or less.

**END**

**EXHIBIT B**

Form of Patent

**STATE OF UTAH PATENT NO. \_\_\_\_\_**

**WHEREAS**, Washington County, political subdivision of the State of Utah, heretofore purchased from the State of Utah School and Institutional Trust Lands Administration, the lands hereinafter described, pursuant to the laws of said State; and

**WHEREAS**, the said Washington County, has paid for said lands, pursuant to the conditions of said sale, the sum of Three Million Seven Hundred Eighty Thousand Dollars and Zero Cents (\$3,780,000.00), and all legal interest thereon accrued, as fully appears by the certificate of sale.

**NOW THEREFORE I**, SPENCER J. COX, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name of the State of Utah, hereby quitclaiming, without warranty of any kind, unto the said Washington County, the tract or parcel of land situated in the County of Washington, State of Utah, more particularly described in **Exhibit A** attached hereto and incorporated by reference.

**TO HAVE AND TO HOLD** the above described and granted premises unto \_\_\_\_\_, and to its successors and assigns forever.

[Insert exceptions and reservations as provided in the Certificate of Sale]

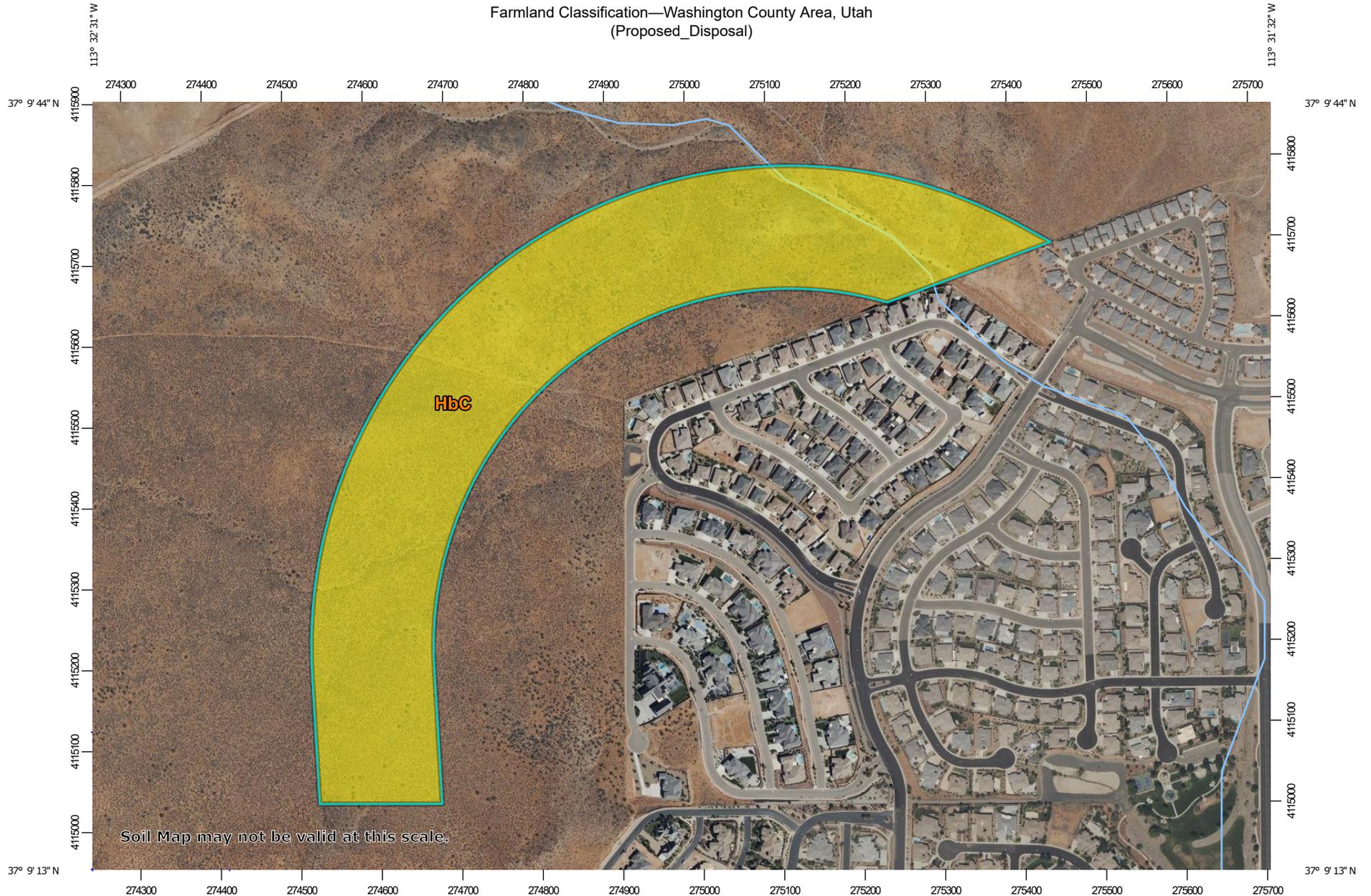
[Insert covenants and deed restrictions]

[Signature blocks omitted in exhibit.]

**END**

**Appendix C. Soil Report for Disposal Lands and AD-1006**

Farmland Classification—Washington County Area, Utah  
(Proposed\_Disposal)



Soil Map may not be valid at this scale.

Map Scale: 1:6,690 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

Farmland Classification—Washington County Area, Utah  
(Proposed\_Disposal)

**MAP LEGEND**

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

**Soil Rating Lines**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Washington County Area, Utah  
(Proposed\_Disposal)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		<b>Soil Rating Points</b>		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
							Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Washington County Area, Utah  
(Proposed\_Disposal)

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance Not rated or not available	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p>
Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	<p><b>Water Features</b></p> Streams and Canals	<div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div>
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	<p><b>Transportation</b></p> Rails	
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm enough	Interstate Highways	
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if thawed	US Routes	
	Farmland of local importance	Major Roads	
	Farmland of local importance, if irrigated	Local Roads	
		<p><b>Background</b></p> Aerial Photography	

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah  
 Survey Area Data: Version 18, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2022—Sep 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HbC	Harrisburg fine sandy loam, 1 to 5 percent slopes	Prime farmland if irrigated	47.0	100.0%
<b>Totals for Area of Interest</b>			<b>47.0</b>	<b>100.0%</b>

### Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

## FARMLAND CONVERSION IMPACT RATING

<b>PART I</b> (To be completed by Federal Agency)		Date Of Land Evaluation Request			
Name of Project		Federal Agency Involved			
Proposed Land Use		County and State			
<b>PART II</b> (To be completed by NRCS)		Date Request Received By NRCS		Person Completing Form:	
Does the site contain Prime, Unique, Statewide or Local Important Farmland? <i>(If no, the FPPA does not apply - do not complete additional parts of this form)</i>		YES <input type="checkbox"/>	NO <input type="checkbox"/>	Acres Irrigated	Average Farm Size
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres:            %		Amount of Farmland As Defined in FPPA Acres:            %		
Name of Land Evaluation System Used	Name of State or Local Site Assessment System		Date Land Evaluation Returned by NRCS		
<b>PART III</b> (To be completed by Federal Agency)		Alternative Site Rating			
		Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly					
B. Total Acres To Be Converted Indirectly					
C. Total Acres In Site					
<b>PART IV</b> (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland					
B. Total Acres Statewide Important or Local Important Farmland					
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted					
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value					
<b>PART V</b> (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)					
<b>PART VI</b> (To be completed by Federal Agency) Site Assessment Criteria <i>(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i>		<b>Maximum Points</b>	Site A	Site B	Site C
1. Area In Non-urban Use <span style="border: 1px solid red; padding: 2px;">~80%</span>		(15)			
2. Perimeter In Non-urban Use <span style="border: 1px solid red; padding: 2px;">720 feet urban of 9,330 = 8%, so 92% nonurban</span>		(10)			
3. Percent Of Site Being Farmed <span style="border: 1px solid red; padding: 2px;">0 percent</span>		(20)			
4. Protection Provided By State and Local Government <span style="border: 1px solid red; padding: 2px;">Not protected</span>		(20)			
5. Distance From Urban Built-up Area <span style="border: 1px solid red; padding: 2px;">Adjacent to urban area</span>		(15)			
6. Distance To Urban Support Services <span style="border: 1px solid red; padding: 2px;">Within 1/2 mile</span>		(15)			
7. Size Of Present Farm Unit Compared To Average <span style="border: 1px solid red; padding: 2px;">No farm units</span>		(10)			
8. Creation Of Non-farmable Farmland <span style="border: 1px solid red; padding: 2px;">More than 25% converted</span>		(10)			
9. Availability Of Farm Support Services <span style="border: 1px solid red; padding: 2px;">No services</span>		(5)			
10. On-Farm Investments <span style="border: 1px solid red; padding: 2px;">No investments</span>		(20)			
11. Effects Of Conversion On Farm Support Services <span style="border: 1px solid red; padding: 2px;">No reduction</span>		(10)			
12. Compatibility With Existing Agricultural Use <span style="border: 1px solid red; padding: 2px;">No existing ag use</span>		(10)			
TOTAL SITE ASSESSMENT POINTS		160			
<b>PART VII</b> (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)		100			
Total Site Assessment (From Part VI above or local site assessment)		160			
<b>TOTAL POINTS (Total of above 2 lines)</b>		260			
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>			
Reason For Selection:					
Name of Federal agency representative completing this form:					Date:

## STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fppa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at [http://offices.usda.gov/scripts/ndISAPI.dll/oip\\_public/USA\\_map](http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map), or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

## INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

*(For Federal Agency)*

**Part I:** When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

**Part III:** When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

**Part VI:** Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

**Part VII:** In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

**Appendix D. Wildlife Habitat Analysis Tool Report for Disposal Lands**



Utah Division of Wildlife Resources  
 1594 W. North Temple  
 Salt Lake City, UT 84116  
 (801) 538-4700, [wildlife.utah.gov](http://wildlife.utah.gov)



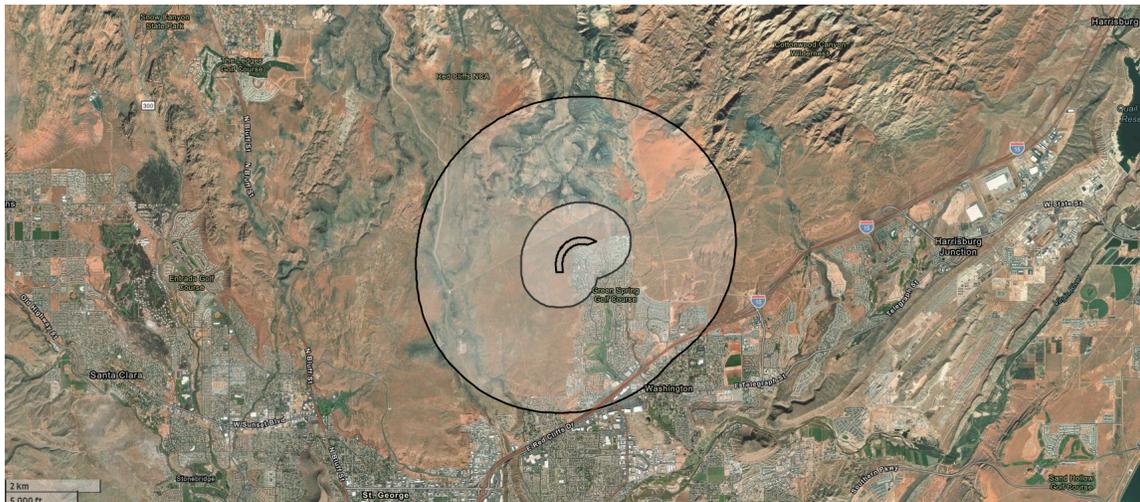
Report Number: jen\_17861

Report Date: 2025-09-24 09:33:08

# Northern Corridor Section 6 Land Exchange

**Location:** Washington County

**Description:** Disposal of 47 acres for a UDOT ROW for the Northern Corridor



Project Area of Interest with a half-mile and two-mile radius.

## Half-Mile Radius

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">House Finch</a>	<i>Haemorhous mexicanus</i>	None	None	2020-04-01	
<a href="#">Glossy Snake</a>	<i>Arizona elegans</i>	None	None	2001-05-10	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Zebra-tailed Lizard</a>	<i>Callisaurus draconoides</i>	None	None	2001-05-01	
<a href="#">Western Patch-nosed Snake</a>	<i>Salvadora hexalepis</i>	None	None	2000-05-02	
<a href="#">Long-nosed Leopard Lizard</a>	<i>Gambelia wislizenii</i>	None	None	2001-05-04	
<a href="#">Common Chuckwalla</a>	<i>Sauromalus ater</i>	None	None	2021-09-17	
<a href="#">Coachwhip</a>	<i>Coluber flagellum</i>	None	None	2005-06-07	
<a href="#">Sidewinder</a>	<i>Crotalus cerastes</i>	None	None	2014-12-31	
<a href="#">Gila Monster</a>	<i>Heloderma suspectum</i>	SGCN	None	2010-07-29	
<a href="#">Mojave Desert Tortoise</a>	<i>Gopherus agassizii</i>	SGCN	LT	2023-06-16	

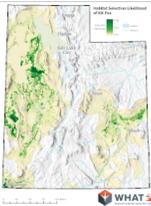
## Two-Mile Radius

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">American Bumble Bee</a>	<i>Bombus pensylvanicus</i>	None	None	2023-10-05	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Asian Clam</a>	<i>Corbicula fluminea</i>	None	None	2020-11-10	
<a href="#">Aztec Dancer</a>	<i>Argia nahuana</i>	None	None	1970-06-08	
<a href="#">Protean Physa</a>	<i>Physa acuta</i>	None	None	1977-02-21	
<a href="#">Blue-ringed Dancer</a>	<i>Argia sedula</i>	None	None	1971-06-10	
<a href="#">Desert Springsnail</a>	<i>Pyrgulopsis deserta</i>	SGCN	None	2020-11-10	
<a href="#">Brazilian Free-tailed Bat</a>	<i>Tadarida brasiliensis</i>	None	None	1934-03-01	
<a href="#">Pallid Bat</a>	<i>Antrozous pallidus</i>	None	None	1997-03-21	
<a href="#">Big Brown Bat</a>	<i>Eptesicus fuscus</i>	None	None	1996-09-09	
<a href="#">Willow-leaf False-willow</a>	<i>Baccharis viminea</i>	None	None	2018-03-26 00:00:00	
<a href="#">Spiny Hop-sage</a>	<i>Grayia spinosa</i>	None	None	2018-03-26 00:00:00	
<a href="#">Creosote Bush</a>	<i>Larrea tridentata</i>	None	None	2018-03-26 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Honey Mesquite</a>	<i>Prosopis glandulosa</i>	None	None	2018-03-26 00:00:00	
<a href="#">Adonis Blazingstar</a>	<i>Mentzelia integra</i>	None	None	2016-04-16 00:00:00	
<a href="#">Virgin Thistle</a>	<i>Cirsium virginense</i>	SGIN	None	2018-03-26 00:00:00	
<a href="#">Sidewinder</a>	<i>Crotalus cerastes</i>	None	None	2023-05-17	
<a href="#">Ruddy Duck</a>	<i>Oxyura jamaicensis</i>	None	None	2015-01-05	
<a href="#">Common Chuckwalla</a>	<i>Sauromalus ater</i>	None	None	2023-06-06	
<a href="#">Common Poorwill</a>	<i>Phalaenoptilus nuttallii</i>	None	None	2018-05-24	
<a href="#">Barn Owl</a>	<i>Tyto alba</i>	None	None	2002-07-07	
<a href="#">Canada Goose</a>	<i>Branta canadensis</i>	None	None	2023-04-15	
<a href="#">Gambel's Quail</a>	<i>Callipepla gambelii</i>	None	None	2015-04-30	
<a href="#">Glossy Snake</a>	<i>Arizona elegans</i>	None	None	2001-05-10	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Speckled Dace</a>	<i>Rhinichthys osculus</i>	None	None	1992-07-20	
<a href="#">Zebra-tailed Lizard</a>	<i>Callisaurus draconoides</i>	None	None	2004-09-08	
<a href="#">Long-nosed Leopard Lizard</a>	<i>Gambelia wislizenii</i>	None	None	2023-04-18	
<a href="#">Pacific Treefrog</a>	<i>Hyla sierrae</i>	None	None	2006-05-13	
<a href="#">Desert Nightsnake</a>	<i>Hypsiglena chlorophaea</i>	None	None	2001-04-17	
<a href="#">Groundsnake</a>	<i>Sonora semiannulata</i>	None	None	2005-05-02	
<a href="#">House Finch</a>	<i>Haemorhous mexicanus</i>	None	None	2020-04-01	
<a href="#">Red-tailed Hawk</a>	<i>Buteo jamaicensis</i>	None	None	2018-09-18	
<a href="#">Coachwhip</a>	<i>Coluber flagellum</i>	None	None	2023-05-03	
<a href="#">Great Horned Owl</a>	<i>Bubo virginianus</i>	None	None	2023-05-27	
<a href="#">Gophersnake</a>	<i>Pituophis catenifer</i>	None	None	2023-05-10	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Long-nosed Snake</a>	<i>Rhinocheilus lecontei</i>	None	None	2023-05-22	
<a href="#">Western Patch-nosed Snake</a>	<i>Salvadora hexalepis</i>	None	None	2023-05-09	
<a href="#">Western Banded Gecko</a>	<i>Coleonyx variegatus</i>	None	None	2019-06-14	
<a href="#">Great Basin Collared Lizard</a>	<i>Crotaphytus bicinctores</i>	None	None	2023-05-22	
<a href="#">Gila Monster</a>	<i>Heloderma suspectum</i>	SGCN	None	2023-05-20	
<a href="#">Mojave Desert Tortoise</a>	<i>Gopherus agassizii</i>	SGCN	LT	2023-07-23	
<a href="#">Eared Grebe</a>	<i>Podiceps nigricollis</i>	SGIN	None	2015-12-22	
<a href="#">Kit Fox</a>	<i>Vulpes macrotis</i>	SGCN	None	2006-05-07	 <a href="#">Full View</a>
<a href="#">Golden Eagle</a>	<i>Aquila chrysaetos</i>	SGCN	None	2002-05-20	

## Definitions

State Status	
SGCN, SGIN	Species of greatest conservation need (SGCN) or the special subcategory, species of greatest Information need (SGIN), are listed in the <a href="#">Utah Wildlife Action Plan (UWAP)</a> and also included in the <a href="#">Utah Field Guide</a>
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
LE;XN	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

## Species Distribution and Habitat Suitability Models

Species distribution and habitat suitability models (SDHMs) can inform wildlife management decisions such as habitat protection, enhancement, and restoration. They may also help assess environmental impacts by identifying species' habitats. When reevaluating SDHMs with new information, they can help identify or track changes or trends in habitat quality. SDHMs assess habitats' spatial arrangement and connectivity, identify crucial habitats, or describe the environmental conditions a species selects. SDHMs provide an understanding of the impacts of invasive species spread and identify suitable areas for species translocations/re-introductions.

SDHMs show a predicted suitable habitat for a species based on various biotic and abiotic environmental factors. These models may be useful for statewide evaluation but should not be considered verified species presence or absence. Field survey information should be utilized to verify the presence or absence of taxa when making species-specific decisions. Models produced by the Utah Division of Wildlife Resources (DWR) were conducted using a blend of Generalized Linear Models, Generalized Additive Models, Random Forest Models, Boosted Regression Tree Models, and Maximum Entropy Models.

## Mitigation Strategies

Typical recommendations to consider and help guide project activities to avoid, minimize or mitigate impacts on wildlife and their habitats from project disturbances are displayed below for some wildlife species found within/near your project area.

Common Name	Strategy
Kit Fox	Kit fox dens occupied by pups should be avoided during pup-rearing from February 1- July 30. If construction activities occur during pup-rearing, we recommend surveys be performed. If active kit fox dens are found, artificial burrows can be used to encourage them away from project-related activities.

Common Name	Strategy
Golden Eagle	Avoid disturbance within 0.5 miles from nest Feb. 1 - Aug. 15

The DWR understands that mitigation strategies might conflict. Please reach out to DWR staff to develop strategies to minimize impacts on wildlife while still achieving project goals. Your project is located in the following UDWR region(s):

DWR Region Full Name	Regional Phone	Impact Analysis Biologist	Email	Phone
Southern Region	435-865-6100	Jess Kinross	jessicavan@utah.gov	435-691-2372

## Wildlife Action Plan

The [Utah Wildlife Action Plan](#) (UWAP) is Utah's guiding document for native species conservation. The DWR encourages parties to use the UWAP in their environmental planning, as it provides a conservation framework to prevent future listings under the ESA.

## 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 Utah DWR 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 include a query of species tracked by the Utah Natural Heritage Program and Utah Division of Wildlife Resources, which includes all species listed under the U.S. Endangered Species Act, species in the Utah Wildlife Action Plan, and other species. Other significant wildlife values might also be present on the designated site.

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](mailto:utahfieldoffice_esa@fws.gov).

The "Not For Consultation" watermark is meant to inform users that this tool is not a substitute for the U.S. Fish and Wildlife Service (USFWS) environmental review process. While this tool provides courtesy information on ESA species for context, the U.S. Fish and Wildlife Service is the authority on Information for Planning and Consultation Endangered Species Act Reviews. Additionally, the Wildlife Habitat Analysis Tool provides information to assist in analysis but does not replace coordination and consultation with Utah Division of Wildlife Resource biologists who can often serve as an expert resource for site-specific information.

# Supplemental Data

## Unmapped Corridors

Unmodeled Corridors:

Absent

## Wildlife Habitat Information

Species	Season	Value	Comments
Gambel'S Quail	year-long	crucial	
White-Winged Dove	summer-fall	substantial	

## Report Generated For

**Name:** Jenna Jorgensen

**Organization:** Jones & DeMille Engineering

**Email:** jenna.j@jonesanddemille.com

**Phone:** (435)-893-5203

### ***End of Report***

*Thank you for using the Utah Wildlife Habitat Analysis tool. Feel free to reach out to the department for additional information or assistance.*

**Appendix E. National Historic Preservation Act (NHPA) Section 106  
Consultation Letters**



## State of Utah

SPENCER J. COX  
*Governor*

DEIDRE M. HENDERSON  
*Lieutenant Governor*

## Department of Natural Resources

JOEL FERRY  
*Executive Director*

### Division of Wildlife Resources

J. SHIRLEY  
*Division Director*

September 25, 2025

Dr. Christopher Merritt  
State Historic Preservation Officer  
Utah State Historic Preservation Office  
3760 S Highland Drive, Millcreek, UT 84106

RE: Northern Corridor Disposal, Washington County, Utah

Dear Dr. Merritt:

The Utah Division of Wildlife Resources (DWR) is proposing to dispose a parcel of land to the Utah Department of Transportation (UDOT) as part of the Washington County Northern Corridor project. The parcel of land being disposed of and leaving DWR's custody measures 46.6 acres. As the parcel was originally purchased using Federal Aid funds from the United States Fish and Wildlife Service (Service), Section 6 Habitat Conservation Plan Land Acquisition Grant, DWR has identified the parcel disposal as an undertaking per 36 CFR 800 and Utah Code § 9-8a-402. Per the 2001 Programmatic Agreement between your office, the Service, the Advisory Council on Historic Preservation, and our agency, we wish to consult with you pursuant to 36CFR800.3(g) and Utah Code § 9-8a-404(1) about this proposed undertaking. Please see Figure 1 for a map of the undertaking's 46.6-acre disposal area which is the area of potential effect (APE). Please see Figure 2 for a map of the APE and relevant landownership.

Pursuant to 36 CFR 800.4, Utah Code § 9-8a-404(1), and the stipulations of the previously referenced Programmatic Agreement, our agency is required to consult with your office regarding the effect of the undertaking on any historic property. In 2020 SWCA Environmental Consultants (SWCA) completed an intensive archaeological survey and background literature review of our proposed disposal parcel in support of the larger Northern Corridor transportation project (U20ST0150; Collins, et al., 2020) managed by UDOT and the Bureau of Land Management (BLM). Please see Figure 3 for a map of the APE and SWCA's pertinent survey area.

SWCA's survey resulted in the identification of a single archaeological site – a historic artifact scatter (42Ws6364). This site was recommended not eligible for the National Register of Historic Places (NRHP), with a formal eligibility determination made by the BLM in 2020. Please see



Appendix A for the BLM's eligibility determination letter. Your office provided concurrence with this determination in 2020, which DWR supported (UTSHPO Cases 20-386 and 20-2753). Please see Figure 4 (detached) for a map of the current disposal APE and the previously recorded site's location within the APE.

As SWCA's archaeological survey effort, reporting, and site recordation are less than ten years old, we are accepting their project identification efforts and associated documentation as current. We have thereby not conducted a new survey or completed additional cultural resource identification efforts. We are again determining 42Ws6364 is not eligible for the NRHP.

In alignment with the provisions of the 2001 Programmatic Agreement, given the lack of significant findings within our disposal APE from SWCA's 2020 archaeological survey, we are providing a determination of *no historic properties affected* for the disposal of this 46.6-acre parcel of land per 36 CFR 800.4(d)(1) and Utah Code § 9-8a-404(1)(a)(ii). We respectfully ask for your concurrence with our project determination.

Sincerely,



Mr. Eric Edgley  
Utah Division of Wildlife Resources  
Habitat Section Chief

Collins, Tiffany, et al.

2020 "Cultural Resources Survey for the Proposed Northern Corridor Highway, Washington County, Utah." State project number U20ST0150. SWCA Environmental Consultants. On file with the Archaeology Records Program, Utah State Historic Preservation Office.

EE/AWL

Enclosure

cc: Chelsea Duke, DWR Lands Coordinator  
Danielle Costantini, U.S. Fish and Wildlife Service, Supervisory Biologist  
Jay Ogawa, U.S. Fish and Wildlife Service, Biologist



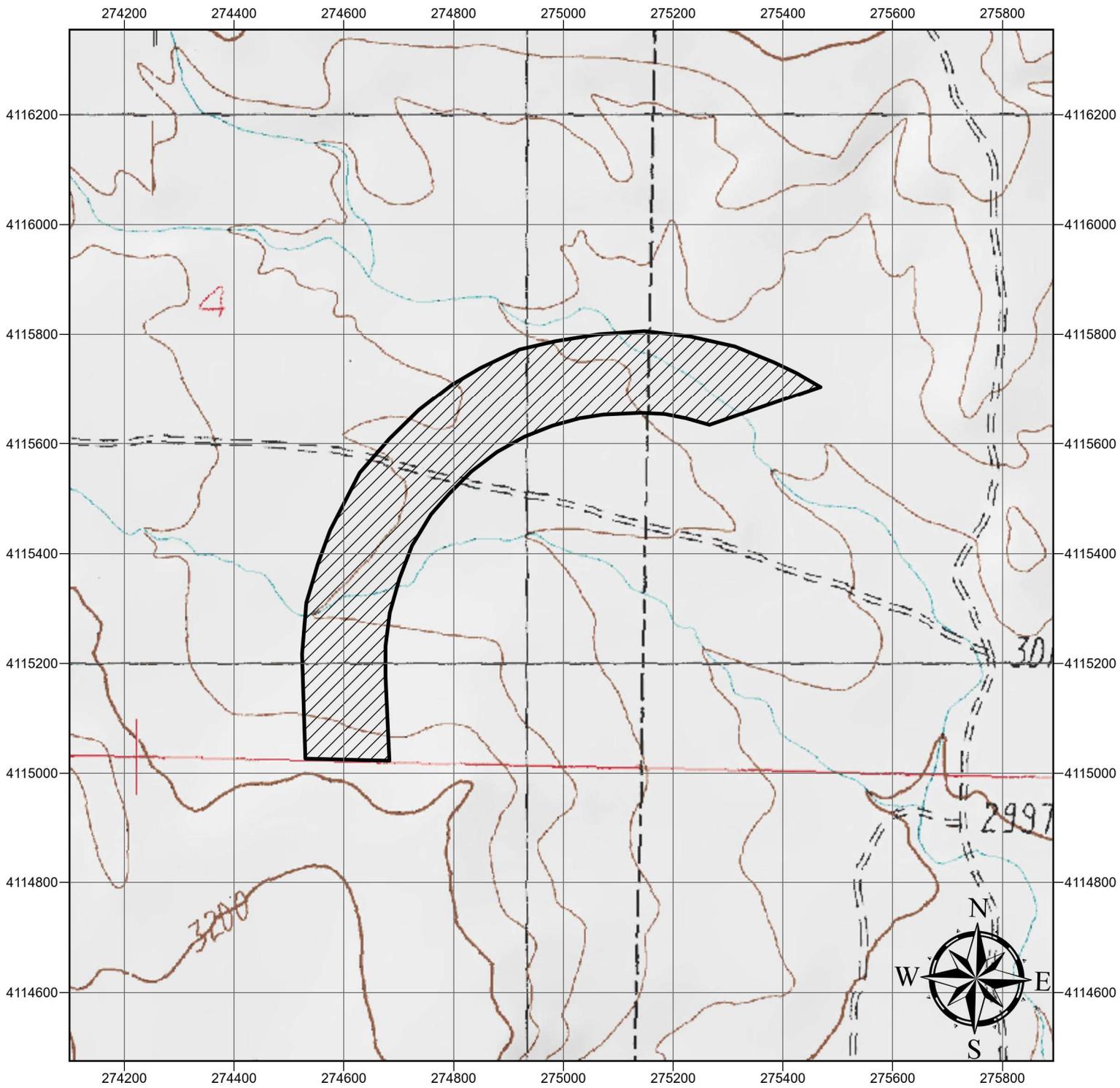
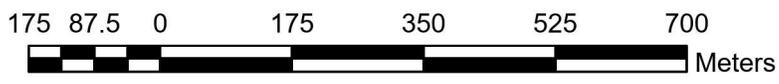


Figure 1: Area of Potential Effect.  
 Northern Corridor Disposal,  
 Washington County, Utah.  
 Utah Division of Wildlife Resources.

 Northern Corridor Disposal Area



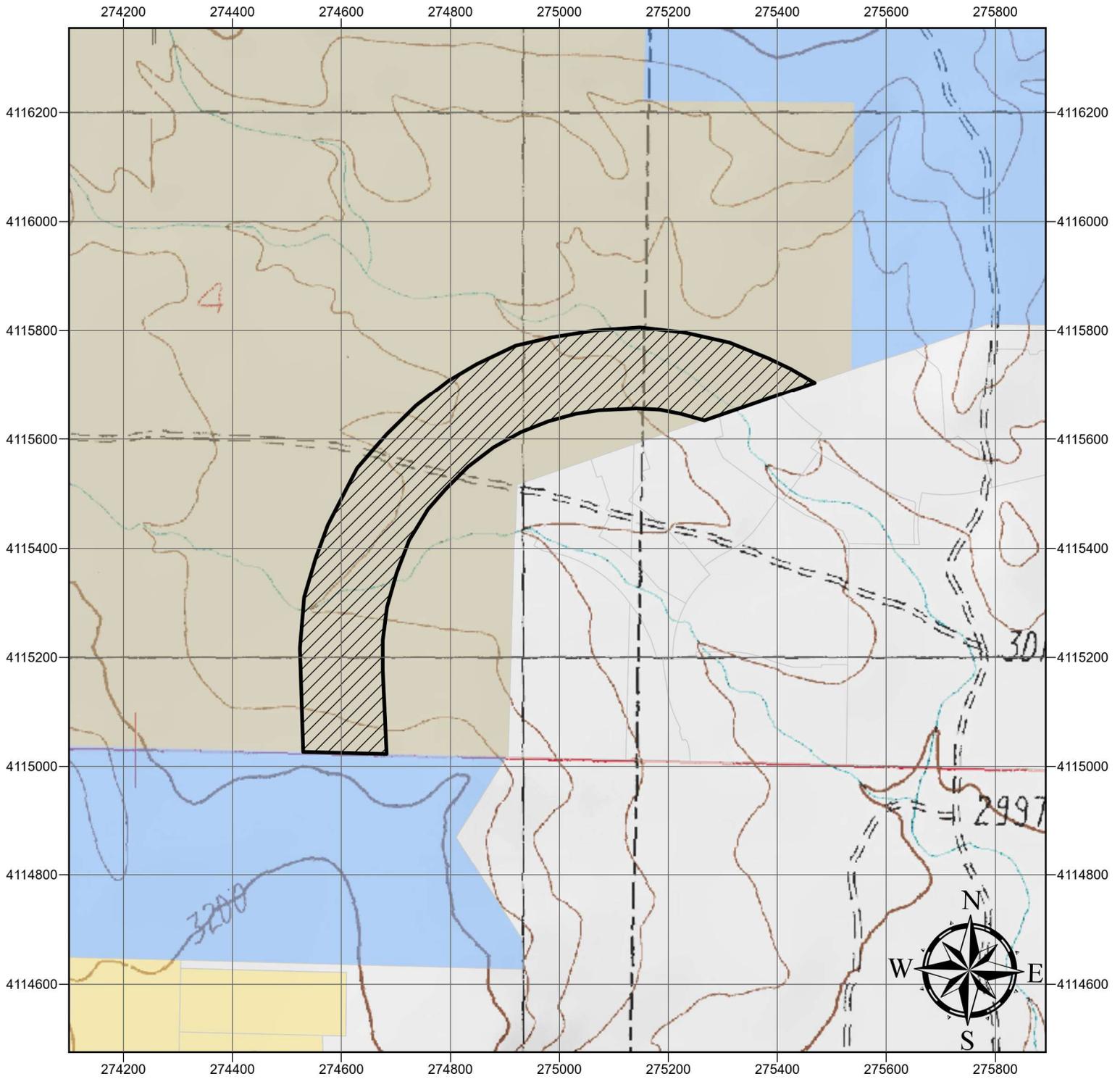


Figure 2: Area of Potential Effect and Landownership. Northern Corridor Disposal, Washington County, Utah. Utah Division of Wildlife Resources.



- Bureau of Land Management
- Division of Wildlife Resources
- Private
- Trust Lands Administration
- Northern Corridor Disposal Area



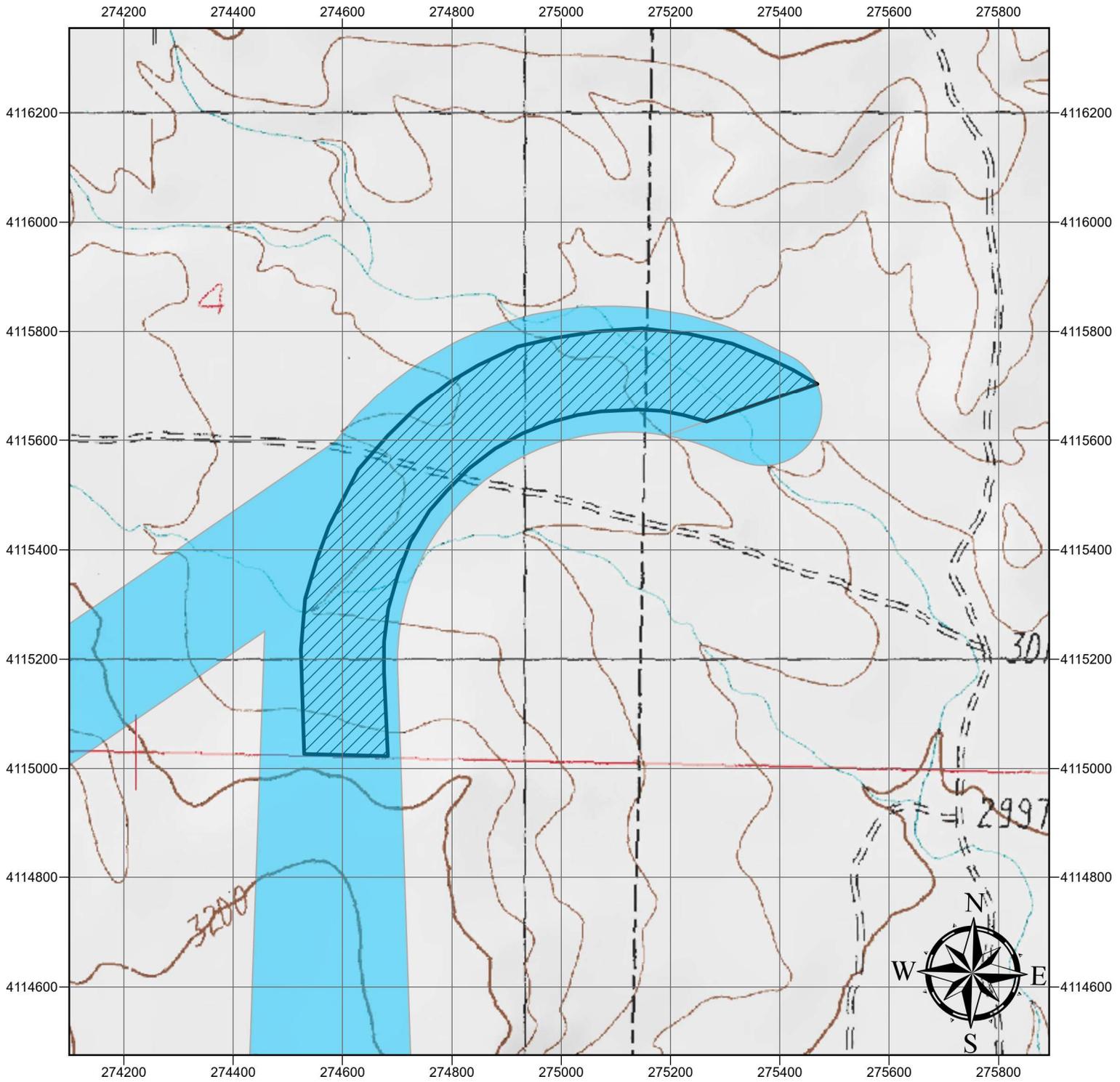
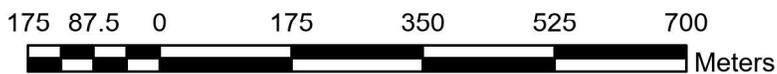


Figure 3: Area of Potential Effect and Past Archaeological Surveys. Northern Corridor Disposal, Washington County, Utah. Utah Division of Wildlife Resources.



 U20ST0150 Survey Area

 Northern Corridor Disposal Area





# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
Color Country District Office-St George Field Office  
345 E Riverside Dr  
St George UT 84790

IN REPLY REFER TO:  
2800 (LLUT3100)  
UTU-93620

Dr. Christopher Merritt  
Mr. Chris Hansen  
State Historic Preservation Office  
Division of State History  
300 Rio Grande St.  
Salt Lake City, UT 84101-1182

August 7, 2020

Re: Request for Concurrence with Identification Efforts and Determinations of Eligibility for the Proposed Northern Corridor Highway Right-of-Way and Amendment to the Red Cliffs National Conservation Area Resource Management Plan (RMP). **Case No. 20-0386.**

Dear Dr. Merritt and Mr. Hansen:

The Bureau of Land Management's (BLM) St. George Field Office wishes to continue consultations with the Utah State Historic Preservation Officer (USHPO) pursuant to Section 106 of the National Historic Preservation Act (NHPA) for the above-referenced undertaking. The proposed Amendment to the Red Cliffs National Conservation Area RMP would allow the granting of a right-of-way (ROW) to the Utah Department of Transportation (UDOT) to construct a multi-lane Northern Corridor highway through the Red Cliffs National Conservation Area (NCA). This proposal has generated considerable public interest and potential decisions by the BLM to approve the RMP Amendment and grant a highway ROW to UDOT are expected to result in legal challenges. Because of the controversial nature of this undertaking, we are requesting the USHPO's concurrence on our efforts to identify historic properties and on our determinations of eligibility for the archeological sites and historic structures identified within the areas of potential effect (APEs) for the five alternative highway alignments evaluated in the Environmental Impact Statement.

### *Efforts to Identify Historic Properties and Determinations of Eligibility*

Our efforts to identify historic properties within the defined APEs for the proposed undertaking included archival research, file searches of databases housed at the Utah SHPO, reviews of General Land Office maps, and the NPS National Register Database. We have also sought input from Tribes and other knowledgeable parties. Class III level archeological field investigations were conducted by contracted professional archeologists who hold the required BLM and State permits within the APEs defined for four of the five alternative Northern Corridor highway alignments (see Map 1). An assessment of standing historic structures was completed through a selective reconnaissance survey for the Red Hills Parkway and One-way Couplet alternatives by contracted architectural historians who meet the Secretary of the Interior's qualification standards (see Map 2).

Enclosed for your review are two reports: one that documents the Class III level archeological field investigations, the other the historic structures surveys that were conducted for this undertaking. The report entitled *Cultural Resources Survey for the Proposed Northern Corridor Highway, Washington County, Utah* (SWCA 2020, U20ST0150) describes Class III field inventories of the 700 foot-wide APEs of the T-Bone, UDOT, Southern, and the Red Hills Parkway alignments. These surveys recorded 13 previously undocumented sites and re-recorded 16 sites. Three previously recorded sites could not be re-located by the survey crews. Of the 29 sites documented for this undertaking, the BLM has determined that 17 are eligible for listing to the National Register of Historic Places (NRHP), based on our assessment of the seven aspects of integrity and the criteria for evaluating eligibility shown at 36CFR 60.4 (a-d). The site types include prehistoric artifact scatters, a petroglyph panel with an associated artifact scatter, and historic period water, utility, and transportation infrastructure. We have consulted with the archeologists from SITLA and UDWR, provided them with copies of the site records, and requested their input on our eligibility determinations for sites documented on lands administered by their respective agencies. The SITLA and UDWR archeologists have agreed with BLM's determinations of eligibility for those sites that are located on state lands.

The second report, entitled *Selective Reconnaissance Survey, Northern Corridor Environmental Study, St George, Washington County, Utah* (Calkins and Pearson, 2020) documents the evaluation of 133 historic structures, built in or before 1975, that are located either on St George Boulevard or 100 South Street, which comprise the One-way Couplet alternative. Of that number, 63 are determined by the BLM to be eligible for listing to the NRHP. The eligible historic structures on St. George Boulevard include commercial buildings, hotel/motels, the Gardner's Club Hall, a bar/tavern, grocery stores, a restaurant, and residential structures. Also located on St. George Boulevard is the Washington County Courthouse, which dates to 1876, and is currently listed on the NRHP. On 100 South Street, historic structures that are determined to be eligible are primarily residential structures, but also include a church, buildings currently associated with Dixie State University. The Dixie Academy building on 100 South Street has already been listed on the NRHP.

A selective reconnaissance survey of historic structures was also completed on Red Hills Parkway and is described in the report referenced above. Six structures were evaluated, one of which, an historic water tank at Temple Springs, is determined to be eligible for listing to the NRHP.

We believe that our efforts to identify historic properties satisfy the *Secretary of the Interior's Standards and Guidelines for the Identification of Archeological Resources* and state agency compliance requirements under Utah Code Annotated 9-8-404. We request your concurrence with these findings.

We have evaluated the 29 archeological sites documented for this undertaking and determined that 17 are eligible for listing to NRHP, based on an assessment of the seven aspects of integrity and the criteria for evaluating eligibility shown at 36CFR 60.4 (a-d). Similarly, we have evaluated the 139 standing historic structures documented by the selective reconnaissance surveys conducted for the Red Hills Parkway Expressway and the One-Way Couplet alternatives and determined that 64 are eligible for listing to the NRHP. We are requesting your concurrence with this determination of eligibility.

We appreciate your efforts to assist the BLM to meet its legal obligations under NHPA for this undertaking. If you have any questions concerning this undertaking or any of the other enclosed materials, please feel free to contact: NCA Manager, Dawna Ferris-Rowley (435-688-3216 or [d8ferris@blm.gov](mailto:d8ferris@blm.gov)), NCA Archeologist, Katie Cleek (Office:435-688-3289 or [kcleek@blm.gov](mailto:kcleek@blm.gov)), and SGFO Archeologist, Amber Van Alfen (435-688-3347 or [avanalfen@blm.gov](mailto:avanalfen@blm.gov)).

Sincerely,



Keith Rigtrup, St George Field Office Manager



Dawna Ferris-Rowley, NCA Manager

Enclosures: 2 Maps, 1 Table

**Table 1: Determinations of Site Eligibility**

Site number	Site Type	Agency Determination	Time Period	Land Ownership	T-Bone Mesa	UDOT Application	Southern	Red Hills
42WS5850	multi-component artifact scatter: 15-20 flakes, metate, brownware ceramics, glass, shotgun shells, electrical insulators, cans, lumber	eligible	Multi-component	BLM	yes			
42WS5858	Road alignment with sandstone retaining wall across ephemeral drainage	eligible	historic	BLM		yes		
42WS5860	lithic scatter: 5 flakes	not eligible	prehistoric	BLM		yes		
42WS5863	prehistoric artifact scatter: not relocated	not eligible	prehistoric	BLM	yes			
42WS5866	prehistoric artifact scatter: 9 flakes, 4 grayware sherds, 2 shell fragments, Gypsum point	eligible	prehistoric	BLM	yes			
42WS5867	Historic Utility line: Wooden poles	eligible	historic	BLM, Private	yes	yes	yes	
42WS5868	prehistoric artifact scatter: 9 flakes, electrical insulator fragments	eligible	Multi-component	BLM		yes		
42WS6358	historic artifact scatter: Glass fragments w/ Owens-Illinois & Hazel-Atlas marks, porcelain sherd, cans	not eligible	historic	BLM		yes		
42WS6359	historic artifact scatter: Glass fragments, porcelain plate, cans, plywood	not eligible	historic	BLM		yes		

**Table 1: Determinations of Site Eligibility**

Site number	Site Type	Agency Determination	Time Period	Land Ownership	T-Bone Mesa	UDOT Application	Southern	Red Hills
42WS6360	historic artifact scatter: Glass fragments, ceramics (whiteware, stoneware), milled lumber, cans	not eligible	historic	BLM		yes		
42WS6361	historic artifact scatter: Glass, cans, milled lumber, insulator fragments	not eligible	historic	Private			yes	
42WS6362	prehistoric artifact scatter: 1 scraper, ceramics (grayware, painted, corrugated sherds), metate fragments, fire cracked rock, 29 flakes	eligible	prehistoric	SITLA		yes	yes	
42WS6363	prehistoric artifact scatter: 52 flakes, metate fragments	eligible	prehistoric	SITLA/Private		yes		
42WS6364	historic artifact scatter: 13 cans, 1 stove	not eligible	historic	UDWR		yes	yes	
42WS6365	historic artifact scatter: 7 cans, small rock concentration	not eligible	historic	Private	yes			
42WS6366	petroglyph panel & multi-component scatter: 21 flakes, 1 core, 3 grayware sherds, glass, metal leg trap	eligible	Multi-component	Private		yes	yes	
42WS6367	prehistoric artifact scatter: Mano fragment, 2 cores, 50 flakes	eligible	prehistoric	Private			yes	

**Table 1: Determinations of Site Eligibility**

<b>Site number</b>	<b>Site Type</b>	<b>Agency Determination</b>	<b>Time Period</b>	<b>Land Ownership</b>	<b>T-Bone Mesa</b>	<b>UDOT Application</b>	<b>Southern</b>	<b>Red Hills</b>
42WS6368	lithic quarry: 100 tested cobbles, 4 hammerstones, 2 cores, 52 flakes	eligible	prehistoric	Private	yes			
42WS6369	historic road: Paved segment of historic Cottonwood Springs Road	not eligible	historic	BLM, Private	yes			
42WS6370	historic fenceline: 80 juniper posts, no fence line materials	not eligible	historic	Private	yes			yes



Spencer J. Cox  
Governor

Deidre M. Henderson  
Lieutenant Governor

Donna Law  
Interim Executive Director



Christopher Merritt  
State Historic Preservation Officer  
Utah State Historic Preservation Office

October 7, 2025

Eric Edgley  
Habitat Section Chief  
DWR

RE: Northern Corridor Disposal, Washington County, Utah

For future correspondence, please reference Case No. 25-2008

Dear Eric Edgley,

The Utah State Historic Preservation Office received your request for our comment on the above-referenced undertaking on September 30, 2025.

We concur with your determinations of effect for this undertaking.

This letter serves as our comment on the determination you have made within the consultation process specified in §36CFR800.4. Additionally, 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).

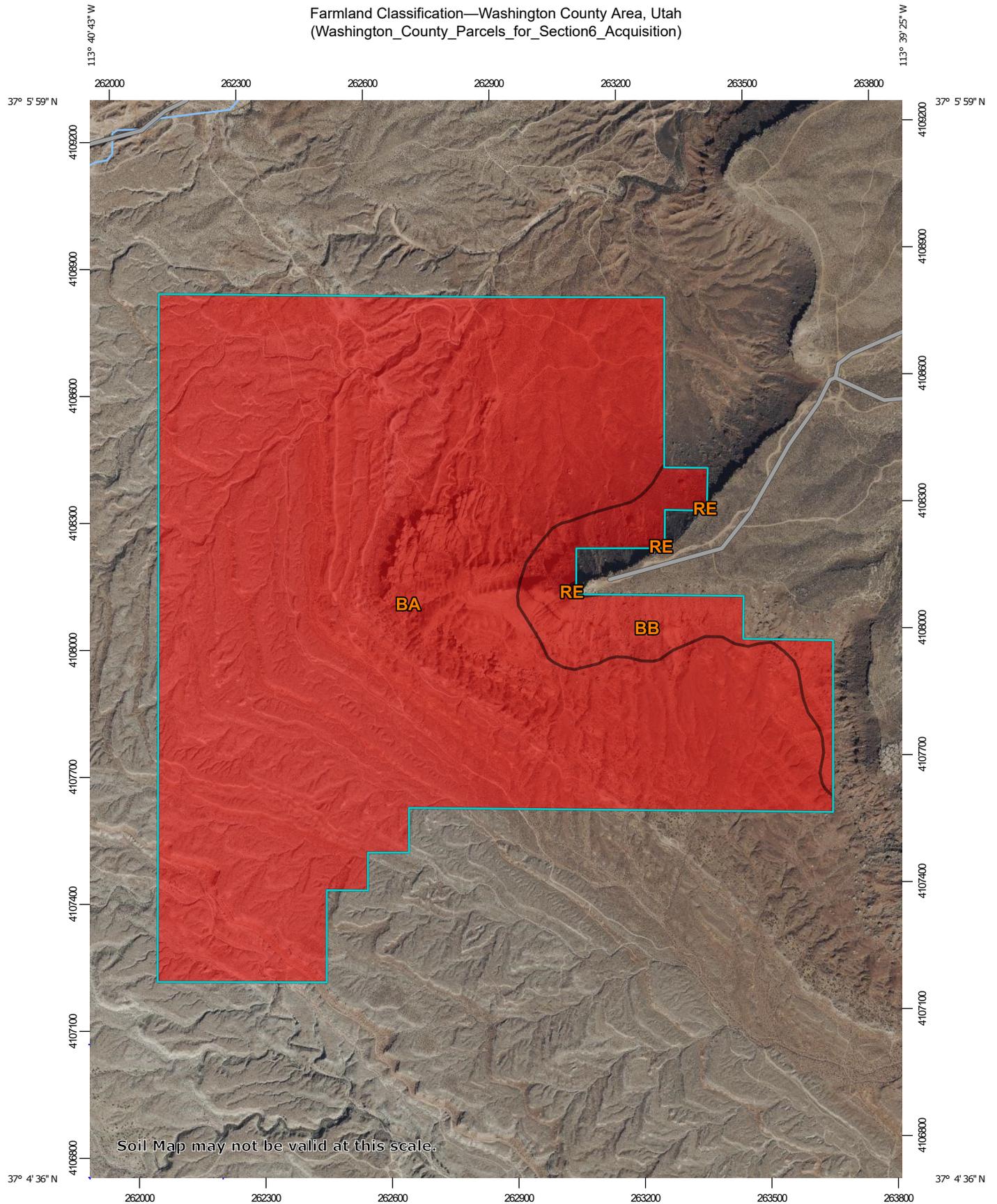
If you have questions, please contact me at (801) 535-2502 or by email at [rmcgrath@utah.gov](mailto:rmcgrath@utah.gov).

Sincerely,

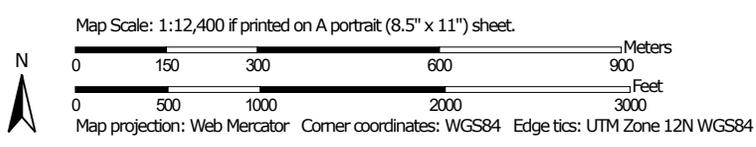
Ryan McGrath  
Compliance Archaeologist

**Appendix F. Soil Report for Acquisition Lands**

Farmland Classification—Washington County Area, Utah  
(Washington\_County\_Parcel\_for\_Section6\_Acquisition)



Soil Map may not be valid at this scale.



Farmland Classification—Washington County Area, Utah  
(Washington\_County\_Parcel\_for\_Section6\_Acquisition)

**MAP LEGEND**

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

**Soil Rating Lines**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Washington County Area, Utah  
(Washington\_County\_Parcel\_for\_Section6\_Acquisition)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		<b>Soil Rating Points</b> Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Washington County Area, Utah  
(Washington\_County\_Parcel\_for\_Section6\_Acquisition)

<ul style="list-style-type: none"> <li> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if irrigated and drained</li> <li> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</li> <li> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</li> </ul>	<ul style="list-style-type: none"> <li> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</li> <li> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</li> <li> Farmland of statewide importance, if warm enough</li> <li> Farmland of statewide importance, if thawed</li> <li> Farmland of local importance</li> <li> Farmland of local importance, if irrigated</li> </ul>	<ul style="list-style-type: none"> <li> Farmland of unique importance</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Washington County Area, Utah Survey Area Data: Version 19, Aug 27, 2025</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 8, 2022—Sep 29, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BA	Badland	Not prime farmland	414.6	92.1%
BB	Badland, very steep	Not prime farmland	35.4	7.9%
RE	Renbac-Rock land association	Not prime farmland	0.2	0.1%
<b>Totals for Area of Interest</b>			<b>450.2</b>	<b>100.0%</b>

### Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

**Appendix G. Wildlife Habitat Analysis Tool Report for Acquisition Lands**



Utah Division of Wildlife Resources  
 1594 W. North Temple  
 Salt Lake City, UT 84116  
 (801) 538-4700, [wildlife.utah.gov](http://wildlife.utah.gov)



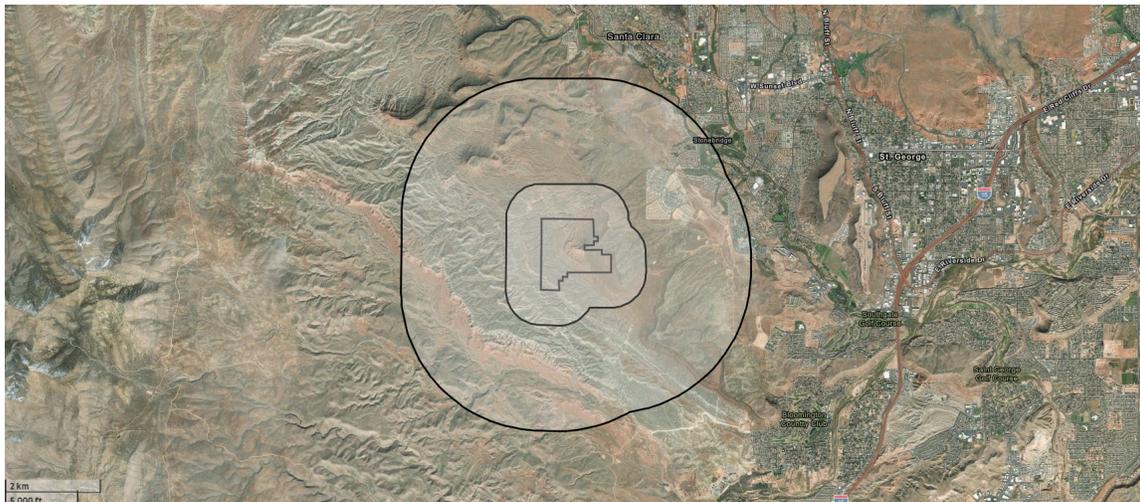
Report Number: jen\_18046

Report Date: 2025-11-13 18:12:09

# Northern Corridor Section 6 Acquisition

**Location:** Washington County

**Description:** Acquisition of land for the Washington County HCP



Project Area of Interest with a half-mile and two-mile radius.

## Half-Mile Radius

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Big Brown Bat</a>	<i>Eptesicus fuscus</i>	None	None	1981-05-25	
<a href="#">White Burrow-brush</a>	<i>Ambrosia salsola</i>	None	None	2018-03-24 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Trumpet Buckwheat</a>	<i>Eriogonum inflatum</i>	None	None	2018-04-24 16:42:12	
<a href="#">Fremont's Pepper-grass</a>	<i>Lepidium fremontii</i>	None	None	2018-03-24 00:00:00	
<a href="#">Hairy-beast Brittle-stem</a>	<i>Psathyrotes pilifera</i>	None	None	2018-03-24 00:00:00	
<a href="#">Fremont's Psorothamnus</a>	<i>Psorothamnus fremontii</i>	None	None	2018-04-24 16:42:12	
<a href="#">Creosote Bush</a>	<i>Larrea tridentata</i>	None	None	2018-03-24 00:00:00	
<a href="#">Blackbush</a>	<i>Coleogyne ramosissima</i>	None	None	2018-03-25 00:00:00	
<a href="#">Old-man Prickly-pear</a>	<i>Opuntia erinacea</i>	None	None	2018-03-22 00:00:00	
<a href="#">Desert Almond</a>	<i>Prunus fasciculata</i>	None	None	2018-03-24 00:00:00	
<a href="#">Desert Prince-plume</a>	<i>Stanleya pinnata</i>	None	None	2018-03-25 00:00:00	
<a href="#">California Barrel Cactus</a>	<i>Ferocactus cylindraceus var. lecontei</i>	None	None	2018-03-24 00:00:00	
<a href="#">Small-flower Ratany</a>	<i>Krameria erecta</i>	None	None	2018-03-24 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Broom Snakeweed</a>	<i>Gutierrezia sarothrae</i>	None	None	2018-03-25 00:00:00	
<a href="#">Crispleaf Wild-buckwheat</a>	<i>Eriogonum corymbosum</i>	None	None	2018-03-25 00:00:00	
<a href="#">Parry's Buckwheat</a>	<i>Eriogonum brachypodum</i>	None	None	2018-03-24 00:00:00	
<a href="#">Three-hearts</a>	<i>Tricardia watsonii</i>	None	None	2018-03-24 00:00:00	
<a href="#">Palmer's Scorpion-weed</a>	<i>Phacelia palmeri</i>	None	None	2018-03-24 00:00:00	
<a href="#">Shadscale</a>	<i>Atriplex confertifolia</i>	None	None	2018-03-25 00:00:00	
<a href="#">Barbwire Russian-thistle</a>	<i>Salsola paulsenii</i>	None	None	2018-03-25 00:00:00	
<a href="#">Foxtail Brome</a>	<i>Bromus rubens</i>	None	None	2018-03-25 00:00:00	
<a href="#">Slender Russian-thistle</a>	<i>Salsola collina</i>	None	None	2018-03-25 00:00:00	
<a href="#">Desert Globemallow</a>	<i>Sphaeralcea ambigua</i>	None	None	2018-04-21 00:00:00	
<a href="#">California Wild Buckwheat</a>	<i>Eriogonum fasciculatum</i>	None	None	2018-03-24 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Winter-fat</a>	<i>Krascheninnikovia lanata</i>	None	None	2018-03-25 00:00:00	
<a href="#">Mojave Woody-aster</a>	<i>Xylorhiza tortifolia</i>	None	None	2018-03-24 00:00:00	
<a href="#">Pale Cholla</a>	<i>Cylindropuntia echinocarpa</i>	None	None	2018-03-25 00:00:00	
<a href="#">Small-head Snakeweed</a>	<i>Gutierrezia microcephala</i>	None	None	2018-03-22 00:00:00	
<a href="#">Parry Sandpaper-plant</a>	<i>Petalonyx parryi</i>	None	None	2018-04-21 00:00:00	
<a href="#">Mojave Sandwort</a>	<i>Arenaria macradenia</i>	None	None	2018-03-24 00:00:00	
<a href="#">White Bursage</a>	<i>Ambrosia dumosa</i>	None	None	2018-03-24 00:00:00	
<a href="#">Mountain Peppergrass</a>	<i>Lepidium montanum</i>	None	None	2018-04-21 20:20:55	
<a href="#">Green Mormon-tea</a>	<i>Ephedra viridis</i>	None	None	2018-03-24 00:00:00	
<a href="#">Spiny Hop-sage</a>	<i>Grayia spinosa</i>	None	None	2018-04-20 00:00:00	
<a href="#">Ellen Buckwheat</a>	<i>Eriogonum thompsoniae</i>	None	None	2018-03-24 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Redberry Desert-thorn</a>	<i>Lycium andersonii</i>	None	None	2018-04-24 16:42:12	
<a href="#">Torrey's Mormon-tea</a>	<i>Ephedra torreyana</i>	None	None	2018-04-24 16:42:12	
<a href="#">Mohave Ephedra</a>	<i>Ephedra fasciculata</i>	None	None	2018-04-24 21:18:15	
<a href="#">Big Galleta</a>	<i>Pleuraphis rigida</i>	None	None	2018-03-25 00:00:00	
<a href="#">Shrubby Seepweed</a>	<i>Suaeda nigra</i>	None	None	2018-03-24 00:00:00	
<a href="#">Desert Four-o'clock</a>	<i>Mirabilis bigelovii</i>	None	None	2018-04-24 15:55:19	
<a href="#">Dwarf Bearclaw-poppy</a>	<i>Arctomecon humilis</i>	SGCN	LE	2018-03-25 00:00:00	
<a href="#">Paradox Milkvetch</a>	<i>Astragalus holmgreniorum</i>	SGCN	LE	2018-04-03 00:00:00	
<a href="#">Common Chuckwalla</a>	<i>Sauromalus ater</i>	None	None	2019-04-05	
<a href="#">Mojave Desert Tortoise</a>	<i>Gopherus agassizii</i>	SGCN	LT	2022-04-29	
<a href="#">Arizona Toad</a>	<i>Anaxyrus microscaphus</i>	SGCN	None	2023-04-20	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Gila Monster</a>	<i>Heloderma suspectum</i>	SGCN	None	2015-06-11	

## Two-Mile Radius

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
	<i>Habropoda pallida</i>	None	None	1973-03-26	
<a href="#">American Bumble Bee</a>	<i>Bombus pensylvanicus</i>	None	None	2023-08-19	
<a href="#">Big Brown Bat</a>	<i>Eptesicus fuscus</i>	None	None	1981-05-25	
<a href="#">Western Pipistrelle/Canyon Bat</a>	<i>Parastrellus hesperus</i>	None	None	2009-05-13	
<a href="#">Brazilian Free-tailed Bat</a>	<i>Tadarida brasiliensis</i>	None	None	1981-05-25	
<a href="#">Townsend's Big-eared Bat</a>	<i>Corynorhinus townsendii</i>	SGCN	None	1938-12-31	
<a href="#">Old-man Prickly-pear</a>	<i>Opuntia erinacea</i>	None	None	2018-04-20 00:00:00	
<a href="#">Foxtail Brome</a>	<i>Bromus rubens</i>	None	None	2018-03-25 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Barbwire Russian-thistle</a>	<i>Salsola paulsenii</i>	None	None	2018-03-25 00:00:00	
<a href="#">Creosote Bush</a>	<i>Larrea tridentata</i>	None	None	2018-03-25 00:00:00	
<a href="#">Slender Russian-thistle</a>	<i>Salsola collina</i>	None	None	2018-03-25 00:00:00	
<a href="#">Wild Desert-marigold</a>	<i>Baileya multiradiata</i>	None	None	2018-03-25 00:00:00	
<a href="#">Parry Sandpaper-plant</a>	<i>Petalonyx parryi</i>	None	None	2018-04-21 20:20:55	
<a href="#">California Barrel Cactus</a>	<i>Ferocactus cylindraceus var. lecontei</i>	None	None	2018-03-24 00:00:00	
<a href="#">Parry's Buckwheat</a>	<i>Eriogonum brachypodium</i>	None	None	2018-03-24 00:00:00	
<a href="#">Broom Snakeweed</a>	<i>Gutierrezia sarothrae</i>	None	None	2018-03-25 00:00:00	
<a href="#">Fremont's Psoralethamnus</a>	<i>Psoralethamnus fremontii</i>	None	None	2018-04-24 21:18:15	
<a href="#">Small-flower Ratany</a>	<i>Krameria erecta</i>	None	None	2018-03-24 00:00:00	
<a href="#">Desert Almond</a>	<i>Prunus fasciculata</i>	None	None	2018-03-24 00:00:00	

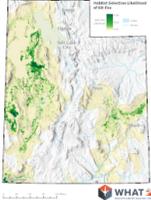
Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Crispleaf Wild-buckwheat</a>	<i>Eriogonum corymbosum</i>	None	None	2018-03-25 00:00:00	
<a href="#">Desert Prince-plume</a>	<i>Stanleya pinnata</i>	None	None	2018-03-25 00:00:00	
<a href="#">Blue Dicks</a>	<i>Dichelostemma pulchellum</i>	None	None	2018-03-22 00:00:00	
<a href="#">Pin Clover</a>	<i>Erodium cicutarium</i>	None	None	2018-03-29 00:00:00	
<a href="#">Three-hearts</a>	<i>Tricardia watsonii</i>	None	None	2018-03-24 00:00:00	
<a href="#">Currant-leaf Globemallow</a>	<i>Sphaeralcea grossulariifolia</i>	None	None	2018-03-25 00:00:00	
<a href="#">Rayless Goldenhead</a>	<i>Acamptopappus sphaerocephalus</i>	None	None	2018-03-22 00:00:00	
<a href="#">Palmer's Scorpion-weed</a>	<i>Phacelia palmeri</i>	None	None	2018-04-24 19:40:57	
<a href="#">Big Galleta</a>	<i>Pleuraphis rigida</i>	None	None	2018-04-20 00:00:00	
<a href="#">Fremont's Pepper-grass</a>	<i>Lepidium fremontii</i>	None	None	2018-03-24 00:00:00	
<a href="#">Gray Ball Sage</a>	<i>Salvia dorrii</i>	None	None	2018-04-24 16:21:57	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Shadscale</a>	<i>Atriplex confertifolia</i>	None	None	2018-03-29 00:00:00	
<a href="#">Purple Three-awn Grass</a>	<i>Aristida purpurea</i>	None	None	2018-03-25 00:00:00	
<a href="#">White Burrow-brush</a>	<i>Ambrosia salsola</i>	None	None	2018-04-24 21:05:54	
<a href="#">Redberry Desert-thorn</a>	<i>Lycium andersonii</i>	None	None	2018-04-24 17:13:43	
<a href="#">Desert Holly</a>	<i>Atriplex hymenelytra</i>	None	None	2018-03-29 00:00:00	
<a href="#">White Bursage</a>	<i>Ambrosia dumosa</i>	None	None	2018-04-24 00:00:00	
<a href="#">Nevada Mormon-tea</a>	<i>Ephedra nevadensis</i>	None	None	2018-04-18 19:29:32	
<a href="#">Mohave Ephedra</a>	<i>Ephedra fasciculata</i>	None	None	2018-04-24 21:18:15	
<a href="#">Parsnip-flower Buckwheat</a>	<i>Eriogonum heracleoides</i>	None	None	2018-03-23 00:00:00	
<a href="#">Shrubby Seepweed</a>	<i>Suaeda nigra</i>	None	None	2018-03-24 00:00:00	
<a href="#">White Ratany</a>	<i>Krameria grayi</i>	None	None	2018-03-21 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Long-spine Horsebrush</a>	<i>Tetradymia axillaris</i>	None	None	2018-04-21 00:00:00	
<a href="#">Mojave Sandwort</a>	<i>Arenaria macradenia</i>	None	None	2018-03-24 00:00:00	
<a href="#">James' Galleta</a>	<i>Hilaria jamesii</i>	None	None	2018-03-22 00:00:00	
<a href="#">Mountain Peppergrass</a>	<i>Lepidium montanum</i>	None	None	2018-04-21 20:20:55	
<a href="#">Desert Four-o'clock</a>	<i>Mirabilis bigelovii</i>	None	None	2018-04-24 21:18:15	
<a href="#">Green Mormon-tea</a>	<i>Ephedra viridis</i>	None	None	2018-04-24 16:21:57	
<a href="#">Trumpet Buckwheat</a>	<i>Eriogonum inflatum</i>	None	None	2018-04-24 20:09:31	
<a href="#">Spiny Hop-sage</a>	<i>Grayia spinosa</i>	None	None	2018-04-20 00:00:00	
<a href="#">Blackbush</a>	<i>Coleogyne ramosissima</i>	None	None	2018-04-20 00:00:00	
<a href="#">Desert Globemallow</a>	<i>Sphaeralcea ambigua</i>	None	None	2018-04-21 00:00:00	
<a href="#">California Wild Buckwheat</a>	<i>Eriogonum fasciculatum</i>	None	None	2018-04-24 16:21:57	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Herb Sophia</a>	<i>Descurainia sophia</i>	None	None	2018-04-18 19:29:32	
<a href="#">Mojave Woody-aster</a>	<i>Xylorhiza tortifolia</i>	None	None	2018-03-24 00:00:00	
<a href="#">Pale Cholla</a>	<i>Cylindropuntia echinocarpa</i>	None	None	2018-03-25 00:00:00	
<a href="#">Ellen Buckwheat</a>	<i>Eriogonum thompsoniae</i>	None	None	2018-04-24 21:18:15	
<a href="#">Winter-fat</a>	<i>Krascheninnikovia lanata</i>	None	None	2018-03-25 00:00:00	
<a href="#">Virgin River Brittle-brush</a>	<i>Encelia virginensis</i>	None	None	2018-03-22 00:00:00	
<a href="#">Torrey's Mormon-tea</a>	<i>Ephedra torreyana</i>	None	None	2018-04-24 17:13:43	
<a href="#">Small-head Snakeweed</a>	<i>Gutierrezia microcephala</i>	None	None	2018-04-20 00:00:00	
<a href="#">Hairy-beast Brittle-stem</a>	<i>Psathyrotes pilifera</i>	None	None	2018-03-24 00:00:00	
<a href="#">Parry Wirelettuce</a>	<i>Stephanomeria parryi</i>	None	None	2018-04-20 00:00:00	
<a href="#">Paradox Milkvetch</a>	<i>Astragalus holmgreniorum</i>	SGCN	LE	2018-04-20 00:00:00	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Dwarf Bearclaw-poppy</a>	<i>Arctomecon humilis</i>	SGCN	LE	2018-04-30 00:00:00	
<a href="#">Great Horned Owl</a>	<i>Bubo virginianus</i>	None	None	2023-12-11	
<a href="#">Common Black-hawk</a>	<i>Buteogallus anthracinus</i>	None	None	2003-11-12	
<a href="#">Gambel's Quail</a>	<i>Callipepla gambelii</i>	None	None	No Date	
<a href="#">Speckled Dace</a>	<i>Rhinichthys osculus</i>	None	None	1992-07-01	
<a href="#">Eastern Kingbird</a>	<i>Tyrannus tyrannus</i>	None	None	1970-05-16	
<a href="#">Canada Goose</a>	<i>Branta canadensis</i>	None	None	2021-05-01	
<a href="#">American Kestrel</a>	<i>Falco sparverius</i>	None	None	2002-03-18	
<a href="#">Western Banded Gecko</a>	<i>Coleonyx variegatus</i>	None	None	2022-05-07	
<a href="#">Zebra-tailed Lizard</a>	<i>Callisaurus draconoides</i>	None	None	2003-03-31	
<a href="#">Brewer's Sparrow</a>	<i>Spizella breweri</i>	None	None	No Date	

Species Name	Scientific Name	UWAP Status	ESA Status	Last Reported Date	SDHM
<a href="#">Red-tailed Hawk</a>	<i>Buteo jamaicensis</i>	None	None	2023-09-05	
<a href="#">Common Chuckwalla</a>	<i>Sauromalus ater</i>	None	None	2022-03-27	
<a href="#">Western Yellow-billed Cuckoo</a>	<i>Coccyzus americanus occidentalis</i>	SGCN	LT	2002-07-16	
<a href="#">Arizona Toad</a>	<i>Anaxyrus microscaphus</i>	SGCN	None	2023-04-20	
<a href="#">Mojave Desert Tortoise</a>	<i>Gopherus agassizii</i>	SGCN	LT	2023-06-21	
<a href="#">Gila Monster</a>	<i>Heloderma suspectum</i>	SGCN	None	2023-03-21	
<a href="#">Kit Fox</a>	<i>Vulpes macrotis</i>	SGCN	None	2021-02-12	 <a href="#">Full View</a>
<a href="#">Little brown bat</a>	<i>Myotis lucifugus</i>	SGCN	None	1952-11-28	
<a href="#">Desert Sucker</a>	<i>Pantosteus clarkii</i>	SGCN	None	2006-11-28	

## Definitions

State Status	
SGCN, SGIN	Species of greatest conservation need (SGCN) or the special subcategory, species of greatest Information need (SGIN), are listed in the <a href="#">Utah Wildlife Action Plan (UWAP)</a> and also included in the <a href="#">Utah Field Guide</a>
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
LE;XN	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

## Species Distribution and Habitat Suitability Models

Species distribution and habitat suitability models (SDHMs) can inform wildlife management decisions such as habitat protection, enhancement, and restoration. They may also help assess environmental impacts by identifying species' habitats. When reevaluating SDHMs with new information, they can help identify or track changes or trends in habitat quality. SDHMs assess habitats' spatial arrangement and connectivity, identify crucial habitats, or describe the environmental conditions a species selects. SDHMs provide an understanding of the impacts of invasive species spread and identify suitable areas for species translocations/re-introductions.

SDHMs show a predicted suitable habitat for a species based on various biotic and abiotic environmental factors. These models may be useful for statewide evaluation but should not be considered verified species presence or absence. Field survey information should be utilized to verify the presence or absence of taxa when making species-specific decisions. Models produced by the Utah Division of Wildlife Resources (DWR) were conducted using a blend of Generalized Linear Models, Generalized Additive Models, Random Forest Models, Boosted Regression Tree Models, and Maximum Entropy Models.

## Mitigation Strategies

Typical recommendations to consider and help guide project activities to avoid, minimize or mitigate impacts on wildlife and their habitats from project disturbances are displayed below for some wildlife species found within/near your project area.

Common Name	Strategy
Kit Fox	Kit fox dens occupied by pups should be avoided during pup-rearing from February 1- July 30. If construction activities occur during pup-rearing, we recommend surveys be performed. If active kit fox dens are found, artificial burrows can be used to encourage them away from project-related activities.

The DWR understands that mitigation strategies might conflict. Please reach out to DWR staff to develop strategies to minimize impacts on wildlife while still achieving project goals. Your project is located in the following UDWR region(s):

<b>DWR Region Full Name</b>	<b>Regional Phone</b>	<b>Impact Analysis Biologist</b>	<b>Email</b>	<b>Phone</b>
Southern Region	435-865-6100	Jess Kinross	jessicavan@utah.gov	435-691-2372

## Wildlife Action Plan

The [Utah Wildlife Action Plan](#) (UWAP) is Utah's guiding document for native species conservation. The DWR encourages parties to use the UWAP in their environmental planning, as it provides a conservation framework to prevent future listings under the ESA.

## 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 Utah DWR 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 include a query of species tracked by the Utah Natural Heritage Program and Utah Division of Wildlife Resources, which includes all species listed under the U.S. Endangered Species Act, species in the Utah Wildlife Action Plan, and other species. Other significant wildlife values might also be present on the designated site.

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](mailto:utahfieldoffice_esa@fws.gov).

The "Not For Consultation" watermark is meant to inform users that this tool is not a substitute for the U.S. Fish and Wildlife Service (USFWS) environmental review process. While this tool provides courtesy information on ESA species for context, the U.S. Fish and Wildlife Service is the authority on Information for Planning and Consultation Endangered Species Act Reviews. Additionally, the Wildlife Habitat Analysis Tool provides information to assist in analysis but does not replace coordination and consultation with Utah Division of Wildlife Resource biologists who can often serve as an expert resource for site-specific information.

## Supplemental Data

### Unmapped Corridors

Unmodeled Corridors:

Absent

## Wildlife Habitat Information

Species	Season	Value	Comments
Gambel'S Quail	year-long	crucial	
White-Winged Dove	summer-fall	substantial	

## Report Generated For

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**Organization:** Jones & DeMille Engineering

**Email:** jenna.j@jonesanddemille.com

**Phone:** (435)-893-5203

### *End of Report*

*Thank you for using the Utah Wildlife Habitat Analysis tool. Feel free to reach out to the department for additional information or assistance.*