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## **APPENDIX E**

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### **Land Use Evaluation**

This appendix evaluates the effect that the land ownership changes under the No Action Alternative and the Proposed Action/Preferred Alternative would have on land use in the project area.

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## APPENDIX E

### LAND USE EVALUATION FOR THE PROPOSED WELLTON-MOHAWK TITLE TRANSFER

#### 1 PURPOSE AND SCOPE OF THIS APPENDIX

This appendix evaluates the future effect of land ownership changes under the proposed Wellton-Mohawk Title Transfer. Because the Proposed Action/Preferred Alternative would result only in an administrative action, direct environmental impacts would not occur. However, the public has expressed concern in scoping comments regarding future land development and potential impacts on native species and natural ecological processes. Consequently, this appendix to the EIS has been prepared to facilitate a future land use assessment with and without project conditions. Specifically, this paper seeks to answer the following questions.

- ?? Question 1 – Use of Transferred Land. How would the proposed change in land ownership affect the use of the transferred lands?
- ?? Question 2 - Land Use Pattern in the Project Area. How would the proposed change in land ownership affect the growth pattern in the project area?
- ?? Question 3 – Effect on Growth Rate. How would the proposed change in land ownership affect the rate of growth in the project area?

The Proposed Action/Preferred Alternative and the lands to be transferred are not described in detail in this appendix, but can be found in Chapter 2 and Appendix D of the EIS. As discussed, the facilities and facilities rights-of-way included in the title transfer would continue to be operated and maintained by the District as under current management, with only administrative changes occurring in the absence of Reclamation’s oversight. Therefore, the analysis in the EIS assumes that no changes in land use or environmental conditions would occur within facility rights-of-way (including the Gila River Flood Channel) as a result of the Proposed Action/Preferred Alternative.

#### 2 FINDINGS AND CONCLUSIONS

##### 2.1 FINDINGS

**Land Use Planning.** The project area is included in a recent countywide planning effort, which produced the *Yuma County 2010 Comprehensive Plan (2010 Plan)* (Yuma County, 2001). The 2010 Plan calls for the preservation of the rural agricultural and open space character of the project area, designating approximately 90 percent of the land to agricultural and open space categories. The remainder is in residential and industrial categories, with

1 designated zones where development should occur. The county has designated the District  
2 as a Rural Planning Area under the administrative jurisdiction of the District. This action,  
3 coupled with the county's efforts at cultivating citizen awareness of and participation in land  
4 use planning, bodes well for the management of future growth in accord with the county's  
5 development plan.

6 **Projected Land Use under the No Action Alternative.** Under the No Action Alternative,  
7 the Division rights-of-way would continue to be managed for the operation and maintenance  
8 of Division facilities. Reclamation would retain the vacant land in federal ownership and  
9 could sell or exchange individual tracts for public purposes at the request of local, state, or  
10 federal agencies. Ultimately, the vacant federal land originally withdrawn from the public  
11 domain would be returned to the public domain, with limited sales of those declared to be  
12 surplus to the Bureau of Land Management. The rest would become excess to Reclamation's  
13 needs and would be offered for sale to the public. Once in private hands, the lands would be  
14 available for development in accord with local zoning and planning provisions.

15 **Projected Land Use with the Proposed Action/Preferred Alternative.** Following the  
16 proposed transfer of ownership, the District administration would manage the transferred  
17 lands with emphasis on agricultural and open space preservation. Certain lands within  
18 agricultural zones would be made available to farmers for use as stockyards and storage  
19 areas. Approximately 9,800 acres have been identified as candidate lands for residential,  
20 commercial, or enhanced agricultural development, based on such factors as proximity to  
21 the Interstate 8 transportation corridor, prior agricultural use, and distance from mitigation  
22 areas. In view of existing constraints on development in the project area, only a minor part  
23 of this acreage would be developed, and development would occur slowly and selectively.  
24 Both the county and the District intend to guide the growth of the project area to preserve its  
25 agricultural and open space character. There is currently no impending plan to develop the  
26 lands of the Proposed Action/Preferred Alternative, except for the Wellton-Mohawk  
27 Generating Facility.

28 **District Administration's Adherence to the County 2010 Plan.** The land uses anticipated  
29 by the District administration are in accord with Yuma County's land use plan for the  
30 project area. Notably, the District's land use policy calls for preservation of undisturbed  
31 open-space lands.

32 **Comparison of No Action Alternative and Proposed Action/Preferred Alternative.**  
33 Under the Proposed Action/Preferred Alternative, the amount of development that may  
34 occur on the transferred land is unknown. Under the District's management policy, future  
35 development would be channeled towards land previously disturbed or in the Interstate 8  
36 corridor. Lands on which natural values predominate would be preserved from development.  
37 These determinations would be made by the District, which 1) advocates preservation of the

1 agricultural and open space values of the project area, and 2) would have the ability to  
2 control growth patterns by virtue of ownership of the land. Local constraints on  
3 development also have a dampening effect on community or commercial development.

4 Under the No Action Alternative, approximately 10,000 acres of federal land (the withdrawn  
5 lands) would ultimately be returned to the public domain. Eventually, the remainder of the  
6 lands are projected to be declared as surplus by Reclamation and sold. However, this  
7 scenario is subject to uncertainty regarding the amount and nature of potential land sales.

8 As a practical matter, little distinction can be made as to the physical difference between the  
9 No Action Alternative and the Proposed Action/Preferred Alternative in terms of location  
10 and type of future land development. However, the timing of land availability may have a  
11 significant influence on the care and consistency with which land use decisions are made.  
12 Under the Proposed Action, the District would begin to exercise its management role over  
13 the vacant federal lands as soon as the transfer is made. Under the No Action Alternative,  
14 several decades may pass before many of the same lands become available as candidate  
15 lands for development. During this period, growth in the project area would be based on a  
16 more fragmented pool of land available for development, which would detract from existing  
17 land use planning.

## 18 2.2 CONCLUSIONS

19 Based on the findings presented above, the following conclusions were reached regarding  
20 the effects of the proposed change in ownership of the vacant federal land involved in the  
21 Proposed Action/Preferred Alternative.

22 ?? Question 1 – Use of Transferred Land. The use of some of the vacant federal land  
23 would change as the result of 1) making a portion of the land available to individual  
24 farmers for supplementing existing farms and improving the agricultural  
25 productivity, and 2) making a portion of the land available for community and  
26 commercial development consistent with local zoning and development planning.  
27 Most of the land would not have a change in land use. The No Action Alternative  
28 would have a deferred and reduced effect on land use similar to that of the Proposed  
29 Action/Preferred Alternative.

30 ?? Question 2 – Land Use Pattern in Project Area. The proposed uses of the transferred  
31 lands would be integrated into the prevailing agricultural, rural residential, and open  
32 space character of the project area. The candidate lands for community and  
33 commercial development would increase the acreage available for future community  
34 and commercial development in the areas identified for development in the 2010  
35 Plan. This would increase the likelihood that growth would be localized in areas  
36 identified in the county land use projections and reduce future demands on prime

1 agricultural land for conversion to other uses. Thus, the change in land ownership  
2 would complement and support the proposed pattern of growth in the project area.  
3 The No Action Alternative would have a deferred and less influential effect on land  
4 use similar to that of the Proposed Action/Preferred Alternative.

5 ?? Question 3 – Effect on Growth Rate. No significant developmental pressure would  
6 affect the lands to be transferred. The project area appears to contain sufficient  
7 private and State Trust lands to support projected growth trends under the 2010 Plan,  
8 with its emphasis on agricultural and open space preservation. In addition, the  
9 District would manage the transferred land under a policy strongly oriented towards  
10 agricultural and open space preservation. In combination, these factors lead to the  
11 conclusion that the Proposed Action/Preferred Alternative would not stimulate  
12 growth in the project area.

### 13 **3 GEOGRAPHIC FOCUS, DEVELOPMENT, AND LOCAL PLANNING** 14 **OBJECTIVES**

#### 15 **3.1 GEOGRAPHIC FOCUS**

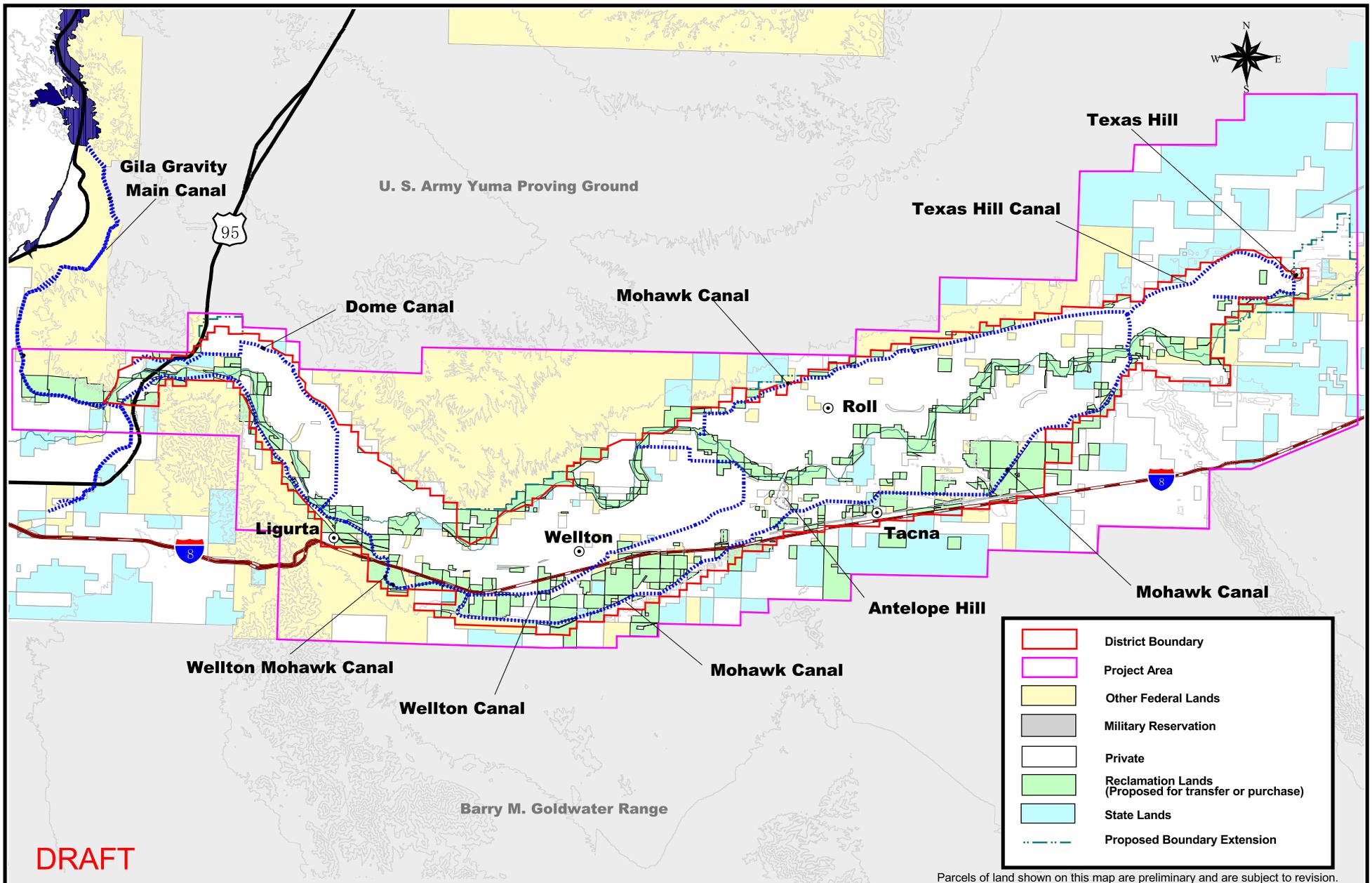
16 The project area, for purpose of this analysis, is defined as the east-west strip of land lying  
17 between the U.S. Army Yuma Proving Ground boundary on the north and the Barry M.  
18 Goldwater Range on the south, as shown on Map E-1. The project area extends along the  
19 Gila River corridor from approximately 8 miles east of Yuma to the east side of Texas Hill,  
20 a distance of approximately 47 miles. The average width of the project area is about 10  
21 miles. The area encompasses approximately 260,000 acres.

22 The District extends the length of the project area and averages roughly half the width of the  
23 project area, as shown on Map E-1. The District's boundaries encompass approximately  
24 130,000 acres of predominantly agricultural land characterized by irrigated farms and cattle  
25 operations. The District, thus defined, is administered by the Wellton-Mohawk Irrigation  
26 and Drainage District, an irrigation and drainage district created, organized, and existing  
27 under and by virtue of the laws of the State of Arizona, with legal authority to own lands and  
28 facilities and to contract with Reclamation for diversion of Colorado River water for  
29 delivery to land owners.

#### 30 **3.2 EXISTING DEVELOPMENT**

##### 31 **3.2.1 Greater Yuma Area**

32 To the west of the project area lies, what will be termed for convenience in this document,  
33 the "greater Yuma area". The greater Yuma area consists essentially of the Gila Valley  
34 along the Gila River, the Yuma Valley along the Colorado River, and the Somerton-San  
35 Luis area between the Yuma Valley and the international boundary with Mexico. This area



Parcels of land shown on this map are preliminary and are subject to revision.

**Wellton-Mohawk Title Transfer**

**Map E-1 Land Ownership in Project Area**

Not to scale. For illustrative purposes only.



1 contains a mixture of agricultural, community, light industrial development, and military  
2 installations (U.S. Army Yuma Proving Ground and U.S. Marine Corps Naval Air Station).  
3 Yuma is a regional transportation hub whose role is supported by its location with respect to  
4 agricultural areas of Arizona and California, and its proximity to the port of entry for  
5 shipping and tourism along the international boundary with Mexico. As trade and traffic  
6 with Mexico increase under the North American Free Trade Agreement (NAFTA), this role  
7 is also projected to increase. The area is popular as seasonal residence for persons seeking to  
8 escape winter weather in the northern states, who arrive in motor homes or travel trailers and  
9 swell the population of the greater Yuma area in the winter months. Their presence adds to  
10 the demand for goods and services in the area. The population of the greater Yuma area in  
11 2000 was approximately 121,000.

### 12 **3.2.2 Project Area**

13 The project area has a rural agricultural character, consisting of irrigated farms and cattle  
14 operations with intermittent open space, much of it vacant and undisturbed land. The project  
15 area has one incorporated community (Wellton) and two small communities (Tacna and  
16 Roll). Wellton and Tacna are adjacent to both Highway 80 and Interstate 8 with future  
17 development projected to center around these two communities. The community of Roll lies  
18 in the midst of an agricultural area north of the Gila River, and is not projected to be a center  
19 for development. The population of the project area in 2000 was approximately 5,700.

20 The Gila Mountains have acted as a dividing line between the “community of interests” of  
21 the greater Yuma area and the project area. In the past, this demarcation has tended to set the  
22 project area apart from the growth of the greater Yuma area. However, as growth occurs in  
23 the greater Yuma area, growth in the project area is also stimulated as people relocate to  
24 regain the feeling of open space.

### 25 **3.3 LAND USE PLANNING IN THE PROJECT AREA**

26 The Yuma County Planning Department has recently prepared the 2010 Plan. The 2010 Plan  
27 was formulated through participation of a local citizen’s advisory group and addresses land  
28 use planning for the project area. The 2010 Plan refers to the project area as the Dome  
29 Valley/Wellton Planning Area, which has virtually the same boundaries as the project area  
30 defined for this analysis in Section 1. The land use goals for the project area, transcribed  
31 from the 2010 Plan, are expressed as follows:

- 32 ?? Preserve farmland
- 33 ?? Improve potable water quality
- 34 ?? Improve management of solid waste disposal
- 35 ?? Plan for future residential growth

1        ?? Develop additional parks and recreational resources

2        ?? Preserve open space lands

3        There is a public recognition that population growth will occur and that it is important to  
4        plan for it in a systematic way. There is also recognition that random growth tends to affect  
5        agriculture adversely. The 2010 Plan designates approximately 90 percent of the land in the  
6        project area in agricultural and open space categories. The remainder is in residential and  
7        industrial categories, with designated zones adjacent to the Town of Wellton and the  
8        community of Tacna as potential areas for such growth. The 2010 Plan includes the  
9        establishment of a Rural Planning Area in the project area, to be administered by the  
10       District. Land uses contemplated in the 2010 Plan are not predicated on the implementation  
11       of the land ownership change in the Proposed Action/Preferred Alternative.

12       On August 19, 2002, the Yuma County Board of Supervisors formally adopted Resolution  
13       No. 02-36 establishing the Wellton-Mohawk Irrigation and Drainage District Rural Planning  
14       Area (Appendix A). The formation of the Rural Planning Area will allow the District to  
15       evaluate proposed land use changes in relation to agricultural stability and to otherwise  
16       assist the county in managing future growth in the project area.

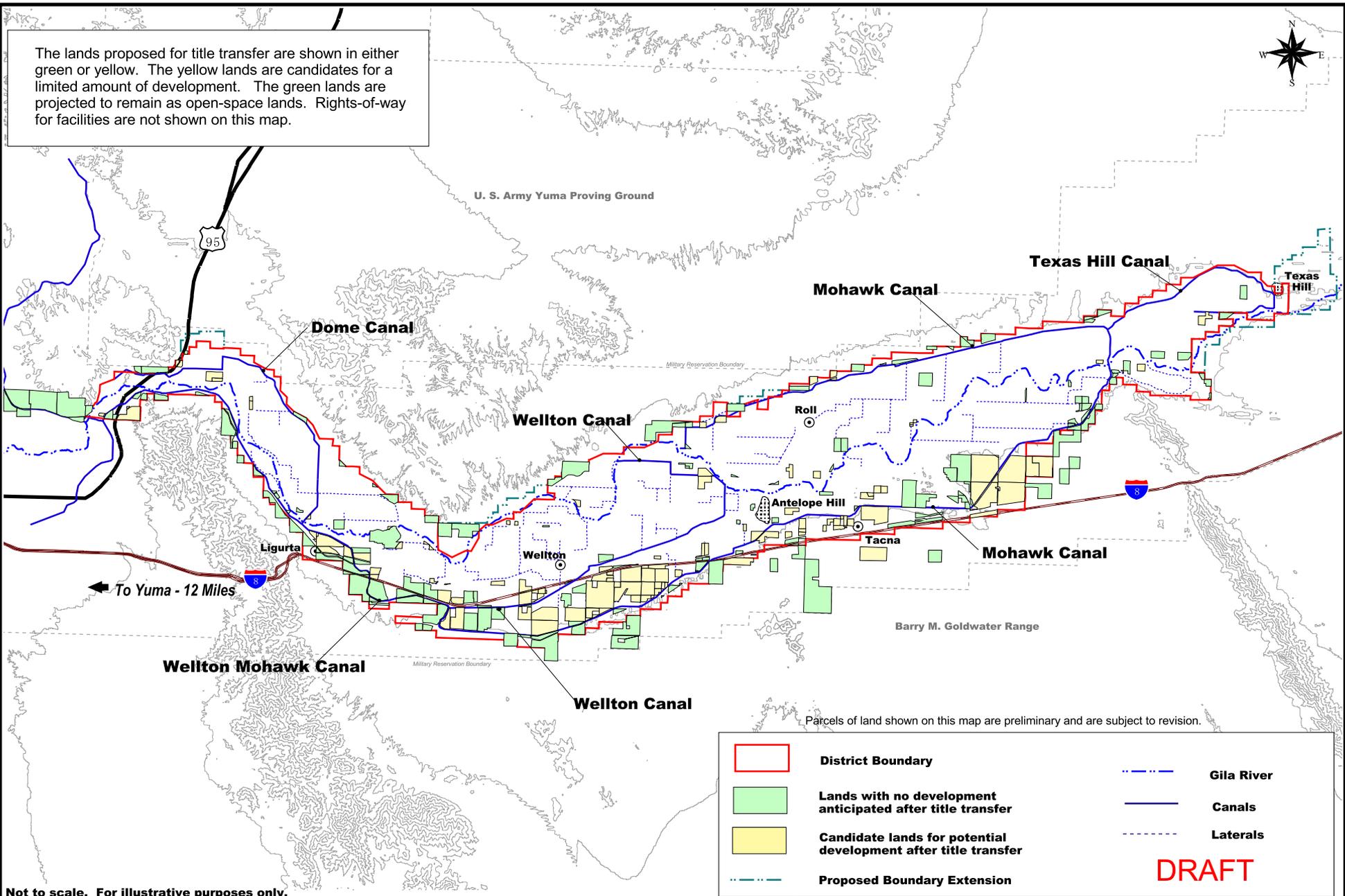
#### 17       **4    CURRENT LAND OWNERSHIP**

18       The project area contains a mixture of private lands, District-owned lands, Arizona state  
19       lands, and federal lands under the jurisdiction of Reclamation and BLM. The entire project  
20       area contains approximately 260,000 acres, divided among ownership as listed in Table E-1.  
21       Reclamation lands are dedicated to the Wellton-Mohawk Division of the Gila Project  
22       (Division). Some of the Reclamation lands lie outside the District boundaries.  
23       Approximately 130,000 acres of land lie within the District, whose land ownership is  
24       divided approximately as listed on Table E-1.

#### 25       **5    PROPOSED LAND OWNERSHIP CHANGE**

26       The Proposed Action/Preferred Alternative includes a change in ownership of approximately  
27       27,000 acres of vacant federal land that Reclamation proposes to transfer to the District at no  
28       additional cost or make available for purchase at fair market value. Most lands are within the  
29       District; some lie outside the District, generally within two miles of the District boundaries.  
30       Map E-2 shows the distribution of the federal lands proposed for land ownership change.  
31       These lands were acquired by Reclamation in connection with development of the Wellton-  
32       Mohawk Division (the acquisition process is described in Appendix D).

The lands proposed for title transfer are shown in either green or yellow. The yellow lands are candidates for a limited amount of development. The green lands are projected to remain as open-space lands. Rights-of-way for facilities are not shown on this map.



Parcels of land shown on this map are preliminary and are subject to revision.

	<b>District Boundary</b>		<b>Gila River</b>
	<b>Lands with no development anticipated after title transfer</b>		<b>Canals</b>
	<b>Candidate lands for potential development after title transfer</b>		<b>Laterals</b>
	<b>Proposed Boundary Extension</b>	<b>DRAFT</b>	

Not to scale. For illustrative purposes only.

**Wellton-Mohawk Title Transfer**  
**Map E-2 Candidate Lands for Development after Title Transfer**



1 **TABLE E-1 CURRENT LANDOWNERSHIP IN THE WELLTON-MOHAWK VALLEY**  
 2 **(Rounded to Nearest 1,000 Acres)**

Land Owner	Total Acres	Acres within District	Acres Outside District	Land Uses
District	5,000	5,000	0	Primarily rights-of-way for Gila River Flood Channel and adjacent wetlands development
Bureau of Reclamation	57,000	49,000	8,000	30,000 acres of rights-of-way for facilities; 27,000 acres of vacant land
Bureau of Land Management	77,000	1,000	76,000	Primarily vacant mesa land
State of Arizona	32,000	4,000	28,000	Leased state trust lands, wildlife habitat, and vacant land.
Privately owned	89,000	71,000	18,000	Irrigated farms, community development, rural residential, and vacant land
Total	260,000	130,000	130,000	

3

## 4 **6 LAND USE UNDER THE NO ACTION ALTERNATIVE**

5 This section describes the current uses of land in various ownerships and projects the future  
 6 uses anticipated under the No Action Alternative. Constraints on land development are also  
 7 discussed.

### 8 **6.1 PROJECT AREA OVERVIEW**

9 Of the 130,000 acres within the District, 62,875 acres are classified as irrigable and are  
 10 eligible to receive Colorado River water under contracts with Reclamation. The rest of the  
 11 land in the District consists of agriculture-related land, vacant land, community and  
 12 scattered residential development, transportation corridors, and rights-of-way for facilities of  
 13 the Wellton-Mohawk Division. Commercial and industrial uses account for less than one  
 14 percent each of the total District acreage. The vacant land is undeveloped land or retired  
 15 farmland, and includes Reclamation land to be transferred or made available for purchase  
 16 under the Proposed Action.

17 The Gila River Flood Channel and mitigation areas in the Gila River corridor lie within the  
 18 District, occupying a mixture of land owned by Reclamation and the District. The District  
 19 operates and maintains the flood channel in accordance with an environmental mitigation  
 20 plan developed with the U.S. Army Corps of Engineers as part of the Clean Water Act  
 21 Section 404 permitting process required for channel construction.

### 22 **6.2 RECLAMATION LANDS**

23 The vacant federal lands under consideration are currently being held by Reclamation to  
 24 meet any further needs of the Division. Under the No Action Alternative, the lands would

1 continue to be administered by Reclamation for an indefinite period, pending a decision on  
2 the permanent disposition of the lands. During this period, Reclamation may make available  
3 tracts of the land for public purposes such as parks, schools, and administrative areas for  
4 federal, state, and local agencies, as needs dictate. Reclamation would consider requests for  
5 purchase or lease of lands on a case-by-case basis, through consultation with the District  
6 regarding potential effects on the operation of the Division.

7 Ultimately, the remaining unused lands would be declared surplus to Reclamation's needs  
8 and disposed by 1) relinquishing the withdrawal actions on the withdrawn lands, which  
9 would revert to the public domain under BLM administration, and 2) assigning the  
10 remainder of the lands to the U.S. General Services Administration for public sale. After the  
11 withdrawn lands revert to BLM administration, BLM would evaluate the lands and  
12 determine their suitability for retention in the public domain or disposal through sale or  
13 exchange. For purposes of this analysis, it is assumed that BLM may dispose of (by sale or  
14 exchange) scattered parcels in the interior of the District that are not adjacent BLM land  
15 outside the District boundary.

16 The ultimate uses of the non-right-of-way lands are speculative at this time. It appears that  
17 some of the land would be desirable for public purposes, considering the locations in  
18 proximity to existing community development. Development would contend with naturally  
19 occurring development limitations such as topography, rural residential zoning, domestic  
20 water supply, physical barriers posed by canals, railroad, Interstate 8, and legal barriers  
21 posed by existing rights-of-way. For purposes of this analysis, it is assumed that some of the  
22 Reclamation lands would be developed for public purposes inside and outside of the District  
23 after a period of time. It is further assumed that a time would elapse before Reclamation  
24 might reach the point of declaring the non-rights-of-way lands to be excess. This assumption  
25 is based on the fact that Reclamation has no current plans to dispose of the land in the  
26 absence of the Proposed Action/Preferred Alternative.

27 Following the future projected land sales by the U.S. General Services Administration and  
28 BLM, some of the non-right-of-way land would ultimately become available for community  
29 or commercial development. Considering the predominant direction of, and constraints on,  
30 land use planning in the project area, such lands would tend to be the same lands that might  
31 be developed following the Proposed Action/Preferred Alternative.

### 32 **6.3 STATE LANDS**

33 State of Arizona lands are primarily State Trust lands, which the state generally makes  
34 available for lease to provide revenue. Many of the State Trust lands in the project area are  
35 leased for agricultural purposes, including project area land in the District and mesa land.

1 State Trust lands may be sold for development purposes. This typically occurs when the  
2 Trust land is adjacent to a developed area with an approved land use plan. The state receives  
3 requests to sell the lands at public auction for community development purposes and there  
4 are sound prospects for providing domestic water and other public utilities. Approximately  
5 14 square miles of State Trust land (approximately 8,900 acres) lie along the Interstate 8  
6 corridor that seem well situated for community or commercial development. The 2010 Plan  
7 contemplates such use of State Trust land. Many of the State Trust lands along the Interstate  
8 8 corridor are currently under lease for agricultural use.

#### 9 **6.4 DISTRICT LANDS**

10 The District owns approximately 5,000 acres of land within the District boundaries, which  
11 consist primarily of rights-of-way for the Gila River Flood Channel and mitigation areas.  
12 About half of this land is encumbered with deed restrictions that preclude its use for other  
13 than environmental purposes. In the future, under No Action conditions, the District would  
14 continue to own and manage these lands.

#### 15 **6.5 PRIVATE LANDS**

16 Private lands in the project area range from irrigated land in the District to undisturbed  
17 desert land outside the District. The Town of Wellton and other community areas are  
18 included in this category. Private lands currently provide the room for expansion of  
19 community development and rural residential development. Notably, the Town of Wellton  
20 proposes to annex certain tracts of land south of the present town and along Interstate 8, and  
21 a landowner is preparing to develop housing and a golf course in that area on previously  
22 farmed land.

#### 23 **6.6 CONSTRAINTS ON LAND DEVELOPMENT**

24 There are various constraints on land development for residential or commercial purposes in  
25 the project area. Physical access to many tracts of land is impeded by Division facilities and  
26 transportation facilities. The numerous canals, drains, and protective dikes, and the Gila  
27 River floodway form physical barriers to public access of undeveloped lands in various parts  
28 of the District, as well as some outside the District. Floodways, while not necessarily  
29 physical barriers, require special crossing provisions for hydraulic continuity and public  
30 safety. Legal access is also impeded by rights-of-way for these facilities. Both physical and  
31 legal access are controlled by Reclamation on behalf of the District for operation and  
32 maintenance of Division facilities. Interstate 8 and the railroad that run through the project  
33 area pose similar conditions. County acceptance of new subdivision plans requires that  
34 access provisions be negotiated in advance to the satisfaction of facility owners. Moreover,  
35 arrangements for legal access are a requirement for financing of development.

1 Domestic water supply could severely limit development. The project area is underlain by  
2 groundwater whose mineral content exceeds standards for human consumption. Proponents  
3 of new development on the mesa or elsewhere would need to contract with the District for  
4 domestic water or develop their own groundwater supply and treatment facility. The  
5 District's present contract with Reclamation for diversion of Colorado River water limits the  
6 domestic use of the water to 5,000 acre-feet per year and water deliveries are approaching  
7 this limit. The District has requested Reclamation amend the contract to permit the use of an  
8 additional 5,000 acre-feet of its entitlement for domestic purposes. Development of well  
9 water for domestic use is not a viable option due to the cost of treatment and potential  
10 restrictions on groundwater pumping.

11 Yuma County land use zoning plays a role in determining the residential and commercial  
12 development that may take place. The prevalent rural R-40 zoning classification limits the  
13 density of housing in areas not included in an approved subdivision or community plan.  
14 Topography also adds constraints in the form of desert washes or sloping ground.

## 15 **7 FUTURE LAND USE WITH THE PROPOSED ACTION/PREFERRED** 16 **ALTERNATIVE**

17 This section describes the potential use of Reclamation land proposed for transfer to or  
18 purchase by the District, and the effect on lands in other ownerships.

### 19 **7.1 RECLAMATION LAND**

20 The District proposes to manage the vacant federal land to maintain its character as  
21 primarily undeveloped desert land, with minimal development in accordance with its  
22 agricultural goals and the provisions of the Rural Planning Area designation. The acquired  
23 tracts of land would be administered in various ways, depending on conditions and location.  
24 Four categories of use and/or disposition have been identified:

25 **Natural Habitat** - The District intends to leave undisturbed natural habitat in its current  
26 condition and manage it as open space. That land would continue to provide desert habitat  
27 and desert-oriented recreational uses.

28 **Enhanced Farming Operations** - Approximately 1,400 acres of land lie in small tracts  
29 adjacent to existing farms in the District. These lands would provide opportunities to  
30 enhance existing farming operations through such uses as stockyards, and storage areas for  
31 hay and equipment. It is expected that agricultural landowners would acquire such lands  
32 from the District within 10 years after implementation of the Proposed Action/Preferred  
33 Alternative.

1 **Relinquishment of Abandoned Rights-of-Way** - The transfer includes approximately 525  
2 acres of narrow rights-of-way for irrigation ditches that no longer exist. Many of these right-  
3 of-way strips run diagonally across or among farms and encumber land titles. The District  
4 would make arrangements to relinquish these rights-of-way to the underlying landowners.  
5 Relinquishment would not change the use of the underlying land.

6 **Community and Commercial Development** – Approximately 8,400 acres of land have  
7 been identified as candidate lands for potential community or commercial development over  
8 the next 30 years. The identification of candidate lands by the District was based on 1)  
9 proximity to existing development along the Interstate 8 corridor and elsewhere in the  
10 project area; 2) prior use and disturbance, including abandoned farm operations; 3) a  
11 preference to maintain a buffer between new development and present farming operations;  
12 and 4) distance from the Gila River Flood Channel and adjacent mitigation areas due to  
13 potential flooding. Most of candidate lands are adjacent to residential and industrial areas  
14 identified in the 2010 Plan. The amount of development that would occur on candidate lands  
15 would depend on various factors, including population growth and the compatibility of  
16 development proposals with the county’s land use plan. The District would consider requests  
17 to purchase or lease candidate land on a case-by-case basis.

18 The amount of development that would occur on candidate lands would depend on various  
19 factors, including population growth and the compatibility of development proposals with  
20 the county’s land use plan. The District would be able consider the availability of domestic  
21 water supply, the preservation of agricultural and open space values, and other factors to  
22 regulate development.

## 23 7.2 STATE LAND

24 State Trust land and its availability for development are discussed in Section 6. Under the  
25 Proposed Action/Preferred Alternative, the availability of vacant federal lands for  
26 community development would tend to reduce the amount of State Trust land sought for  
27 development in the project area.

## 28 7.3 PRIVATE LAND

29 Under the Proposed Action/Preferred Alternative, the amount of private land would increase  
30 to the extent that the District sells land to private parties. Initially, this would involve parcels  
31 of land sold to supplement farming operations. The District’s selective release of lands for  
32 community or commercial development would proceed at a slower pace.

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