



The Lower Snake River Juvenile Salmon
Migration Feasibility Report/
Environmental Impact Statement



Real Estate

Information on real estate

The U.S. Army Corps of Engineers (Corps) continues to study ways to improve juvenile salmon passage through the hydropower system on the Snake River. As part of this effort the Corps released the Draft Lower Snake River Juvenile Salmon Migration Feasibility Report/Environmental Impact Statement (FR/EIS) in December 1999. These information sheets discuss specific topics covered in the FR/EIS. The entire FR/EIS can be found on line at <http://www.nww.usace.army.mil>. For more information contact Dave Dankel, Walla Walla District Corps, at (509) 527-7288, dave.a.dankel@nww01.usace.army.mil.

How Real Estate Was Acquired for Dam Construction

The Lower Snake River Project was authorized by the Rivers and Harbors Act of 1945 (Public Law 79-14) on March 2, 1945, in accordance with House Document 704, 75th Congress, 3rd Session. That legislation enabled land acquisition in support of the construction of Ice Harbor, Lower Monumental, Little Goose, and Lower Granite dams that occurred between 1955 and 1979.

Real Estate Under the Four Alternatives

The Existing Systems, Maximum Transport, and Major System Improvements alternatives would have negligible effects on Federal real estate for the purposes of the FR/EIS. Under the Dam Breaching alternative, the four dams could be decommissioned (retained in an inactive state) or deauthorized (completely removed). The primary focus of the real estate analysis is to evaluate and make recommendations for potential decommissioning or deauthorization.

Under the decommissioning scenario, the four lower Snake River facilities would be deactivated for a number of years, during which the biological effectiveness of dam breaching could be monitored and evaluated. The dams and attending structures would not operate and would be "mothballed." If, after an appropriate number of salmon life cycles, scientists determined that dam breaching was not contributing to salmon recovery, the facilities could be recommissioned and alternative fish passage technology implemented. Conversely, if there appeared to be sufficient benefits, deauthorization would be reexamined.

Decommissioning the dams would create a 140-mile long stretch of free-flowing river with an estimated 14,000 acres of newly exposed land. The informal consensus of Federal, state, and local agencies is that it would be prudent for the Corps to retain management responsibility for the lands until it is determined that breaching is permanent and recommissioning is no longer viable. It is likely that previously submerged lands would need to be restored and it is anticipated that any decommissioning legislation would provide restoration funding. If dam breaching is found to be biologically effective, it is assumed that breaching would become permanent and the lower Snake River dams could be deauthorized. Although Corps managed lands would no longer be required for commercial navigation or hydropower, a significant portion would be needed to meet other existing or newly authorized



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purposes. For example, significant acreage is leased to state and local governments and private entities for recreation and fish and wildlife management. It is expected that many of these lessees would choose to continue their operations under the same or modified arrangements. It is also anticipated that public control of a significant portion of project lands would be necessary to protect the environment and ensure the natural

benefits to salmon derived from dam breaching. Should any lands no longer be required for public benefit, they would be reported to the General Services Administration (GSA) for disposal. GSA would screen the lands with other Federal agencies to determine whether other Federal requirements pertain to the property. If not, GSA would then dispose of the lands to other public or private entities or individuals.

Acresages Near the Lower Snake River Project

	Ice Harbor	Lower Monumental	Little Goose	Lower Granite
Current Acreage Based on Corps Acquisition or Excessing Actions				
Fee	6,717.1	10,210.9	10,227.3	11,707.5
Public Domain	759.6	347.7	272.0	254.8
Easement	440.8	28.4	0.5	66.0
Riverbed	5,122.0	3,517.0	5,185.0	5,640.0
License				0.1
Permit				0.2
Total:	13,039.5	14,104.0	15,684.8	17,668.6
Acreage Based on Normal Operating Pool				
Normal Operating Pool (msl)	437 ft	540 ft	638 ft	738 ft
Acreage Above	4,037.7	9,143.6	4,859.6	9,220.4
Acreage Below				
Riverbed	5,122.0	3,517.0	5,185.0	5,640.0
Land	3,879.8	1,443.4	5,640.2	2,808.2
Total:	13,039.5	14,104.0	15,684.8	17,668.6
Number of Outgrants¹				
Easements ²	50	47	20	95
Leases ³	3	3	7	15
Licenses	1	1	2	2
Permits	4	13	8	15
Total:	58	64	37	127
¹ Outgrants grant use of Federal lands to other parties. These numbers change over time. ² Includes roads, utilities, pipelines, and pumping plants. ³ Includes parks and recreation, as well as agricultural and grazing activities. Source: Walla Walla District Real Estate Database				

For details on real estate, please see the FR/EIS Main Report, p. 5.11-1 at website <http://www.nww.usace.army.mil>, Feasibility Study/Draft FR/EIS.

