

**Appendix G**  
**Land Use Analysis**



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## Appendix G

### LAND USE ANALYSIS

#### G.1 Background

The Canadian National Railway Company and Grand Trunk Corporation (collectively, CN or the Applicants) are seeking authorization from the Surface Transportation Board (Board) to acquire control of EJ&E West Company, a wholly owned non-carrier subsidiary of Elgin, Joliet and Eastern Railway Company (EJ&E). In Appendix G the Board's Section of Environmental Analysis (SEA) discusses the methods used for analysis of land use effects relating to the proposed acquisition.

#### G.2 Land Use Methodology

The Applicants are proposing to acquire control of EJ&E West Company and to use the EJ&E rail line to connect all five of CN's rail lines in Chicago (the Proposed Action). The SEA evaluated the potential effects of the Proposed Action and other alternatives on land use. SEA used the methodology presented herein to estimate impacts on the following resource categories:

- Existing and proposed land uses and zoning
- Prime farmland
- Coastal zone management areas

##### G.2.1 Applicable Regulations and Guidance

SEA conducted a review of land uses in accordance with Federal regulations and guidelines. These regulations include the following: 1) the Board's regulations (49 Code of Federal Regulations [CFR] 1105.7[e][3]), 2) the National Environmental Policy Act (NEPA) (40 CFR 1502.16([c]), and 3) Coastal Zone Management Act (16 United States Code [USC] 1451 et seq.) requirements found at 49 CFR 1105.9.

##### G.2.2 Data Sources

SEA used the following sources of data to review the Proposed Action:

- U.S. Geological Survey (USGS) topographical maps
- Regional and local land use and comprehensive plans
- Zoning maps
- Plat maps
- Aerial photographs
- Geographic information system (GIS) mapping
- Consultation with local and county planning offices
- Review of the Natural Resources Conservation Service (NRCS) database of prime farmlands
- Land use data, as needed, from state and local planning agencies
- Federal, state and local public lands databases
- Coastal management zone data
- CN conceptual construction and design plans

- Field investigations of the proposed areas of construction associated with the Proposed Action

### **G.2.3 Screening Process**

SEA focused its analyses on the potential for impacts on land uses that would most likely be associated with the proposed construction of new rail connections, extensions of existing sidings, installation of a second track (double-tracking), and modifications to existing rail yard facilities.

### **G.2.4 Analytical Methods**

The following sections discuss the assumptions, evaluation criteria, and analyses SEA followed to evaluate potential effects on existing and proposed land uses, prime farmland, and coastal zone management areas as a result of the Proposed Action.

#### ***G.2.4.1 Consistency with Land Use Patterns and Plans, and Zoning***

SEA gathered information about existing land uses and zoning at or near the proposed areas of construction to analyze potential effects on land use patterns and plans, and zoning. Data was gathered and analyzed for conceptual construction and design plans.

#### ***G.2.4.2 Prime Farmland***

SEA reviewed the USGS topographic maps, zoning maps, NRCS soil surveys, and information contained in the NRCS database of prime farmlands to determine whether prime farmlands exist in the vicinity of the proposed areas of construction.

#### ***G.2.4.3 Public Lands***

SEA gathered information from Federal, state, and local public lands databases. SEA identified resource rich areas, natural areas, nature and forest preserves, state and local parks, trails, greenways, scenic corridors, land and water reserves, national historic landmarks, and Land & Water Conservation Fund sites and evaluated these public lands for potential effects based on their location relative to the EJ&E rail line.

#### ***G.2.4.4 Coastal Zones***

SEA used available data to determine whether the construction activities associated with the Proposed Action would adversely affect lands within the Indiana Coastal Zone Management Area. Methods included consultation with state agencies with jurisdiction over coastal zone management to determine whether the proposed project area occurs on land within a state coastal management zone. SEA identified all permits and approvals required by the Coastal Zone Management Act.