

Southgate at East Bay Mitigation Area Location

LAKE

Lakeview ROAD

Flowing Well

Boat Harbor Park

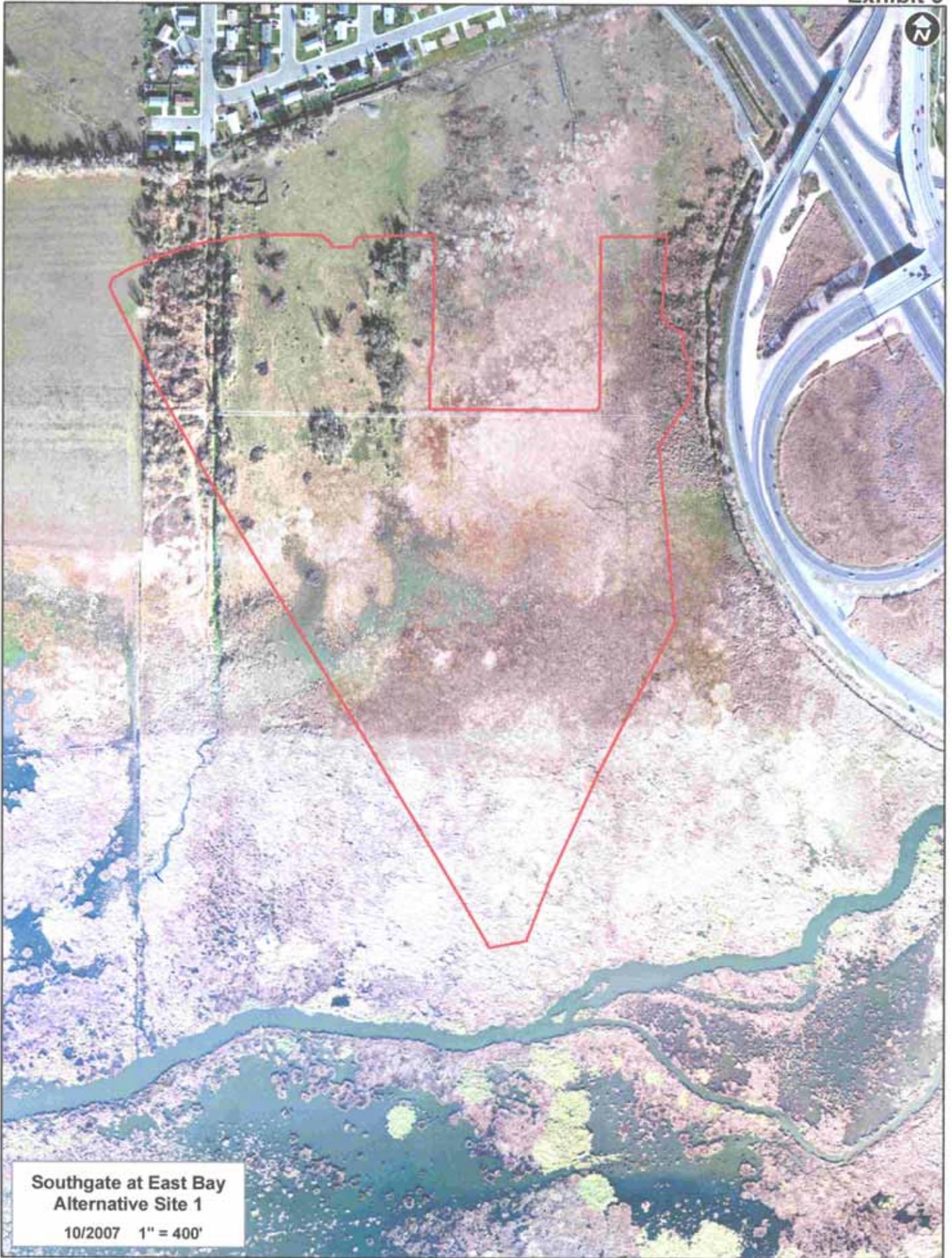
Mobile Home Park

Utah Lake State Park

Amelia Earhart



Southgate at East Bay
Alternative Site Location Map
10/2007 1" = 950'



Southgate at East Bay
Alternative Site 1

10/2007 1" = 400'



**Southgate at East Bay
Alternative Site 2**

10/2007 1" = 400'



Southgate at East Bay
Alternative Site 3

10/2007 1" = 400'

ALTERNATIVES ANALYSIS

The Provo City “**Alternative 1 – Impact Minimization and Avoidance Alternative**” represents the proposed golf course property development scenario designed to minimize/avoid impacts to jurisdictional wetlands and “water’s of the U.S” to the maximum extent possible (Exhibit 2). By choosing to redevelop the western portion of the City-owned golf course property, potential impacts to high quality wetlands and special aquatic sites have been significantly avoided and minimized. Provo City is limited in available commercial development sites as only two off-ramps exist within the city limits with access to I-15.

Review of three alternative sites in close proximity to the I-15/University Avenue exit indicated significant impacts to high quality jurisdictional wetlands and “water’s of the U.S.” would occur as a result of developing any of these sites (Exhibit 4). Each of the three alternative sites are comprised almost entirely of jurisdictional wetlands and “water’s of the U.S.” and would require filling approximately 30-50 acres of contiguous, high quality wetlands at each site. Redevelopment of the City-owned golf course property is the most financially practicable alternative and the least environmental damaging alternative. Additionally, a majority of project impacts will be to low quality fringe wetland vegetation existing along steep concrete banks of constructed open water bodies and altered channels.

Alternative Site 1 – Alternative Site 1 occurs within private agricultural and State-owned lands and is presently not for sale. Additionally, the property is not accessible from I-15 or any other public roads (Exhibit 5). The site is undeveloped and is dominated by high quality emergent marsh, wet meadow, and riverine habitat. Wetlands within this area are contiguous with the Utah Lake Provo Bay ecosystem and provide high functional values and high quality wildlife habitat. Development of this property would likely result in the impact of 30-40 acres of jurisdictional wetlands and “water’s of the U.S”. Alternative Site 1 would not be financially feasible either in terms of development or in terms of mitigation options and does not represent the least environmental damaging alternative.

Alternative Site 2 – Alternative Site 2 occurs within City-owned land; however, it is a designated Provo City airport wetland mitigation site (Exhibit 6). This area has no direct access to I-15 and is designated as a perpetual wetland easement. The mitigation area is comprised of high quality emergent marsh, wet meadow, and open water habitat. Wetlands within this area are also contiguous with the Utah Lake Provo Bay ecosystem and provide valuable wetland functions and quality wildlife habitat. Development of this property would likely result in the impact of 40-50 acres of jurisdictional wetlands and “water’s of the U.S”. Alternative Site 2 would not be financially feasible either in terms of development or in terms of mitigation options and does not represent the least environmental damaging alternative.

Alternative Site 3 – Alternative Site 3 occurs within private property and is not for sale (Exhibit 7). The property serves as a perimeter buffer for the large industrial complex and is comprised of fallow fields and wetlands. Property access is limited by railroad tracks along the west and north boundaries. This area is also somewhat contiguous with the Utah Lake Provo Bay ecosystem and provides valuable wetland functions and wildlife habitat. Development of this property would likely result in the impact of 20-30 acres of jurisdictional wetlands. Alternative Site 3 would not be financially feasible either in terms of development or in terms of mitigation options and does not represent the least environmental damaging alternative.

Table 1. Southgate at East Bay Development Unavoidable Jurisdictional Wetland and “Waters of the U.S.” Impacts

Wetland Classification	East Bay Golf Course Pond and Other Impact Areas								
	P2	P3	P4	P5	P9	P10	P11	UDOT	SW Channel
PEMC									
PEMF	0.22	0.13	0.03		0.1	0.57	0.01	1.58	
PSS/EMF			0.21						
PSSF									
OW			0.31 ¹	2.44 ¹				0.84 ¹	
RF									0.29
PABGF									0.45 ¹
Total Direct Impacts (Ac)	0.22	0.13	0.55	2.44	0.1	0.57²	0.01²	2.42	0.74
<i>Summary</i>									
Total Direct Unavoidable Impacts = 7.18 Acres									

1 - “Waters of the U.S.”

2 - East Bay Golf Course Phase 2 Area Impacts

Wetland Classification Acronyms

PEMC – Palustrine Emergent Seasonally Flooded (Emergent Marsh)

PEMF – Palustrine Emergent Semipermanently Flooded (Emergent Marsh)

PSS/EMF – Palustrine Scrub-Shrub/Emergent Semipermanently Flooded (Scrub Shrub/Emergent Marsh)

PSSF – Palustrine Scrub-Shrub Semipermanently Flooded (Scrub Shrub)

OW – Open Water

RF – Riparian Forest

PABGF – Palustrine Aquatic Bed Intermittently Exposed Semipermanently Flooded (Riparian Channel)