

Survey Summary of Government Stakeholders - Land Use Decision Making In Close Proximity to Transmission Pipeline Rights-of-Way

1	Do the maps used by your planning, building, permitting and zoning departments indicate the location of transmission pipelines?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
8	16		3	

- Submitted surveys are required to indicate all easement for utilities, etc.
- They are indicated on all appropriate Development Site Plans and Subdivision Plats
- For certain Gas or Electric transmission lines
- The Village of Los Ranchos has no pipeline as per above. Only public utility lines.
- We get basic information from property plats
- TRANSMISSION LINE ON RIGHTAWAY
- GIS maintains easement locations
- Maps of our jurisdiction indicate the approximate location for reference purposes. During the platting phase the Subdivider must indicate the actual easements.
- ONLY CITY UTILITIES
- Other than feeder lines from Zia Natural Gas, we do not have any major transmission lines within our City Limits.
- Many maps are 20 years old. We have a small GIS department focused on creating maps showing Village facilities
- No pipelines located in area
- Transwestern pipeline has refused to provide the shape file (for GIS) for the southern portion of our planning area. They had supplied the shape file for the northern portion of our planning area but have refused to send us the southern information. They did provide a hand sketched line on a map of our southern planning area.
- Typically, the site design of projects indicate any and all utilities that exist. The maps used by planning don't typically show utilities.
- Easements and Rights-of-Way are shown but not pipeline locations.
- Although transmission pipeline maps are available for our GIS system, they are not used during planning/zoning considerations.

2	If you map transmission pipelines, do you obtain the information from the National Pipeline Mapping System (NPMS) or directly from the operators?			
5 Operators	3 Operators & NPMS			

- Limited fashion due to NPMS restrictions
- This will be helpful. Since we are unable to get the information from Transwestern, we will see what information we can obtain from NPMS.
- We will show pipelines only if they impact the project we are working on. Engineering has copies of pipeline drawings on file.
- We don't map these things.
- Not Aware of
- I have also obtained this information from the NM Oil Conservation Division.

3	Do you map abandoned or inactive pipelines or show rights-of-ways for future pipelines?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
3	20		4	

- We show future lines if known.
- When info is available
- OLD LINES ARE REMOVED
- We are in the process of trying to get all available information and get it mapped. It has been very difficult to get utility companies to share their information. We were able to get legislation passed

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this session that will exempt critical infrastructure from public records request in an attempt to respond to a concern expressed by the utility companies.

- We have none.
- Only Distribution Lines
- NO TO FIRST PART AND YES—WE WOULD SHOW EASEMENTS OR RIGHTSOF WAY FOR A FUTURE PIPELINE

4	When pipeline facilities are identified during the planning, permitting or zoning process, is there a required review by the pipeline operator?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
9	13	1	4	

- EACH PLAT IS REVIEWED BY THE UTILITY COMMITTEE PRIOR TO SUBMISSION TO PLANNING COMMISSION
- TO BE ASSURED THAT PIPELINE IS NOT COVERED BY BUILDINGS
- In many cases, the pipeline operator is notified of a Pre-Development meeting.
- Zia Gas signs off on plats. Surveyors are supposed to identify all utilities and easements on site plans.
- We will be developing a best practices/design manual for construction in the vicinity of the pipeline. We will include a requirement for the applicant to provide the information to Transwestern, as well as to request Transwestern to be on site during construction. We also participate in Blue Stake.
- We leave it up to the developer to obtain any permits/approvals from the owner of the pipeline.
- THE PIPELINE OPERATOR NEEDS TO APPROVE PIPELINE LOCATIONS AND ETC.

5	Have you instituted a formal way to maintain routine communication and consultation with pipeline operators?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
9	15		3	

- They submit contact numbers every year.
- BI-MONTHLY UTILITY COMMITTEE MEETINGS WITH DEVELOPERS, PLANNING, AND BULDING DEPARTMENT
- Must come to city for permit to build
- They are mailed notices.
- As a part of our negotiations with Transwestern, we are attempting to set up a communication system with our public information officer, our emergency responders and with our Town Executive Management Team.
- Via Fire Prevention Bureau
- Not formal. We have contact numbers for emergencies.
- I, as Fire Chief, have points of contact with each operator in my jurisdiction and visit with them periodically, at least once per year, sometimes more often. Other city departments have minimal if any contact with operators. We have a consultant who is retained by the City to review and make recommendations to City Council regarding operators' requests to initiate drilling operations, and I feel he should be the primary point of contact for the City with pipeline operators when planning & zoning issues arise near pipelines.

6	Are communications timed to enlist operator participation in key decisions affecting land use in the vicinity of the pipeline right-of-way?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
9	12	1	5	

- Not Intentionally
- Normally 20 days.
- No formal direct communication between the Village and Zia Gas. Informal since one Village Council member works for Zia Gas.

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- A significant amount of land within the Buckeye MPA has already been planned and entitled. We will go back and work with the development community to respond to the imposition of the pipeline. Transwestern's position has been that they only have to meet the minimum requirements as established by Code. The Town will however, invite Transwestern to be a part of the planning process.
- Vague
- Utilities are notified when there is a project such as road reconstruction, sewer construction etc
- Probably not, but it is up to the developer to obtain approval.
- PROJECT MEETINGS ARE SCHEDULED TO REVIEW COMMENTS AND RECOMMEND CHANGES

7	What turnaround time would you like operators to meet in responding to requests about potential development near their pipelines?			

- 2 Weeks
- 2 weeks
- WE CURRENTLY HAVE AN EXCELLENT TURN-AROUND TIME FROM OUR LOCAL PIPELINE OPERATOR. SEE COMMENT IN ITEM 5 (Bi-Monthly Meetings)
- Seven (7) to fourteen (14) working days
- 15 Days
- 1-2 weeks
- 30-60 days
- Depends on the application process
- I don't know
- IMMEDIATELY
- Two weeks
- 7 days prior to the hearing.
- If we needed them to respond, we would like it to be within 24-48 hours.
- 15 to 30 days
- Two weeks.
- To meet public hearing requirements.
- 1 month?
- 2 weeks
- 30 to 60 days
- None Known Time Limits
- THE GENERAL TURNAROUND TIME FOR MOST SUBDIVISION OR COMMERCIAL PROJECTS IS 5 WEEKS FOR A FIRST REVIEW
- I think 5 working days should be adequate time for Planning & Zoning to address the issues.
- 48 Hours

8	Will you share examples of practices that you have found effective in increasing the awareness of the location of transmission pipelines?			

- We utilize the "Call Miss Dig" system now for all construction & Permitting Activities
- Planners and building officials need to review all signs, sheds, pools, garages, etc. with engineering staff.
- We have had no problems identifying locations in our area. Markings and lack of tree coverage are obvious.
- Requiring companies to come to the city for a permit to build
- We would share any effective practices
- Yes, the Town believes that information is critical in making pipelines safer and allows for municipalities to have some ability to respond to the challenges that are faced.
- No new pipelines since municipal incorporation.
- I believe "dig-safe" is the best practice in protecting pipelines.

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- . . . if I ever have any examples. I anticipate, as a result of this survey, that I shall introduce to our Planning & Zoning Staff the need to display on our maps and review all transmission lines in the vicinity of properties in question during the planning, development, and zoning process.

9	Do you require subdivision development plans to be reviewed by affected pipeline operators?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
7	16		4	

- LOCAL PIPELINE OPERATORS AT THE BI-MONTHLY UTILTIY COMMITTEE MEETINGS
- NEEDS TO BE PRESENTED TO THE VILLAGE COUNCIL FOR APPROVAL
- Via Pre-Development meeting
- For information only
- We would if there were any pipelines
- We will go back after the fact. The development plans are for the most part, in place now.
- PIPELINE OPERATORS NEED TO APPROVE PIPELINE LOCATIONS WITHIN OR ADJACENT TO A SUBDIVISION
- I plan to introduce this requirement/recommendation to our Planning & Zoning Staff.

10	How are easements to pipeline operators recorded with property deeds?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response

- At County Clerk's Office
- County reg of deeds
- THEY ARE INDICATED, OR NOTED, ON THE FINAL PLAT THAT IS RECORDED AT THE REGISTER'S OFFICE
- Through the Curry County Clerk's Office
- In legal description of property
- Deed or plat
- Eddy County handles this
- They are contained in the abstract of the property, and shown on Final Plats
- In County records
- County recorder's office
- This has not yet been established, as the pipeline has yet to be constructed. There has been notification to all land/home purchasers that there will be a pipeline constructed. We will look at best practices and state requirements.
- Vague
- Registry of Deeds
- In the same manner as any other easement
- With the County Records in One Project
- THE TOWN WOULD RECORD THESE EASEMENTS

11	Is this information readily available to prospective land owners, developers, architects, etc? If so, in what form?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
13	6	3	4	1

- If they dig for it.
- Only requirement is a warranty deed which only references recordation data.
- INFORMATION IS AVAILABLE IN THE LOCAL REGISTER OF DEEDS OFFICE.
- Easements that are recorded through the Curry County Clerk's Office
- Zoning maps based on county tax records
- Eddy County records
- COPIES AT VILLAGE HALL AND ENGINEER
- They are contained in the abstract of the property, and shown on Final Plats
- Made part of the abstract.

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- Go to Courthouse in Carrizozo
- Public records databases.
- Shown on the plat
- Would show in title search
- With the County. Unable to Confirm Completeness of Records
- THE INFORMATION IS AVAILABLE BUT NOT QUICKLY RETRIEVEABLE. FORM---HARD COPY OR VIEW CENTER
- I can provide it in GIS format, however I have never offered it, nor has it been requested. I suspect that my possession of this information is unknown to potentially affected persons. I also have it available via the NPMS.

12	Working with pipeline operators, communities have enhanced the usefulness and attractiveness of pipeline rights-of-way. For example, they have created walking trails and green space. Will you share examples of rights-of-ways being used to enhance developments?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
6	5	1	9	6

- Current pipeline operator is very difficult to deal with when placing linear trails in ROW.
- Eighty percent of right-of-way is used to meet minimum landscape requirement.
- Pipelines are in fringe areas and several traverse holdings of large acreage owned by ceased mining operations.
- Currently preparing geernways plan. Considering pipeline ROW
- Pipeline operators have the final say in what can occur within their easements. Few have outright ownership as a right-of-way.
- Yes. We were at first not allowed to do this. However, Transwestern has agreed to using the easement space for such activities. The Town will do its best to leverage open space opportunities.
- Old Railroad right of ways used for Bike Paths.
- Don't really have any good examples. Most of the existing pipelines are located in drainage ditches and/or next to street rights of way.
- THE TOWN HAS AN EXTENSIVE EQUESTRIAN TRAIL SYSTEM THAT IS SOMETIMES PARTIALLY LOCATED WITHIN THE RIGHTS-OF-WAY

13	Do you require a buffer zone between habitable buildings and transmission pipelines?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
7	12	3	5	

- City of Fayetteville - DEPENDING ON THE SITUATION
- City of Columbia, Maury County, Tennessee - A zoning ordinance requirement
- City of Carlsbad, New Mexico - 40 feet minimum
- Norman, Oklahoma - Depending on the language of the pipeline easement.
- City and County of Tulsa, Oklahoma - Easements are considered sufficient
- Town of Buckeye, AZ - Because this is an issue that has not been faced by the Town, we do not have a policy at this time. However, Arizona has Proposition 207, which means that the municipality will be responsible to compensate land owners for changes to zoning or the imposition of restrictions. Transwestern was not agreeable to assist in the cost of providing a mandatory set back from the edge of their easement. In some cases, homes are already within 50 feet of Transwestern's proposed route.
- Somerville, MA - Most of the pipelines in Somerville were built before current zoning. Please contact Planning Office @ 617-625-6600 ext 2500
- Town of Queen Creek - WE DO REQUIRE A BUFFER ZONE BUT I AM NOT FAMILIAR WITH THE CRITERIA

14	Are your building codes more stringent near transmission pipelines?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response

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6	14	2	5	
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- City of Fayetteville - DEPENDING ON THE SITUATION AND LOCATION IN RELATION TO PIPELINE APPURTENANCES
- City of Carlsbad - The Building and Zoning Codes do not allow construction in easements

15	Are there more stringent building codes for difficult to evacuate buildings near transmission pipelines?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
3	14	3	7	

- We will be working with our emergency response team to develop these codes.

16	Are you familiar with the American Petroleum Institute's (API) Guidelines for Property Development?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
5	20		2	

- Yes, I have been in the pipeline industry for a long time.
- No. But now that I am aware there is such a thing, I will make the Town's Executive Management Team aware of it as well.

17	Do you request pipeline operator input in any comprehensive plan amendments or rezone?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
3	17	3	4	

- COMPREHENSIVE PLAN, YES --- REZONING, NO
- At development review
- General public notice
- The Town will do this in the future as a part of our request for Transwestern to be involved in the community.

18	Can you provide examples of practices that you have found effective in increasing land owners' awareness of the presence of transmission pipelines?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
4	15		4	4

- But it's usually bad.
- REVIEWING PLATS WITH ESEMENTS RECORDED ON THEM AND ATTENDANCE AT THE UTILITY COMMITTEE MEETINGS
- Locations are properly marked so owners are aware
- We ask them to identify lines with pipeline markers
- RESEEDING & BACKFILLING ARE ON CONTRACT
- Zia natural gas has a Public Awareness Program, and we would have this information posted in our office
- We have requested Transwestern to mail their informational brochures on an annual basis to land owners and residences within 790' of the pipeline. As well, the community has been made aware of the matter through public information. The Town will continue to keep the community updated through various means.

19	Do you include pipelines as part of the local jurisdiction's State Environmental Protection Act (SEPA) checklist?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
1	14	5	6	1

- Surveyor is supposed to document all utility lines and easements

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- Not aware of the SEPA checklist, but the Town will become familiar with its application to the proposed pipeline.

20	Do you require proof that applicants have used the One-Call system to request the marking of underground utilities before issuing building/grading permits?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
11	12	3	1	

- We require it but have never needed to verify it.
- I AM NOT AWARE OF THE BUILDING DEPARTMENT REQUIRING THIS
- Notice is provided with paperwork
- We inform applicants they must do this, but do not require proof that they did.
- SHOW JOB ORDER
- Considered a private responsibility that is not subject to public regulation
- We will require Blue Stake to be called, as well as Transwestern to be called. We will have a staff member assigned to these critical construction areas as a part of the permitting process.
- One-Call is given a high profile in our Permit process at City Hall, but I'm unaware if proof of contact is required during the permitting process.
- Contractor's Responsibility
- I don't believe there is such a system in Florida

21	How do you benefit from agreements to reimburse the operator for relocating transmission pipeline in the public rights-of-way?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
1	4	5	12	5

- MORE EFFECTIVE OR EFFICIENT USE AND/OR DEVELOPMENT OF LAND
- City does not benefit from such agreements.
- I don't understand the question. We do not benefit with the plan to place the transmission pipeline in the Town.
- The benefit would be the ability to construct improvements or relays of infrastructure for the city

22	Do you participate in the Common Ground Alliance?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
2	12	9	4	

- Can you provide me more info on this alliance. I'm not sure if we are participating.
- Not at this time, but the Town will look into participation in the organization.
- Do not know what it is

23	Do you participate in your state's One-call program?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
20	4	1	1	

- IN APPLICATION PROCESS
- I don't believe there is such a system in Florida
- By Contractor

24	Are you aware of the pipeline operators' requirement under API RP 1162 to include local public officials in their public awareness program?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
10	16		1	

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25	Any additional comments related to land use decisions near pipelines that you would like to add?			
Total Yes	Total No	Total don't know	Total N/A	Total No Response
3				

- But it would take a few pages.
- No crude oil or refined products pipelines in the Village that I am aware of. Natural gas not fully available within the Village.
- This situation has been a significant expense to the Town, the development community and the residents. The Town will have a greater responsibility, with an associated cost, to maintain the safety of the residents due to the placement of this pipeline. The development community will have a greater expense to re-plan their projects and to implement the additional safety requirements for construction and project implementation. The public will have an additional expense to regain their quality of life. However, the Town is committed to utilizing the land in a responsible manner with the intention of coexistence with the proposed pipeline.
- My agency does Land Use and Comprehensive Planning. We give very little consideration to pipeline location.
- We do not have many transmission pipelines in this county. The only one I know of is a natural gas pipeline that is used to bring the product to local consumers, mainly a Florida Power and Light power plant.
- The NM Construction Industries Division of the Regulation and Licensing Department should develop regulations requiring documentation be kept on file by governmental subdivisions that zoning, development, and construction has indeed included review by operators of transmission pipelines, or by a consultant retained by the governmental subdivision, prior to issuance of permits.