

Appendix N Real Estate Plan

January 26, 2023

*UMRR Feasibility Report with Integrated Environmental Assessment
Yorkinut Slough HREP
Two Rivers National Wildlife Refuge (Calhoun County, Illinois)*

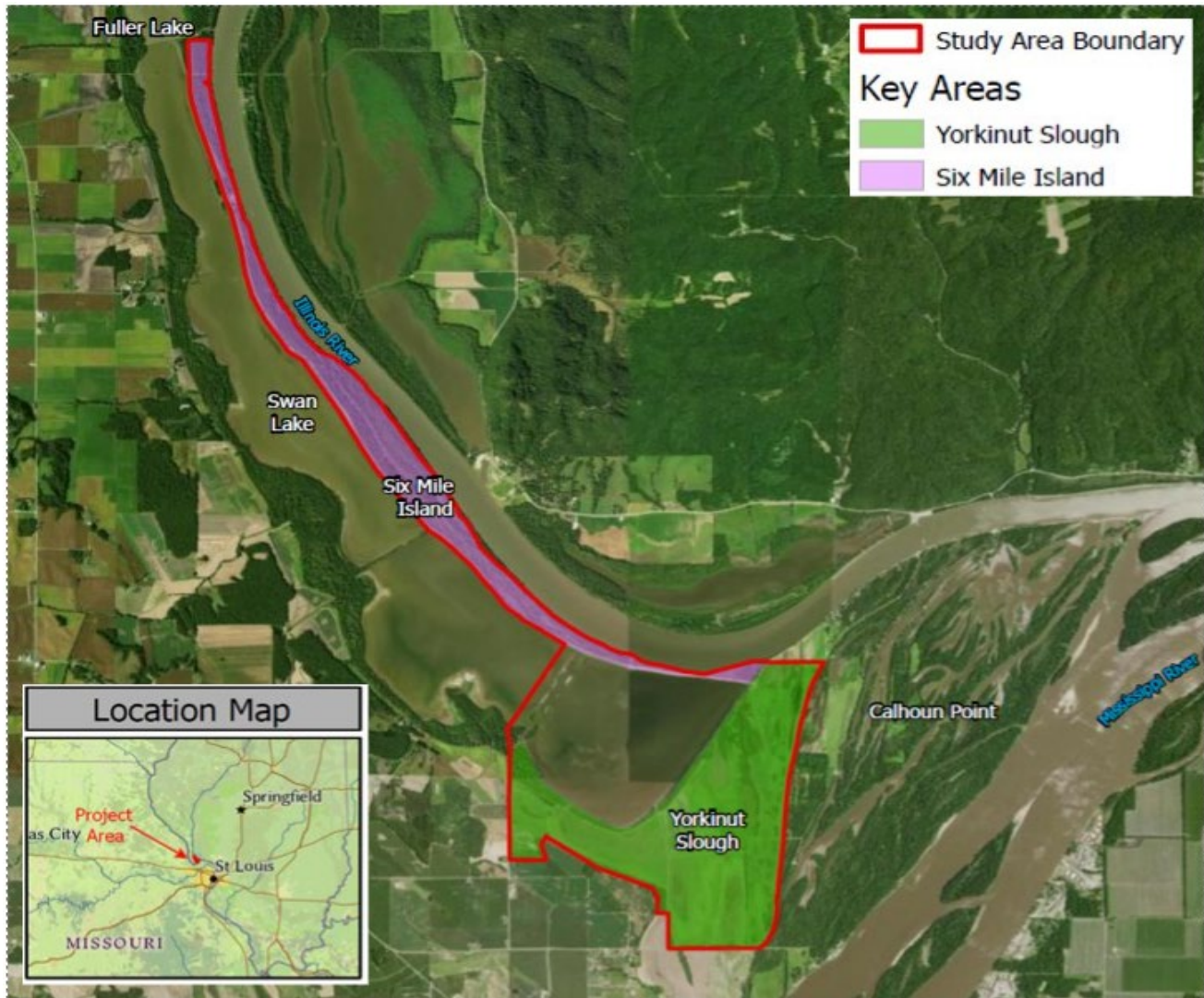
Table of Contents

1. PURPOSE	1
2. LANDS, EASEMENTS, AND RIGHTS-OF-WAY (LER).....	3
3. SPONSOR-OWNED LER	3
4. NON-STANDARD ESTATES.....	4
5. EXISTING FEDERAL PROJECTS	4
6. FEDERALLY OWNED LANDS	4
7. NAVIGATION SERVITUDE	4
8. MAPPING	4
9. INDUCED FLOODING	5
10. BASELINE COST ESTIMATE	5
11. RELOCATION ASSISTANCE BENEFITS	5
12. MINERAL ACTIVITY.....	5
13. SPONSOR ASSESSMENT	5
14. ZONING	6
15. SCHEDULE OF LAND ACQUISITION MILESTONES.....	6
16. FACILITY OR UTILITY RELOCATIONS	6
17. HTRW.....	7
18. LANDOWNER ATTITUDE	7
19. NOTIFICATION TO THE SPONSOR REGARDING THE RISKS ASSOCIATED WITH LAND ACQUISITION BEFORE EXECUTION OF THE PROJECT PARTNERSHIP AGREEMENT (PPA)	7
20. OTHER RELEVANT REAL ESTATE ISSUES	7
EXHIBIT A – PROJECT STUDY AREA.....	8

*UMRR Feasibility Report with Integrated Environmental Assessment
Yorkinut Slough HREP
Two Rivers National Wildlife Refuge (Calhoun County, Illinois)*

1. PURPOSE

This Real Estate Plan (REP) has been prepared to present the real estate requirements and support the proposed Upper Mississippi River Restoration (UMRR) Habitat Rehabilitation and Enhancement Project (Project) at Yorkinut Slough at the Two Rivers National Wildlife Refuge (Refuge), authorized by section 1103 and 509 of the Water Resources Development Act of 1999. This REP identifies Lands, Easements, and Rights-of-Way (LER) necessary to complete the Project. The federal Sponsor for this Project is the U.S. Fish and Wildlife Service (USFWS).



The Yorkinut Slough HREP is located on the right descending bank of the Illinois River between river miles 4 and 10.5, approximately 18 miles west of Alton, Illinois, in Madison County, Illinois. The nearest river gage is located approximately 4 miles to the east, in Grafton, Illinois. The study area is comprised of 2,350 acres, which includes wetland, early successional habitats, woodland, and floodplain forest. The goal of the Project is to restore and improve the quality and diversity of emergent wetland, woodland, and forest resources within the study area over the 50-year period of analysis from 2025-2075.

*UMRR Feasibility Report with Integrated Environmental Assessment
Yorkinut Slough HREP
Two Rivers National Wildlife Refuge (Calhoun County, Illinois)*

As part of the U.S. Army Corps of Engineers (USACE) planning process, the following objectives were identified for the study:

1. Restore and increase early successional and emergent wetland.
 - Provide food sources for migratory and resident wildlife
2. Restore and increase floodplain forests.
 - Provide hard mast and other food sources for wildlife
3. Improve hydrologic conditions for wildlife including waterfowl, shorebirds, wading birds, neotropical migrant landbirds, and other birds.
 - Remove water in spring or early summer to allow vegetation to mature before fall migration
 - Enable forest hydrology that supports resilient forest communities
 - Dewater wetlands and forests during summer
 - Provide wetland resources for migrating birds during fall and spring migration to allow resting and feeding opportunities.
 - Create a mosaic of wet and dry patches during different times of the year

The Tentatively Selected Plan (TSP) was identified as Intermediate B (Figure 1 and Figure 2).

UMRR Feasibility Report with Integrated Environmental Assessment
Yorkinut Slough HREP
Two Rivers National Wildlife Refuge (Calhoun County, Illinois)

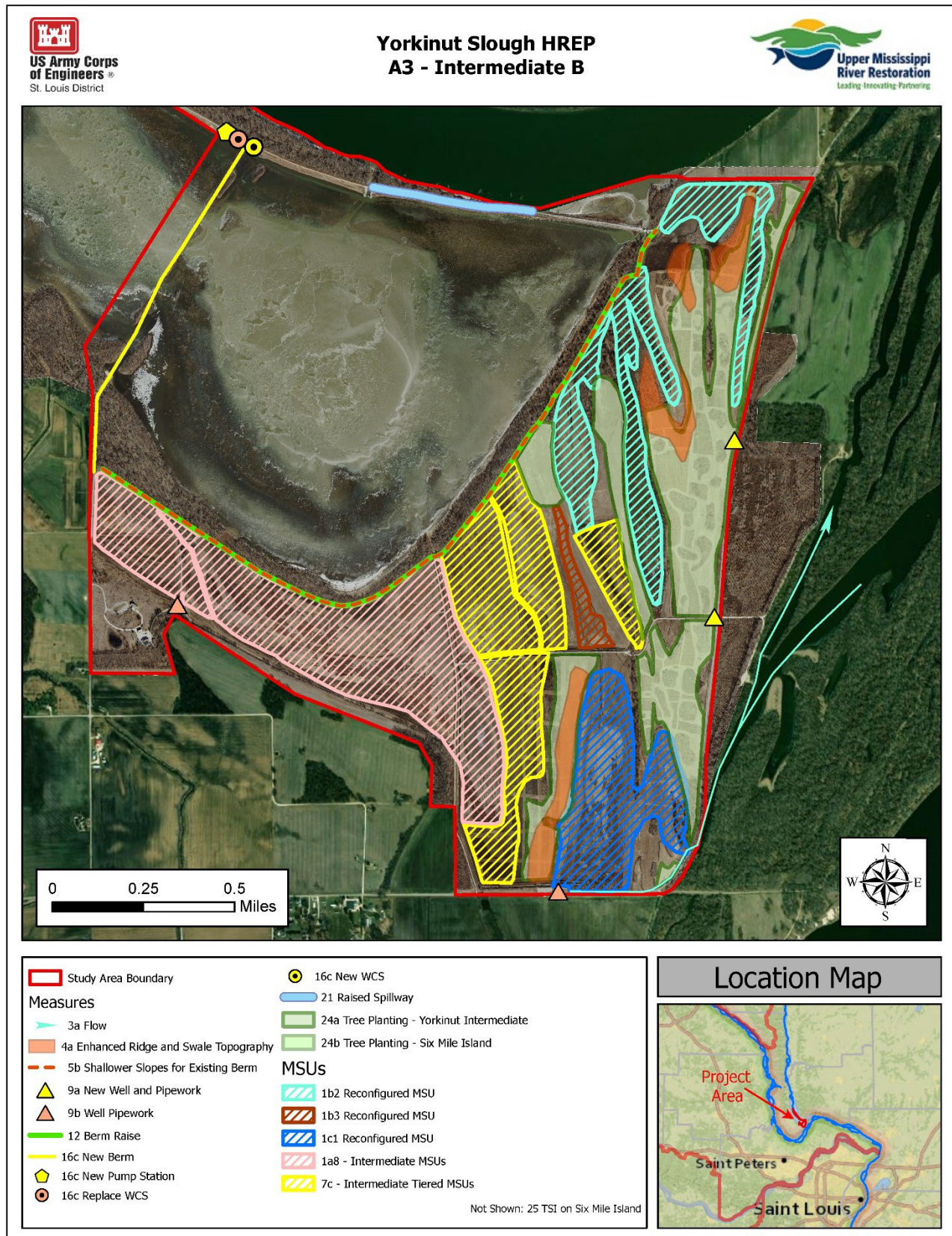


Figure 1. Yorkinut Slough HREP Tentatively Selected Plan (TSP) – Yorkinut Slough

UMRR Feasibility Report with Integrated Environmental Assessment
Yorkinut Slough HREP
Two Rivers National Wildlife Refuge (Calhoun County, Illinois)

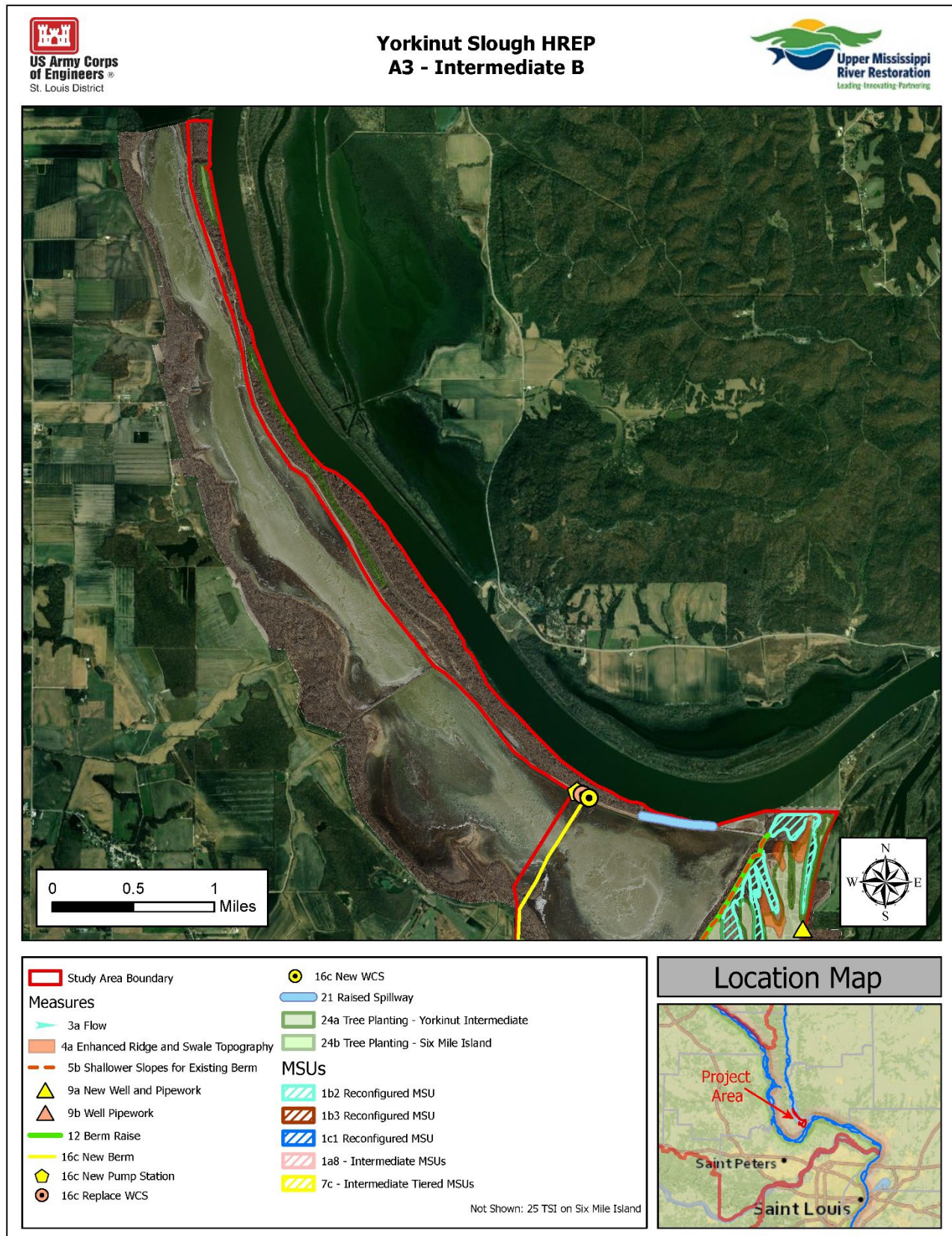


Figure 2. Yorkinut Slough HREP Tentatively Selected Plan (TSP) – Six Mile Island

2. LANDS, EASEMENTS, AND RIGHTS-OF-WAY (LER)

All Project measures are located on lands that are owned by the United States of America and managed by the United States Fish and Wildlife Service, via a Memorandum of Agreement between the Department of the Army and the Department of the Interior, and corresponding Cooperative Agreements between USACE and the USFWS, and the USFWS and the State of Illinois.

3. SPONSOR-OWNED LER

The United States of America owns the land identified as the Two Rivers National Wildlife Refuge, which is managed by the United States Fish and Wildlife Service, as mentioned in paragraph 2.

4. NON-STANDARD ESTATES

No non-standard estates are required for implementation of this Project.

5. EXISTING FEDERAL PROJECTS

The Yorkinut Slough Project is located near the Swan Lake Habitat Rehabilitation and Enhancement Project which is also sponsored by USFWS and will not adversely affect this federal project.

6. FEDERALLY OWNED LANDS

The Yorkinut Slough Project is on lands owned by the United States of America.

7. NAVIGATION SERVITUDE

This project does not serve a purpose which is in the aid of navigation. Therefore, the use of navigation servitude is not available for the Project.

8. MAPPING

A map of the site location is included as Exhibit A.

9. INDUCED FLOODING

Induced flooding is not addressed as a concern in Appendix G – Hydrologic and Hydraulic Engineering section of the draft report.

10. BASELINE COST ESTIMATE

No baseline cost estimate is necessary from a real estate perspective since this project is located on land already owned by the United States, and because no sponsor oversight, as it relates to real estate, is necessary.

11. RELOCATION ASSISTANCE BENEFITS

The TSP does not require the Project to provide temporary or permanent relocation benefits to residential, farm or business entities.

12. MINERAL ACTIVITY

There are no known mineral rights or activities affecting the study area.

13. SPONSOR ASSESSMENT

The Federal Sponsor has the legal authority and power to execute a Memorandum of Agreement with USACE.

14. ZONING

No known zoning ordinances are proposed.

15. SCHEDULE OF LAND ACQUISITION MILESTONES

There are no lands, easements, or rights-of-way required for this project.

16. FACILITY OR UTILITY RELOCATIONS

There are no requirements for facility or utility relocations.

17. HTRW

Section 9 and 10 of the HTRW appendix (page 12) mentions, that two areas of interest, above-ground storage tanks (ASTs), containing fuel were discovered near the Refuge's maintenance shed. The ASTs had secondary containment and are technically outside the Project's construction limits. Five empty mobile ASTs were also identified. Empty mobile ASTs are stored near the maintenance shed and deployed with fuel to pump stations when needed. While deployed, ASTs are kept on concrete pads with secondary containment. During the site visit, a small de minimis amount of staining was observed on the concrete pads. Interviews indicated that very small amounts of waste oil are produced from tractors and pumps used on site. Waste oil is removed from the property regularly and the property is classified as a RCRA Exempt Small Quantity Generator. Fuel and oil management within the study area are not considered RECs. There have been no significant spills and best management practices are in place to prevent future incidents.

Based on the data and resources available for this assessment, it is the Environmental Professional's opinion that the Project area contains no major sites of interest that would impact the Project's cost or schedule. The environmental impact for the migration of off-site contaminants onto the Project area is negligible. Therefore, a Phase II ESA is not recommended.

18. LANDOWNER ATTITUDE

There is no known landowner opposition to this Project.

19. NOTIFICATION TO THE SPONSOR REGARDING THE RISKS ASSOCIATED WITH LAND ACQUISITION BEFORE EXECUTION OF THE PROJECT PARTNERSHIP AGREEMENT (PPA)

All lands required for the Project are owned by the United States of America and managed by the federal Sponsor, the USFWS, who has the legal authority and power to enter into a Memorandum of Agreement with USACE. No land acquisition is required for the project.

20. OTHER RELEVANT REAL ESTATE ISSUES

No other known relevant real estate issues exist.

Prepared by:

Edwin Ramos
Chief, Planning & Acquisition Branch
Saint Louis District
Mississippi Valley Division
U.S. Army Corps of Engineers

Reviewed by:

Melissa Lynn Hoerner
Real Estate Contracting Officer
Chief, Real Estate Division
Saint Louis District
Mississippi Valley Division
U.S. Army Corps of Engineers

EXHIBIT A – PROJECT STUDY AREA

