ROVER PIPELINE
An ENERGY TRANSFER Company

ROVER PIPELINE LLC

Rover Pipeline Project

RESOURCE REPORT 8
Land Use, Recreation, and Aesthetics

FERC Docket No. CP15-___-000

February 2015

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LIST OF ACRONYMS

ACEP	Agricultural Conservation Easement Program
ATFS	American Tree Farm System
ATWS	additional temporary workspace
BLM	Bureau of Land Management
CAUV	Current Agricultural Use Value
CREP	Conservation Reserve Enhancement Program
CGT	Columbia Gas Transmission
CRP	Conservation Reserve Program
FERC	Federal Energy Regulatory Commission
FOSPP	Farmland and Open Space Preservation Program
FRPP	Farm and Ranchland Protection Program
FSA	Farm Service Agency
GRP	Grassland Reserve Program
HDD	horizontal directional drill
hp	Horsepower
MCFP	Michigan Commercial Forest Program
MCL	Michigan Compiled Laws
MDNR	Michigan Department of Natural Resources
MFLP	Michigan Forest Legacy Program
MFSP	Michigan Forest Stewardship Program
MIGDL	Michigan Geographic Data Library
MLV	mainline valve
MP	Milepost
NGA	Natural Gas Act
NCNST	North Country National Scenic Trail
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRI	Nationwide Rivers Inventory
OFTL	Ohio Forest Tax Law
OGRIP	Ohio Geographically Referenced Information Program
OHDOT	Ohio Department of Transportation
OHEPA	Ohio Environmental Protection Agency
ORSB	Ohio River Scenic Byway
Rover Plan	Rover's Upland Erosion Control, Revegetation, and Maintenance Plan
Rover Procedures	Rover's Waterbody and Wetland Construction and Mitigation Procedures
Project	Rover Pipeline Project
PAD	Protected Areas Database
PASDA	Pennsylvania Spatial Data Access
RA	Recreation Area
Rover	Rover Pipeline LLC

SFI	Sustainable Forestry Initiative
U.S.	United States
USDOT	U.S. Department of Transportation
USEPA	U.S. Environmental Protection Agency
USFS	U.S. Forest Service
USGS	U.S. Geological Survey
VSAT	Very small aperture terminal
WA	Wildlife Area
WMA	Wildlife Management Area
WNF	Wayne National Forest
WRP	Wetland Reserve Program
WVDNR	West Virginia Division of Natural Resources
WVFSP	West Virginia Forest Stewardship Program
WVGIS	West Virginia GIS Technical Center

RESOURCE REPORT 8--LAND USE, RECREATION, AND AESTHETICS	
Filing Requirement	**Location in Environmental Report**
• Describe the width and acreage requirements of all construction and permanent rights-of-way and the acreage required for each proposed plant and operational site, including injection or withdrawal wells. (§ 380.12 (j) (1))	Section 8.1 and Resource Report 1, Section 1.4.1
(i) List, by milepost, locations where the proposed right-of-way would be adjacent to existing rights-of-way of any kind. (§ 380.12 (j) (1))	Resource Report 1, Table 1A-1 in Appendix 1A
(ii) Identify, preferably by diagrams, existing rights-of-way that would be used for a portion of the construction or operational right-of-way, the overlap and how much additional width would be required. (§ 380.12 (j) (1))	Volume IIB, Attachment 1B
(iii) Identify the total amount of land to be purchased or leased for each aboveground facility, the amount of land that would be disturbed for construction and operation of the facility, and the use of the remaining land not required for project operation. (§ 380.12 (j) (1))	Section 8.1.2.2 and Table 8A-2 in Appendix 8A
(iv) Identify the size of typical staging areas and expanded work areas, such as those at railroad, road, and waterbody crossings, and the size and location of all pipe storage yards and access roads. (§ 380.12 (j) (1))	Section 8.1.2
• Identify, by milepost, the existing use of lands crossed by the proposed pipeline, or on or adjacent to each proposed plant and operational site. (§ 380.12 (j) (2))	Table 8.1-1; Table 8A-1 in Appendix 8A
• Describe planned development on land crossed or within 0.25 mile of proposed facilities, the time frame (if available) for such development, and proposed coordination to minimize impacts on land use. Planned development means development which is included in a master plan or is on file with the local planning board or the county. (§ 380.12 (j) (3))	Section 8.3
• Identify, by milepost and length of crossing, the area of direct effect of each proposed facility and operational site on sugar maple stands, orchards and nurseries, landfills, operating mines, hazardous waste sites, state wild and scenic rivers, state or local designated trails, nature preserves, game management areas, remnant prairie, old-growth forest, national or state forests, parks, golf courses, designated natural, recreational or scenic areas, or registered natural landmarks, Native American religious sites and traditional cultural properties to the extent they are known to the public at large, and reservations, lands identified under the Special Area Management Plan of the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, and lands owned or controlled by Federal or state agencies or private preservation groups. Also identify if any of those areas are located within 0.25 mile of any proposed facility. (§ 380.12 (j) (4))	Sections 8.1.3 and 8.4, and Table 8A-4 in Appendix 8A

RESOURCE REPORT 8--LAND USE, RECREATION, AND AESTHETICS	
Filing Requirement	**Location in Environmental Report**
• Identify, by milepost, all residences and buildings within 50 feet of the proposed pipeline construction right-of-way and the distance of the residence or building from the right-of-way. Provide survey drawings or alignment sheets to illustrate the location of the facilities in relation to the buildings. (§ 380.12 (j) (5))	Section 8.1.3.4 and Table 8A-3 in Appendix 8A
• Describe any areas crossed by or within 0.25 mile of the proposed pipeline or plant and operational sites which are included in, or are designated for study for inclusion in: The National Wild and Scenic Rivers System (16 U.S.C. 1271); The National Trails System (16 U.S.C. 1241); or a wilderness area designated under the Wilderness Act (16 U.S.C. 1132). (§ 380.12 (j) (6))	Section 8.4.1
• For facilities within a designated coastal zone management area, provide a consistency determination or evidence that the applicant has requested a consistency determination from the state's coastal zone management program. (§ 380.12 (j) (7))	Section 8.4.5
• Describe the impact the project will have on present uses of the affected area as identified above, including commercial uses, mineral resources, recreational areas, public health and safety, and the aesthetic value of the land and its features. Describe any temporary or permanent restrictions on land use resulting from the project. (§ 380.12 (j) (8))	Sections 8.1, 8.3, 8.4, and 8.5
• Describe mitigation measures intended for all special use areas identified under paragraphs (j)(2) through (6) of this section. (§ 380.12 (j) (9))	Sections 8.1, 8.3, 8.4, and 8.5
• Describe proposed typical mitigation measures for each residence that is within 50 feet of the edge of the pipeline construction right-of-way, as well as any proposed residence-specific mitigation. Describe how residential property, including for example, fences, driveways, stone walls, sidewalks, water supply, and septic systems, would be restored. Describe compensation plans for temporary and permanent rights-of-way and the eminent domain process for the affected areas. (§ 380.12 (j) (10))	Section 8.1.3.4 and Volume IIB, Attachment 8A
• Describe measures proposed to mitigate the aesthetic impact of the facilities especially for aboveground facilities such as compressor or meter stations. (§ 380.12 (j) (11))	Section 8.5
• Demonstrate that applications for rights-of-way or other proposed land use have been or soon will be filed with Federal land-management agencies with jurisdiction over land that would be affected by the project. (§ 380.12 (j) (12))	Not Applicable

8.0 LAND USE, RECREATION, AND AESTHETICS

Rover Pipeline LLC (Rover) is seeking authorization from the Federal Energy Regulatory Commission (FERC) pursuant to Section 7(c) of the Natural Gas Act (NGA) to construct, own, and operate the proposed Rover Pipeline Project (Project). The Rover Pipeline Project is a new natural gas pipeline system that will consist of approximately 711.2 miles of Supply Laterals and Mainlines, 10 compressor stations, and associated meter stations and other aboveground facilities that will be located in parts of West Virginia, Pennsylvania, Ohio, and Michigan. The Project will include approximately 509.1 miles of proposed right-of-way, extending from the vicinity of New Milton, Doddridge County, West Virginia to the vicinity of Howell, Livingston County, Michigan, and will include approximately 202.1 miles of dual pipelines.

The Project will consist of the following components and facilities:

- Supply Laterals:
  - eight supply laterals consisting of approximately 199.7 miles of 24-, 30-, 36-, and 42-inch-diameter pipeline in West Virginia, Pennsylvania, and Ohio,
  - two parallel supply laterals, each consisting of approximately 18.8 miles (for a total of approximately 37.6 miles) of 42-inch-diameter pipeline (Supply Connector Lateral Line A and Line B) in Ohio,
  - approximately 72,645 horsepower (hp) at six new compressor stations to be located in Doddridge and Marshall counties, West Virginia; Washington County, Pennsylvania; and Noble, Monroe, and Harrison counties, Ohio, and
  - two new delivery, 11 new receipt, and two bidirectional meter stations on the Supply Laterals.

- Mainlines A and B:
  - approximately 190.6 miles of 42-inch-diameter pipeline (Mainline A) in Ohio,
  - approximately 183.3 miles of parallel 42-inch-diameter pipeline (Mainline B) in Ohio,
  - approximately 114,945 hp at three new compressor stations to be located in Carroll, Wayne, and Crawford counties, Ohio, and
  - two new delivery meter stations in Defiance County, Ohio.

- Market Segment:
  - approximately 100.0 miles of 42-inch diameter pipeline in Ohio and Michigan,
  - approximately 25,830 hp at one new compressor station to be located in Defiance County, Ohio, and
  - two new delivery meter stations in Washtenaw and Livingston counties, Michigan.

Resource Report 8 classifies and quantifies all land affected by construction and operation of the Project. This report also addresses the Project's effect on public lands, special interest areas, recreational areas, transportation corridors, residential and commercial development, and visual resources.

8.1 LAND USE

8.1.1 Existing Land Use

Land affected by the Project has been classified into seven main land use categories as defined below:

- Forest/Woodland –upland and wetland forest;
- Agricultural Land – active hayfields, cultivated land, and specialty crops;
- Open Land – utility rights-of-way, open fields, vacant land, herbaceous and scrub-shrub uplands, non-forested lands, and emergent and scrub-shrub wetlands;
- Residential Land – existing developed residential areas. This may include large developments, low, medium, and high-density residential neighborhoods, urban/suburban residential, multi-family residences, ethnic villages, residentially zoned areas that have been developed, or short segments of the route at road crossings with homes near the route alignment;
- Industrial/Commercial Land – manufacturing or industrial plants, paved areas, landfills, mines, quarries, electric power or natural gas utility facilities, developed areas, roads, railroads and railroad yards, and commercial or retail facilities;
- Open Water – water crossings visible on aerial photography; and
- Other – miscellaneous special land use areas (*e.g.*, land associated with schools, parks, places of worship, cemeteries, sport facilities, campgrounds, golf courses, ball fields, etc.).

Table 8.1-1 summarizes land use classifications crossed by the pipelines as further detailed in Table 8A-1 in Appendix 8A.

8.1.2 Land Use Affected During Project Construction and Operation

The Project will result in the temporary disturbance to existing land use during construction and, to a lesser degree, in the future during operation and maintenance of the Project. Land requirements by land use classification are provided in Table 8A-2 in Appendix 8A. A total of approximately 9,515.9 acres of land will be disturbed during construction of the Project, including construction work areas for installation of the pipelines and aboveground facilities, access roads, and contractor yards. Following construction, a total of approximately 3,509.6 acres will be retained for operation of the Project, including 3,340.8 acres for the pipeline easements, 168.75 acres for the aboveground facilities (including 7.1 acres associated with mainline valves (MLVs) located within the pipeline permanent right-of-way), and 22.2 acres for permanent access roads.

TABLE 8.1-1
Summary of Land Uses Crossed by the Pipeline Facilities

Facility Type/Facility	Forest/ Woodland[1]		Agricultural [2]		Open Land [3]		Residential [4]		Industrial/ Commercial [5]		Open Water [6]		Other [7]		Total
	Miles	%	Miles	%	Miles	%	Miles	%	Miles	%	Miles	%	Miles	%	Miles
Supply Laterals															
Sherwood Lateral	43.8	81.0%	7.5	13.8%	2.2	4.2%	0.1	0.2%	0.0	0.0%	0.4	0.8%	0.0	0.0%	54.0
CGT Lateral	5.5	96.2%	0.1	1.6%	0.1	2.1%	0.0	0.1%	0.0	0.0%	0.0	0.0%	0.0	0.0%	5.7
Seneca Lateral	15.2	59.1%	8.4	32.9%	2.0	7.8%	0.0	0.2%	0.0	0.0%	0.0	0.0%	0.0	0.0%	25.6
Berne Lateral	3.1	82.9%	0.5	13.1%	0.1	4.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	3.7
Clarington Lateral	13.7	42.0%	14.2	43.6%	4.7	14.3%	0.0	0.1%	0.0	0.0%	0.0	0.1%	0.0	0.0%	32.6
Majorsville Lateral	18.6	77.8%	3.3	13.7%	1.7	7.1%	0.1	0.3%	0.0	0.0%	0.2	1.1%	0.0	0.0%	23.9
Cadiz Lateral	0.4	14.1%	2.0	68.3%	0.5	17.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	2.9
Burgettstown Lateral	32.4	63.2%	15.0	29.3%	3.0	5.9%	0.3	0.6%	0.0	0.0%	0.3	0.5%	0.3	0.6%	51.3
Supply Connector A and B	12.5	66.4%	5.0	26.4%	1.3	7.1%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	18.8
Supply Laterals Subtotal:	*145.0*	66.3%	*56.0*	25.6%	*15.7*	7.2%	*0.6*	0.3%	*0.0*	0.0%	*0.9*	0.4%	*0.3*	0.1%	218.5
Mainlines															
Mainline A and B	23.2	12.2%	157.9	82.8%	7.5	3.9%	1.1	0.6%	0.0	0.0%	0.9	0.5%	0.0	0.0%	190.6
Market Segment	17.8	17.8%	76.1	76.1%	3.7	3.7%	0.9	0.9%	0.0	0.0%	0.2	0.2%	1.3	1.3%	100.0
Mainlines Subtotal:	*41.0*	14.1%	*234.0*	80.5%	*11.2*	3.9%	*2.0*	0.7%	*0.0*	0.0%	*1.1*	0.4%	*1.3*	0.4%	290.6
Total	**186.0**	**36.5%**	**290.0**	**57.0%**	**26.9**	**5.3%**	**2.6**	**0.5%**	**0.0**	**0.0%**	**2.0**	**0.4%**	**1.6**	**0.3%**	**509.1**

Source: National Land Cover Database (http://www.mrlc.gov/nlcd2011.php) with miscellaneous special use areas determined using available data and photo interpretation.

1 Upland and wetland forest.
2 Active hayfields, cultivated land, and specialty crops.
3 Utility rights-of-way, open fields, vacant land, herbaceous and scrub-shrub uplands, non-forested lands, emergent and scrub-shrub wetlands.
4 Existing developed residential areas. This may include large developments, low, medium, and high density residential neighborhoods, urban/suburban residential, multi-family residences, ethnic villages, residentially zoned areas that have been developed or short segments of the route at road crossings with homes near the route alignment;
5 Commercial, manufacturing or industrial plants, paved areas, landfills, mines, quarries, electric power or natural gas utility facilities, developed areas, roads, railroads and railroad yards, and commercial or retail facilities;
6 Water crossings visible on aerial photography; and
7 Miscellaneous special use areas (*e.g.*, land associated with schools, parks, places of worship, cemeteries, sports facilities, camp grounds, golf courses, ball fields, etc.). Specifically, this includes the Mountain View and Timber Trace Golf Courses (see Table 8A-4 in Appendix 8A)

8.1.2.1 Pipelines

The pipelines will be installed as a moving assembly line as described in Section 1.6.1 of Resource Report 1. The construction right-of-way will consist of a construction work area including the temporary construction right-of-way, additional temporary workspace (ATWS), and permanent easement. The width of the construction right-of-way will range from 75 to 150 feet depending on site-specific conditions as described in Section 1.4.1 of Resource Report 1.

ATWS typically ranges from 10 to 50 feet by 50 to 250 feet for road and smaller stream or wetland crossings, with larger areas needed at pipe tie-ins, at horizontal directional drill (HDD) entry and exit points, at foreign pipeline or other utility crossings, and for staging and fabrication of drag sections. The location, description, and justification for all of the ATWS along the pipeline segments are provided in Table 1A-3 in Appendix 1A of Resource Report 1.

Other areas that will be disturbed by construction include temporary and permanent access roads that will be used to access the construction work areas and temporary contractor yards. Table 1A-4 in Appendix 1A of Resource Report 1 lists permanent and temporary access roads associated with the Project. Table 1A-5 in Resource Report 1 lists contractor storage yards proposed for the Project.

To the extent practicable, the Project pipelines will be constructed parallel and adjacent to other existing pipelines or utility lines. Table 1A-1 in Appendix 1A of Resource Report 1 lists the locations where the Project pipelines will be installed adjacent to other existing pipeline or powerline rights-of-way, the operator, and the width of the existing permanent rights-of-way where known.

Following construction, all construction work areas will be restored and revegetated. Rover will retain a 50-foot-wide permanent easement for operation of a single pipeline and a 60-foot-wide permanent easement for operation of the Supply Connector A and B and Mainlines A and B pipelines.

8.1.2.2 Aboveground Facilities

In addition to the pipeline, the Project includes the following aboveground facilities:

- ten compressor stations;
- nineteen meter stations, eleven of which will be installed within the new compressor stations;
- six tie-in sites; and
- other associated aboveground facilities, including MLVs and launchers and receivers that will be installed at the compressor or meter station sites, or along the permanent pipeline right-of-way.

Rover will purchase land for the compressor station and other aboveground facilities that will include sufficient land for the facilities and additional buffer areas. Plot plans for the compressor stations are included in Volume III, Attachment 1A. Construction and operational impacts associated with each aboveground facility are provided on Table 8A-2, Appendix 8A. Construction acreage includes the area that Rover anticipates will be required to construct the facility and the acreage included in the Operation

category will be enclosed within the permanent fence. Acreage included in the site descriptions below include the total acreage being purchased for the sites, and is not limited to the operational or construction acreage shown in Table 8A-2 in Appendix 8A.

Compressor Stations

The Sherwood Compressor Station will be located at milepost (MP) 0.0 on the Sherwood Lateral in Doddridge County, West Virginia. The 136.09-acre site consists of forest (108.90 acres), agriculture (18.64 acres), and open land (8.56 acres). Access to the site will be via a new permanent access road off of County Route 18/6.

The Seneca Compressor Station will be located at MP 0.0 on the Seneca Lateral in Noble County, Ohio. The 44.08-acre site consists of forested areas (37.31 acres), agricultural (3.65 acres), and open land (3.12 acres). Access to the site will be via a new permanent access road off of Ohio Route 146.

The Clarington Compressor Station will be located at MP 0.4 on the Clarington Lateral in Monroe County, Ohio. The 114.99-acre site consists mostly of forest (81.75 acres), along with agricultural (25.23 acres), and open land (8.01 acres). Access to the site will be via a new permanent access road off of German Ridge Road.

The Majorsville Compressor Station will be located at MP 1.1 on the Majorsville Lateral in Marshall County, West Virginia. The 37.35-acre site consists mostly of forest (33.63 acres) and open land (3.72 acres). Access to the site will be via a new permanent access road off of County Route 32.

The Cadiz Compressor Station will be located at MP 0.0 on the Cadiz Lateral in Harrison County, Ohio. The 28.16-acre site consists entirely of agricultural land. Access to the site will be via a new permanent access road off of Industrial Park Drive.

The Burgettstown Compressor Station will be located at MP 0.0 on the Burgettstown Lateral in Washington County, Pennsylvania. The 15.68-acre site consists mostly of open land (14.63 acres) as well as forest (1.05 acres). Access to the site will be via a new permanent access road off of Point Pleasant Road.

Mainline Compressor Station 1 will be located at MP 18.8 on the Mainlines A and B in Carroll County, Ohio. The 54.89-acre site consists mostly of agriculture (38.09 acres), as well as forest (14.49 acres) located in the northeast portion of the site, and open land (2.31 acres). Access to the site will be via a new permanent access road off of Azalea Road.

Mainline Compressor Station 2 will be located at MP 77.3 on the Mainlines A and B in Wayne County, Ohio. The 46.32-acre site consists of agriculture (44.17 acres) and open land (2.15 acres). Access to the site will be via a new permanent access road off of South Elyria Road.

Mainline Compressor Station 3 will be located at MP 127.9 on the Mainline in Crawford County, Ohio. The 38.23-acre site consists of agricultural (38.20 acres) and open land (0.03 acre). Access to the site will be via a new permanent access road off of Albaugh Road.

The Defiance Compressor Station will be located at MP 0.0 on the Market Segment in Defiance County, Ohio. The 28.40-acre site consists of agriculture (23.60 acres) and open land (4.80 acres). Access to the site will be via a new permanent access road off of Ohio Route 66.

Receipt and Delivery Meters

Eleven of the receipt and delivery meter stations will be installed within the new compressor stations. The remaining eight meter station stations will be installed adjacent to the permanent pipeline right-of-way on land that will be acquired for operation of these facilities.

The Columbia Gas Transmission (CGT) Meter Station will be located at MP 5.7 on the CGT Lateral in Doddridge County, West Virginia. The 1.86-acre site consists of agriculture (1.78 acres) and open land (0.08 acres). Access to the site will be via County Route 3/7.

The Berne Meter Station will be located at MP 0.0 on the Berne Lateral in Monroe County, Ohio. The 3.34-acre site consists of agriculture (2.97 acres) and forested land (0.37 acres). Access to the site will be via County Route 44.

The Hall Meter Station will be located at MP 3.7 on the Seneca Lateral in Monroe County, Ohio. The 2.03-acre site consists of open land (1.75 acres) and forest (0.28 acres). Access to the site will be via Ohio Route 78.

The Gulfport Meter Station will be located at MP 21.9 on the Seneca Lateral in Monroe County, Ohio. The 1.21-acre site consists of agriculture (0.94 acres), forest (0.20 acres), and open land (0.07 acres). Access to the site will be via Township Highway 2192.

The Majorsville Meter Station will be located at MP 0.0 on the Majorsville Lateral in Marshall County, West Virginia. The 4.00-acre site consists of forest (3.02 acres) and open land (0.98 acres). Access to the site will be via Township Highway 2192.

The ANR Meter Station will be located at MP 208.9 on Mainline A in Defiance County, Ohio. The 12.79-acre site consists of agricultural land (11.96 acres) and open land (0.83 acres). Access to the site will be from State Route 66.

The Consumers Energy Meter Station will be located at MP 67.6 on the Market Segment in Washtenaw County, Michigan. The 2.32-acre site consists of land classified as agriculture. Access to the site will be via a farm road off of Reno Road.

The Vector Meter Station will be located at MP 100.0 on the Market Segment in Livingston County, Michigan. The 9.62-acre site consists of agricultural land (8.73 acres) and open land (0.89 acres). Access to the site will be from West Mason Road.

Tie-In Sites

Tie-in locations will be located at the intersection of the CGT and Sherwood Laterals; Sherwood and Seneca Laterals; Majorsville and Clarington Laterals; Clarington, Cadiz and Supply Connector Laterals; Burgettstown and Supply Connector Laterals; and the end of Mainline B (Mainline B Receiver Site). Each site will include a MLV and receiver.

The CGT Tie-In Site will be located at MP 0.0 of the CGT Lateral in Doddridge County, West Virginia. The 0.40-acre site consists entirely of forest. Access to the site will be via County Route 20.

The Sherwood Tie-In Site will be located at MP 54.1 of the Sherwood Lateral (MP 16.7 of the Seneca Lateral) in Monroe County, Ohio. The 1.91-acre site consists of agriculture (1.35 acres) and open land (0.56 acres). Access to the site will be via Trembly Ridge Road.

The Majorsville Tie-In Site will be located at MP 23.9 of the Majorsville Lateral (MP 11.7 of the Clarington Lateral) in Belmont County, Ohio. The 4.13-acre site consists of forest (3.14 acres), open land (0.67 acres), and agriculture (0.32 acres). Access to the site will be via Ok Road.

The Cadiz Tie-In Site will be located at MP 32.6 of the Clarington Lateral (MP 2.9 of the Cadiz Lateral and MP 0.0 of the Supply Connector) in Harrison County, Ohio. The 4.21-acre site consists of agriculture (3.10 acres), open land (0.93 acres), and forest (0.18 acres). Access to the site will be via Kanoski Road.

The Burgettstown Tie-In Site will be located at MP 51.3 of the Burgettstown Lateral (MP 18.4 of the Supply Connector) in Carroll County, Ohio. The 1.50-acre site is forested. Access to the site will be via a farm road off of Cortez Road.

The Mainline B Receiver Site will be located at MP 202.1 of Mainlines A and B, and is located at the end of Mainline B in Defiance County, Ohio. The 1.16-acre site consists of agriculture (0.98 acres) and open land (0.18 acres). Access to the site will be via Egler Road.

MLVs and Launchers/Receivers

The MLVs required for the Project are listed in Resource Report 1, Appendix 1A, Table 1A-2. Land used for construction of all MLVs will be located within the construction right-of-way and ATWS, or at the compressor or meter station sites. Land used for operation will be within the permanent pipeline right-of-way, or compressor or meter station sites.

Land used for construction of all launchers and receivers (pig traps) will be located completely within the construction right-of-way and ATWS, or at the compressor or meter station sites. All land used for operation will be within the Receiver/Tie-In Sites along the permanent right-of-way, or compressor or meter station sites.

8.1.3 Land Use Impacts and Mitigation

Construction of the Project will require land disturbance during installation of the facilities. Following construction, the construction work areas for the pipeline and those lands not used for operation of the aboveground facilities will be restored and revegetated. All temporary construction rights-of-way and ATWS (including land used for temporary access roads and contractor yards) will be allowed to revert to previous use.

A 50-foot-wide permanent easement will be retained for operation of one pipeline and a 60-foot-wide permanent easement will be retained for the dual pipelines (Supply Connector A and B and Mainlines A and B). Long-term impacts associated with pipeline operation include the conversion of land to industrial use for the aboveground facilities, and encumbrance of new lands for the permanent pipeline easement and the associated restrictions on future land uses. These restrictions prohibit certain types of uses from occurring within the permanent right-of-way, including the construction of any permanent aboveground structures.

Table 8.1-1 summarizes land use classifications crossed by the pipelines as further detailed in Table 8A-1 in Appendix 8A. Table 8A-2 in Appendix 8A provides the acres of various land uses affected during construction and operation of the pipeline and aboveground facilities. All construction and restoration will be done in accordance with the Rover's *Upland Erosion Control, Revegetation, and Maintenance Plan* (Rover Plan), as well as Rover's *Waterbody and Wetland Construction and Mitigation Procedures* (Rover Procedures) and other mitigation plans included in Appendix 1B in Resource Report 1.

8.1.3.1 Forest/Woodland

Forest clearing during Project construction would represent a long-term impact. Effects would be minimized where the pipelines will be located adjacent to cleared rights-of-way. Forests located within the permanent right-of-way in uplands will be permanently converted to cleared, open land. Within wetlands, trees located within 15 feet of the pipeline that have roots that could compromise the integrity of the pipeline coating may also be cut and removed from the permanent right-of-way. Forests cleared within the temporary construction right-of-way will be allowed to revegetate, although it could take 15 or more years for forest to return to pre-construction conditions.

Several forest certification programs are available in the Project area including Sustainable Forestry Initiative (SFI) Certification Program, the American Tree Farm System (ATFS), the West Virginia Forest Stewardship Program (WVFSP), the Ohio Current Agricultural Use Value (CAUV) and Ohio Forest Tax Law (OFTL) Forest Incentive Programs, the Michigan Forest Stewardship Program (MFSP), the Michigan Commercial Forest Program (MCFP), and the Michigan Forest Legacy Program (MFLP).

SFI Certified Program Participants adhere to a set of principles that address how they operate on their own lands, and how they conduct procurement practices across all ownerships. Collectively and individually, SFI Certified Program Participants promote the practice of sustainable forestry on all lands

by funding logger and forester education and encouraging private landowners to manage their forests sustainably.

The ATFS is a program for woodland owners who are committed to sustainably managing their woods for wood, water, wildlife, and recreation. Each state program is run by a diverse group of partners, such as state agencies, non-profit organizations, volunteers, foresters, and landowners.

The WVFSP offers technical and financial assistance to private landowners interested in planning and managing their forestland for multiple-use benefits, including wood products, wildlife, recreation, and aesthetics. Eligible landowners may receive up to 75 percent of the cost of developing the plan for the forested acres of the property.

Ohio offers landowners two options for the reduction of property taxes on their forestland. The CAUV program provides for reduced property taxes at varying rates based on the productivity of the soil. The OFTL program provides for a 50 percent reduction in the local tax rate on forestland. Although forestland may qualify under both laws, any given tract can be enrolled in only one program. In exchange for the tax reduction conferred by Ohio's forest property tax laws, landowners agree to manage their forestland for the production of timber and other forest products, and to abide by pertinent rules and regulations.

In Michigan, the purpose of the MFSP is to encourage nonindustrial private forest landowners to actively manage their forest to accomplish their own personal goals for their land. This voluntary program provides professional planning and technical assistance to family forest owners throughout Michigan. The MCFP provides a significant property tax reduction to private landowners as an incentive to retain and manage their forest land for long-term timber production in support of the state's forest products industry. More than 2.2 million acres of private forest land in Michigan that are owned by 1,800 landowners are enrolled in the MCFP.

The MFLP seeks to protect privately owned and environmentally significant forest land from being converted to non-forest uses. This program is strictly voluntary and involves the acquisition of land in fee ownership or rights in land through a conservation easement. If a conservation easement is acquired, the land remains in private ownership but does provide for public access. The MFLP encourages partnerships with local governments and land trusts, recognizing the important contributions that private landowners, local communities, and environmental organizations make to forest conservation efforts.

No parcels crossed by the Project have been identified to date as participating in these certification programs. If land enrolled in the programs is identified, Rover will work with the landowner and the certifying agency to minimize impacts and ensure continued participation in forest and timber protection programs.

The Project pipelines do not cross sugar maple stands, orchards or nurseries, or old growth forests. One Christmas tree farm will be crossed by Mainlines A and B between MPs 94.9 and 95.1 in Ashland County, Ohio.

8.1.3.2 Agricultural Land

In general, impacts resulting from construction through agricultural lands will be limited to loss of use during the growing season during which construction occurs. Agricultural land in counties crossed by the Project in West Virginia is used predominantly for hay (96 percent), with other significant crops consisting of alfalfa, corn, and soybeans. Agricultural land in counties crossed by the Project in Pennsylvania is used predominantly for alfalfa (85 percent), with other significant crops consisting of soybeans, corn, and hay. Agricultural land in counties crossed by the Project in Ohio is used predominantly for soybeans (45 percent) and corn (39 percent), with other significant crops consisting of winter wheat and alfalfa. Agricultural land in counties crossed by the Project in Michigan is used predominantly for soybeans (40 percent) and corn (31 percent), with other significant crops consisting of winter wheat and alfalfa.

Construction techniques for agricultural lands are described in Resource Report 1, Section 1.6.1.9. In addition, Rover has developed Agricultural Impact Mitigation Plans that will be implemented during construction and restoration of agricultural lands in Ohio and Michigan due to the predominance of agricultural land used for row crops in those states and the associated concerns with respect to maintaining soil productivity and drainage systems. In Pennsylvania and West Virginia the Plan will be implemented where the Project crosses agricultural lands. Following construction, all cropland used for the temporary construction right-of-way and ATWS would revert to prior use and agriculture will be permitted within the permanent right-of-way in accordance with applicable easement agreements. Landowners will be compensated for lost production and crop damages resulting from construction of the pipelines also in accordance with easement agreements. Rover will conduct post-construction monitoring to evaluate the revegetation within affected agricultural areas. Restoration would be considered successful in agricultural areas if crop yields within the restored construction areas are similar to adjacent undisturbed portions of the same field.

During the course of easement negotiations, Rover will work with landowners to identify the specific locations of existing agricultural drainage tiles. Rover has retained a consultant with expertise in agriculture and drainage tile systems, and intends to meet with each individual landowner to develop site-specific plans for the mitigation and restoration of agricultural lands. These site-specific mitigation plans will identify the locations of drain tile systems with respect to the pipelines, and address repair and replacement of damaged tiles, restoration of preconstruction hydrology, and post-construction monitoring.

The Farmland and Open Space Preservation Program (FOSPP), an environmental program of the Michigan Department of Agriculture and Rural Development, seeks to preserve Michigan farmland and open space through voluntary development rights agreements or conservation easements between the State and a landowner. These restrictions may be temporary or permanent and the landowners benefit primarily through the granting of certain tax benefits and exemptions for various special assessments. No parcels crossed by the Project have been identified to date as participating in this program. If land enrolled in the program is identified, Rover will work with the landowner and the FOSPP to minimize impacts and ensure continued participation in farmland and open space protection programs.

8.1.3.3 Open Land

Open land is defined as non-forested lands, pasture, maintained utility rights-of-way, and herbaceous and scrub-shrub uplands and wetlands. Rover will utilize standard overland construction techniques through open lands. In general, impacts resulting from construction through open lands will be limited to the construction period. Following construction, open lands affected by the Project will be restored to their previous use, except for limited clearing of the permanent right-of-way for operation and maintenance of the pipelines.

8.1.3.4 Residential Land

Rover has minimized the impact to residential properties by locating the pipeline in areas removed from residential uses, to the extent practicable. Residences and other buildings located within 50 feet of the construction work areas for the pipelines are identified in Table 8A-3, Appendix 8A. Site-specific residential plans for construction adjacent to residences within 50 feet of the construction work areas are provided in Appendix 8B. All structures removed or relocated will be in accordance with easement agreements negotiated with the landowner. Residences within the permanent easement and workspace will be compensated for.

Rover's land agents and contractors will coordinate with property owners before and throughout the construction process to minimize impact on landowners. Landowners will be contacted individually to notify them of the approximate time that construction will take place on their property and to keep them informed about any construction activities that may be of interest to them.

For residences located within 50 feet of construction work areas, Rover will implement the residential mitigation measures included in the Plan, as outlined below:

- reduce the construction right-of-way width, where possible, to maintain a minimum of 25 feet between the residence and the construction work area;
- install a safety fence along the edge of the construction work area adjacent to the residence for a distance of 100 feet on either side of the residence;
- preserve as many trees and as much landscaping as possible on the residential property;
- restore all lawn areas and landscaping immediately following clean-up operations, or as specified in landowner agreements;
- segregate topsoil where appropriate or as negotiated with the landowner;
- maintain utility service during construction activities; and
- construct only during daylight hours, except where special conditions dictate.

Landowners may use the right-of-way, provided this does not interfere with operation and maintenance of the pipeline. No trees will be permitted on the permanent right-of-way, as they may impair access to the pipeline and roots can damage the pipeline coating. No permanent structures, including houses, tool sheds, garages, poles, guy wires, catch basins, swimming pools, trailers, leaching fields, septic tanks, or any other objects not easily removed are permitted within the permanent right-of-way.

Residences located in proximity to compressor stations, other aboveground facilities, or at HDD sites could be affected by noise during construction and operation. Potential noise-related effects associated with these Project activities or facilities are discussed in Resource Report 9.

Rover is currently working with landowners to identify the exact locations of any septic systems and their associated drainage fields that are crossed by the construction workspace. Where impacts to these structures are unavoidable, Rover will work with the landowner to repair or relocate the system, as necessary.

8.1.3.5 Industrial/Commercial Land

Impact minimization measures used in industrial/commercial areas will include timing of construction to avoid peak use periods, maintaining access to businesses at all times, and expediting construction through these areas. Rover will coordinate directly with affected industrial/commercial landowners on an individual basis to further reduce potential adverse effects.

Rover conducted a database search to identify, to the extent feasible, properties within 0.5 mile of the Project facilities previously impacted with hazardous materials (U.S. Environmental Protection Agency (USEPA), 2015; West Virginia GIS Technical Center (WVGIS), 2015; Pennsylvania Spatial Data Access (PASDA), 2015; Ohio Geographically Referenced Information Program (OGRIP), 2015; Ohio Environmental Protection Agency (OHEPA), 2015; Michigan Geographic Data Library (MIGDL), 2015). Rover identified a brownfields property (Kaul Clay site) located approximately 350 feet south of the Burgettstown Lateral at MP 16.3.

Rover does not anticipate any significant concerns associated with hazardous materials during construction and operation of the Project facilities. Should any hazardous materials be encountered during pipeline construction, Rover will dispose of and/or mitigate for the hazardous materials in accordance with applicable regulations.

Public roads crossed by the Project pipelines include interstates, state highways, county roads, and private roads. Most public roads are paved, although some county and local roads may be maintained as gravel roads. Potential temporary effects associated with roadway crossings include disruption of traffic flows, disturbance of existing underground utilities, such as water and sewer lines, and hindrance of emergency vehicle access. There are no anticipated permanent effects on existing use of the roadways crossed by the Project pipelines.

All public roads will be crossed by conventional bore or HDD (see Table 1A-8 in Appendix 1A of Resource Report 1). In limited cases, Rover may cross public roads by open cut, where conventional bore or HDD is not practicable (e.g., in cases of extreme topographic changes on either side of a road). Use of a bore or HDD will allow for continued use of the roadways by the public and the passage of emergency vehicles. In areas where traffic volumes are high or the area is congested, Rover will employ a police detail during peak construction activities to ensure traffic flow and the safety of pedestrians and vehicles.

Private roads will be crossed using an open cut and then restored to pre-construction conditions or better. If an open-cut across a road requires extensive construction time, steel plates will be used across the trench and/or provisions will be made for temporary detours or other measures to maintain access and safe traffic flow during construction.

Rover will obtain all necessary permits for work within road rights-of-way and will coordinate with federal, state, and county transportation departments to identify any future road expansions or paving plans within areas crossed by the Project pipelines. All crossings will be constructed in accordance with site conditions and road opening permit requirements, as well as the U.S. Department of Transportation requirements regarding depth of cover. Also see discussion in Section 5.2.5.1 in Resource Report 5 regarding bonding and repair of roads if damaged during construction.

The Project pipelines will cross active and abandoned railroads. All active railroads will be crossed by conventional bore or HDD. Abandoned railroads may be crossed by open cut. Use of these crossing methods will avoid impacts to the normal operation of the active railroads.

Additional detail on road and railroad crossing construction methods is provided in Section 1.6.1.5 of Resource Report 1.

8.1.3.6 Open Water

Open water includes waterbody crossings with a visible channel on aerial photography. Major waterbody crossings and proposed crossing methods are identified in Resource Report 2, Appendix 2A, Table 2A-4. Rover will follow the Rover Procedures to limit water quality and aquatic resource impacts during and following construction. Rover will use the open-cut crossing method for the majority of the waterbody crossings. Dry-ditch waterbody crossing methods (i.e., dam and pump and flume) will be used where appropriate depending upon the actual conditions encountered at the time of construction. Navigable waters, major waterbodies, and sensitive waterbodies as identified by federal and state agencies will be crossed using HDD (see Resource Report 2 for additional discussion of waterbody crossings).

8.1.3.7 Other

Other includes miscellaneous special land use areas such as land associated with schools, parks, places of worship, cemeteries, sport facilities, campgrounds, golf courses, ball fields, etc. No other miscellaneous special land use areas will be affected by the Project; however, one golf course will be crossed via HDD, the Mountaineer Woodview Golf Course at approximately MP 15.0 along the Burgettstown Lateral, and another via conventional pipeline construction methods, the Timber Trace Golf Club at approximately MP 89.9 along the Market Segment.

8.2 LAND OWNERSHIP

The Project will not cross federal lands, but will cross properties held by state agencies (see Section 8.4) as well as private and other landowners. Table 8.2-1 provides a breakdown of the ownership of the land needed for construction of the Project.

TABLE 8.2-1
Summary of Land Ownership

Pipeline Facility	Federal		State		Private/Other	
	Acres	Miles	Acres	Miles	Acres	Miles
Supply Laterals						
Sherwood Lateral	0.00	0.0	0.00	0.0	1,016.30	54.0
CGT Lateral	0.00	0.0	0.00	0.0	77.56	5.7
Seneca Lateral	0.00	0.0	0.00	0.0	498.22	25.6
Berne Lateral	0.00	0.0	0.00	0.0	53.60	3.7
Clarington Lateral	0.00	0.0	0.00	0.0	665.88	32.6
Majorsville Lateral	0.00	0.0	0.00	0.0	355.31	23.9
Cadiz Lateral	0.00	0.0	0.00	0.0	75.21	2.9
Burgettstown Lateral	0.00	0.0	0.00	0.0	1,052.62	51.3
Supply Connector A and B	0.00	0.0	0.00	0.0	320.33	18.8
Supply Laterals Subtotal:	*0.00*	*0.0*	*0.00*	*0.0*	*4,115.04*	*218.5*
Mainlines						
Mainline A and B	0.00	0.0	0.00	0.0	3,650.61	190.6
Market Segment	0.00	0.0	22.67	1.5	1,786.63	100.0
Mainlines Subtotal:	*0.00*	*0.0*	*22.67*	*1.5*	*5,378.21*	*290.6*
Total	**0.00**	**0.0**	**22.67**	**1.5**	**9,552.28**	**509.1**

On privately-held lands, Rover will acquire appropriate easements that will give Rover the right to construct, operate, and maintain the pipelines and associated facilities within the rights-of-way. The easement negotiations between Rover and the landowner will include compensation for the fair market value of any property acquired for aboveground facilities, compensation for loss of use during construction of the pipelines, loss of nonrenewable or other resources, damage done to property during construction; and will establish allowable uses of the permanent right-of-way after construction, in accordance with applicable laws. Rover has contacted and will continue communications with all landowners crossed or affected by the Project facilities. To date, landowner communications have also included abutting landowners within 0.25 mile of the pipeline rights-of-way and within up to a mile of 1.0 mile of aboveground facilities.

8.2.1 Survey Permission

Civil, environmental, and cultural surveys along the proposed route are required to identify a reasonable route and to discover and document restrictions. Rover began contacting potentially affected landowners in the Project area in July of 2014 to notify them of the Project and attempt to acquire survey permission. Rover started the process by sending out letters to all landowners along the preliminary centerline or on

adjacent parcels introducing the Project. Rover followed this mail-out with an additional letter requesting access to the landowner's land to conduct surveys. A right-of-way agent was assigned to each centerline tract. If Rover did not receive a signed survey permit back in the mail, the right-of-way agent would call the landowner on the phone, send an email if Rover had an address, or attempt to find them at their listed home address. Rover required each respective right-of-way agent to make a minimum of five documented attempts to reach the landowner to request access for survey.

In instances that survey permission was denied, or a Rover representative was unable to make contact, the following provides a summary by state of the process that was followed and would be used in the future to obtain survey permission.

8.2.1.1 West Virginia

In West Virginia, if the landowner notification process was completed and Rover was unable to make contact, Rover sent a letter to each of the respective landowners notifying them that Rover would be entering their property to conduct surveys pursuant to West Virginia Code § 54-1-3. The notice letter also offered the landowner or the landowner's representative the opportunity to accompany the survey personnel. If a landowner affirmatively denied or obstructed entry, Rover terminated its survey activity on the property. Because of threats from contentious landowners, security personnel were utilized during survey of properties that were sent a notice letter.

If any landowners refused to provide Rover access in West Virginia, Rover intends to file a lawsuit in state court seeking an order granting Rover permission to enter the landowner's property for the purpose of conducting the survey work. The process would be to file a verified complaint along with a motion for a preliminary injunction. In the absence of an immediate and irreparable harm, the landowner would be provided with an opportunity to respond to the verified complaint and motion for preliminary injunction, and a hearing would be set based upon the availability of the court's calendar. In many West Virginia counties, the courts have set motion days. In some counties, a hearing can be obtained within 30 days. In other counties, a hearing date may not be available for 90 days. In considering Rover's motion for preliminary injunction, the court must balance: (1) the likelihood of irreparable harm to the plaintiff without the injunction; (2) the likelihood of harm to defendant with the injunction; (3) plaintiff's likelihood of success on the merits; and (4) the public interest. Rover will also be required to post a bond in an amount set by the court. The court will then rule on the motion. The court could rule at the hearing or take the matter under advisement and rule later. The date of the ruling is subject to the court's discretion, but is typically issued within 30 days of the hearing given the relative simplicity of the proceeding.

8.2.1.2 Pennsylvania

In Pennsylvania, if the landowner notification process was completed and Rover was unable to make contact, Rover has not surveyed these properties.

If landowners refuse to provide Rover survey access in Pennsylvania, Rover intends to file a lawsuit in Pennsylvania state court seeking an order granting Rover permission to enter the landowner's property for the purpose of conducting the survey studies. The process would be to file a complaint along with a motion for a preliminary injunction. Upon filing these papers, a judge would be assigned, who would then set a hearing date. The date of the hearing is subject to the court's availability. Rover expects that a hearing will be held within sixty days. At the hearing, Rover will be required to prove: (1) the relief is necessary to prevent immediate and irreparable harm that cannot be compensated by damages; (2) greater injury will occur from refusing the injunction than from granting it; (3) the injunction will restore the parties to the status quo as it existed immediately before the alleged wrongful conduct; (4) the alleged wrong is manifest, and the injunction is reasonably suited to abate it; and (5) the plaintiff's right to relief is clear. Rover will also be required to post a bond in an amount set by the court. The court will then rule on the motion. The court could rule at the hearing or take the matter under advisement and rule later. The date of the ruling is subject to the court's discretion, but is typically issued within 30 days of the hearing given the relative simplicity of the proceeding.

8.2.1.3 Ohio

In Ohio, if the landowner notification process was completed and Rover was unable to make contact, Rover sent a letter of notice to each of the respective landowners notifying them that not less than 48 hours or more than 30 days prior to the date of such entry, Rover would be entering their property to conduct surveys pursuant to Ohio Revised Code § 1723.01. The notice letter also offered the landowner his or her representative the opportunity to accompany the survey personnel. If a landowner affirmatively denied or obstructed entry, Rover terminated its survey activity on the property. Because of threats from contentious landowners, security personnel were utilized during survey of properties that were sent a notice letter.

If any landowners refused to provide Rover access in Ohio, Rover intends to file a complaint for a temporary restraining order, and a preliminary and permanent injunction. Such an action could be brought in either state or potentially federal court if the federal court agrees it raises a substantial federal question. With regard to the filing of the temporary restraining order actions, the complaint will need to be supported by an affidavit from Rover. That Rover representative should be able to testify both in an affidavit and, if necessary, at court, regarding: (1) the general background of the project; (2) the efforts made by Rover to seek access to the properties; and (3) the "irreparable harm" related to any delays the project will face if surveys cannot be completed in a timely fashion. The court generally has an initial hearing within the first few days and then will set the matter for hearing typically within 14 days thereafter.

8.2.1.4 Michigan

In Michigan, if the landowner notification process was completed and Rover was unable to make contact, Rover sent a letter to each of the respective landowners providing them with written notice not less than 5 days or more than 35 days prior to the date of entry, and explained that Rover would be entering their property between the hours of 8 a.m. and 6 p.m. to conduct surveys per Michigan Compiled Laws (MCL)

54.121-124. The notice letter also offered the landowner or the landowner's representative the opportunity to accompany the survey personnel. If a landowner affirmatively denied or obstructed entry, Rover terminated its survey activity on the property. The land surveying firm employed by Rover is registered in the State of Michigan and its employees and vehicles complied with the identification requirements of MCL. Because of threats from contentious landowners, security personnel were utilized during survey of properties that were sent a notice letter.

If any landowners refused to provide Rover access in Michigan, MCL 213.54(4) provides a mechanism for Rover to obtain a court-ordered limited license for entry.

MCL 213.54

(4) If reasonable efforts to enter under subsection (3) have been obstructed or denied, the agency may commence a civil action in the circuit court in which the property or any part of the property is located for an order permitting entry. The complaint shall state the facts making the entry necessary, the date on which entry is sought and the duration and the method proposed for protecting the defendant against damage. The court may grant a limited license for entry upon such terms as justice and equity require, including the following: (a) A description of the purpose of the entry; (b) The scope of activities that are permitted; and (c) the terms and conditions of the entry with respect to the time, place, and manner of the entry.

(5) An entry made under subsection (3) or (4) shall be made in the manner that minimizes any damage to the property and any hardship, burden, or damage to a person in lawful possession of the property.

(6) As used in this section, "environmental inspection" means the testing or inspection including the taking samples of the soil, groundwater, structures, or other materials or substances in, on or under the property for the purpose of determining whether chemical, bacteriological, radioactive, or other environmental contamination exists and, if it exists, the nature and extent of the contamination.

8.2.2 Eminent Domain

Under federal policy for natural gas that is transported for sale and crosses state lines, the pipeline system that is providing the transportation (e.g., Rover) is governed by and certificated under the NGA. Pursuant to the NGA, once (and if) the FERC issues a Certificate of Public Convenience and Necessity, Rover will be afforded the right of eminent domain. Rover's stated intent is to use this authority as little as possible – and only as a last resort – on this project.

8.3 PLANNED RESIDENTIAL/COMMERCIAL DEVELOPMENT

Planned residential or business/commercial development is defined as any development that is included in a master plan or is on file with the local planning board or county. Current and reasonably foreseeable future projects were identified from internet research of projects under review at federal and state agencies, and through contacts with county planning agencies (see Volume II, Attachment 1D) in counties crossed by the Project. To date, no planned residential or business/commercial developments have been

identified as being crossed by the Project pipelines per conversations with county and local agencies and representatives (see Attachment 1E in Volume IIB).

In general, there would be no effect to planned developments that are not crossed by the Project. Potential conflicts with these projects would be limited to temporary increases in traffic and construction vehicles on shared existing roadways used for Project access. As part of easement negotiations, Rover will address concerns regarding site access, safety, and restoration, as well as any future development plans.

8.4 PUBLIC LAND, RECREATION, AND OTHER DESIGNATED AREAS

U.S. Geological Survey (USGS) topographic maps, aerial photographs, internet searches, contacts with federal, state and local agencies, and field reconnaissance were used to identify parks, recreation areas, scenic areas, and other specially-designated areas at the federal, state, and local level in the vicinity of Project facilities. No known landfills, remnant prairie, or registered natural landmarks are crossed by the Project pipelines. Other public lands, recreational, or other designated areas that are crossed or within 0.25 mile of the construction work areas are tabulated in Table 8A-4 in Appendix 8A as discussed below.

8.4.1 Federal Lands

Rover reviewed publicly available information on websites of the National Park Service (NPS) "Find a Park" tool, National Register of Historic Places listings, Land and Water Conservation Fund grant sites, and protected NPS affiliated sites. This review determined that no National Parks, National Natural Landmarks, National Park Service Wilderness Areas, Urban Parks and Recreation Recovery Areas, or National Wild and Scenic Rivers are crossed or located within 0.25 mile of the Project facilities (Bureau of Land Management (BLM), 2015; NPS, 2009, 2015a, 2015b, 2015c, 2015d; University of Montana, 2015).

The Sherwood and Berne Laterals are located partially within the administrative boundary of the Wayne National Forest (WNF) in Monroe County, Ohio. The Sherwood Lateral crosses the WNF administrative area between approximate MPs 36.4 and 36.9, and approximate MPs 39.3 and 46.8. The Berne Lateral crosses the WNF administrative area between MP 0.0 and 1.74.

The WNF is located in the hills of southeastern Ohio and is the only national forest in Ohio. The originally forested land was cleared for agricultural and lumbering use in the late 18th and 19th century, but years of poor timbering and agricultural practices led to severe erosion and poor soil composition. The Wayne National Forest was started as part of a reforestation program (Magnus and Herman, 2008). The forest comprises three administrative and purchase units: Athens, Marietta, and Ironton. The Sherwood and Berne Laterals cross the Marietta administrative unit. Many of the lands included in the forest are former coal-mining lands, and much of this land is owned by the federal government without the mineral rights, those having been retained by former owners. As of September 2012, the forest has 240,165 acres in federal ownership within a proclamation boundary of 832,147 acres (U.S. Forest Service [USFS], 2013). National Forest Service owned lands within the WNF occur as a patchwork across the WNF's

boundaries. The Sherwood and Berne Laterals cross private land within the WNF proclamation boundary, but do not cross any land owned by the USFS (Jones, 2015). The proclamation boundary defines an area that the State of Ohio has agreed that the U.S. Government may acquire lands for the purpose of establishing a National Forest. See Volume IIB, Attachment 1D for correspondence from Richard Jones, Program Manager of the Wayne National Forest confirming that the Rover pipelines are not located on USFS owned land within the Wayne National Forest.

The National Park Service commented that the Project would cross several trails. The North Country National Scenic Trail (NCNST) is crossed by the Mainlines A and B at approximate MP 35.4 in Tuscarawas County, Ohio. At this location the NCNST is identified as Dover Zoar Road or CR 452. The Mainlines A and B will cross this road using a bore method (see Table 1A-8 in Appendix 1A of Resource Report 1) thereby avoiding impacts to the NCNST at this location. The NCNST is also crossed by the Market Segment at approximately MP 16.6 in Fulton County, Ohio. The NCNST exists as a trail at this location and impacts will be avoided by crossing the trail using a bore method.

The Buckeye Trail is crossed by the Supply Connector Lines A and B at MP 14.6 (identified as Willis Run Road), and the Mainlines A and B at MPs 24.1 (identified as Dawn Road or CR 320), 42.2, and 200.4, and the Burgettstown Lateral at MP 48.9 (identified as Autumn Road). Along the Mainlines A and B impacts associated with Project will be avoided using HDD as the installation method at MPs 42.2 and 200.4. Impacts associated with the remaining locations where the Project crosses the Buckeye Trail at existing public road will be avoided using a bore method to install the pipeline.

The Ohio River Scenic Byway, a national scenic byway, is crossed by the Project at MP 35.0 along the Sherwood Lateral, MP 12.4 along the Majorsville Lateral, and MP 16.2 along the Burgettstown Lateral (Ohio River Scenic Byway (ORSB), 2015). Spanning 14 counties in southern Ohio, this byway encompasses the entire length of the Ohio River in Ohio, for approximately 452 miles. Where the Project crosses this byway it is identified as State Route 7. The Project will cross this byway using HDD or bore methods as identified in Table 8A-4, Appendix 8A, thereby avoiding direct impacts.

The Ohio and Erie Canalway, a national scenic byway, is crossed by the Project at MP 42.6 along the Mainlines A and B (U.S. Department of Transportation (USDOT), 2015). Where the Project crosses this byway it is identified as Riverland Avenue. The Project will cross this byway using a bore method as identified in Table 8A-4, Appendix 8A, thereby avoiding direct impacts. The land on either side of the byway is agricultural, and the Project will not cause permanent impacts to the scenic nature of the area after construction.

8.4.2 State Lands

The Protected Areas Database (PAD), managed by the USGS National Gap Analysis Program was reviewed to identify state, local government, and private or other protected areas that the Project pipelines cross or where Project facilities are located within 0.25 mile (USGS, 2015). The PAD illustrates and describes public land ownership, management and other conservation lands, including voluntarily provided privately protected areas.

8.4.2.1 West Virginia

The Project pipelines do not cross any state protected lands in West Virginia according to the PAD. The Conaway Run Lake Wildlife Management Area (WMA) is located approximately 759 feet northeast at its closest point from the construction work areas of the Sherwood Lateral at approximate MP 17.1 in Tyler County, West Virginia. The Jug WMA is located approximately 60 feet east at its closest point from the construction work areas of the Sherwood Lateral at approximate MP 18.8 in Tyler County, West Virginia as well. The Jug WMA is a 2,065-acre WMA located within and around "The Jug," a meander in Middle Island Creek.

8.4.2.2 Pennsylvania

The Project pipelines do not cross any state protected lands in Pennsylvania according to the PAD. However, the Burgettstown Lateral is located between the Hillman State Park and State Game Land 117 between approximate MPs 2.9 and 3.7. The construction work area for the Burgettstown Lateral is approximately 80 feet northeast of State Game Land 117 at MP 2.9, and approximately 615 feet south of the Hillman State Park at MP 3.7 at the closest points.

8.4.2.3 Ohio

The Project crosses three roadways considered scenic byways in Ohio (Ohio Department of Transportation (OHDOT), 2015). They are the Tappan-Moravian Trail Scenic Byway (Tappan-Scio Road) at MP 9.1 along the Supply Connector A and B pipelines, the Lincoln Highway Historic Byway (CR-30A) at MP 81.6 and the Maumee Valley Scenic Byway (Highway 424) at MP 200.4 along the Mainline A and B pipelines. The Project will cross these byways using HDD or bore methods as identified in Table 8A-4, Appendix 8A, thereby avoiding direct impacts.

The Project pipelines do not cross any state protected lands in Ohio according to the PAD. The Burgettstown Lateral construction work area is located approximately 975 feet south of the Leesville Lake Wildlife Area (WA) at MP 46.4. The construction work area for Mainline A and B is located approximately 935 feet southwest of Atwood Lake at MP 24.6, approximately 106 feet south of Lake Bolivar at MP 38.2 at its nearest point, 1,663 feet north of the Killbuck Marsh WA at MP 70.0, approximately 355 feet north of Wildlife Habitat Restoration Program lands at MP 177.7, and approximately 490 feet south of Independence Dam State Park at MP 200.4.

8.4.2.4 Michigan

The Market Segment pipeline crosses the Pinckney Recreation Area (RA) for approximately 1.5 miles from MP 82.5 to MP 84.0 in Washtenaw County and then is approximately 1,175 feet of the RA at MP 88.9 in Livingston County. The Pinckney RA is a Michigan state recreation area in Washtenaw and Livingston counties. It is 11,000 acres in size, and consists of several fairly contiguous parcels of land that surround private lands and land owned by the University of Michigan. Year-round and seasonal public uses of this RA include but are not limited to backpacking, cross-country skiing, hunting, camping,

fishing, and boating. The Michigan Department of Natural Resources (MDNR) manages public lands to conserve, protect, and provide public use and enjoyment of the natural resource, recreational, ecological, cultural, and historic values of these lands.

The Market Segment pipeline will cross the Pinckney RA at the far eastern edge of the RA south and east of Losee Lake. The Losee Lake Hiking Trail east of Dexter Town Hall Road will be crossed by the pipeline at three locations. No parking areas or access points are crossed within the RA. In order to protect existing uses and to minimize impacts through this RA the Market Segment pipeline has been located adjacent to an existing maintained ITC Transmission powerline right-of-way. This collocation will also limit potential aesthetic impacts associated with a cleared right-of-way through mostly forested areas along this segment. Rover will work with the MDNR to coordinate construction activities to minimize impacts to hikers who utilize these trails.

The Market Segment pipeline is also located within 0.25 mile of, but does not cross, other state-protected lands, including: MP 76.5 – Chelsea State Game Area (797 feet west of the construction work area); and MP 92.8 – Gregory State Game Area (545 feet southwest of the construction work area).

8.4.3 Designated Scenic Rivers

8.4.3.1 Nationwide Rivers Inventory

Section 5(d) of the National Wild and Scenic Rivers Act (16 U.S.C. 1271-1287) requires that: "In all planning for the use and development of water and related land resources, consideration shall be given by all federal agencies involved to potential national wild, scenic and recreational river areas." In partial fulfillment of the Section 5(d) requirements, the NPS has compiled and maintains a Nationwide Rivers Inventory (NRI), a register of river segments that potentially qualify as national wild, scenic or recreational river areas. The NRI qualifies as a comprehensive plan under Section 10(a)(2)(A) of the Federal Power Act.

The Project pipelines do not cross nor are they within 0.25 mile of any designated National Wild and Scenic Rivers. Mainlines A and B cross the Tuscarawas River at approximate MP 42.2 in Tuscarawas County, Ohio. The Tuscarawas River is listed on the NRI as a river that potentially qualifies for listing, but is not classified as a designated wild, scenic, or recreational river. The Tuscarawas River does possess scenic, recreational, and historical eligibility criteria, or Outstandingly Remarkable Values. The Tuscarawas River will be crossed using an HDD.

8.4.3.2 State Natural and Scenic Rivers

<u>West Virginia</u>

The West Virginia Division of Natural Resources (WVDNR) is responsible for providing and administering a long-range comprehensive program for the exploration, conservation, development, protection, enjoyment and use of the natural resources in the State of West Virginia. The WVDNR Parks and Recreation Section's purpose is to promote conservation by preserving and protecting natural areas of unique or exceptional scenic, scientific, cultural, archaeological, or historical significance, and to provide

outdoor recreational opportunities for the citizens of this state and its visitors. The WVDNR, however, does not maintain its own state natural and scenic rivers program or list, nor is there a legislative mandate to do so in West Virginia[1].

Pennsylvania

The purpose of the Pennsylvania Scenic Rivers Act[2] is to establish the Pennsylvania Scenic Rivers System by prescribing the procedures and criteria for protecting and administering the system and for adding new components to it from time to time. The Pennsylvania Scenic Rivers System is comprised of rivers that are recommended as wild, scenic, pastoral, recreational, or modified recreational rivers by the Pennsylvania Department of Conservation and Natural Resources and that are authorized for inclusion therein by law. There are no Pennsylvania Scenic Rivers crossed or located within 0.25 mile of the Project in Pennsylvania.

Ohio

The Ohio Scenic Rivers Act was passed by Ohio's state legislature in 1968, creating a state program to protect Ohio's remaining high quality streams for future generations. In Ohio, scenic rivers are classified according to the outstanding qualities a stream possesses. The Ohio Scenic Rivers Act provides three categories for river classification: Wild, Scenic, and Recreational. Criteria examined include the stream's length, adjacent forest cover, biological characteristics, water quality, present use, and natural conditions. Mainlines A and B cross two state scenic rivers in Ohio: the Sandusky River at approximate MP 142.2 in Seneca County, and the Maumee River at approximate MP 200.4 in Henry County. The Sandusky and Maumee Rivers will be crossed using an HDD.

The Sandusky River is one of Ohio's longest rivers within the Lake Erie watershed, and carries a "Scenic" designation. Located between the Upper Sandusky in the northwestern agricultural region of the state, the designated portion flows through Sandusky, Seneca, and Wyandot counties. The southern two-thirds of the river is relatively flat, characterized by broken ridges ranging from 10 to 50 feet in height that are representative of end moraines deposited by the glaciers. The northern one-third is flat-to-gently rolling, and is characterized by shorelines from ancient lakes that were formed as the glaciers receded. The Sandusky is the only stream in the state that is home to all six species of redhorse suckers including the state endangered river redhorse. Since the removal of St. John's dam, which impounded nine miles, the stream boasts an increased diversity of aquatic habitat.

The Maumee River is located in the northwestern part of Ohio, and carries a "Scenic and Recreational" designation. The Maumee flows northeasterly through portions of Paulding, Defiance, Henry, Wood, and Lucas counties. The scenic portion of the Maumee River originates at the Ohio-Indiana state line, and extends 43 miles to the U.S. 24 bridge, west of Defiance. This section is characterized by a broad, meandering floodplain. Valley walls rise sharply in comparison to the surrounding terrain. The river banks support a healthy, forested corridor. The recreational portion, from the U.S. 24 bridge, west of Defiance, to the US 20/State Route 25 bridge at Perrysburg and Maumee, is 53 miles long. In this

[1] West Virginia Code, §§22-1 and 22C-1.
[2] P.L. 1277, Act No. 283 as amended by Act 110, May 7, 1982

segment, the river greatly changes in character: its floodplain widens and its channel doubles in size; the topographic relief is much less pronounced; and forest cover becomes sparse.

Michigan

The Michigan Natural Rivers Program was developed to preserve, protect and enhance Michigan's finest river systems for the use and enjoyment of current and future generations by allowing property owners their right to reasonable development, while protecting Michigan's unique river resources. The Michigan Natural Rivers Program is part of the Habitat Management Unit within the Fisheries Division of the MDNR. There are no Michigan Natural Rivers crossed or located within 0.25 mile of the Project pipelines in Michigan.

8.4.4 Conservation Easements

Conservation easements are voluntary legal agreements between landowners and government agencies or qualified conservation organizations that restrict the type and amount of development that may take place on a property in the future. Easements can be donated or sold and land use restrictions are tailored to meet specific conservation goals in accordance with the needs of the landowner.

The Agricultural Act of 2014 established the Agricultural Conservation Easement Program (ACEP). The ACEP repeals the Farm and Ranchland Protection Program (FRPP), the Grassland Reserve Program (GRP), and the Wetland Reserve Program (WRP) but does not affect the validity or terms of any FRPP, GRP, or WRP contract, agreement or easement entered into prior to the date of enactment on February 7, 2014 or any associated payments required to be made in connection with an existing FRPP, GRP, or WRP contract, agreement or easement. The U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) offers easement programs to landowners who want to voluntarily maintain or enhance their land in a way beneficial to agriculture and/or the environment. Review of the NRCS easement data layer did not identify any NRCS easement properties, including FRPP, GRP, or WRP lands, crossed by the Project pipelines (NRCS, 2014).

The Conservation Reserve Program (CRP) is a land conservation program administered by the Farm Service Agency (FSA), and is the country's largest private-land conservation program. The FSA also administers the Conservation Reserve Enhancement Program (CREP), an offshoot of the CRP. Both programs seek to remove environmentally sensitive land from agricultural production, and to plant species that will improve water quality, prevent soil erosion, and reduce loss of wildlife habitat. The CRP program is directed towards landowners, while the CREP targets high-priority conservation issues identified by local, state, or tribal governments or non-governmental organizations (FSA, 2014). The FSA does not disclose the locations of land enrolled in the CRP or CREP programs, as these lands are protected under Section 1619 of the Farm Bill. However, Rover has consulted, and is continuing to consult, with landowners and the local farm bureaus to obtain information on land enrolled in these programs.

Because the objective of the CRP/CREP is to plant long-term, resource conserving cover vegetation, pipeline construction in non-forested areas will result in only temporary effects and will not negatively

affect program enrollment following revegetation of the construction work areas. However, if land enrolled in the CRP/CREP has provisions for tree plantings within the permanent right-of-way, operation of the Project pipelines with its limitations on tree plantings may result in the removal of such lands from the CRP/CREP.

Where land enrolled in the CRP/CREP is identified as being crossed by the Project pipelines and these lands cannot be avoided, Rover will work with landowners and local FSA and NRCS agencies to develop restoration plans to ensure that any affected enrolled CRP/CREP lands will remain eligible to continue participation in the program.

8.4.5 Coastal Zone Management Areas

The Project is not located within any Coastal Zone Management Areas.

8.4.6 Other Areas of Potential Concern

The Burgettstown Lateral will cross the Mountaineer Woodview Golf Course at MP 14.6 in Hancock County, West Virginia. This property will be crossed using an HDD (see Volume IIB, Attachment 1C, Site-Specific HDD Plans) and, therefore, no direct impacts to this property are anticipated to occur. The Market Segment will cross the Timber Trace Golf Club at MP 89.9 in Livingston County, Michigan. At this time pipeline construction will proceed across this golf course using conventional construction methods resulting in temporary impacts during construction. Once construction is complete the area will be restored.

Mainlines A and B will cross the Ohio and Erie Canal National Heritage Area in Stark County, Ohio at approximate MP 42.2. The canal is located on the east bank of the Tuscarawas River and both the canal and river will be crossed using an HDD. National Heritage Areas are not NPS units nor any type of federally owned or managed land. National Heritage Areas are administered by state governments or non-profit organizations or other private corporations. The NPS provides an advisory role and limited technical, planning and financial assistance.

The Market Segment pipeline and construction workspace currently abuts the Baker Woods Preserve from approximately MP 75.4 to MP 75.9. The Baker Woods Preserve has a mixture of upland woods and some open meadows, as well as a portion of Mill Creek, which traverses the preserve from north to south. The Baker Woods Preserve is owned by Washtenaw County and managed by the Washtenaw County Parks and Recreation Commission as part of the Washtenaw County Natural Areas Preservation Program. No impacts to the preserve are anticipated as a result of the Project, as currently proposed. However, Rover intends to relocate the pipeline approximately 0.75 miles further east of the Baker Woods Preserve pending completion of civil and environmental surveys.

8.5 AESTHETIC RESOURCES

Aesthetic resources include visual or scenic resources. Potential adverse effects to visual resources occur from any noticeable change to the visual quality of a landscape setting, and more noticeably in sensitive areas such as recreation areas, natural areas, or parks. One of the primary concerns of pipeline crossings and the siting of aboveground facilities, such as compressor stations, is the alteration of the visual landscape through removal of existing vegetation and disturbance of soils. Construction also generates dust and noise, which could be an annoyance to recreational users, and could affect wildlife movement. However, these effects are temporary and occur only for the duration of construction activities in any one area.

Long-term effects to visual resources from operation of the pipeline and aboveground facilities include the permanent removal of trees in the operating rights-of-way and permanent alteration of vegetation patterns at the aboveground facility sites. The Project aboveground facilities will add new structures into the landscape as seen from various viewpoints, including residences and public use areas (parks, open space, state forests, etc.) where visitors may have a concern for the scenic quality of the landscape.

8.5.1 Pipeline Facilities

In open areas, visual effects are typically short-term until restoration and revegetation of the construction work areas are completed. Long-term impacts occur in forested areas where reforestation of the temporary work areas will take years, and where the permanent right-of-way will be maintained clear of trees. These effects are typically most noticeable where the pipeline crosses roads or cuts through wood lots, or where vegetation is removed between the right-of-way and residences.

The majority of the land crossed (63 percent) by the pipelines is classified as agricultural, open, or scattered residential land where the maintained pipeline right-of-way will not significantly alter the visual characteristics of the area following revegetation and reversion of the land to pre-construction cover types. Several federal and state designated scenic byways are crossed by the Project in Ohio (see Table 8A-4, Appendix 8A). Each roadway will be crossed by HDD or bore, limiting direct impacts to these roadways to any adjacent workspaces where clearing may be required. To the extent possible, the pipelines have been routed around isolated woodlots. In areas where the pipelines are located in forested areas, the maintained right-of-way will be visible from certain viewpoints, including along scenic resources identified in Section 8.4.

The Mainlines A and B pipeline will cross the Ohio and Erie Canal National Heritage Area at approximately MP 42.2. The pipeline will be installed across this area using HDD thereby avoiding visual impacts at this location

Where the Market Segment pipeline crosses the Pinckney RA it is located adjacent to an existing maintained ITC Transmission powerline right-of-way limiting potential visual impacts associated with a cleared right-of-way through mostly forested areas along this segment. The result will be a slightly wider cleared corridor through this area limiting the potential visual impact.

8.5.2 Aboveground Facilities

8.5.2.1 Compressor Stations

The compressor station sites will typically contain several buildings, including those housing compressor units and other associated equipment. Aboveground features outside the buildings will include piping, meter stations, MLVs and pig launcher/receiver facilities. Portions of the compressor station sites may be paved, covered with gravel, or landscaped. A chain-link fence will mark the perimeter of each compressor station site.

Sherwood Compressor Station

The Sherwood Compressor Station is located on an approximately 136.1 acre site. The area surrounding the proposed site is primarily comprised of hilly wooded areas with undeveloped land alongside heavy industrial and residential land uses. Five residences are located within a mile of the proposed compressor station building, four of which are located within 1500 feet, as shown on Figure 9.2.1, Appendix 9B, Resource Report 9. The compressor station building will be located at the northwest corner of the property on a hilltop approximately 350 feet higher in elevation than these nearby residences. Preservation of the extensive surrounding forest vegetation along the sight line of these three residences as well as the difference in elevation is anticipated to provide adequate screening to the south and west of the compressor station building. The remaining residence has been acquired and removed as part of the compressor station site purchase and, therefore, will not be a concern.

Seneca Compressor Station

The Seneca Compressor Station is located on an approximately 44.1 acre site. The area surrounding the proposed site is primarily comprised of hilly wooded areas, residential, and commercial land uses. Seven residences are located within a mile of the proposed compressor station building, four of which are located within 1500 feet, as shown on Figure 9.2.2, Appendix 9B, Resource Report 9. The compressor station building will be located in an area of the site with extensive surrounding forest vegetation. Preservation of the extensive surrounding forest vegetation along the sight line of these residences is anticipated to provide adequate screening of the compressor station facility and minimize potential visual effects.

Clarington Compressor Station

The Clarington Compressor Station is located on an approximately 115.0 acre site. The area surrounding the proposed site is primarily comprised of hilly wooded areas. Four residences are located within a mile of the proposed compressor station building, none of which are located within 1500 feet, as shown on Figure 9.2.3, Appendix 9B, Resource Report 9. The compressor station building will be located in an area of the site with extensive surrounding forest vegetation. Preservation of the extensive surrounding forest vegetation along the sight line of these residences is anticipated to provide adequate screening of the compressor station facility and minimize potential visual effects.

Majorsville Compressor Station

The Majorsville Compressor Station is located on an approximately 37.3 acre site. The area surrounding the proposed site is primarily comprised of hilly wooded areas, along with some residential and industrial land uses. Four residences are located within a mile of the proposed compressor station building, one of which is located within 1500 feet, as shown on Figure 9.2.4, Appendix 9B, Resource Report 9. The compressor station building will be located in an area of the site with extensive surrounding forest vegetation. Preservation of the extensive surrounding forest vegetation along the sight line of these residences is anticipated to provide adequate screening of the compressor station facility and minimize potential visual effects.

Cadiz Compressor Station

The Cadiz Compressor Station is located on an approximately 28.2 acre site. The area surrounding the proposed site is primarily comprised of rolling, grassy hills. Land uses include an industrial park, small airport, and distant neighborhoods. Three residences are located within a mile of the proposed compressor station building, none of which are located within 1500 feet, as shown on Figure 9.2.5, Appendix 9B, Resource Report 9. The compressor station building will be located in an open area of the site, however, given the industrial nature of the area and the significant distance between the compressor station and the closest residences, visual effects are not anticipated to be significant for this site.

Burgettstown Compressor Station

The Burgettstown Compressor Station is located on an approximately 15.7 acre site. The area surrounding the proposed site is primarily comprised of hilly wooded areas including residential and industrial land uses including another gas compressor station. Four residences are located within a mile of the proposed compressor station building, two of which are located within 1500 feet, as shown on Figure 9.2.6, Appendix 9B, Resource Report 9. The compressor station building will be located in an open area of the site, however, intervening forested areas and a slightly higher elevation of the compressor station compared to the closest residences, are expected to minimize potential visual effects to surrounding sensitive areas.

Mainline Compressor Station 1

The Mainline Compressor Station 1 is located on an approximately 54.9 acre site. The area surrounding the proposed site is primarily comprised of rolling, wooded hills with a mix of residential, industrial (process plant), and undeveloped land uses. Five residences are located within a mile of the proposed compressor station building, four of which are located within 1500 feet, as shown on Figure 9.2.7, Appendix 9B, Resource Report 9. The compressor station building will be located in an open area of the site, however, intervening vegetation surrounding these residences is anticipated to minimize potential visual effects from the proposed compressor station site.

Mainline Compressor Station 2

The Mainline Compressor Station 2 is located on an approximately 46.3 acre site. The area surrounding the proposed site is relatively flat with a mix of residential, agricultural, and undeveloped land uses. Three residences are located within a mile of the proposed compressor station building, two of which are located within 1500 feet, as shown on Figure 9.2.8, Appendix 9B, Resource Report 9. The compressor station

building will be located in an open area of the site, however, vegetation surrounding these residences and a slightly lower elevation of the compressor station compared to the closest residences, are expected to minimize potential visual effects from the proposed compressor station site.

Mainline Compressor Station 3

The Mainline Compressor Station 3 is located on an approximately 38.2 acre site. The area surrounding the proposed site is relatively flat with a mix of residential and agricultural land uses. Seven residences are located within a mile of the proposed compressor station building, one of which is located within 1500 feet, as shown on Figure 9.2.9, Appendix 9B, Resource Report 9. The compressor station building will be located in an open area of the site, however, intervening vegetation surrounding these residences is anticipated to minimize potential visual effects from the proposed compressor station site.

Defiance Compressor Station

The Defiance Compressor Station is located on an approximately 22.38 acre site. The area surrounding the proposed site is relatively flat with a mix of residential, commercial, industrial, and agricultural land uses. Four residences are located within a mile of the proposed compressor station building, one of which is located within 1500 feet, as shown on Figure 9.2.10, Appendix 9B, Resource Report 9. The compressor station building will be located in an open area of the site, however, intervening vegetation surrounding these residences is anticipated to minimize potential visual effects from the proposed compressor station site.

8.5.2.2 Meter Stations

Meter station facilities are smaller in scale than the compressor stations and 11 of the 19 meter stations will be installed within the compressor station sites. These stations generally are unobtrusive because they are small in scale and no significant effect to visual resources is anticipated. Very small aperture terminal (VSAT) antennas located at these facilities will be approximately four feet in diameter and will be mounted on a pole just off the ground approximately five feet. The Columbia Gas Transmission (CGT) Meter Station is located in an open area where there are nearby residences. The Berne and Consumers Energy Meter Stations are located near other natural gas facilities. Intervening vegetation surrounding the site and these residences is anticipated to minimize potential visual effects from the proposed meter station.

8.5.2.3 Mainline Valves and Launchers/Receivers

The majority of MLVs and launchers/receivers will be located within the compressor or meter station sites. The Seneca, Clarington, and Mainline Tie-In facilities, and the Mainline B Receiver facility, will be smaller in scale than the meter stations sites and will consist of a valve extending several feet aboveground and an aboveground pipe for the launcher or receiver. The MLVs will be placed along the pipeline and within the permanent pipeline right-of-way. No significant effect to visual resources is anticipated with these small facilities.

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