

## **3.10 Land Use**

### **3.10.1 Existing Conditions**

The inventory of existing conditions addresses land use within the region surrounding the project site in general terms, while existing land use in the local area of the project site is discussed more specifically. The land area within 1 mile on either side of the proposed natural gas pipeline and makeup water supply pipeline is also addressed.

Because of the length of the tables in this section, they are included following the text to facilitate readability.

#### **3.10.1.1 Existing Land Use Plans**

##### ***Generation Plant Area and Pipeline Routes***

The project site, the natural gas pipeline, and the makeup water supply pipeline routes would be located within unincorporated Walla Walla County. No proposed project features are located within the jurisdictional boundaries of any incorporated communities. The subject property would be regulated based on compliance with the Walla Walla County Comprehensive Plan (including the Attalia Industrial Urban Growth Area [UGA]), Walla Walla County Zoning Regulations (Title 17), Walla Walla County Critical Areas Regulations, and the Walla Walla County Shoreline Master Program (as required by Chapter 90.58 RCW, the Shoreline Management Act of 1971).

Under the Washington State Growth Management Act (GMA) (Chapter 36.70A RCW), Walla Walla County is required to adopt critical areas and natural resource land regulations. Counties electing to plan under the GMA must also adopt countywide planning policies, urban growth areas (Walla Walla County Urban Comprehensive Plan), comprehensive plans (Western Walla Walla County Comprehensive Plan), and development regulations (Walla Walla County Title 14 Development Code Administration) that are consistent with the GMA. Walla Walla County has recently adopted its comprehensive plan to comply with the GMA.

##### ***Local Land Use Plans***

The following plans, policies, and regulations are applicable to the proposed Wallula Power Project:

- Western Walla Walla County – A Plan of Development (1968 to 1988);
- Walla Walla County Comprehensive Plan 2000 to 2020;
- Walla Walla County Zoning Regulations – Title 17;

- Walla Walla County Critical Areas Regulations – Title 18.08;
- Walla Walla County Shoreline Master Program (1975); and
- Energy Facility Site Locations (Chapter 80.50 RCW and Title 463 WAC).

The Wallula Power Project would be compatible and consistent with the relevant local plans, policies, and regulations summarized in Table 3.10-1 at the end of this section.

### ***Transmission Line Routes and Substation***

The proposed transmission line would be located in Washington and Oregon. In Washington, the route would be located within unincorporated Walla Walla County in the vicinity of the community of Wallula. In Oregon, the route would be located within unincorporated Umatilla County and near its terminus cross the community of McNary.

The proposed project would be constructed and operated by Bonneville. As a federal agency, Bonneville has not waived federal supremacy in the area of land use planning. Therefore, no local jurisdiction conditional use permits would be required of Bonneville. However, Bonneville does strive to comply with local government substantive standards to the extent practicable, as described in Table 3.10-1 at the end of this section.

#### **3.10.1.2 Current Land Uses**

##### ***Generation Plant***

The project site is located in Section 34, Township 8 North, Range 31 East in Walla Walla County, Washington. The project site is about 8 miles southeast of the City of Pasco and 28 miles west of the City of Walla Walla.

##### ***Regional Land Use***

The region surrounding the project site includes the western half of Walla Walla County, the southern portion of Franklin County, the eastern portion of Benton County, and the northwestern part of Umatilla County (in Oregon). Land uses in this 25-mile-radius region include agriculture and rangeland, rural residential areas, urban centers, industrial areas, wildlife preserves, and recreation areas.

Western Walla Walla County is primarily made up of agriculture and rangelands. Other uses include isolated industrial areas (along the riverfront and main thoroughfares); residential areas, including the communities of Wallula, Reese, Touchet, Lowden, and Burbank; the McNary National Wildlife Refuge and associated parcels; and urban land uses associated with the Cities of College Place and Walla Walla.

The principal land uses in eastern Benton County are commercial dryland and irrigated agriculture with related industries such as storage, shipping, processing, and sales of agricultural chemicals and equipment. Industrial uses are associated with the City of

Kennewick, a part of the urban Tri-Cities metropolitan area, and the Port of Benton and Port of Kennewick, which share jurisdictional areas in Benton County.

Dryland agricultural fields on the plateau of the Horse Heaven Hills extend to the western edge of the region. The area on the east-facing and north-facing slopes of the Horse Heaven Hills consists of vacant shrub-steppe and rangeland. Since the 1960s, there has been a continuing trend to convert raw land to agriculture and related industries, urban uses, and rural residential developments. Urban uses are centralized in the City of Kennewick. Pockets of rural residential areas are located throughout the eastern county, bordering the City of Kennewick and situated along the Columbia River to the south.

In southern Franklin County, agriculture and rangeland are the primary land uses. However, mixed land uses are located in the area north of the confluence of the Snake and Columbia Rivers.

Land uses in southern Franklin County include urban development in and around the City of Pasco, industrial uses (such as the Tidewater Barge Lines), and open space (Sacajawea State Park). Irrigated and dryland agriculture and an increasing number of 5-acre residential uses are situated along the Snake River and the Pasco-Kahlotus Highway. Other significant land use features in the area include the Ice Harbor Dam located on the banks of the Snake River, and the Juniper Dunes Wilderness located at the northern border of the 25-mile-radius project area.

The Washington/Oregon border is about 9 miles south of the project site. Northern Umatilla County in Oregon is primarily agricultural, containing a mixture of center-pivot-irrigated farmland (primarily near the Columbia River) and dryland agriculture. The area includes several rural towns (including Holdman, Helix, Cold Spring, McNary, Stanfield, and Umapine); the urban area of Hermiston; the Umatilla Chemical Depot; and the Cold Springs National Wildlife Refuge. The Cities of Pendleton and Milton-Freewater are just outside of the 25-mile study area.

Portions of Walla Walla, Benton, Franklin and Umatilla Counties are included in the 50-mile emergency planning zone (EPZ) for the U.S. Department of Energy Hanford Site. The 560-square-mile Hanford Site is a nuclear reservation located directly north of the City of Richland on the Columbia River. Emergency planning and preparedness for counties within the EPZ are coordinated through the Washington State Emergency Management Division and the Oregon Office of Energy. Planning includes the identification of access control points, flood control areas, flood control stations, and strategies for relocation, restoration, and recovery in areas potentially affected by contamination (Hanford Emergency Management Plan, Attachment 4 to the Hanford Facility Dangerous Waste Permit, March 31, 2001). The project site is located approximately 18 miles southeast of the Hanford Site, within the EPZ.

Portions of Walla Walla, Benton, and Umatilla Counties are also within the protective action zone (PAZ) surrounding the Umatilla Chemical Depot near Hermiston, Oregon. The project site is located approximately 15 miles northeast of the Depot, within the PAZ. The Depot is one of eight sites in the nation where stored chemical weapons will

be incinerated (destroyed) by the U.S. Army (50 U.S.C., War and National Defense, Chapter 32, Section 1521 mandates destruction of chemical weapons in the U.S. by December 31, 2004). The PAZ includes areas within 20 miles of the Depot, and was established as part of the federal Chemical Stockpile Emergency Preparedness Program to inform residents of potential risks and protective measures in the event that a chemical accident occurs.

### *Local Area Land Use*

The project site is currently in agricultural use, irrigated by a center-pivot system and planted in alfalfa. A residence and outbuildings served by a primitive access road are located in the northwest corner of the project site. The project site also includes an area of vacant land, including two small irrigation ponds between the crop circle and U.S. Highway 12.

The parcel to the north of the project site is in agricultural use and irrigated by a center-pivot system. This crop circle is currently planted in alfalfa and is zoned heavy industrial. This parcel is improved with a residence and small fruit orchard (south of the residence). Light industrial businesses (south of the orchard and along Rainier Lane) include Tidy Truck Wash Out, Pallet Palace, Horizon Agricultural Products, and Soil Life Systems. Directly west of the project site is the Two Rivers Habitat Management Unit, which is part of the McNary National Wildlife Refuge.

The Iowa Beef Processors slaughterhouse and J. R. Simplot Company feedlot are located directly northeast and east of the project site, with access via Dodd Road. South of the project site is a strip of vacant land (Jaussaud property), stretching from U.S. Highway 12 to agricultural lands on the east. The Ponderosa Fibers of Washington deinking plant and the Boise Cascade Corporation Wallula Mill are located south of the project site on the west side of U.S. Highway 12. Boise Cascade Corporation also manages a sludge composting operation on the Jaussaud property located to the east of U.S. Highway 12 and south of the project site.

Existing land use in a 5-mile-radius area surrounding the project site is primarily characterized by rolling agricultural fields, forestry/fiber farms, and vacant shrub-steppe and rangeland (Figure 3.10-1). Interspersed throughout these uses are parks and managed wildlife areas, rural residential communities (communities of Burbank, Wallula, and the area southeast of the City of Kennewick), commercial uses along U.S. Highway 12, industrial operations, and utility and transportation facilities.

Center-pivot irrigated agriculture is the most prominent agricultural land use in the area (about 50 square miles). The irrigated crop circles in the area are primarily planted for hay. There are about 3.5 to 4 crop circles established per square mile, some of which are fallow in any given year.

Cottonwood fiber farms (a total of about 15 square miles) are concentrated adjacent to the Boise Cascade Corporation Wallula Mill. The plantations vary in maturity. However,

most mature stands are located in the northeast portion of the area. The stands are typically managed in plots of about 40 to 100 acres.

Vacant land and rangeland (about 45 square miles) are concentrated in the southern portion of the area and along the east-facing slopes of the Horse Heaven Hills. Pockets of shrub-steppe vegetation are also dispersed throughout the agricultural lands.

The community of Wallula, located east of U.S. Highway 12, is a 10-square-block residential area. Intersections with commercial facilities are located on U.S. Highway 12 in the community of Burbank and at Wallula Junction.

Industrial uses in the local area include gravel mines, Port of Walla Walla properties, and various agricultural and light industrial uses. The gravel mines are located along State Route 124 in the northeast portion of the local area. Light industrial uses are located directly north of the project site (on Rainier Lane), west of the community of Burbank, and along the west bank of the Columbia River (intermixed with residences southeast of the City of Kennewick). Some of the industrial properties near the City of Kennewick and those directly west of the community of Burbank are associated with port activities.

Railroads, transmission lines, water supply pipelines and natural gas pipelines transect the local area (see Figure 3.10-1). A Burlington Northern Santa Fe (BNSF) Railroad line runs on a northwest to southeast course, generally parallel to U.S. Highway 12 and the Columbia River. A Union Pacific Railroad line runs generally north to south through the center of the study area. The two railroad segments meet south of the project site, creating a junction at the Boise Cascade Corporation Wallula Mill (at the site of the former Attalia Station). From this junction, the Blue Mountain Railroad continues to the south and then east at Wallula Junction (towards the City of Walla Walla). An abandoned BNSF line is also located in the area, running northeast to southwest and terminating at the Attalia Station.

A Chevron petroleum products pipeline runs northwest to southeast less than 1 mile east and northeast of the project site (beneath the J.R. Simplot Company feedlot). Two irrigation water supply pipelines are located on the project site. A 36-inch water supply pipeline follows the southern boundary of the site and a 42-inch water pipeline bisects the project site from northeast to southwest. The Bonneville 500 kV Lower Monumental–McNary transmission line runs northeast to southwest about 3.5 miles east of the project site. A 69 kV line runs northwest to southeast about 3 miles northeast of the project site. PacifiCorp 115 kV transmission lines extend to the east from the Boise Cascade Corporation Wallula Mill (about 1.5 miles south of the project site), then turn south to cross the Walla Walla River. Minor distribution lines are located throughout the area.

The Columbia River makes up a significant portion of the local area. The river is about 2 miles wide at the project site just south of its confluence with the Snake River. At its widest point in the local area, the Columbia River is approximately 2.5 miles wide. The Burbank Slough and Walla Walla River (particularly backwater at the mouth of the Walla Walla River) also comprise a significant portion of the local area.

## ***Parks and Recreation***

The Wallula area offers opportunities for hiking, camping, picnicking, fishing, hunting, equestrian activities, river access and boating, unique landform and wildlife viewing, and experiencing panoramic views and historic sites.

The USFWS, State of Oregon Parks and Recreation Division, and the Corps manage the primary recreational facilities in the vicinity of the proposed project. A brief discussion of the public and some private facilities in the area (by jurisdiction) is provided in Table 3.10-2 at the end of this section.

Recreational and wildlife habitat lands are concentrated along waterfront areas. There are few developed parks and recreation facilities within 5 miles of the project site and the natural gas pipeline and makeup water pipeline.

## ***Transmission Line Routes and Substation***

New right-of-way required for the Smiths Harbor-McNary segment would be 200 feet wide when it parallels north of the existing Bonneville transmission line and 140 feet wide when it parallels north of the existing PacifiCorp transmission line. The distance from centerline to centerline of the segments paralleling the Bonneville transmission line is 200 feet and the segments paralleling the PacifiCorp transmission line is 125 feet. The new transmission line route would require approximately 1 square mile or 610 acres of new right-of-way.

The new Smiths Harbor Switchyard would occupy a permanent clearing of 7 acres. Access to the Smiths Harbor Switchyard would be via an existing road, which would require 2 miles of reconstruction and rocking. The breakdown of land use types and acreage along the new transmission right-of-way and switchyard is shown in Table 3.10-3 at the end of this section.

## ***Agriculture***

The Washington State portion of the new transmission right-of-way would cross approximately 2.5 miles of irrigated croplands in southwestern Walla Walla County. Walla Walla County has a total of approximately 115,000 acres of irrigated cropland (Hooker pers. comm.). The Oregon State portion of the new transmission right-of-way would cross approximately 8 miles of varied agricultural lands including dry and irrigated cropland and pastures, and native range in northwestern Umatilla County. The approximate totals for each type of agricultural land in Umatilla County are as follows: 500,000 acres of wheat (dryland crop); 100,000 acres of irrigated cropland; 550,000 acres of native range; and 30,000 acres of irrigated pasture (Adelman pers. comm.).

The main crops raised along the Washington portion of the transmission right-of-way include potatoes, corn, asparagus, wheat, apples, grapes, cherries, soft fruits, peas, onions, wood fiber, and hay. In the Oregon portion of the transmission right-of-way, a

brief crop list includes wheat, barley, potatoes, corn, alfalfa, and grass seed. Soils in the area of the right-of-way just south of the Washington/Oregon border are suited for dryland farming of wheat and barley. Dryland farming uses a cropping system that alternates 2 years of grain and a summer of fallow to conserve water in the soil.

### *Residential and Commercial Lands*

The transmission line would cross approximately 0.4 mile of commercial lands and approximately 0.5 mile of residential lands near the unincorporated community of McNary. The terminus of the transmission line is at the McNary Substation.

### *Parks and Recreation*

The USFWS, State of Oregon Parks and Recreation Division, and the Corps manage the primary recreational facilities in the vicinity of the proposed project. The transmission line would cross the Wallula Habitat Management Unit, the Juniper Canyon Wildlife Management Unit, the Wanaket Wildlife Area, and the Power City Wildlife Area. There are no national parks, trails, national forests, or wild and scenic rivers within the transmission line right-of-way. The Columbia Gorge Scenic National Area is located approximately 85 miles west of the transmission line right-of-way. See Table 3.10-2 at the end of this section for details on recreational facilities.

## **3.10.2 Impacts of the Proposed Action**

### **3.10.2.1 Construction**

#### ***Generation Plant and Access Road***

The proposed power plant may conflict with existing residential uses immediately to the northwest of the project site. The potential for such conflict is discussed in Sections 3.9, Noise; 3.2, Air Quality; and 3.11, Visual Resources.

Adjacent agricultural fields would not be directly affected by construction of the proposed power plant. Project development would be compatible with the adjacent industrial uses along Rainier Lane, the J.R. Simplot Company feedlot and the Iowa Beef Processors slaughterhouse, and with the Boise Cascade Corporation Wallula Mill and Ponderosa Fibers of Washington deinking plant. Clearing, grading, and facility construction would not be expected to disrupt adjacent land uses.

Walla Walla County and the Tri-Cities area could experience some increase in housing demand relative to power plant employment during construction (refer to Section 3.12, Population, Housing and Economics for further discussion of economic impacts).

## ***Parks and Recreation***

Proposed project construction activities would be intermittent and temporary (extending over portions of two recreation seasons), and would be at least partially masked by the presence of other urban/industrial and transportation activities in the immediate vicinity. Construction of the proposed project would not likely have significant adverse direct effects on existing recreation resources or their users. Construction noise from the project site might be audible at the Two Rivers and Peninsula units of the McNary National Wildlife Refuge and from the surface of Lake Wallula within 1 or 2 miles of the project site. The existing developed facilities within the McNary National Wildlife Refuge are located at a greater distance from the project site, as are other facilities such as Madame Dorion Park.

Some increased use of parks and campsites by temporary (transient) workers during project construction would be anticipated. It is estimated that approximately 50 to 70 transient, short-duration workers would require temporary accommodation during the project. There are over 3,200 motel rooms, RV, and standard campsites within 30 minutes driving time of the project site. The impact on park campsites is therefore not significant. An average of between 80 to 90 nonlocal workers and a peak of approximately 150 nonlocal workers would be expected. Of these, almost half would be transient. The others would likely rent temporary housing and may perhaps bring families leading to a maximum population impact of 250 people. This number of people would not lead to a significant impact on parks and recreation usage in the general project area.

## ***Water Supply Pipeline***

The proposed 4.6-mile makeup water supply pipeline would connect the Wallula Power Project to the existing Boise Cascade Corporation fiber farm water supply pipeline located southeast of the project site. The construction corridor would be a total of 85 feet wide, expanding to 100 feet wide where a railroad crossing occurs. Approximately 24 acres of cottonwood fiber farm, less than 1 acre of railroad right-of-way, 3 acres of farmland (including one half crop circle), and 20 acres of vacant land would be adversely affected during line construction. The affected area of the fiber farm would be replanted with native grasses. A construction staging area would be established on 5 acres of vacant land located southeast of the intersection of the Union Pacific Railroad and the gravel access road to the Boise Cascade Corporation composting operation.

The applicant would negotiate easements for the makeup water supply pipeline. Easement agreements would cover short-term damage and any long-term impacts to affected agricultural lands.

Significant impacts to agricultural activities are not expected and agricultural land uses would not likely change because the pipeline would be buried 5 feet below grade. A permanent 50-foot easement would be established along the pipeline but would not affect

existing land uses. Easement payments would compensate landowners affected by periodic pipeline maintenance.

### ***Transmission Line and Associated Facilities***

Bonneville has included within the project design and project description the following measures to mitigate impacts to land use within the transmission right-of-way.

- Bonneville would adjust line and structure locations to avoid adversely affecting agricultural uses or subdivision lots if possible.
- Bonneville would provide, if required, relocation services and benefits pursuant to Public Law 91-646 and other related regulations to affected owner occupants, tenants, and businesses, ensure that the eligible parties have a good understanding of the relocation process, and assist them in filing claims for relocation benefits.
- Bonneville would compensate landowners for any farmland removed from production. Compensation would be offered for the fair market value of the land rights acquired.
- Bonneville would locate structures outside of agricultural fields where possible or next to existing structures and schedule activities to avoid crop damage.
- Bonneville would compensate farmers for crop damage, help them control weeds, and restore compacted soils.
- Bonneville would keep gates and fences closed and in good repair to contain livestock.
- Bonneville would work with landowners on placement of new structures and equipment, timing, and other logistical requirements of construction at the Smiths Harbor Switchyard.
- Bonneville would consult with landowners and not allow permanent road construction in cultivated or fallow fields if desired.
- Areas that are disturbed by maintenance activities would be repaired and reseeded if necessary.
- Fences, gates, cattle guards, and additional rock would be added to access roads, where necessary.

Construction of the 500 kV transmission line would take a total of 12 months (summer 2003 through summer 2004). It is unknown at this time where the exact locations of the staging areas for materials and equipment would be. Use of staging areas may temporarily disturb 41 acres of land. It is unknown at this time what these lands would be used for, and for how long they would be out of production.

Access for construction would generally use existing roads. In some instances, new temporary access roads would be needed in areas without existing roads. The right-of-way for a total of 14 new access roads would be obtained and the roads constructed. A right-of-way of 50 feet would be acquired for new access roads outside of the present

right-of-way. However, an area about 20 feet wide would be the area disturbed. For existing access road outside of the right-of-way where Bonneville does not have an existing easement, an easement for 20 feet of right-of-way would be secured. Methods for constructing temporary access roads are discussed in Section 2.2, Description of the Proposed Action. Construction of 70 to 80 spur roads (less than 250 feet long) on existing right-of-way would be needed to access new structure sites. A total of 34 acres of land would be disturbed for construction of new access roads and spur roads.

Any disruption to farming activities would be limited to one growing season. Therefore, land use impacts of temporary access roads are considered low.

Each structure would take from 1 to 3 days to erect. An area of approximately 0.25 acre would be disturbed during the assembly and erection process. The structures would normally be assembled in sections at a structure site and lifted into place by a large crane (30- to 100-ton capacity). Occasionally, the structures would be assembled at a remote staging area and placed on the footings by large sky-crane helicopters. Acreages temporarily or permanently removed from various land uses through tower placement and line construction are shown in Table 3.10-4 at the end of this section.

Approximately 7 acres of farmland and shrub-steppe would be permanently removed for construction, operations, and maintenance of the Smiths Harbor Switchyard.

These represent less than 1% of the total production acreages in Walla Walla County and less than 1% in Umatilla County. As such, the percentage of converted land represents a low impact on farmlands.

### *Parks and Recreation*

Construction of the transmission line would not create any direct physical impacts on the recreation resources because the right-of-way would not be located within any of these areas. Construction is expected to occur during the summer in the vicinity of the Wallula Habitat Management Unit and Walla Walla River crossing, an area used for hunting and fishing. Construction activities would cause temporary impacts due to noise and increased road traffic along U.S. Highway 730 and U.S. Highway 12. See Section 3.15, Traffic and Transportation, for further discussion of traffic issues regarding the transmission line right-of-way. Recreation resources offering camping would be more adversely affected than other resource areas due to the noise of construction activities.

As long as construction activities occur in the summer before hunting season, hunting would not be directly affected. (See Section 3.6, Wildlife, for further details on impacts to wildlife.) However, fishing activities at the Wallula Habitat Management Unit would be affected during the summer months with a short-term access loss to the Walla Walla River.

Bonneville would reduce the visibility and contrast of the cleared access roads through proper placement and alignment of these roads, particularly in significant recreational areas such as the Walla Walla River crossing.

### ***Natural Gas Pipeline***

The proposed 5.9-mile natural gas pipeline construction corridor would be a total of 85 feet wide, expanding to 100 feet wide where a railroad and Chevron products pipeline crossings occur. Activities of the adjacent Boise Cascade Corporation fiber farm and 12 agricultural crop circles (including 2 half circles) would be temporarily disrupted during construction of the natural gas pipeline (refer to Section 3.5, Agricultural Crops and Livestock). Approximately 10.3 acres of fiber farm, 36.1 acres of farmland, and 14.4 acres of vacant land would be affected during line construction. The affected area of the fiber farm would be replanted with native grasses. A construction staging area may be established on 5 acres of vacant land located southeast of the intersection of the Union Pacific Railroad and the gravel access road to the Boise Cascade Corporation composting operation.

GTN would negotiate easements for the natural gas pipeline. Easement agreements would cover short-term damage and any long-term impacts to affected agricultural lands.

Significant impacts to agricultural activities are not expected and agricultural land uses would not likely change because the pipeline would be buried 5 feet below grade. A permanent 50-foot easement would be established along the pipeline but would not affect existing land uses. Easement payments would compensate landowners affected by periodic pipeline maintenance.

#### ***3.10.2.2 Operation and Maintenance***

##### ***Generation Plant and Access Roads***

The power plant and associated facilities would occupy approximately 66 acres of agricultural lands, some of which would be replanted with native habitat, on the approximate 175.48-acre project site. The on-site evaporation ponds and stormwater detention pond would occupy an additional 24.2 acres. These and other features such as the county access road and the power plant access roads would result in a permanent conversion of about 78 acres of agricultural land into industrial facilities. A residence and outbuildings on the project site would be permanently displaced and/or demolished. After development, use of the project site for agriculture (or any other nonindustrial use) would not be possible until the facility is removed. The portion of the property that is not used for project structures, evaporation ponds, detention ponds, and access roads would be available for native grass and/or wildlife habitat.

Adjacent agricultural fields would not be directly affected by the proposed power plant. Project development would be compatible with the adjacent industrial uses along Rainier Lane, the J.R. Simplot Company feedlot and Iowa Beef Processors slaughterhouse, and with the Boise Cascade Corporation Wallula Mill and Ponderosa Fibers of Washington deinking plant.

The proposed project could indirectly contribute to an increase in the attractiveness of industrial land in the vicinity of the project site for development. Development of an

electrical generating facility represents an incremental expansion of industrial activities which includes establishment of support access roads and electrical supply and natural gas supply infrastructure in the area adjacent and north of the community of Wallula. This expansion could help attract further industrial development in the future and encourage the development of land designated as “industrial” in the county’s comprehensive plan but currently in agricultural use.

Walla Walla County, the Tri-Cities area, and the community of Burbank could experience some increase in housing demand relative to power plant employment during operation (refer to Section 3.12, Population, Housing, and Economics for further discussion of economic impacts).

The proposed power plant, in combination with existing industrial uses in the vicinity and the planned future development of additional industrial uses, could cumulatively contribute to the ongoing change in the existing local land use pattern to a more industrial-oriented pattern. This change would ultimately depend upon the magnitude of future industrial development. In the immediate area surrounding the project site, the proposed project would not significantly affect the land use pattern. Industrial uses, including the adjacent J.R. Simplot Company feedlot, the Iowa Beef Processors slaughterhouse, the Boise Cascade Corporation Wallula Mill, Ponderosa Fibers of Washington deinking plant, and light industrial uses on Rainier Lane currently predominate the immediate area. The Attalia Industrial UGA including the project site is designated for industrial development. The proposed project is consistent with the proposed future uses for the UGA, as documented in the recently adopted Walla Walla County Comprehensive Plan (2001).

### *Parks and Recreation*

The presence of the power plant would likely be evident from the Two Rivers and Peninsula Units of the McNary National Wildlife Refuge, Lake Wallula, and Hover Park. The primary means by which this would occur would be views of the proposed project facilities (see Section 3.11, Visual Resources/Light and Glare, for a detailed discussion of the anticipated aesthetic effects of the project). Based on the extent of urban/industrial activity in the local area and the presence of existing major industrial facilities adjacent to the project site, it is unlikely that relatively distant views of a new power plant would have significant adverse impact on the experience of recreational users in the vicinity of the project site.

The operating workforce for the proposed project would be small (about 32 persons) and would not generate significant numbers of new residents for any communities in the local area. Consequently, there would be no long-term increase in demand for recreational services and opportunities associated with the project and impacts would not be significant.

## ***Transmission Lines and Associated Facilities***

### ***New Transmission Line Right-of-Way***

Easements for new transmission line right-of-way would be acquired from the Bureau of Land Management, Washington Department of Natural Resources (State Lands), and the U.S. Army Corps of Engineers. New land rights needed across private property for transmission line right-of-way or access roads would be acquired as easements. For further discussion of property taxes, rights and fees, see Section 3.12, Population, Housing, and Economics.

Bonneville's easement documents specify that it has "the present and future right to clear the right-of-way and to keep the same clear of all structures, trees, brush, vegetation, and fire hazards, provided, however that vegetation and fire hazards shall not include agricultural crops." The future easement would limit the ability of a private property owner to build structures, and may limit growing ornamental trees and shrubs, within the transmission line right-of-way. The relative location of the new transmission line may diminish the use of a portion of the property if the transmission line severs one area from the remaining property (severance damage). Whether a transmission line introduces a negative visual impact depends on the placement of the line across the property as well as on each individual landowner's perception of what is visually acceptable or unacceptable. For property used for grazing or crop production, land conversion would only take place at the tower structures. The structures may present an obstacle to farm equipment operation and weed control. To the extent possible, new transmission lines are designed to minimize the impact to existing and proposed (if known) irrigation systems. If the introduction of a transmission line creates a need to redesign irrigation equipment or layout, Bonneville compensates the landowner for this additional cost.

Market value would be paid for any timber to be cut on the new right-of-way as well as for any trees off the right-of-way that need to be cut for construction purposes or that pose a danger of falling into the transmission line or across the access roads.

Cumulative impacts on land uses resulting from existing and proposed transmission lines and natural gas pipelines in the region are discussed in Section 3.17, Cumulative Impacts.

### ***Access Roads***

If Bonneville acquires rights on existing access roads and the landowner has equal benefit and need of the access road, fair market compensation is generally around 50% of fee value, or something less than 50% if other landowners share use of the access road. For fully improved roads, the appraiser may prepare a cost analysis to identify the value of the access road easement. If the landowner has little or no use for the access road, fair market compensation is generally close to fee value.

No permanent roads would be allowed in cultivated or fallow fields unless requested by the landowner. Therefore, any impacts to cultivated or fallow fields would be temporary

and low. Permanent access roads would be maintained by Bonneville. Maintenance activities on roads would include grading, vegetation clearing, and repairing of ditches and culverts.

### *Parks and Recreation*

Portions of the transmission line right-of-way would become more visible to vehicles driving along U.S. Highway 730 and U.S. Highway 12. However, the right-of-way would be next to an existing line and therefore would be considered a low impact to recreational users. See Section 3.11, Visual Resources/Light and Glare, for additional information on impacts to recreational views.

The recreation sites potentially affected by the completion of the transmission line would be the Wallula Habitat Management Unit, Wanaket Wildlife Area, and Power City Wildlife Area. Currently the land within the west portion of the Wallula Habitat Management Unit is off limits to hunting, while the west portion serves as a prime bird hunting resource. The Wanaket Wildlife Area also offers bird-hunting opportunities. The addition of a structure in either of these areas would adversely affect recreational users by further limiting open hunting grounds. There is concern acknowledged by the Corps that further development would discourage recreational users from using this relatively undeveloped area. There are not many recreation resources in this area and there is concern that the project may hinder the recreational use of the Wallula Habitat Management Unit.

The Power City Wildlife Area, which contains warmwater fishing areas, is an enhanced wetland due to flood irrigation from Cold Springs Reservoir. Fishing in this area is limited and no structures would be placed in the aquatic habitat of this area, thus no significant impacts to recreational fishing would occur. Birds use the area for migration and foraging purposes, but hunting is not permitted.

## **3.10.3 Impacts of the Alternatives**

### **3.10.3.1 Alternative Tower Height and Longer Span Design**

Under the alternative, the average structure height would be 165 to 170 feet and the average span would be 1,500 feet. The construction and operational impact on land use in the project area for this alternative is similar to those for the proposed action, with the exception of acres disturbed through tower construction. Acres affected through use of the larger towers and longer spans along a portion of the line are shown in Table 3.10-4 at the end of this section.

### **3.10.3.2 Alternative Alignment near McNary Substation**

Locating the new transmission line east of the existing Lower Monumental–McNary line would span much closer to the intersection of Highways 395 and 730 than the proposed

action. This alternative has a higher chance of impacting future options for commercial development of this intersection, which is important to the City of Umatilla. It may also impact future improvement options for the highways themselves.

The proposed action would locate the new transmission line within an already constructed corridor into McNary Substation. This would not impact future land use of this intersection beyond the existing condition.

### **3.10.3.3 No Action Alternative**

The No Action Alternative would have no impact on existing land use in the project area. Existing agricultural acreage would stay in production and existing industrial uses would continue.

### **3.10.4 Mitigation Measures**

There are no additional mitigation measures required for potential impacts to land use for the project beyond those committed to in the project design and the project description.

### **3.10.5 Significant Unavoidable Adverse Impacts**

Conversion of land use on the project site from agricultural to industrial would be an unavoidable impact of the project that cannot be mitigated. The required conversion would be consistent with Walla Walla County's recently adopted comprehensive plan. It would be also consistent with the Attalia Industrial UGA designation and interim zoning for the site as Ag-Heavy Industrial. These impacts are therefore not considered significant.

Conversion of existing land uses to transmission right-of-way would permanently change the use of those lands. However, the necessary conversions would be consistent with the planned use in land use planning documents. Therefore, no significant unavoidable adverse impacts are expected for land use as a result of the proposed project construction, operation, and maintenance.

**Table 3.10-1. Summary of Plans, Policies, and Regulations and their Relationship to the Proposed Project**

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<b>Generation Plant and Pipelines</b>		
<p><b>Western Walla Walla County Development Plan (1968)</b></p>	<p>A synthesis of studies, investigation, and analysis of present and past development of the planning area. Covers the period 1968 to 1988 and contains four elements: public, community facilities, housing, and thoroughfare. Of the total 232,960 acres within the plan area, about 201,000 acres were in agricultural development at the time the plan was adopted. Industrial development comprised about 500 acres and the plan called for an increase to a total of 3,900 acres by 1988. Industrial land use was expected to show continued growth along the Columbia River, in Attalia Station, and in Burbank adjacent to the railroad and U.S. Highway 12.</p> <p>Public–community elements contain proposals for utilities, schools, and open space/park/recreation. Utilities section discusses need for future parks and recreational facilities, upgraded and additional refuse/landfill disposal facilities, additional/modernized sewage systems, additional irrigation development, and increased rural fire protection. Plan does not address electrical generating facilities.</p>	<p>Designates the project site and properties directly adjacent for industrial land use. Westernmost portions of natural gas pipeline, the water supply pipeline and electric transmission line routes are also within the designated industrial land-use area. Beyond about 1 mile of project site, transmission line would cross lands designated agricultural.</p> <p>Proposed project would be compatible with goals of the plan to increase industrial development in the county. Proposed project would be considered an industrial use located near the Columbia River and among other compatible industrial and agricultural uses in the Attalia Station vicinity.</p>
<p><b>Walla Walla County Comprehensive Plan, 2000 to 2020 (adopted May 2001)</b></p>	<p>Project site is within approx. 12 square-mile tract designated Attalia Industrial Urban Growth Area (UGA) with proposed land-use designation AG-HI (agriculture-heavy industrial). UGA is existing industrial/agricultural area the county considers “important and appropriate for future industrial development due to its proximity to existing transportation facilities.” AG-HI designation is for activities with site and location requirements similar to Agricultural/Light Industrial plus features unique to Heavy Industrial designations, including nearby rail, waterborne transportation, isolation from medium-to-high-density residential development and most commercial retail uses.</p>	<p>Westernmost portions of proposed natural gas pipeline and the water supply pipeline routes are also within UGA. Approx. 1 mile beyond project site, natural gas and water supply pipeline routes cross lands designated in plan as Primary Agriculture.</p> <p>Project would be compatible with plan’s goals, policies and surrounding land uses, and would comply with all county development standards and/or regulations.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<p><b>Walla Walla County Zoning Regulations</b></p> <p><b>(Title 17, Walla Walla County Code)</b></p>	<p>Section 17.08.540 – Definitions. Any stationary thermal power plant with generating capacity of two hundred fifty thousand kilowatts or more, measured using maximum continuous electric generating capacity, less minimum auxiliary load, at average ambient temperature and pressure, and floating thermal power plants of fifty thousand kilowatts or more, including associated facilities.</p> <p>Section 17.12.040 – Establishment of districts--Designated--General Purposes. This zone is primarily used to regulate the use of land in generally undeveloped areas not subject or adjacent to land subjected to intensive urban use. It is the broadest category of the agricultural zoning in the county.</p> <p>Section 17.146.010 – Specific Tabulation of District Requirements. Project site is currently zoned Heavy Industrial (HI), which is primarily for manufacturing, processing, fabrication and assembling of products or materials, warehousing and storage, transportation facilities, and rolling stock marshalling and storage (Walla Walla County Code 17.12.040G).</p> <p>County commissioners approved zoning code text amendment on March 26, 2001 that allows development of stationary power plants, as defined in Walla Walla County Code 17.08.540 (above), outright in the HI zone subject to the following conditions and limitations:</p> <p>All applicants must enter into agreements with the county for the prepayment of taxes (e.g. property taxes) for mitigation of impacts on the county and its taxing districts.</p> <p>All applicants must participate fully in the EFSEC siting process including the Potential Site Study, Integrated Application for Site Certification/Preliminary Draft Environmental Impact Statement, and Final Environmental Impact Statement.</p> <p>The applicant shall enter into such memoranda of understanding with the county for studies identified as necessary by the county prior to the local compliance hearing held by EFSEC pursuant to RCW 80.50.090 (1) and (2) as now or hereinafter amended.</p> <p>Additional costs and impacts identified in the EFSEC/EIS process or in subsequent actions taken thereto, that financially affect the county and that are not mitigated adequately through taxing authorities, may be mitigated through impact fees, and/or cost sharing agreements.</p> <p>The applicant shall pay additional staff salaries for those persons employed by Walla Walla County related to the EFSEC siting process together with such overhead and support costs including wages and employee benefits, goods and services, travel expenses within the state and miscellaneous expenses as arise directly from application processing.</p>	<p>Some sections of proposed natural gas pipeline and water supply pipeline routes are zoned HI. Beyond about 1 mile of the project site, the natural gas pipeline and water supply pipeline routes cross lands with Agricultural General (AG) zoning, which regulates the use of land in generally undeveloped areas that are not urban or adjacent to urban land. This designation represents the broadest scope of the agricultural zoning classifications in Walla Walla County (Walla Walla County Code 17.12.040A).</p> <p>The proposed project would conform to all applicable zoning requirements of the Walla Walla County Zoning Regulations.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<p><b>Walla Walla County Critical Areas Regulations</b></p> <p><b>Walla Walla County Code 18.08 (adopted June 1995)</b></p>	<p>Stated purposes are to protect, maintain, and improve critical areas through a variety of methods, while maintaining economic sustainability of Walla Walla County and limiting undue hardship on property owners and development interests. The following critical areas are regulated in unincorporated Walla Walla County: wetlands; wetlands and aquatic-area protection zones; fish and wildlife conservation areas; habitat protection zones; frequently flooded areas; geologic hazard areas (erosion hazard areas, slumps, earthflow, landslide hazard areas, steep slopes [greater than 30%], rockfall areas, seismic hazard areas), and aquifer recharge areas.</p>	<p>Project site does not contain regulated critical areas as defined under Walla Walla County Code 18.08, and therefore is not subject to compliance with these regulations. See Section 3.4, Wetlands and Vegetation, and Section 3.6, Wildlife for further discussion.</p>
<p><b>Walla Walla County Shoreline Master Program (1975)</b></p>	<p>The Shoreline Management Act regulates development within 200 feet of the “ordinary high water mark” (OHWM) of: marine shorelines; streams with a mean annual flow in excess of 20 cubic feet per second; and lakes of 20 acres or more in size (as well as to the edge of wetlands associated with these water features). The Department of Ecology (Chapter 173-22 WAC) regulates shorelines of the state through local agencies. Each county or city in the state, including Walla Walla County, has developed a Shoreline Management Master Program (SMMP) specifying restrictions that may apply to a given water body and outlines steps necessary to obtain approval for alteration or development. Permit requirements depend upon specific shoreline designations. Walla Walla County recently updated its Comprehensive Plan to include the SMMP in compliance with the GMA.</p> <p>The SMPP divides Walla Walla County’s shorelines into four basic and distinct environments (Natural, Conservancy, Rural, and Urban). Areas within 200 feet of the shoreline of the Columbia River OHWM have been designated as one of the four shoreline environments.</p>	<p>Because the project site lies outside of the 200-foot jurisdiction of the SMPP, the site does not have a shoreline designation, nor is it subject to compliance with the Walla Walla County SMMP.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<b>State of Washington Energy Facilities Site Locations</b>	<p>The siting of energy facilities such as the Wallula Power Project is regulated by EFSEC under Chapter 80.50 RCW (Energy Facilities – Site Locations) and Chapter 463-42 WAC. Applicant for certification from EFSEC is required to submit detailed information on the proposed project and impacts the project may have on natural and built environments. The applicant is also required to describe the means to be used to minimize or mitigate possible adverse impacts on the physical or human environment (Chapter 463-42-085 WAC). Further, the applicant is required to set forth insurance, bonding, or other arrangements proposed to mitigate damage or loss to the environment (Chapter 463-42-075 WAC).</p> <p>Chapter 80.50 RCW preempts state and local jurisdiction relating to energy facility sites that are under the purview of EFSEC. Certification pursuant to Chapter 80.50 RCW is given in lieu of any permit, certificate, or similar document that might otherwise be required. Chapter 463-28 WAC Energy Facility Site Evaluation Council (EFSEC) Procedure – State Preemption provides procedures to be followed by EFSEC in determining whether or not to recommend that the state preempt local land use plans or zoning ordinances for a site or portions of a site for an energy facility. The applicant is required to make every effort, including changes to the project design, to comply with all local land-use plans, zoning ordinances, and shoreline management plans in effect at the date of the application filing. An applicant unable to resolve specific noncompliance issues may file a written request for state preemption as authorized in Chapter 463-28-020 WAC.</p>	<p>Project would be under the jurisdiction of EFSEC and is consistent and would be in compliance with the Walla Walla County Zoning Ordinance upon certification pursuant to Chapter 80.50 RCW.</p>
<b>Transmission Line*</b>		
<b>Western Walla Walla County Development Plan (1968)</b>	<p>This plan addresses the period between 1968 and 1988. No update has been completed. Planning area covers approx. 232,960 acres. The plan designated the location of the Wallula Power Project and properties directly adjacent to it for industrial land use. Westernmost portions of the Wallula-Smiths Harbor segment are also within designated industrial land-use area under existing development plan. Beyond about 1 mile of the Wallula Power Project, the Wallula-Smiths Harbor segment crosses lands designated in the plan as agricultural.</p> <p>Additional details on the plan are summarized in this table under the Generation Plant and Pipelines section.</p>	<p>The proposed project would be compatible with goals of the plan to increase industrial development in the county. Proposed project would be located among other compatible uses in the Wallula vicinity.</p>

\*Locational references are to structures of the existing Lower Monumental-McNary No.1 transmission line

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<p><b>Walla Walla County Comprehensive Plan, 2000 to 2020 (adopted May 2001)</b></p>	<p>Additional details on the comprehensive plan are summarized in this table under the Generation Plant and Pipelines section.</p>	<p>Walla-Smiths Harbor segment and Smiths Harbor Switchyard reside on lands designated Agricultural Industrial Light and Agricultural Industrial Heavy under 12 square-mile tract designated as Attalia Industrial UGA) in the plan. Beyond about 1 mile of the Wallula Power Project, Wallula-Smiths Harbor route crosses lands designated as Primary Agriculture (80 to 160 acres).</p> <p>Proposed project would be compatible with plan goals and policies, would not conflict with surrounding land uses, and would comply with county development standards and regulations. Proposed project and required capital improvements would be privately financed. Facilities would be co-located with those of other public and private utility providers as practicable, taking safety and reliability of Bonneville's transmission facilities into consideration. Gas pipelines are not compatible in Bonneville's right-of-way.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<p><b>Walla Walla County Zoning Regulations (Title 17, Walla Walla County Code)</b></p>	<p>See description under Generation Plant and Pipelines. For Bonneville's portion of the project, none of the zoning codes are applicable.</p>	<p>The proposed interconnect, Wallula Switchyard, and transmission line would cross land zoned as Agricultural General (AG) under 17.12.040.</p> <p>Some sections of the Wallula-Smiths Harbor segment route are zoned IH. Beyond about 1 mile of the Wallula Power Project, the Wallula-Smiths Harbor segment route crosses lands with AG (Agricultural General) zoning, which is primarily a district to regulate the use of land in generally undeveloped areas that are not urban or adjacent to urban land.</p> <p>The proposed project would conform to all applicable zoning requirements of Walla Walla County.</p>
<p><b>Walla Walla County Critical Areas Regulations (June 1995)</b></p>	<p>See description under Generation Plant and Pipelines.</p>	<p>The proposed project would comply with all requirements of these regulations.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<p><b>Walla Walla County Shoreline Management Master Program (1975)</b></p>	<p>See description under Generation Plant and Pipelines. General SMMP requirements for utilities include the following: (1) Upon completion of installation or maintenance projects on the shoreline, stream banks shall be restored to preproject configurations and native grasses or shrubs planted to control erosion. (2) Whenever utility lines must be placed in a shoreline area, the location shall be chosen so as not to obstruct scenic vistas. (3) Placement of utilities shall be underground unless topography, geology, economics, or other impediment makes undergrounding impractical. (4) Wherever possible utilities shall be confined in a single corridor.</p>	<p>According to the current plan, shorelines north and south of the proposed project's Walla Walla River crossing are designated as Conservancy. Both plan policy and ordinance denote "utility" is a permitted use within Conservancy environments.</p> <p>Structures would be located within 200 feet of the OHWM of the Walla Walla River, which is covered by the SMMP. This would be confirmed once structure locations are identified. See Section 2.2.3 Description of the Proposed Action for more information on structure construction.</p> <p>The proposed project would comply with the requirements established by the SMMP to the extent practicable.</p>
<p><b>Wallula Habitat Management Unit Land Classifications</b></p>	<p>Managed by the USFWS on behalf of the Corps. Covers 1,638 acres in the Walla Walla River Valley bottomlands, spanning north and south shores of the Walla Walla River. Stretches from the Walla Walla River mouth at Lake Wallula to approx. 3 miles upstream. The Corps assigns land classifications to public lands it administers much like zoning designations used by local jurisdictions. The Unit is designated as Mitigation Lands. This classification encompasses all lands acquired or designated specifically for mitigation purposes. Minor improvements that enhance wildlife habitat on such lands are permitted. Low-density recreation activities (i.e., hunting, wildlife observation, outdoor photography, hiking, and sightseeing) are allowed and encouraged.</p>	<p>The proposed project would cross the Walla Walla River within the Unit at approx. structure T38-1.</p> <p>Proposed project would comply with Corps and USFWS requirements to the extent practicable.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<p><b>Umatilla County (Oregon) Comprehensive Plan</b></p>	<p>Proposed project route crosses lands designated as North/South County Agricultural, West County Irrigation District, Special Agricultural, and Rural Residential. The North/South County Agricultural designation is intended to protect continuation of existing commercial agricultural uses. The Exclusive Farm Use zone extends this protection. The West County Irrigation District applies to small- to medium-sized farms within the Stanfield Irrigation District and on the edges of the City of Hermiston and Westland Irrigation Districts. Special Agriculture designates intensive rural agricultural areas. Under this designation, existing homesites preclude large farm parcels and allows smaller scale and intensively managed farms. Parcels can range from 10 to 20 acres mixed with others up to 40 and occasionally 80 acres. Rural Residential lands have public services and infrastructure available to accommodate residential development. The designation directs residential development and protects lands with resource value from subdivision.</p>	<p>The proposed project would comply with the goals of the Umatilla County Comprehensive Plan.</p>
<p><b>Umatilla County Comprehensive Plan Amendment</b></p>	<p>In October 2001, the Umatilla County Board of Commissioners approved an amendment to the plan and established the Non-Resource (NR) zone. The new designation was based on a request by Lewis &amp; Clark College of Portland to change the zoning designation of its lands in the county. The amendment affects only those properties owned by the college. The NR zone allows for the development of residential and recreational uses on land not suitable for resource uses, while protecting open space and natural resource values.</p>	<p>Under the corresponding amendment to the Umatilla County Development Code, the designation of “utility” is a conditionally permitted use in this zone. The proposed project would comply with this new zone designation.</p>
<p><b>Umatilla County Code of Ordinances</b></p>	<p>The Umatilla County land use and development codes are contained in Title XV Chapter 152. Development codes detail permitted and conditionally permitted uses in specific zones. Utility facilities necessary for public service are permitted for use within this land use designation per §152.058. The Code of Ordinances permits structures to a maximum height of 200 feet.</p> <p>Definitions, evaluation criteria, and development review are discussed under §152.435 et seq.</p>	<p>Approximately 80% of the project transmission route would cross lands designated as Exclusive Farm Use Zone.</p> <p>Part of this portion of transmission line would also cross the Historic, Archaeological, or Cultural Site/Structure Overlay Zone. Discussion of resources located within the Historic, Archaeological, or Cultural Site/Structure Overlay Zone overlay zone and their compliance are presented in Section 3.11 Visual Resources/Light and Glare and Section 3.14 Cultural Resources.</p> <p>The proposed project would conform to requirements of the development codes.</p>

Plan, Policy, or Regulation	Description	Relationship to Proposed Project
<b>Bureau of Land Management Baker Resource Management Plan (1989)</b>	Baker Resource Area totals 429,754 acres of public lands and is bordered by the Snake River to the east, the Umatilla National Forest, the Oregon-Washington state line and the Columbia River to the north, and by Gilliam, Wheeler, Grant, and Malheur Counties to the west and south.	<p>The project right-of-way would cross two BLM properties between structures T 46-4 and T 47-1 near Juniper Canyon, and between structures T 50-5 and T 51-3. Both properties are currently leased under the Livestock Grazing Program under allotment #6607. BLM management direction for livestock grazing is to continue to authorize grazing on all land suitable for that purpose.</p> <p>The proposed project would conform to all BLM requirements.</p>
<b>Juniper Canyon Wildlife Management Unit</b>	A unit of McNary National Wildlife Refuge administered by the Corps. Unit is classified as Wildlife Management General under Multiple Resource Management. Licenses, permits, and easements would be issued for human intrusions (i.e., pumping plants, underground or exposed pipelines or cables, overhead transmission lines, nonproject roads, and dredging or filling operations) only if it can be shown that wildlife habitat or low-density recreation would not be adversely affected. These lands are available for low-density recreation uses (i.e., hiking, picnicking, hunting, fishing, nature study, photography, birdwatching, etc.).	<p>The proposed project would cross lands on the edge of this unit, which is located approx. 0.5 mile northeast of the Hat Rock Substation, between structures T 52-5 and 53-2. This unit is 420 acres.</p> <p>The proposed project would comply with all Corps requirements.</p>
<b>Washington State Lands</b>	Managed by the Department of Natural Resources.	<p>One state property would be traversed by the project route in Washington. The property is approx. 2 miles southeast of Wallula. The proposed project would cross this property approx. between structures T 37-1 and T 37-3. The land is currently used for farming.</p>

**Table 3.10-2. Description of Recreational Facilities in the Vicinity of the Proposed Project**

Facility Manager and Name	Facility Description	Location in Relationship to Proposed Project
Bureau of Land Management Baker Resource Area	Consists of 429,754 acres of public land in northeast Oregon.	The transmission line right-of-way would cross two sections of land in the Baker Resource Area. The first area is located near Juniper Canyon, between structures T 46-4 and T 47-1. The other area is located further west, between structures T50-5 and T 51-3. These two land areas are not designated as recreational areas.
U.S. Fish and Wildlife Service Juniper Canyon	Canyon stream is high quality aquatic habitat. Many salamanders. Near the access road to the canyon are bird nests in the rock wall. Many migratory and resident birds in the area.	Canyon is approx. 2 miles southeast of U.S. Highway 730, perpendicular to the transmission line right-of-way.
U.S. Fish and Wildlife Service Cold Springs National Wildlife Refuge	Recreational uses include wildlife observation, photography and study, waterfowl hunting and warm-water fishing. Primary purpose is to provide resting and feeding habitat for Canada geese and ducks during the winter season.	Refuge is approx. 2 miles south of the transmission line right-of-way, approx. 7 miles east of Hermiston, Oregon.
U.S. Fish and Wildlife Service McNary National Wildlife Refuge	Primarily goal is to provide habitat for wildlife affected by the impoundment of Lake Wallula behind McNary Dam. Recreational uses include wildlife observation, photography and study, fishing and hunting in selected areas. The refuge encompasses approx. 15,000 acres spread among various habitat management units (HMUs). Although the HMUs are also managed by the USFWS, they are technically not part of the refuge and therefore do not share the same status.	The only three HMUs located within a 5-mile radius of the proposed transmission line are the Wallula HMU, Two Rivers HMU, and the Peninsula HMU.

Facility Manager and Name	Facility Description	Location in Relationship to Proposed Project
<p>U.S. Fish and Wildlife Service (owned by Corps)</p> <p>Wallula Habitat Management Unit</p>	<p>Located approx. 0.7 mile south of Wallula on U.S. Highway 12, or 0.2 mile north of the U.S. Highway 12 and U.S. Highway 730 junction at North Shore Road. Consists of 1,896 acres on the east bank of the Columbia River or Lake Wallula, and on both sides of the Walla Walla River. Recreation opportunities include picnicking, fishing, and bird hunting. Bird hunting with bows and shotguns is permitted within the HMU's east portion while hunting is restricted within the west portion.</p>	<p>The proposed transmission line would traverse a portion of the Wallula HMU, crossing the Walla Walla River.</p>
<p>U.S. Fish and Wildlife Service</p> <p>Two Rivers Habitat Management Unit</p>	<p>Relatively small unit of National Wildlife Refuge located on the east bank of the Columbia River near the mouth of Burbank Slough.</p>	<p>The southern end of the Two Rivers HMU is located across U.S. Highway 12 (to the west) from the Wallula Power Project.</p>
<p>U.S. Fish and Wildlife Service</p> <p>Peninsula Habitat Management Unit</p>	<p>Occupies a low-lying peninsula between the mainstem Columbia River and Burbank Slough. Access is via Hanson Loop Road south of Burbank. There are no developed recreational facilities.</p>	<p>The Peninsula Habitat HMU is about 1 mile west of the project site.</p>
<p>U.S. Army Corps of Engineers (leased to Benton County)</p> <p>Hover Park</p>	<p>Located on the west shore of Lake Wallula in Washington. Undeveloped park with fishing access as its main attraction.</p>	<p>Hover Park is approx. 4 miles northwest of the transmission line right-of-way.</p>
<p>U.S. Army Corps of Engineers</p> <p>Madame Dorion Memorial Park</p>	<p>Located approx. 0.7 mile south of Wallula on U.S. Highway 12, or 0.2 mile north of the U.S. Highway 12 and U.S. Highway 730 junction at North Shore Road. Consists of approx. 46 acres adjacent to the Walla Walla River and backwaters of Lake Wallula that extend into the Walla Walla River drainage. Developed with a boat ramp, picnic tables, primitive campsites, fishing access, and restrooms. Popular with bird watchers, horseback riders, and recreational vehicle enthusiasts.</p>	<p>Madame Dorion Memorial Park is approx. 0.75 mile west of the transmission line right-of-way.</p>
<p>U.S. Army Corps of Engineers</p> <p>Sand Station Recreation Area</p>	<p>Located along U.S. Highway 730, approx. 10.5 miles east of Umatilla, Oregon. Consists of approx. 8 acres on the south shore of Lake Wallula. Extensive clean sand beach and unique wildlife associated with near-shore islands. Recreation activities include picnicking, nature study, swimming, fishing, and camping. Hunting is prohibited. Boat access is possible at numerous locations by informal beach tie-up.</p>	<p>Sand Station Recreation Area is approx. 0.5 mile north northwest of the transmission line right-of-way.</p>

Facility Manager and Name	Facility Description	Location in Relationship to Proposed Project
U.S. Army Corps of Engineers Cold Springs Beach	Located along U.S. Highway 730, approx. 9.5 miles east of Umatilla, Oregon and on the south shore of Lake Wallula. Offers several reaches of natural beach appropriate for lake swimming, and unique wildlife observation associated with the offshore islands. Recreation activities include picnicking, nature study, boating, and associated water-based activities. Boat access is possible at numerous locations by informal beach tie-up.	Cold Springs Beach is located approx. 1.5 miles north northwest of the transmission line right-of-way.
U.S. Army Corps of Engineers McNary Wildlife Nature Area	Located approx. 1.5 miles east of Umatilla, Oregon, and 1 mile north off U.S. Highway 730 on McNary Dam Road. Nature trails, camera blinds and fishing ponds are the primary recreation activities. Nonmotorized boats are permitted in the small ponds, although no launching facility exists. Hunting is prohibited.	McNary Wildlife Nature Area is approx. 1 mile north of the transmission line right-of-way.
U.S. Army Corps of Engineers McNary Beach Park	Located approx. 3 miles east of Umatilla, Oregon, and 1 mile north of U.S. Highway 730 on the McNary Beach Recreation Area entrance road. Recreation activities include fishing and swimming, as well as hiking trail access to Hat Rock trailhead. Provides shaded picnic areas and open space intended for volleyball. Developments include restrooms, flush toilets, drinking water, and grills.	McNary Beach Park is approx. 1.5 miles north of the transmission line right-of-way.
U.S. Army Corps of Engineers Oregon Boat Launch	Located approx. 1 mile east of Umatilla, Oregon, north of U.S. Highway 730 on McNary Dam Road. Day-use area with boat ramps on the southern shore of Lake Wallula.	The Oregon Boat Launch is located approx. 1.25 miles northwest of the transmission line right-of-way.
U.S. Army Corps of Engineers McNary Dam	Located approx. 1 mile east of Umatilla and almost 1 mile north of U.S. Highway 730 on McNary Dam Road. The dam extends north across Lake Wallula to the Washington shore. Day-use area that offers shaded picnic areas and access to fishing and boat launching ramps. Educational opportunities include visits to the fish viewing rooms and the navigation lock and powerhouse.	McNary Dam is located approx. 1.25 miles north of the transmission line right-of-way.

Facility Manager and Name	Facility Description	Location in Relationship to Proposed Project
U.S. Army Corps of Engineers Pacific Salmon Visitor Information Center	Located approx. 1 mile east of Umatilla, Oregon, north of U.S. Highway 730. Offers interpretive displays and educational programs, audio-visual programs, and regularly scheduled discussions on salmon and hydropower.	The Pacific Salmon Visitor Information Center is located approx. 1.25 miles north of the transmission line right-of-way.
U.S. Army Corps of Engineers West Park	Located on U.S. Highway 730 approx. 1 mile east of Umatilla, Oregon. Provides fishing access, picnic tables and shelters, drinking water, restrooms, and grills.	West Park is located approx. 1 mile north of the transmission line right-of-way.
U.S. Army Corps of Engineers Spillway Park	Located approx. 1 mile east of Umatilla, Oregon, just north of U.S. Highway 730. Day-use area that provides picnic tables, restrooms, drinking water, and shaded areas.	Spillway Park is located approx. 1.25 miles north of the transmission line right-of-way.
U.S. Army Corps of Engineers Plymouth Park	Located on the north shore of Lake Wallula, approx. 0.5 mile west of the intersection of U.S. Highway 82 and U.S. Highway 395 in Washington. Offers camping, trailer hook-ups, boat launching and mooring, drinking water, picnic areas, and sanitary facilities.	The park is located approx. 2 miles northwest of the transmission line right-of-way.
U.S. Army Corps of Engineers Columbia River Gorge Scenic Area	The Columbia River Gorge is a spectacular river canyon approx. 80 miles long and up to 4,000 feet deep, cutting the only sea level route through the Cascade Mountain Range. The Gorge is a critical transportation corridor and is home to more than 750,000 people, resource dependent communities, farms, and schools.	The Columbia River Gorge is just north of the transmission line corridor, but the designated Columbia River Gorge National Scenic Area is located approx. 85 miles west of the transmission line right-of-way, along the Oregon and Washington borders.
U.S. Army Corps of Engineers Power City Wildlife Area	Undeveloped, irrigation-enhanced wetland located less than 0.5 mile south of the junction between U.S. Highway 395 and U.S. Highway 730. Offers warmwater fishing opportunities and wildlife viewing.	The transmission line right-of-way runs directly through this wildlife area.

Facility Manager and Name	Facility Description	Location in Relationship to Proposed Project
Confederated Tribes of the Umatilla Indian Reservation and Bonneville  Wanaket Wildlife Area	Also referred to as the McNary Potholes. Covers 2,817 acres. Maintained as a wetland area through the use of local irrigation water. Wetlands management goal is to maintain vegetation around the edges of the wetlands as feed for migrating and nesting birds. Offers bird-hunting opportunities.	Transmission line would cross wildlife area.
U.S. Army Corps of Engineers  Lake Wallula	Lake Wallula is more than 60 miles long and is nearly 3 miles wide in places. Used for recreational boating, fishing, swimming, and a variety of water-oriented activities at parks located along the shoreline. Approx. 25 developed recreation sites are located along the shoreline. Most of the recreation facilities and access points are located upstream, in and near the Tri-Cities area.	Lake Wallula, the Columbia River impoundment formed by McNary Dam (about 25 miles downstream), is located within about 0.5 mile of the Wallula Power Project, to the west of U.S. Highway 12.
U.S. Army Corps of Engineers  Additional Facilities	Hood Park and Hood Park Boat Basin, Levey Park, Charbonneau Park, and Ice Harbor Lock and Dam and Indian Memorial are located along the Snake River. Hood Park and Charbonneau Park offer overnight camping facilities and together provide over 120 campsites, all with full or partial utility service.	
Benton County  Two Rivers Park	Located southeast of the City of Kennewick. Day-use facility for picnicking, swimming, and boating.	Two Rivers Park is about 5 miles northwest of the project site.
Washington State Parks and Recreation Commission  Sacajawea State Park	Located southeast of the City of Pasco at the confluence of the Snake and Columbia Rivers; covers 284 acres. Day-use kitchen shelters and picnic tables, a swimming area, an interpretive center, boat mooring floats, a boat launch, playground equipment, rest rooms, and parking for 600 cars.	This heavily used park is located about 7 miles northwest of the project site.
State of Oregon Parks and Recreation Division  Hat Rock State Park	The only state-owned recreation area in the vicinity of the proposed project, although the entire park is not owned by the State of Oregon. Located on the north side of U.S. Highway 730 approx. 0.75 mile east of the State Highway 207 junction. Named for Hat Rock, the basalt landmark noted by Lewis and Clark during their historic exploration of the Pacific Northwest. Recreational activities include picnicking, sightseeing, hiking, fishing, boating and camping. Hat Rock Campground is located within the Park but is privately owned and operated.	The Hat Rock State Park's entrance is approx. 0.5 mile north of the existing transmission line.

Facility Manager and Name	Facility Description	Location in Relationship to Proposed Project
Private Recreation Areas McNary Yacht Club	Privately owned and operated facility located on the south shore of Lake Wallula, approx. 8.0 miles east of the City of Umatilla and 1.3 miles north of U.S. Highway 730 in Oregon. Encompasses approx. 4 acres accessed by Hat Rock Road. Consists of a marina (privately owned and open to club members only) and boat launch (open to the public).	The McNary Yacht Club is located approx. 1.5 miles north of the right-of-way.
Private Recreation Areas Walla Walla Yacht Club	Privately owned and operated facility located on the east shore of Lake Wallula at Port Kelley, Washington. The facility's marina and boat launch are open to club members only.	The Walla Walla Yacht Club is approx. 1.2 miles west of the transmission line right-of-way.
Port of Walla Walla Port Kelley	Located on the east shore of Lake Wallula along U.S. Highway 730, approx. 3.5 miles south of Wallula Junction, Washington.	Port Kelley is located approx. 1.25 miles west of the transmission line right-of-way.
Port of Umatilla Umatilla Marina Park	A 14-acre area located along the south shore of Lake Wallula, approx. 0.4 mile east of the City of Umatilla, Oregon, on Third Avenue. Recreation opportunities offered include camping, boating, and various day-use and picnic areas.	The Umatilla Marina Park is located approx. 1.5 miles northwest of the transmission line right-of-way.
Private Recreation Areas Wallula Gap National Natural Landmark	Wallula Gap is a 4,400-acre site located in Washington and is the largest and most significant of the several large water gaps in the Columbia River Basin. Wallula Gap is a relatively narrow, steep-sided gorge of the Columbia River formed by the floodwaters of glacial Lake Missoula. It is more than 1 mile long, beginning just south of the Wallula Junction. The Wallula Gap is designated as a National Natural Landmark (NNL) (a nationally significant natural area that is one of the best examples of a biotic community or geologic feature in its physiographic province). The Wallula Gap is primarily in private ownership, although the federal General Services Administration deeded a 218-acre parcel to Walla Walla County in 1984. There are no developed recreation sites in Wallula Gap NNL, although a small gravel parking area on the county parcel provides access to a trail that climbs two basalt towers known as Twin Sisters.	The Wallula Gap NNL area is approx. 3 miles west of the transmission line right-of-way.
Unknown Management Fort Walla Walla Historical Roadside Park	Located along the west side of U.S. Highway 12 across from Wallula. Commemorates the location of historic Fort Walla Walla and its role in the fur trade in the early 1800s.	Fort Walla Walla Historical Roadside Park is approx. 2.5 miles west of the transmission line right-of-way.

**Table 3.10-3. Right-of-Way Land Use Types and Acreage**

State	Land Use Type	Acreage
OR	Small Grains	73
OR	Shrubland	713
OR	Grasslands/Herbaceous	19
OR	Fallow	5
OR	Pasture/Hay	186
OR	Low Intensity Residential	30
OR	Commercial/Industrial/Transportation	17
OR	Emergent Herbaceous Wetlands	1
OR	Woody Wetlands	2
WA	Pasture/Hay	59
WA	Shrubland	396
WA	Grasslands/Herbaceous	37
WA	Commercial/Industrial/Transportation	1
WA	Row Crops	26
WA	Small Grains	34

Source: USGS/USEPA National Land Cover Data

**Table 3.10-4. Impacts to Land Use Types from Tower and Conductor Construction**

Land Uses	Standard Towers (1,150 ft average span)			Standard Towers + Alternate Towers (1,500 ft average span)				Pulling and Reeling Sites
	No. Towers	Acres Disturbed		No. Towers		Acres Disturbed		Acres Disturbed
		Temporary	Permanent	Standard	Alternate	Temporary	Permanent	Temporary
Small Grains	27	6.8	1.4	0	21	5.3	1.1	2.9
Shrubland/ Grassland/ Herbaceous	98	24.5	4.9	54	40	23.5	4.7	10.7
Pasture/Hay/ Row Crops/ Fallow	29	7.3	1.5	25	0	6.3	1.3	3.2
Low Intensity Residential	2	0.5	0.1	2	0	0.5	0.1	0.2
Commercial/ Industrial/ Transportation	2	0.5	0.1	2	0	0.5	0.1	0.2
Emergent Herbaceous Wetlands	5	1.3	0.3	2	0	0.6	0.2	0.4
<b>Total</b>	<b>163</b>	<b>40.8</b>	<b>8.2</b>	<b>85</b>	<b>61</b>	<b>36.5</b>	<b>7.3</b>	<b>17.8</b>

Notes:  
 Temporary impact = 0.25 acre/tower  
 Permanent impact = 0.05 acre/tower  
 Pulling and reeling temporary disturbance = 1 acre/2 miles along the transmission line (acreage estimated by prorating abundance of each land use within the transmission line right-of-way).