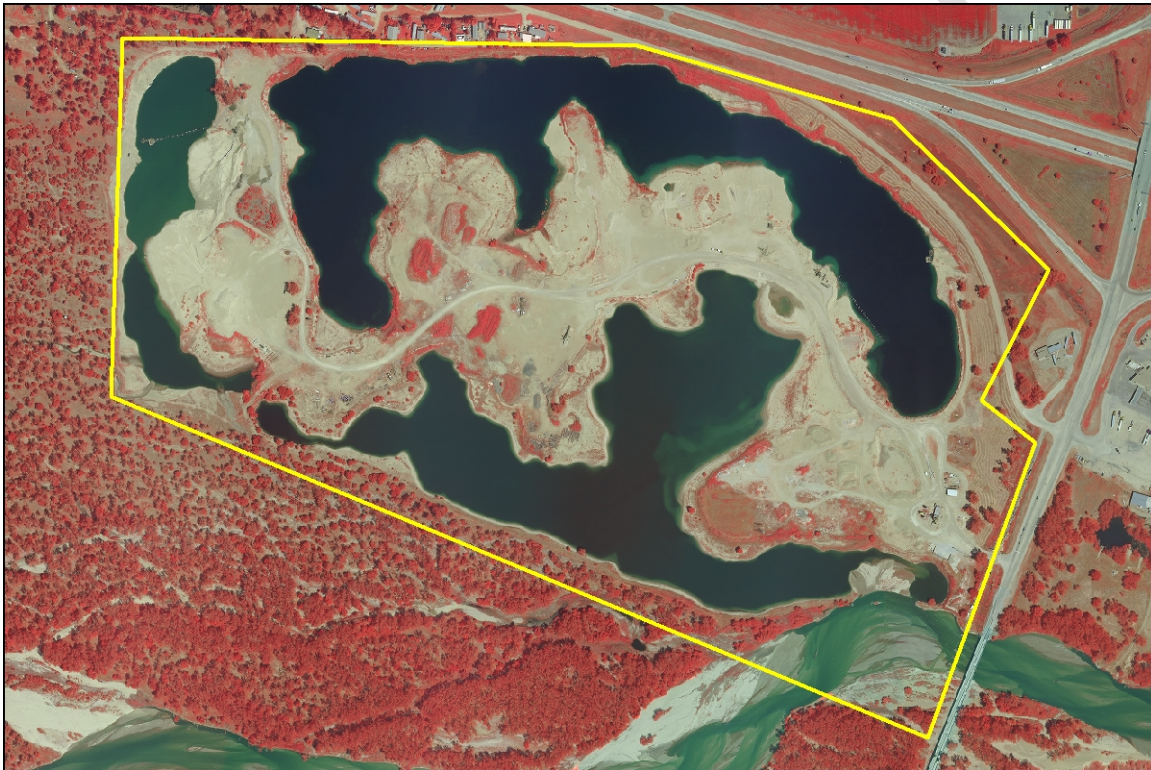




LAND EVALUATION REPORT

For

TRACT 1910



Prepared for:
Platte River Recovery Implementation Program
Land Advisory Committee

Evaluation Team:
Bruce Sackett, Andrew Pierson, Dave Zorn,
Mark Czaplewski, Matt Rabbe, Brock Merrill

Site Visit Date:
9/5/2019

Evaluation Report Completion Date:
10/21/2019



Table of Contents

I. EVALUATION TEAM AND SCHEDULE	1
A. Evaluation Team Members	1
B. Date of Evaluation	1
II. GEOGRAPHIC CONSIDERATIONS	1
A. Tract Location and Size	1
III. LAND USE CONSIDERATIONS	1
A. Land Cover/Use	1
B. Incompatible Uses and Environmental Concerns	2
C. Restoration and Maintenance Impacts on Neighboring Properties	2
D. Target Species Use	2
E. Certified Irrigated Acres	2
IV. TARGET SPECIES HABITAT CONSIDERATIONS	3
A. Existing Species Habitat	3
1. Non-Riverine Surface Water	3
2. River Frontage and Active Channel Widths	3
3. Contiguous Sand Substrates	3
4. Island and Channel Bank Height	3
5. Groundwater	3
6. Flooding in Non-Wetland Areas	3
7. Power/Transmission Lines	3
B. Complex and Non-Complex Habitat	3
1. Habitat Complex Acres	3
2. Non-Complex Habitat Acres	3
3. Excess Acres	3
4. Habitat Restoration and Maintenance Needs and Conceptual Costs	4
5. Buffer	4
V. PROPERTY MANAGEMENT CONSIDERATIONS	4
A. Encumbrances	4
1. Legal Encumbrances	4
2. Management Encumbrances	4
B. Environmental Audit	4
C. Property Interest Acquisition Options and Costs	4
D. Extraneous Costs	5
E. Operations and Maintenance	5
F. Other Considerations	5
VI. EVALUATION TEAM RECOMMENDATION	5
VII. LAC RECOMMENDATION	5
APPENDIX A – MAPS	0
APPENDIX B – LEGAL REVIEW	0



I. EVALUATION TEAM AND SCHEDULE

A. Evaluation Team Members

The Tract 1910 Evaluation Team members are:

- Bruce Sackett – Platte River Recovery Implementation Program
- Matt Rabbe – US Fish & Wildlife Service
- Andrew Pierson – Audubon Rowe Sanctuary
- Mark Czaplewski – Central Platte Natural Resources District
- Dave Zorn – Central Nebraska Public Power & Irrigation District
- Brock Merrill – US Bureau of Reclamation

B. Date of Evaluation

The Evaluation Team performed a review of this property on September 5, 2019. A summary of this Evaluation Report was presented to the Land Advisory Committee (LAC) and discussed at the October 29, 2019 LAC meeting in Kearney, Nebraska. The Report was finalized following that meeting.

II. GEOGRAPHIC CONSIDERATIONS

This tract lies just outside the Lexington to Overton bridge segment. While this is not within the identified Program associated habitat, the boundary of this property directly abuts the associated habitat. Since the habitat value of this tract may be high, it is being given consideration for inclusion in the Program.

A. Tract Location and Size

Tract 1910 is approximately 220 acres in size and is located in sections 19 and 20, T-9N, R-21W. Figure A-1 (located in Appendix A) delineates the property boundary. The tract is located adjacent to the Lexington to Overton bridge segment. Figure A-2 shows the parcel location within the Program land acquisition area, bridge segment and its proximity to existing leased and owned conservation lands and other tracts being evaluated by the Program.

III. LAND USE CONSIDERATIONS

Land cover/use information for this phase of the land evaluation process is compiled by Program Staff utilizing best available Geographic Information System (GIS) datasets developed by the Program and its partners. A more detailed field analysis of target species habitat considerations is conducted during the next phase of the tract evaluation process and is discussed further in the next section of this report.

A. Land Cover/Use

Existing land cover/use on and adjacent to this tract was evaluated utilizing the 2005 land cover overlay developed in cooperation with the Whooping Crane Maintenance Trust Inc. (Crane Trust) and the United States Fish and Wildlife Service (USFW). The land cover classifications from the overlay were compared to the most recent United States Department of Agriculture



(USDA) Farm Service Agency (FSA) and Program aerial photography in order to identify any land use changes that have occurred since the development of that dataset. The 2005 land cover/use for this tract is summarized in Table 1. Several additional land cover/use related maps are located in Appendix A including:

- Figure A-3 – 2005 Land Cover/Use
- Figure A-4 – National Wetland Inventory
- Figure A-5 – 1938 Aerial Photography
- Figure A-6 – 1998 CIR Aerial Photography
- Figure A-7 – 2019 CIR Aerial Photography

Table 1 – Tract 1910 2005 Land Cover/Use Summary

Land Cover Classification	Acres	Percent of Total
Bareground/Sparse Veg	12.6	5.7%
Phragmites	4.0	1.8%
Riparian Shrubland	9.4	4.3%
Riparian Woodland	18.7	8.5%
River Channel	2.6	1.2%
Rural Developed	113.9	51.9%
Sand Pit	53.8	24.5%
Xeric Wet Meadow	4.4	2.0%
	219.5	100.0%

B. Incompatible Uses and Environmental Concerns

Currently, tract 1910 is an active sand and gravel mine, although the owner expects the mining to be complete on this site within a couple years. No environmental concerns were identified during the site visit, though some mining and construction rubble was present (old concrete, rebar, metal).

C. Restoration and Maintenance Impacts on Neighboring Properties

Restoration and maintenance on this tract is not expected to have negative impacts on neighboring properties. Program Staff would coordinate with neighboring landowners to inform them about restoration and maintenance activities and use this contact as a tool to develop positive relationships.

D. Target Species Use

There is no documented target species use of this tract.

E. Certified Irrigated Acres

Tract 1910 includes no NRD certified irrigated acres.



IV. TARGET SPECIES HABITAT CONSIDERATIONS

A. Existing Species Habitat

On September 5, 2019 the Evaluation Team visited tract 1910. The information in this section of the report has been compiled from that review.

1. *Non-Riverine Surface Water*

Tract 1910 contains a sandpit lake covering approximately 82 acres.

2. *River Frontage and Active Channel Widths*

Tract 1910 is being evaluated as non-complex least tern and piping plover nesting habitat. The tract contains minimal river frontage adjacent to the highway 283 bridge.

3. *Contiguous Sand Substrates*

This tract contains approximately 82 acres of contiguous sand substrate, much of which could be converted to suitable least tern and piping plover nesting habitat with minimal restoration.

4. *Island and Channel Bank Height*

Not applicable.

5. *Groundwater*

Observations of the lake level on site indicate groundwater approximately 5-8 feet below most of the sand area.

6. *Flooding in Non-Wetland Areas*

There was no evidence of temporary inundation of non-wetland areas at the time of the site.

7. *Power/Transmission Lines*

Power lines on tract 1910 are located along the east and northeast boundaries. They are not expected to be an issue for tern and plover habitat on this site.

B. Complex and Non-Complex Habitat

Tract 1910 is being considered as non-complex habitat in accordance with section II.B.2 and Table 2. *Non-Complex Habitat Guidelines* of the Program Land Plan.

1. *Habitat Complex Acres*

No portion of this tract is being considered as complex habitat.

2. *Non-Complex Habitat Acres*

The entirety of tract 1910 would be considered non-complex (approx. 220 acres).

3. *Excess Acres*

This tract does not contain any excess acres.



4. Habitat Restoration and Maintenance Needs and Conceptual Costs

Tract 1910 is being pursued as potential off-channel sand and water habitat. The property is well configured for least tern and piping plover nesting area and would require minimal restoration. Restoration activities would include sparse vegetation removal, likely using dozers or paddle scrapers, and some reshaping of existing peninsulas in order to shallow out slopes down to water to meet minimum habitat criteria. **In total, approximately 80 acres of nesting area could be created for a total cost on the order of \$30,000.**

After construction, other typical activities may include installation of a woven wire predator fence, including permanent electric fencing across the peninsula entrances. These activities will cost on the order of \$50,000.

5. Buffer

This tract is bounded on the south and west by riparian accretion ground. This tract is bound to the north and east by state and interstate highways.

V. PROPERTY MANAGEMENT CONSIDERATIONS

A. Encumbrances

1. Legal Encumbrances

At the time of review there were no known legal restrictions. The owner did not detail any information about any restrictive easements; public records have not yet been reviewed. This evaluation is subject to a complete title search. Upon initial approval by the LAC a review of title will be ordered, and will be attached when completed.

2. Management Encumbrances

No management encumbrances have been identified.

B. Environmental Audit

An environmental audit has not been completed for Tract 1910.

C. Property Interest Acquisition Options and Costs

The property owner prefers the sale of a fee simple absolute title to the Program. Table 2 identifies costs expected during the acquisition process.



Table 2 – Tract 1910 Land Interest Acquisition Cost Estimate

Acquisition Item/Activity	Cost
Title Review	\$125
Appraisal	\$5,000
Appraisal Review	\$500
Surveying	\$3,000
Total Estimated Cost	\$8,625

D. Extraneous Costs

Extraneous costs include current land use modification or cessation, third party impacts, and adjacent incompatible use mitigation costs. No extraneous costs have been identified at this time.

E. Operations and Maintenance

If the entire site is developed into least tern and piping plover nesting habitat, operations and maintenance will include primarily treatment of vegetation through preemergent herbicide application and predator fence maintenance. These items are expected to cost approximately \$20,000 annually.

F. Other Considerations

No other considerations were identified that are not discussed in this report.

VI. EVALUATION TEAM RECOMMENDATION

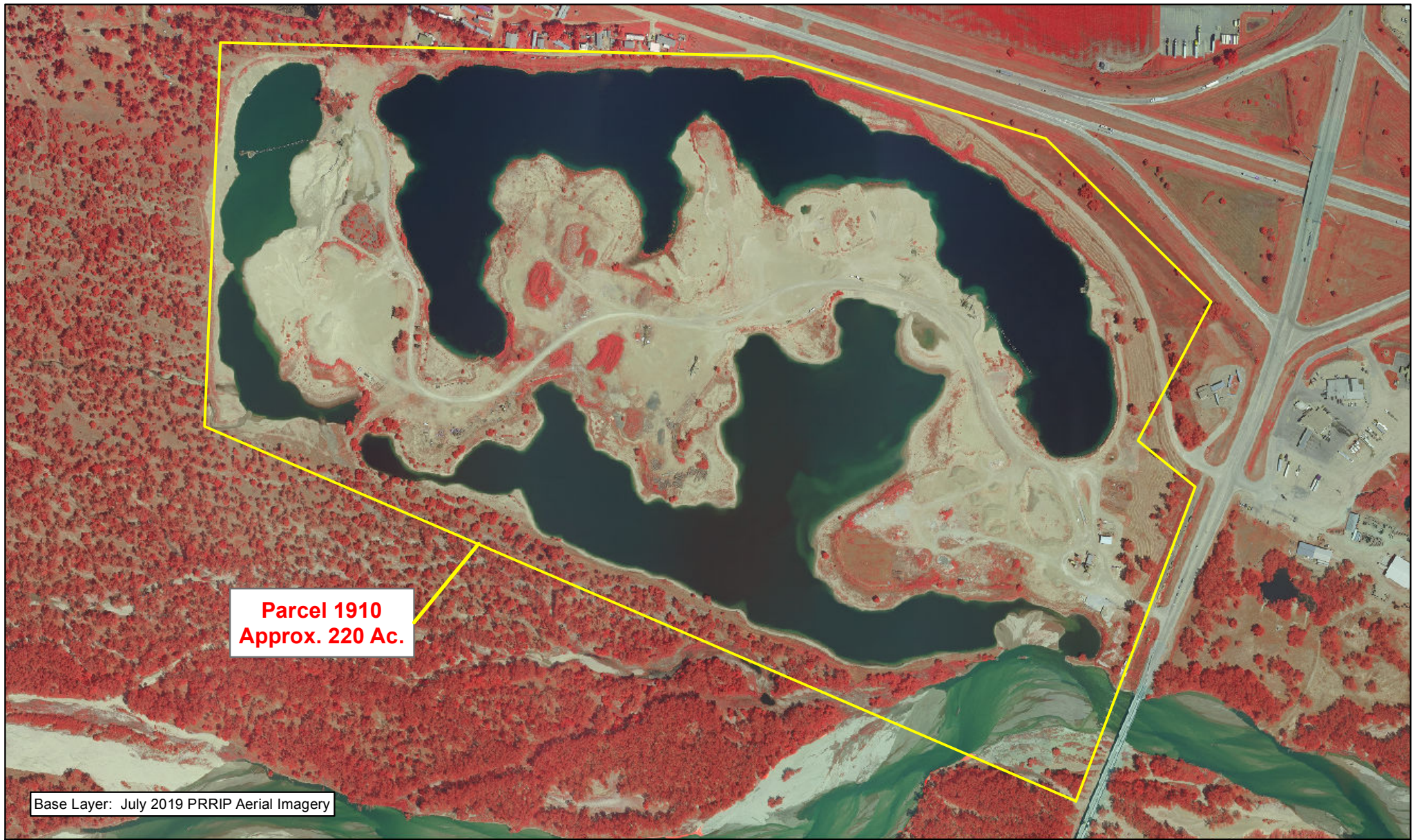
The Evaluation Team felt that tract 1910 has great restoration potential and is configured well for least tern and piping plover habitat. The pit is currently located just outside the associated habitat area but is still well within the range of least tern and piping plover use areas. This pit is a very low-cost option when compared to constructing new OCSW habitat via excavation. The evaluation team recommends that the LAC continue to pursue tract 1910.

VII. LAC RECOMMENDATION

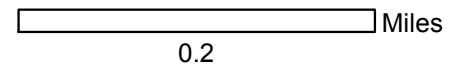


APPENDIX A – MAPS

CONFIDENTIAL



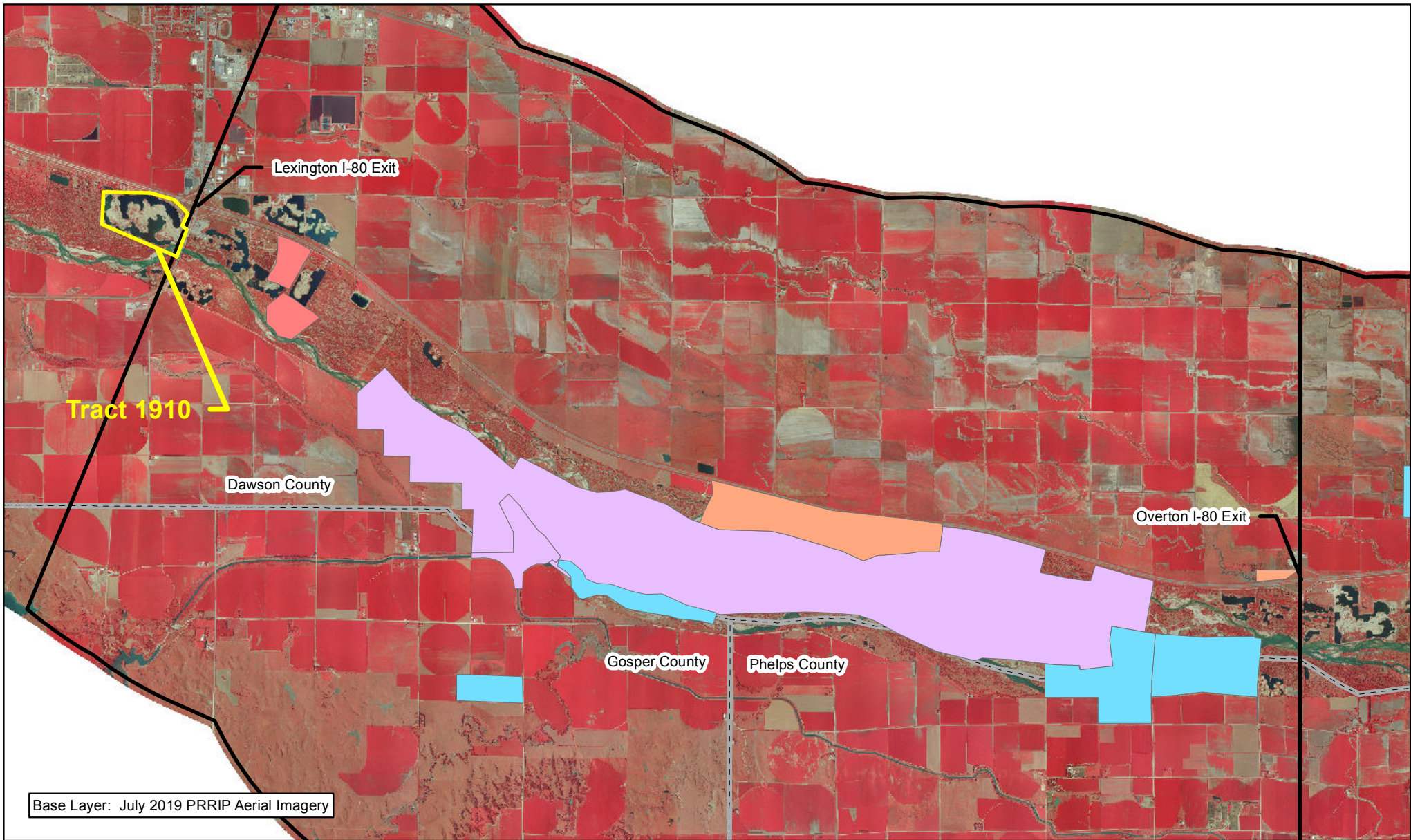
Legend



**TRACT 1910
BOUNDARY MAP**

Parcel Evaluation
Date: 8/16/19
By: JDB

Figure A-1



Legend

1910

Associated Habitat

Audubon

CNPPID

Ducks Unlimited

NGPC

NPPD

PRRIP

PRWCT

TNC

USFWS

County



Miles

2

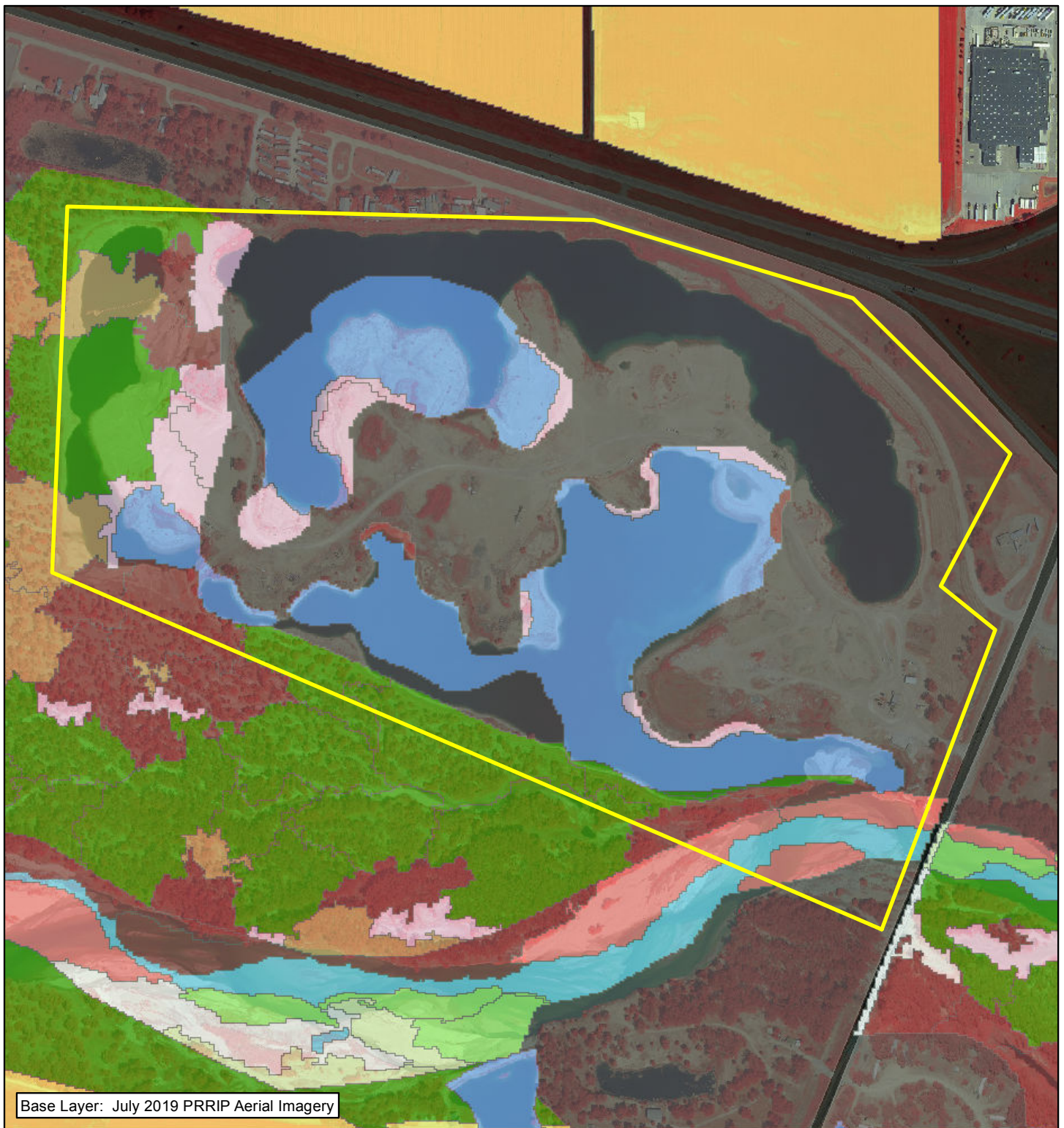
TRACT 1910 LOCATION MAP

Parcel Evaluation

Date: 8/16/19

By: JDB

Figure A-2



Legend

- | | |
|-----------------------|--------------------------|
| Tract 1910 | River Early Successional |
| Ag | River Shrubland |
| Bareground/Sparse Veg | Roads |
| Canal/Drainage | Rural Developed |
| Meadow Sand Ridge | Sand Pit |
| Mesic Wet Meadow | Unvegetated Sandbar |
| Phragmites | Upland Woodland |
| Riparian Shrubland | Warmwater Slough |
| Riparian Woodland | Xeric Wet Meadow |
| River Channel | |

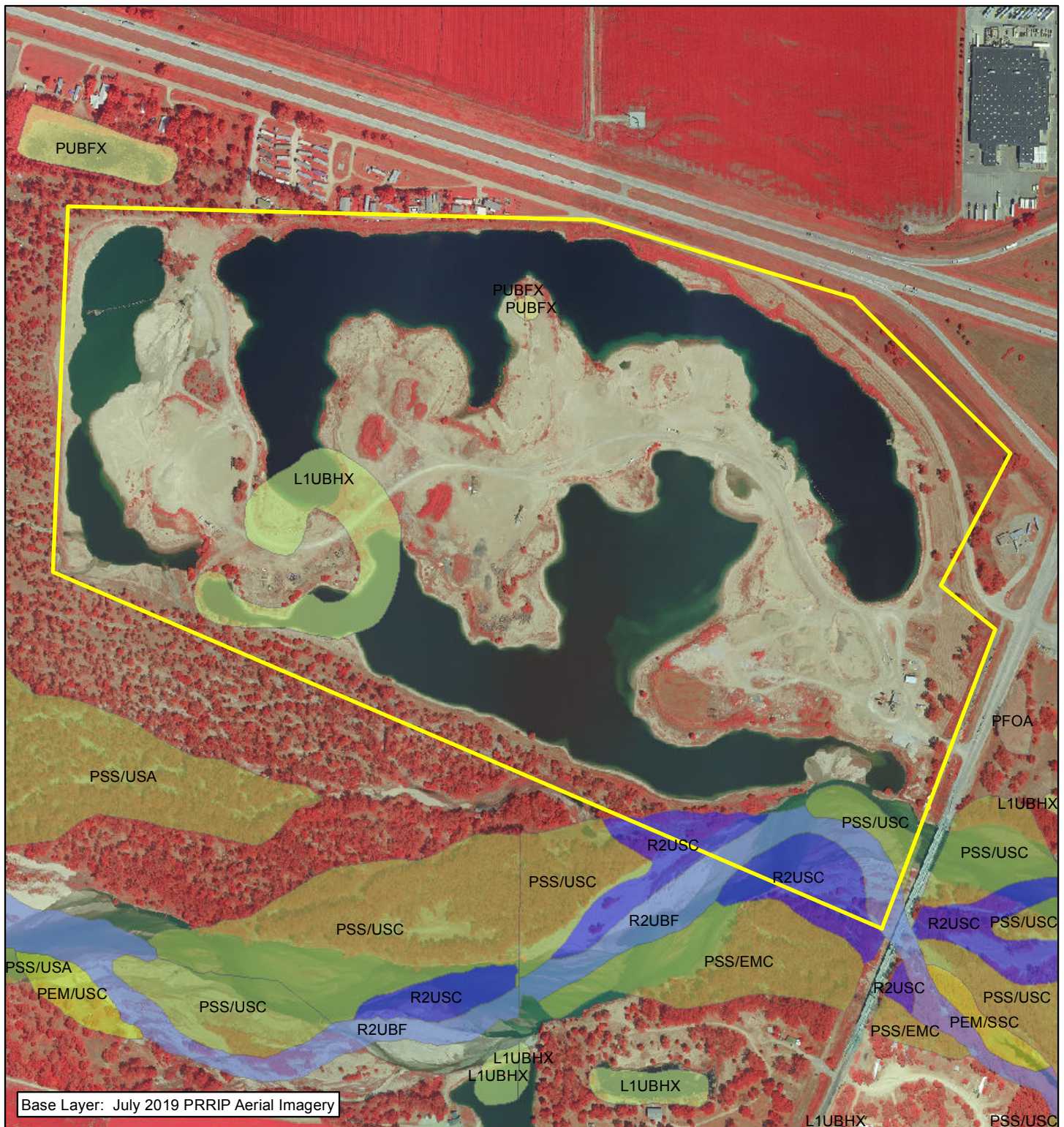


0.1 Miles

**TRACT 1910
2005 LAND COVER/USE**

Parcel Evaluation
Date: 10/18/19
By: JDB

Figure A-3



Legend

- Tract 1910
- Lacustrine Unconsolidated Bottom (LUB)
- Palustrine Aquatic Bed (PAB)
- Palustrine Emergent (PE)
- Palustrine Forested (PF)
- Palustrine Scrub-Shrub (PSS)
- Palustrine Unconsolidated Bottom Excavated (PUBx)
- Palustrine Unconsolidated Shore
- Riverine Unconsolidated Bottom (RUB)
- Riverine Unconsolidated Shore (RUS)
- Riverine Streambed (RS)

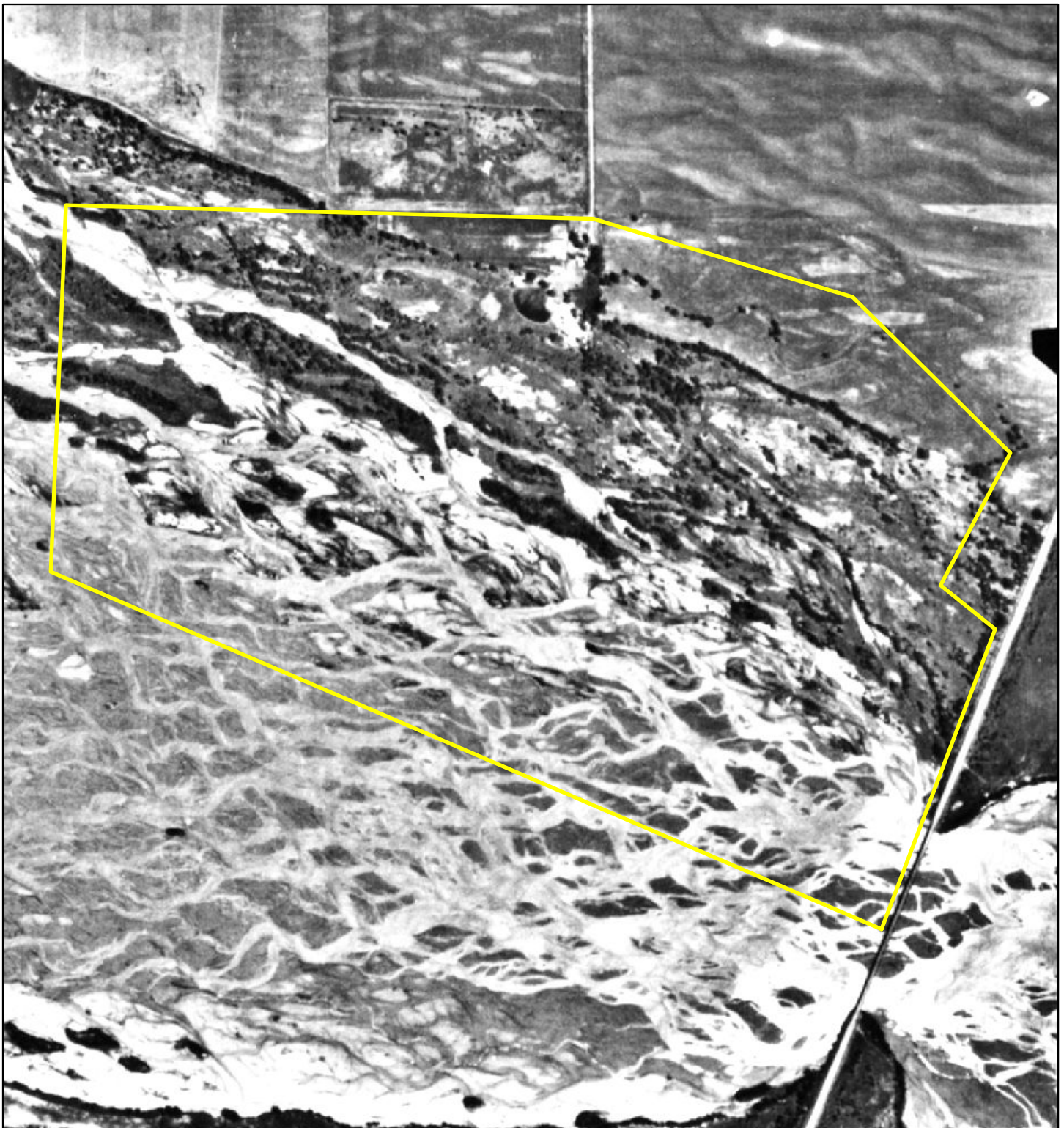



Miles
0.1

TRACT 1910 NWI MAP

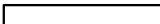
Parcel Evaluation
Date: 10/18/19
By: JDB

Figure A-4



Legend
 Tract 1910

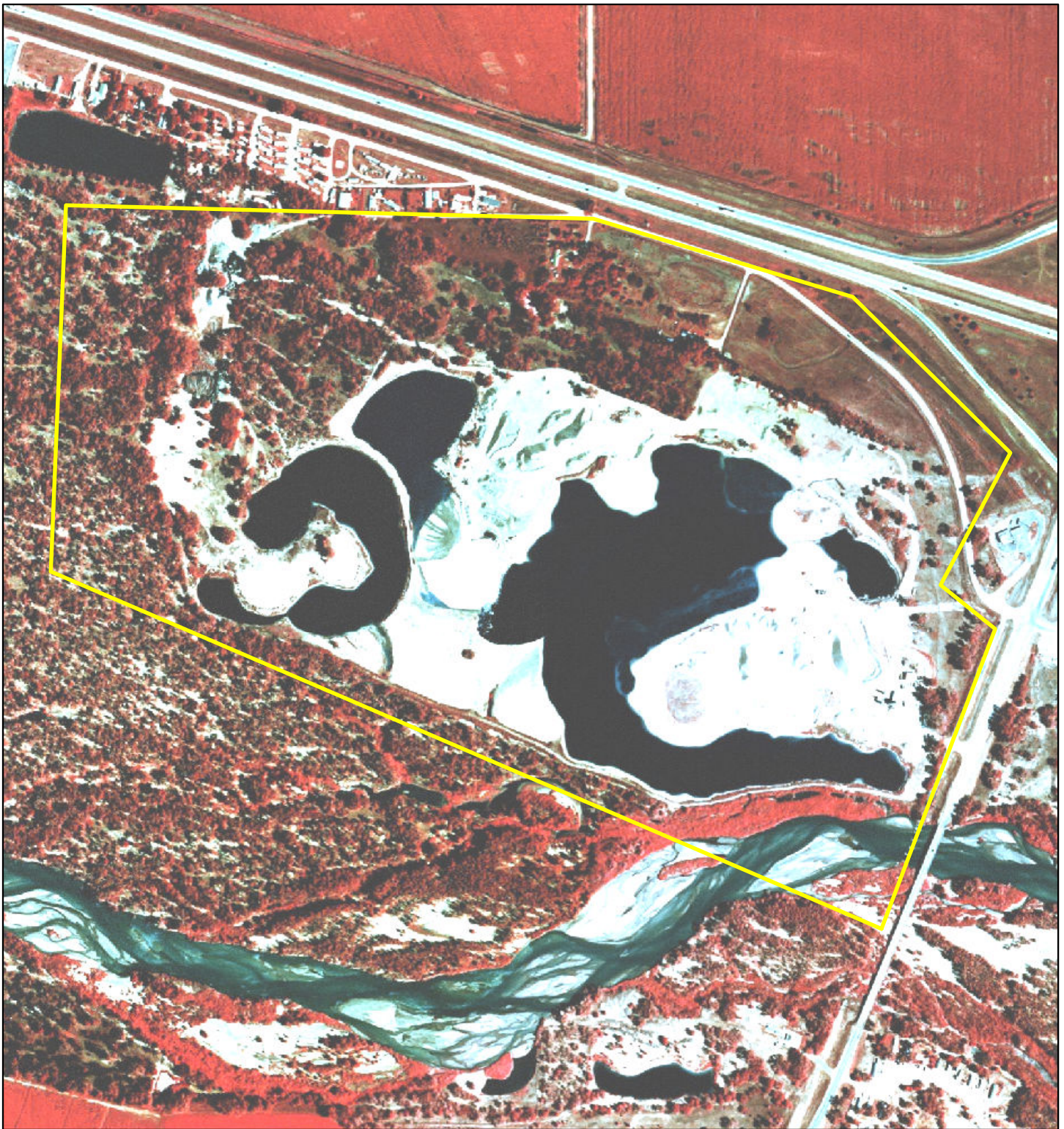



 Miles
0.1

TRACT 1910
1938 IMAGERY

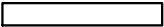
Parcel Evaluation
Date: 10/18/19
By: JDB

Figure A-5



Legend
 Tract 1910




 Miles
0.1

TRACT 1910
1998 CIR IMAGERY


Parcel Evaluation
Date: 10/18/19
By: JDB

Figure A-6



Legend
 Tract 1910



 Miles
0.15

TRACT 1910
2019 CIR IMAGERY

Parcel Evaluation
Date: 10/18/19
By: JDB

Figure A-7



APPENDIX B – LEGAL REVIEW

CONFIDENTIAL