

# RECLAMATION

*Managing Water in the West*

## **Environmental Assessment and Finding of No Significant Impact Exchange of Real Property Between the United States Government and Provo City, Utah**

PRO-EA-010-001  
PRO-FONSI-010-001

Provo Area Office  
Upper Colorado Region  
Provo, Utah



U.S. Department of the Interior  
Bureau of Reclamation  
Provo Area Office  
Provo, Utah

November 2009

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**Provo Area Office  
Upper Colorado Region  
Provo, Utah**

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**U.S. Department of the Interior  
Bureau of Reclamation  
Provo Area Office  
Provo, Utah**

**November 2009**

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# **Introduction**

This document is an environmental assessment to analyze the effects of a proposed exchange of land in Provo, Utah, between the United States and Provo City Corporation. This Environmental Assessment (EA) has been prepared to analyze the potential effects of the proposed project in order to determine whether it would cause significant impacts to the human environment as defined by the National Environmental Policy Act (NEPA) and the Council on Environmental Quality and Department of the Interior Regulations Implementing NEPA (40 CFR Parts 1500-1508 and 43 CFR Part 46, respectively). It has been determined that significant impacts would not result from the proposed Federal action, and accordingly a Finding of No Significant Impact (FONSI) has been prepared and upon its signature, the project will be authorized to proceed.

## **Purpose and Need for Action**

The purpose of the proposed action is to allow Provo City Corporation and the United States Government to exchange real estate property. Provo City would exchange 0.434 acres of its property for 0.555 acres of property owned by the United States in order to facilitate development of its property (See Figure 1). Provo City would use the property they are acquiring under the exchange to install, operate, and maintain an access road for a new shopping center. The United States and Provo City agree that the properties involved in the exchange are approximately equal in value. This environmental assessment analyzes the potential effects of the proposed exchange of real estate property.

## **Proposed Action**

The proposed action is to allow Provo City Corporation and the United States Government to exchange real estate property. Provo City would exchange 0.434 acres of its property for 0.555 acres of property owned by the United States and administered by the Bureau of Reclamation, Provo Area Office (Reclamation) in order to facilitate development of its property. Provo City would install, operate, and maintain an access road on the east side of the Project Lands.



## **No Action Alternative**

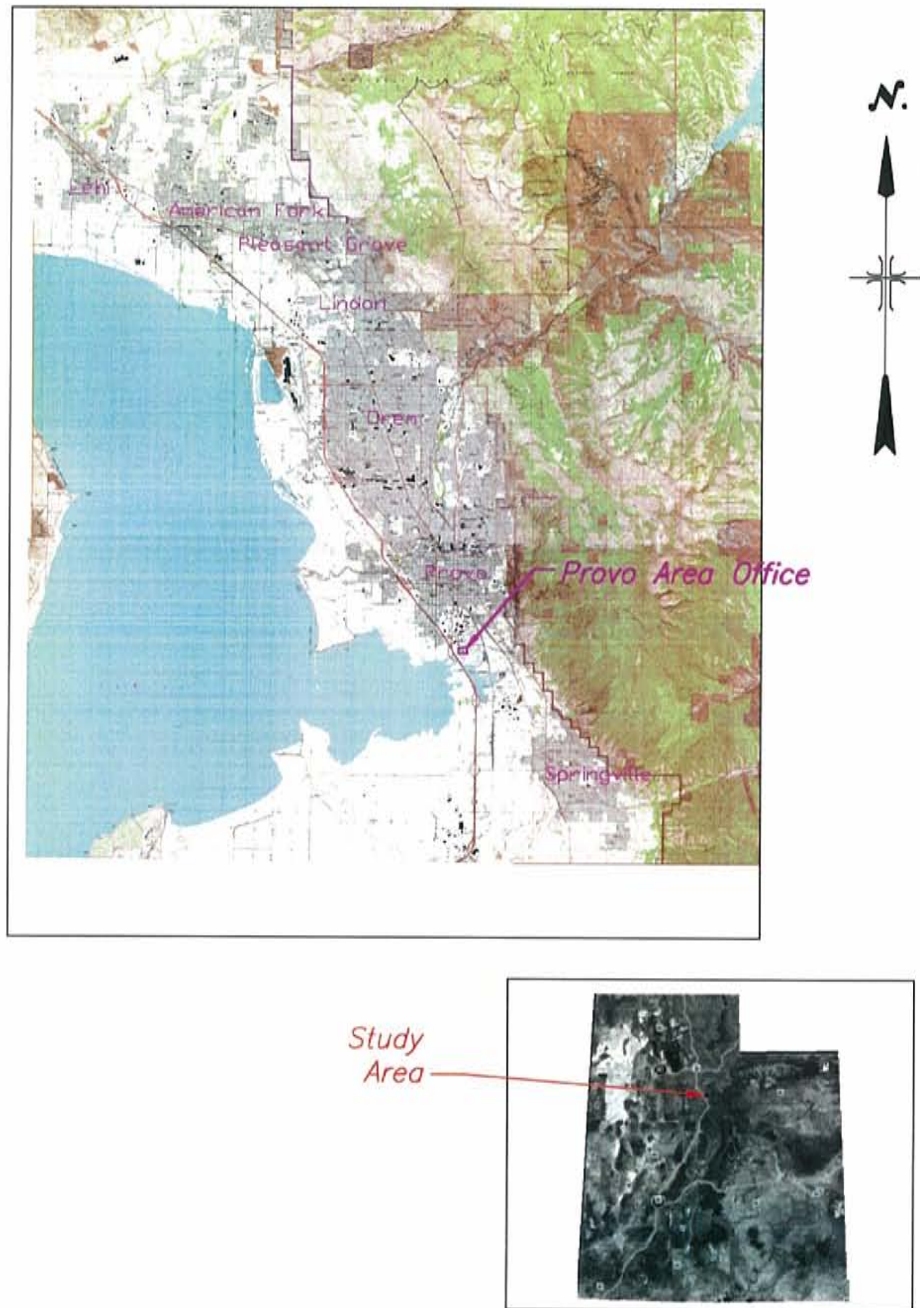
The exchange for real estate property between Provo City Corporation and the United States Government would not occur. Provo City Corporation would not be able to install, operate, and maintain the proposed access road to the planned shopping center.

## **Description of Project Area**

Utah County in north-central Utah with forested mountains ranging over 10,000 feet is a picturesque area that has experienced significant growth within the last decade. The Provo Area Office (PAO) is located in Provo, Utah (See Figure 2). Currently, the population in Provo is at 117,592 people. It is the third largest city in Utah and is located about 43 miles south of Salt Lake City along the Wasatch Front. Provo is the county seat of Utah County and lies between the cities of Orem to the north and Springville to the south. Provo is also the principal city in the Provo-Orem metropolitan area, with an estimated population of 540,820 residents. It is the second largest metro area in the state behind Salt Lake City. The PAO building completed in 1984 is owned and operated by Reclamation. The office is a one story structure with a total floor area of 57,000 square feet. The total size of the PAO property is approximately 10 acres.



**Figure 1: Schematic of Proposed Land Exchange**



**Figure 2: Location Map**



The East Bay Golf Course is located in Provo just to the south east of the PAO in Provo, Utah. The East Bay Golf Course property is owned by the city of Provo. The city is proposing to redevelop the site of the city-owned East Bay Golf Course to construct a commercial development which would involve placing fill material for building pads, parking, and access needs. The proposed development would include numerous retail outlet stores, associated parking areas, and access. The proposed development would reduce urban sprawl by utilizing an already developed portion of the city. An access road would be needed to access the proposed development.

## **Environmental Consequences**

### **Proposed Action**

The proposed action would be required for the creation of an access road on the east side of the PAO. The access road would be located in between the East Bay Golf Course and the PAO. Approximately 1.0 acre of impacts would be associated with redesigning the eastern portion of the golf course as a result of the road. Provo City has obtained a 404 Permit No. SPK-200701227-UO for the commercial development project at East Bay and a copy of this permit is on file with Reclamation. A review of potential effects is provided in Table 1 below.



<b>TABLE 1: EVALUATION OF SIGNIFICANT CRITERIA</b>		<b>No</b>	<b>Yes</b>	<b>Uncertain</b>
1.	This action or group of actions would have a significant effect on the quality of the human environment.	X		
2.	This action or group of actions would involve unresolved conflicts concerning alternative uses of available resources.	X		
<b>EVALUATION OF ENVIRONMENTAL ISSUES</b>				
1.	This action would have significant adverse effects on public health or safety.	X		
2.	This action would have an adverse effect on unique geographical features such as: wetlands, Wild or Scenic Rivers, or Scenic Rivers, refuges, floodplains, rivers placed on the Nationwide River Inventory, or prime or unique farmlands.	X		
3.	This action will have highly controversial environmental effects.	X		
4.	This action will have highly uncertain environmental effects or involve unique or unknown environmental risk.	X		
5.	This action will establish a precedent for future actions.	X		
6.	This action is related to other actions with individually insignificant, but cumulatively significant effects.	X		
7.	This action will affect properties listed, or eligible for listing in the National Register of Historic Places.	X		
8.	This action will adversely affect a species listed, or proposed to be listed, as endangered or threatened.	X		
9.	This action threatens to violate federal, state, local or tribal law or requirements imposed for protection of the environment.	X		
10.	This action will affect Indian trust assets.	X		
11.	This action will not accommodate access to or allow ceremonial use of Indian sacred sites by Indian religious practitioners to the extent practicable. Neither will it avoid adversely affect, to any practicable extent, the physical integrity of such sacred sites (E.O. 13007).	X		
12.	This action will disproportionately affect minority or low-income populations (E.O. 12898).	X		


**COMBINED FINDING OF NO SIGNIFICANT IMPACT  
AND  
DECISION RECORD  
PROVO AREA OFFICE**

Decision: It is my decision to authorize the proposed action identified in EA No. PRO-EA-010-001.

Finding of No Significant Impact: Based on the analysis of potential environmental impacts contained in the attached environmental assessment, I have determined that impacts are not expected to be significant and an environmental impact statement is not required.


Rationale for Decision: The decision to allow the proposed action does not result in any undue or unnecessary environmental degradation.

Recommended by:

  
\_\_\_\_\_  
Chief, Environmental Group

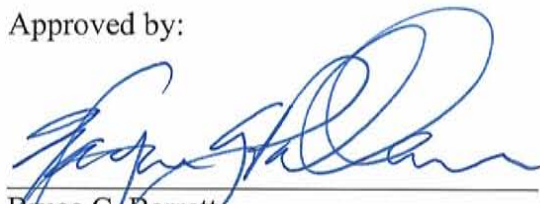
11/10/09  
\_\_\_\_\_  
Date

Concur:

  
\_\_\_\_\_  
Manager, Water and Environmental  
Resources Division

11/24/09  
\_\_\_\_\_  
Date

Approved by:

  
\_\_\_\_\_  
Bruce C. Barrett  
Area Manager

24 Nov 2009  
\_\_\_\_\_  
Date