

APPENDIX C: SECTION 4(F) AND 6(F) COORDINATION

*Coordination with City of Brookings
Parks, Recreation, and Forestry*

*Draft Section 4(f) De Minimis Official with
Jurisdiction (OWJ) Concurrence*

Unruh, James

From: Charlie Richter <CRichter@cityofbrookings-sd.gov>
Sent: Monday, August 5, 2024 6:04 PM
To: Kristin Zimmerman
Cc: John Thompson; Thad Drietz; Richard Uckert; Unruh, James; Rust, Jill; Baker, Becky; McGregor, Kelsey; Ceroll, Ronald
Subject: FW: Proposed Land Swap for Golf Course
Attachments: Golf Course Impact Mitigation Mtg Notes and Concurrence Letter 07 30 24.pdf

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kristin,

Please review the attached draft concurrence letter and meeting minutes. Let us know your thoughts.

Everyone – It appears that ITC does have an easement on the golf course which is surprising(see below and attached).

Charles L. Richter, P.E.

City Engineer

City of Brookings

520 Third Street

Brookings, SD 57006

Phone: (605) 692-6629

E-mail: crichter@cityofbrookings-sd.gov



www.cityofbrookings-sd.gov | www.facebook.com/cityofbrookings | www.instagram.com/cityofbrookings



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From: Unruh, James <James.Unruh@hdrinc.com>
Sent: Wednesday, July 31, 2024 3:35 PM
To: Charlie Richter <CRichter@cityofbrookings-sd.gov>; Richard Uckert <richu@bannerassociates.com>
Cc: Rust, Jill <jill.rust@hdrinc.com>; Baker, Becky <Rebecca.Baker@hdrinc.com>; McGregor, Kelsey <kelsey.mcgregor@hdrinc.com>; Ceroll, Ronald <ron.ceroll@hdrinc.com>
Subject: RE: Proposed Land Swap for Golf Course

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Meeting notes and draft City concurrence letter are in this attached file: [Golf Course Impact Mitigation Mtg Notes and Concurrence Letter 07 30 24.pdf](#)

Please forward this file to City staff as appropriate and especially to Kristin Zimmerman.

Please note this item we included in the meeting notes:

ITC Building Considerations

- Modifications will be necessary to the ITC building for the intersection expansion
- *Post-meeting follow-up: The recent title search for the golf course property included this line item:*

9. Telephone Line Right-of-Way Easement. Dated 01/31/1956, Filed 05/26/1970 at 3:20 PM in Book 84 of Misc., Page 635.

See the next sheet for the easement document.

Here is the key paragraph from the easement document:

Attract approximately 1.66 acres located 2 miles in a SE direction from the town of Brookings and further described as the SW quarter of Section 31, Township 110, Range 49, and to construct, reconstruct, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, a telephone line or system, to cut, trim or chemically spray trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes.

I assume this means that our project will pay for modifications to the ITC

James Unruh, P.E.
D 605.977.7766

hdrinc.com/follow-us

From: Unruh, James <James.Unruh@hdrinc.com>
Sent: Monday, July 29, 2024 10:11 AM
To: Charlie Richter <CRichter@cityofbrookings-sd.gov>
Cc: John Thompson <JThompson@cityofbrookings-sd.gov>; Rust, Jill <jill.rust@hdrinc.com>; Baker, Becky <Rebecca.Baker@hdrinc.com>
Subject: RE: Proposed Land Swap for Golf Course

Please forward the attached document to the current City Parks Director: [Section 6\(f\) Impact Mitigation Memo 06 28 24.pdf](#).

Then please set up a video conference with the current City Parks Director, City Engineering/PW staff, and HDR staff.

We will prepare an additional requested graphic for the video conference.

HDR staff is relatively flexible for availability this week.

James Unruh, P.E.
D 605.977.7766

hdrinc.com/follow-us

From: Charlie Richter <CRichter@cityofbrookings-sd.gov>
Sent: Monday, July 29, 2024 9:29 AM
To: Unruh, James <James.Unruh@hdrinc.com>
Cc: John Thompson <JThompson@cityofbrookings-sd.gov>
Subject: Proposed Land Swap for Golf Course

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James,

Our Parks Director isn't aware of all of the details on the proposed land swap for the golf course as part of the 20th St S/22nd Ave widening project so we will need to get her some information. Do you have a graphic to share with us that would clearly depict this swap? It also may be good for all of us to meet with her to discuss this swap and the process for this. Randy from Games Fish and Parks reached out to her already so it would be helpful to get her fully up to speed. Let us know if this can be provided. Thanks.

Charles L. Richter, P.E.
City Engineer
City of Brookings
520 Third Street
Brookings, SD 57006
Phone: (605) 692-6629
E-mail: crichter@cityofbrookings-sd.gov



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Meeting Notes

Project: I-29 Exit 130 (20th Street) Interchange – PCN 020V

Subject: Review Golf Course Impacts with 20th St/22nd Ave Intersection Expansion

Date: July 30, 2024

Location: Video Conference

Attendees: Charlie Richter, John Thompson, Kristin Zimmerman (Brookings); Becky Baker, James Unruh (HDR)

Copy to: Rich Uckert (Banner), Kelcey McGregor (HDR)

Concurrence Letter

HDR generated a draft concurrence letter with figures regarding golf course and trail impacts associated with the expansion of the 20th Street/22nd Avenue intersection. The group reviewed the letter and associated figures (attached to these meeting notes).

Follow-up: City staff will review the letter and provide comments.

SD Game Fish and Parks Coordination

- Kristin has been working with Randy Kittle of SDGFP on several projects and the 20th Street/22nd Avenue expansion project came up.
- Randy Kittle confirmed that yellow-book appraisals will be necessary for the two golf course parcels.

Follow-up: HDR will initiate the appraisal process.

ITC Building Considerations

- Modifications will be necessary to the ITC building for the intersection expansion
- *Post-meeting follow-up: The recent title search for the golf course property included this line item:*

9. Telephone Line Right-of-Way Easement. Dated 01/31/1956, Filed 05/26/1970 at 3:20 PM in Book 84 of Misc., Page 635.

See the next sheet for the easement document.

CS ✓

4

Telephone Line Right-of-Way Easement

Know all men by these presents, that we, the undersigned (whether one or more) Carl P. Jensen
 and Laura (husband and wife) (~~unmarried~~), for a good and
 valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Brookings
 County Telephone Cooperative Association, Inc., a cooperative association (hereinafter called the "Association"), whose
 post office address is Brookings, South Dakota, and to its successors and assigns, the right to enter upon the lands of
 the undersigned, situated in the county of Brookings state of South Dakota, and more particularly des-
 cribed as follows:

Attract approximately 1.66 acres located 2 miles in a SE direction
 from the town of Brookings and further described as the SW quarter of Section
31, Township 110, Range 49,
 and to construct, reconstruct, operate and maintain on or under the above described lands and/or in, upon or under
 all streets, roads or highways abutting said lands, a telephone line or system, to cut, trim or chemically spray trees
 and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system
 and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person,
 firm or corporation for telephone or electrification purposes.

The undersigned agree that all poles, wires and other facilities, including all telephone equipment, installed
 on the above described premises at the Association's expense shall remain the property of the Association and shall
 be removable at the option of the Association.

The undersigned represent that said lands are free and clear of encumbrances and liens except \$500.00

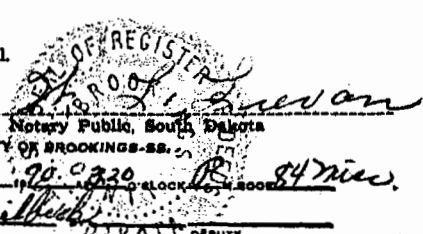
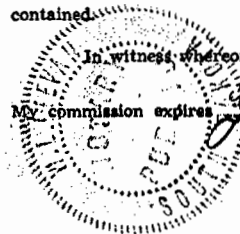
In Witness whereof, the undersigned have set their hands this 31 day of Jan, 1956

State of South Dakota)
 County of Brookings)

On this the 31 day of Jan, 1956, before me, Th. L. Lievan
 the undersigned officer, personally appeared Carl P. Jensen and Laura
 (husband and wife) (unmarried), known to me or satisfactorily proven to be the persons whose names (are) (is)
 subscribed to the within instrument and acknowledged that They executed the same for the purposes therein
 contained.

In witness whereof I have hereunto set my hand and official seal.

My commission expires Jan 17 1960



STATE OF SOUTH DAKOTA, COUNTY OF BROOKINGS-SS.
 FILED THIS 26 DAY OF May 1956 84 min.
 PAGE 635 Public
 REGISTER OF DEEDS DEPUTY



Department of Transportation
Environmental Office
700 E Broadway Avenue
Pierre, South Dakota 57501-2586
605/773-4336

August XX, 2024

Kristin Zimmerman
City of Brookings Parks, Recreation & Forestry
520 3rd Street, Suite 130
Brookings, SD 57006

Subject: Official with Jurisdiction (OWJ) Concurrence for Section 6(f) Property Impact and Mitigation for Edgebrook Golf Course and Section 4(f) *De Minimis* Finding for Allyn Frerichs Trail

RE: Project EM 0295(45) 130, PCN 020V, Brookings County
I-29 Exit 130 (20th Street South) Interchange; 20th Street and 22nd Avenue Expansion
Supplemental Environmental Assessment

Dear Ms. Zimmerman:

The City of Brookings proposes to expand the 20th Street / 22nd Avenue intersection to better accommodate large truck traffic. This will involve acquisition of permanent right-of-way (ROW) for roadway purposes and temporary easement for construction from the southwest corner of Edgebrook Golf course. A portion of the Allyn Frerichs trail will be reconstructed for the expanded intersection.

Replacement / mitigation of 8,400 square feet of permanent ROW acquisition is proposed by transfer of a 20-foot-wide strip of property along the south edge of the golf course to City ownership. The area of the proposed replacement property is 23,629 square feet.

Attached Figures 1 and 2 (**Attachment A**) illustrate:

- Work completed with the 2022 / 2023 I-29 / 20th Street interchange project,
- Proposed 20th Street / 22nd Avenue intersection expansion tentatively scheduled for 2025 construction (pending funding availability).
- Proposed permanent ROW acquisition and temporary construction easement as well as the replacement / mitigation area.

Background

As part of the I-29 20th Street interchange project, permanent impact and associated conversion of Section 6(f) property (Edgebrook Golf Course) was avoided by:

- Realignment of 20th Street to the south and onto private property along Edgebrook Golf Course.
- Implementation of a sub-standard intersection corner design at the 20th Street / 22nd Avenue intersection.

The I-29 20th Street interchange project was funded with a \$23.3 million US Department of Transportation grant that covered 80% of the project costs. The City of Brookings, Brookings County, and private donors covered the remaining 20% of the project costs. The time constraints stipulated in the grant did not allow for the approval process for the Section 6(f) property impact mitigation without jeopardizing the overall grant funding. Without the grant funding, the interchange construction project would not have been initiated or completed.

In a letter dated December 3, 2020, City Parks and Recreation director Dusty Rodiek concurred with the:

- Section 4(f) *de minimis* finding for the Allyn Frerichs trails
- Temporary occupancy of Section 6(f) property associated with 20th Street construction near the Edgebrook Golf Course.

Section 6(f) (Edgebrook Golf Course) and Section 4(f) (Allyn Frerichs Trail) Impacts

Expansion of the 20th Street / 22nd Avenue intersection will impact 8,400 square feet of the southwest corner of Edgebrook Golf Course. This area is needed to:

- Expand the intersection pavement to facilitate truck turning movements,
- Provide space for traffic and pedestrian signals,
- Rebuild the trail to meet ADA slope requirements,
- Provide a sight triangle for vehicles,
- Allow space for relocation of the ITC building.

Impact Mitigation

During the ROW acquisition process, it was discovered that the golf cart path between the 11th hole green and the 12th hole tee had been built on the adjacent private property.

To build the I-29 20th Street interchange, SDDOT acquired approximately 10 acres from the property owner on the south side of 20th Street. The acquisition documentation was split into two tracts and two separate plats. One of the tracts was 20 feet wide and approximately 1,181 feet long and includes the cart path. The intent is to utilize this 23,629 square foot parcel as mitigation for the impacted area in the southwest corner of the golf course. As part of the Section 6(f) mitigation process, the parcel will be deeded to Edgebrook Golf Course/City of Brookings Parks, Recreation & Forestry Department.

It is noted that the 8,400 square foot area proposed for ROW acquisition does not serve a functional role for golf course operations. Whereas the 23,629 square foot mitigation area has and will continue to be a critical component of golf course operations with the cart path and the area adjacent to four of the golf course greens and tee boxes.

During trail construction, the temporary detour route will be the ADA compliant sidewalk on the west side of 22nd Avenue.

Ms. Kristin Zimmerman

August XX, 2024

Page 3

If you concur with the measures to mitigate the permanent ROW acquisition of Section 6(f) (Edgebrook Golf Course) property and the *de minimis* impact to Section 4(f) (Allyn Frerichs trail) property in regard to the proposed project, please indicate as such by providing your signature in the space provided below at your earliest convenience.

Thank you for your time and cooperation on this matter. If you have questions and/or concerns, please feel free to contact me.

Sincerely,

Joanne Hight

Environmental Engineer Manager

605.773.3721

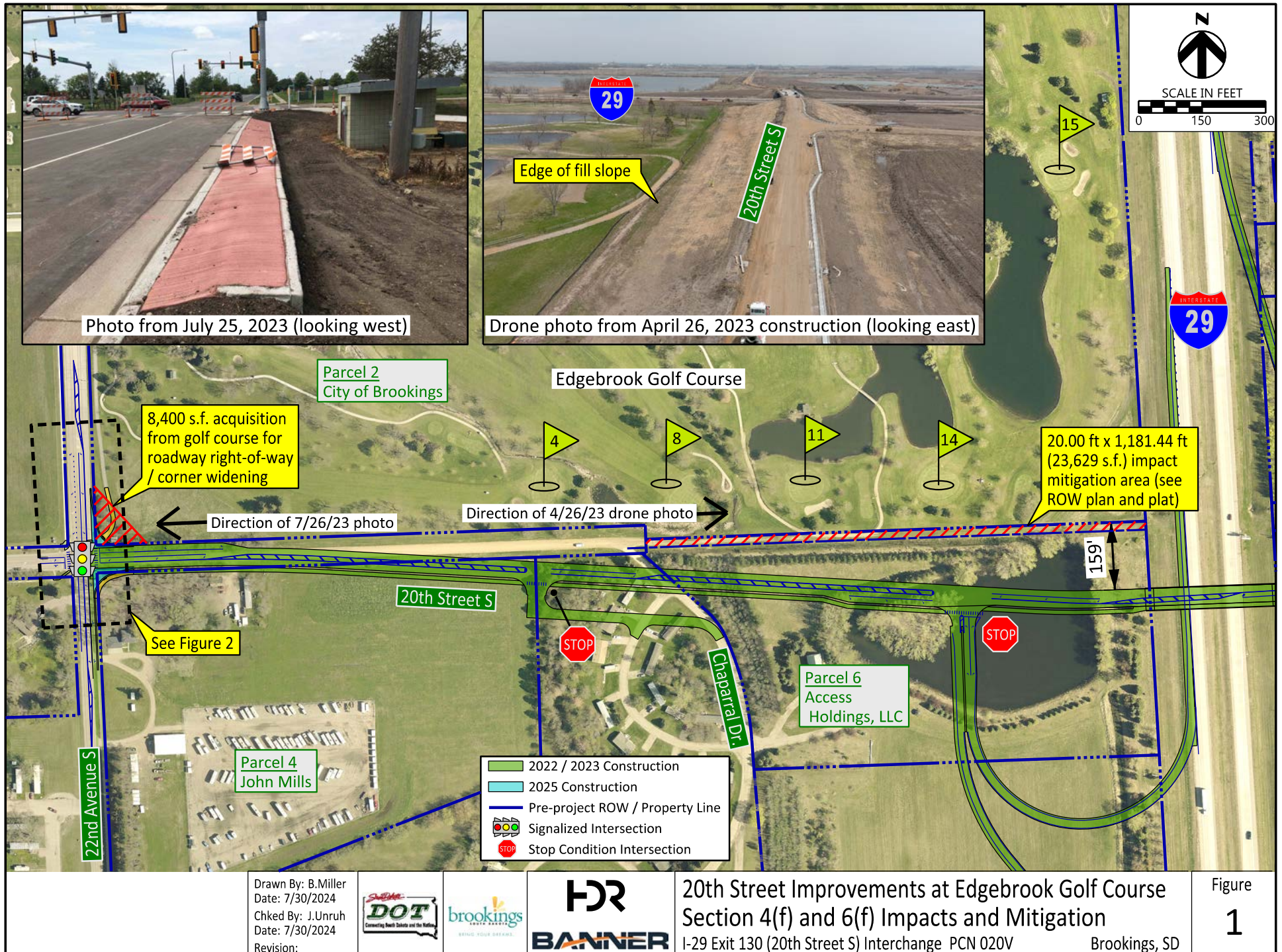
Joanne.hight@state.sd.us

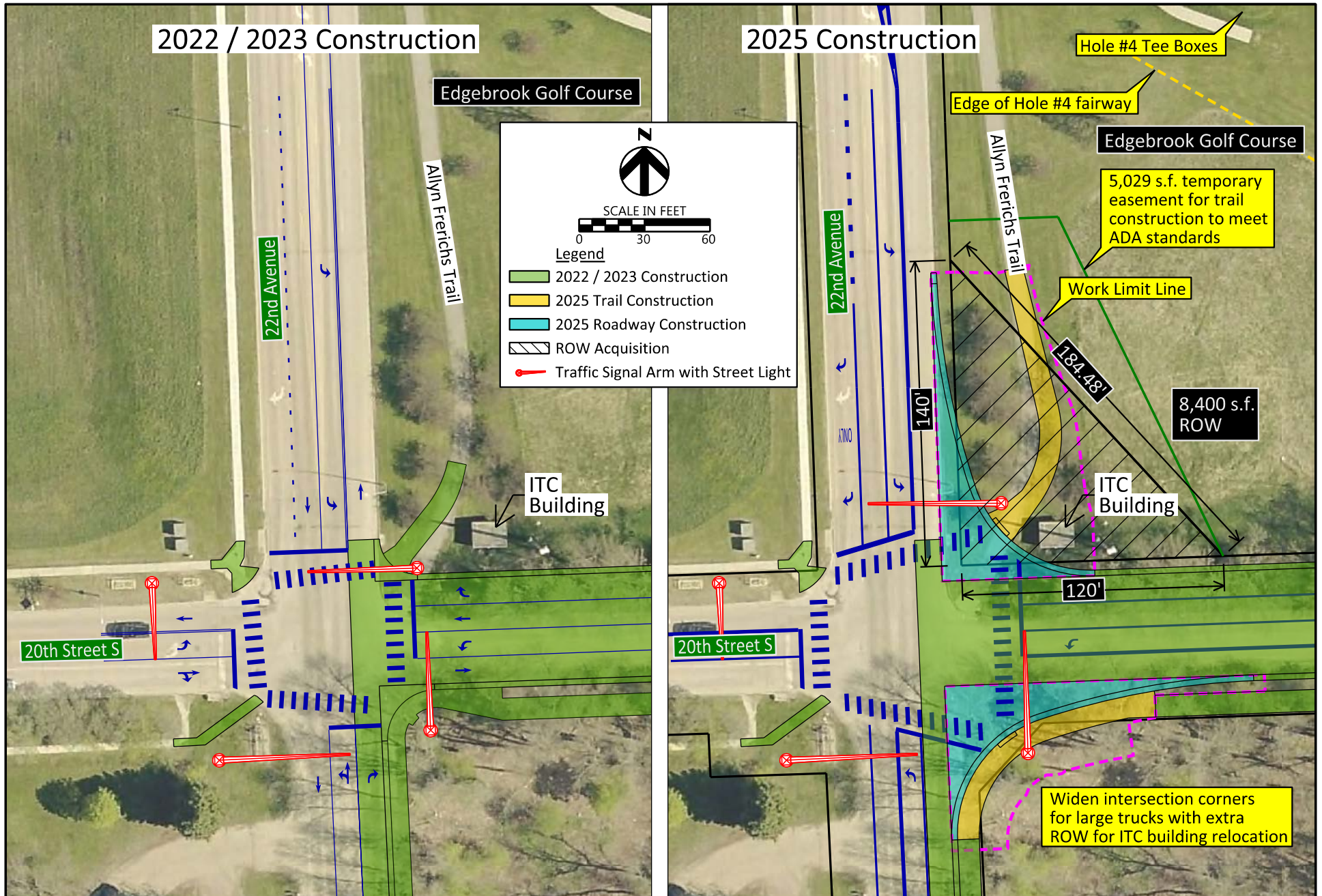
Attachments

OWJ Concurrence:

Name

Date





Drawn By: B.Miller
 Date: 7/30/2024
 Chkd By: J.Unruh
 Date: 7/30/2024
 Revision:



20th Street and 22nd Avenue Improvements
 Section 4(f) and 6(f) Impacts and Mitigation
 I-29 Exit 130 (20th Street S) Interchange PCN 020V

Brookings, SD

Figure
 2

*Coordination with SD Game Fish and Parks
Section 6(f) Coordinator*

Section 6(f) Conversion of Use

Technical Memo

Date: June 28, 2024

Project: I-29 Exit 130 (20th Street South) Interchange (PCN 020V)

To: Randy Kittle South Dakota Game, Fish, and Parks (SDGFP)

From: HDR

Subject: **Proposed Section 6(f) – (Edgebrook Golf Course) Impact Mitigation**

1. Purpose

The purpose of this memo is to document a proposed mitigation plan for permanent impacts to and associated conversion of Section 6(f) property. Specifically, we propose to impact 8,400 square feet of Edgebrook Golf Course property at the 20th Street/22nd Avenue intersection (southwest corner of the golf course) and replace it with 23,629 square feet along the south edge of the golf course.

2. Golf Course Impact Avoidance

As part of the I-29/20th Street interchange project, permanent impact and associated conversion of Section 6(f) property was avoided by:

- Realignment of 20th Street to the south and onto private property along Edgebrook Golf Course.
- Implementation of a sub-standard intersection corner design at the 20th Street/22nd Avenue intersection.

3. 20th Street/22nd Avenue Intersection Design

The decision about the sub-standard intersection corner design was made at the August 19, 2020, Preliminary Design Inspection (PDI) meeting. The screen clips below are from the PDI meeting summary letter.

Meeting attendees were:

Attendees: Matt Brey, Joel Gengler, Brook White, Scott Rabern, Brad Richards, Kelly VanDeWiele, Mark Peterson (SDDOT); Kirk Van Roekel, Brett Hestdalen (FHWA); Jackie Lanning, Thad Drietz, Bret Henning (City of Brookings); Larry Jensen (Brookings County); Waylon Blasius, Rich Uckert (Banner); Brenda Miller, Ron Ceroll, Lee Kaffar, Troy Borchard, Lance McQueen, James Unruh (HDR)

This was the key meeting discussion related to the intersection design:

- **22nd Avenue Design**
 - *With this project, we are unable to provide large enough corner radii for WB-67 trucks without impacting the golf course (Section 6f property) and thereby jeopardizing the grant funding timeframe.*
 - *Widening and realigning 22nd Avenue is not feasible with this project because it was not part of the grant award, and it has not been budgeted for the City of Brookings to pay for the improvement at this time.*
 - *The City will amend the 22nd Avenue corridor study to include the 20th Street intersection and then look at intersection improvements to alleviate the inadequate corners.*
 - *For the immediate timeframe, large trucks will have trouble making right turns at the 22nd Avenue/20th Street intersection.*

This screen clip from a PDI meeting graphic illustrated the intersection and truck turning constraints:



4. Environmental Assessment (EA) and Finding of No Significant Impact (FONSI)

The EA was released for public comment on October 19, 2020. Included in the EA was the September 11, 2020, SDGFP concurrence with no adverse impact to Section 6(f) property (see [Attachment A](#)).

The FONSI was signed by SDDOT and FHWA on January 22, 2021. This allowed the design and right-of-way acquisition to proceed. The “Project Ready” date was met which allowed the use of the BUILD Grant funds for the project construction. A condition of the grant was meeting the challenging timeframe.

5. Construction

Bid letting was on November 17, 2021, and construction began in 2022 and was completed in 2023. All roadways were open to traffic by July 31, 2023. Golf course operations were not impacted during project construction.

[Attachment B](#) and [Attachment C](#) Figure 39a provide photos of the completed project at the 20th Street/22nd Avenue intersection.

6. Operational Complaints

Complaints from truck drivers (and others with trucks and trailers) began soon after the intersection was open to traffic because of the turning limitations and associated operation issues. The project team (City of Brookings, SDDOT, HDR) then took these steps:

- An interim pavement marking plan was developed that reduced the number of lanes at the intersection but provided more room for turning (see [Attachment C](#), Figure 39a left side). This plan is intended for implementation in 2024.

- The corridor study design for 22nd Avenue was extended to 20th Street and included an expansion of the intersection corners to accommodate trucks (See **Attachment C**, Figure 39b right side). Expansion of the 20th Street intersection corners on the east side of 22nd Avenue is tentatively planned for 2025 or 2026 construction. According to FHWA, remaining BUILD grant funding may be used for this construction if completed by June 30, 2025. Additional sources of funding may need to be secured.

7. Section 6(f) (Edgebrook Golf Course) Impacts

Expansion of the 20th Street/22nd Avenue intersection will impact 8,400 square feet of the southwest corner of Edgebrook Golf Course. This area is needed to:

- Expand the intersection pavement to facilitate truck turning movements,
- Provide space for traffic and pedestrian signals,
- Rebuild the trail to meet ADA slope requirements,
- Provide a sight triangle for vehicles,
- Allow space for relocation of the ITC building.

The 8,400 square feet will become roadway right-of-way.

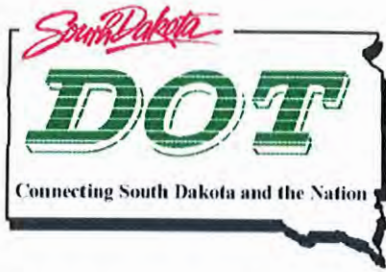
8. Mitigation Proposal

During the ROW acquisition process, it was discovered that the golf cart path between the 11th hole green and the 12th hole tee had been built on the adjacent private property.

To build the interchange, SDDOT acquired approximately 10 acres from the property owner on the south side of 20th Street. The acquisition documentation was split into two tracts and two separate plats. One of the tracts was 20 feet wide and approximately 1,181 feet long and includes the cart path. The intent is to utilize this 23,629 square foot parcel as mitigation for the impacted area in the southwest corner of the golf course. See **Attachment D** for the right of way plan and plats. As part of the Section 6(f) mitigation process, the plat will be deeded to Edgebrook Golf Course/City of Brookings Parks, Recreation & Forestry Department.

9. Follow-up

- HDR intends on preparing an Environmental Assessment Supplement for the proposed improvement actions.
- Randy will initiate discussions on this issue with the National Park Service.
- Randy will verify that yellow-book appraisals and review appraisals will be required by National Park Service for this proposed conversion and mitigation process. HDR does have an appraisal firm available to conduct the appraisals; HDR staff will conduct the review appraisals.
- Randy will provide HDR with direction on necessary documentation.
- HDR to meet with City parks staff on this proposed work.



Department of Transportation
Environmental Office
700 E Broadway Avenue
Pierre, South Dakota 57501-2586
605/773-4336

September 10, 2020

Randy Kittle
South Dakota Game, Fish, and Parks
Joe Foss Building, 523 East Capitol Avenue
Pierre, SD 57501

RE: **Section 6(f) Impact Considerations**
Project EM 0295(45) 130, PCN 020V, Brookings County
I-29 Exit 130 (20th Street South) Interchange
Interchange Justification Study, Environmental Study, Right-of-Way & Design

Dear Mr. Kittle:

The City of Brookings, South Dakota Department of Transportation (SDDOT), and Federal Highway Administration (FHWA) have continued development of this project and identified the preferred alternative for a new interchange on Interstate 29 (I-29) at 20th Street South within Brookings, SD. Attached is a map showing the location of the above project (Figure 1).

Edgebrook Golf Course is a regulation public 18-hole facility with a nine-hole junior/short course located at 1415 22nd Avenue South. It is owned and operated by the City of Brookings. Fees are reviewed and set annually by Brookings Parks & Recreation Advisory Board and include single rounds of golf and seasonal passes. The clubhouse offers golf carts and equipment for rent as well as pro shop. Edgebrook also provides professional golf lessons by appointment. Three Land and Water Conservation Fund (LWCF) grants (46-00166, 46-00304, and 46-01035) were obtained to develop the Edgebrook golf course. Therefore, the entire golf course is protected under Section 6(f) for public outdoor recreation.

No permanent right-of-way is needed for the 20th Street construction and no operations of the golf course would be impacted. A temporary easement would be needed to complete the work along the south edge of the golf course near 20th Street. A total of 0.12 acres within the golf course property will be temporarily impacted and 0.28 acres of temporary easement would be required for construction (See Figure 2). The area will be re-graded and reseeded to a similar or better condition once construction of the area is complete.

Minimal grading would be needed along the south edge of the golf course for 20th Street construction as shown in attached Figure 1. The alignment of proposed 20th Street has been shifted to the south specifically to avoid impacts to the golf course. Near 22nd Avenue, the 20th Street fill slope would extend onto the City-owned golf course property as shown in the Section A-A view of Figure 1. This allows 20th Street to line up across 22nd Avenue. Construction within this area will take less than 6 months and no operations of the golf course will be impacted.

Mr. Randy Kittle
September 10, 2020
Page 2

I am requesting your concurrence that the work being conducted will be considered a temporary non-conforming use 6(f) impact. If you concur, please indicate as such by providing your signature in the space provided below at your earliest convenience so the project's environmental documentation can be completed. Thank you for your time and cooperation on this matter. If you have questions and/or concerns, please feel free to contact me.

Sincerely,



Joanne Hight
Environmental Engineer Manager
605.773.3721

Attachment

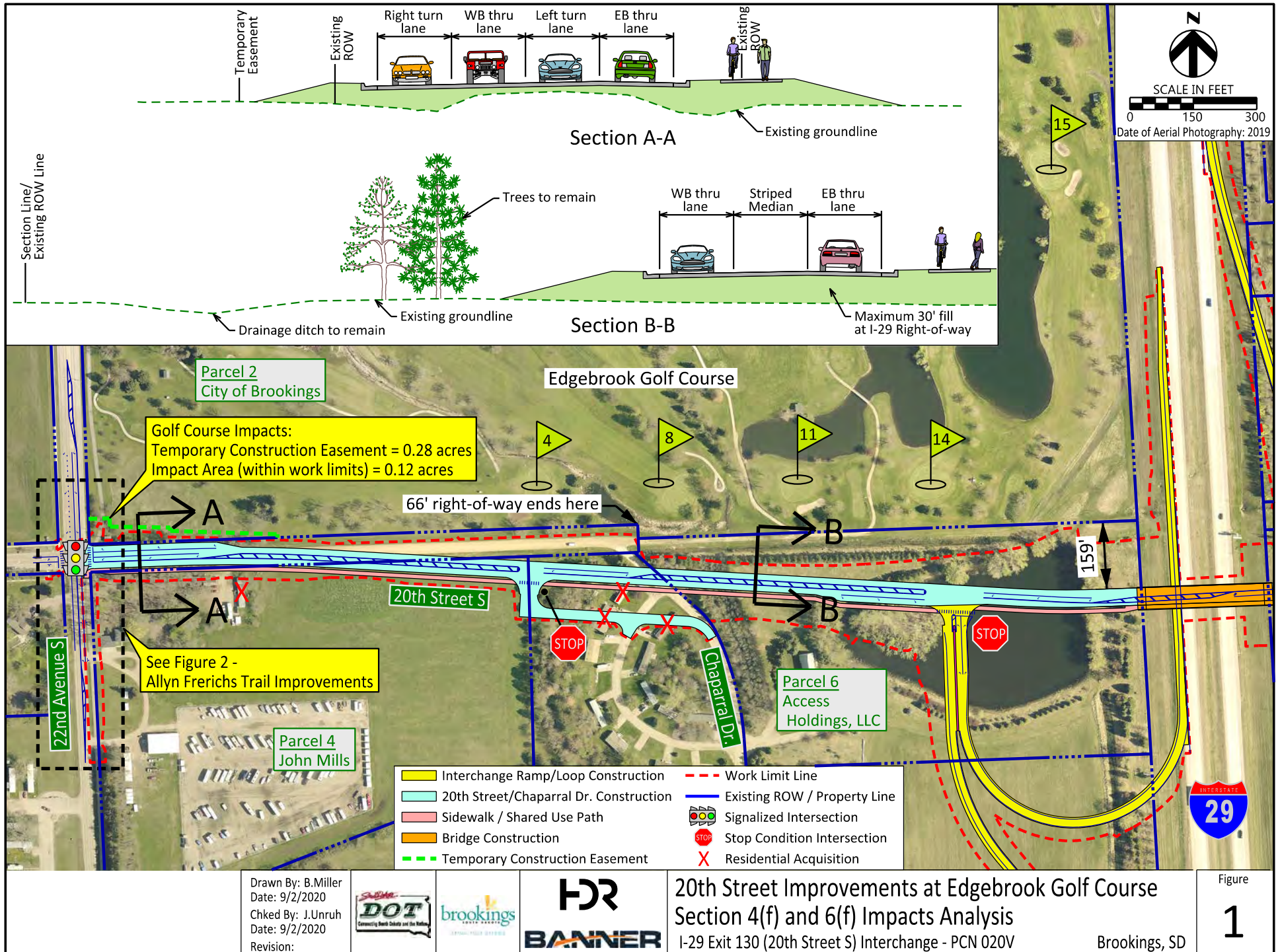
Concurrence: As the designated alternate State Liason Officer who administers LWCF Program funds, I hereby concur that the use and impacts of the I-29 Exit 130 (20th Street South) Interchange project combined with identified avoidance, minimization, and mitigation measures, will not adversely affect the activities, features, and attributes that qualify Edgebrook Golf Course for protection under Section 6(f) and that the activities fall under a temporary, non-conforming use...

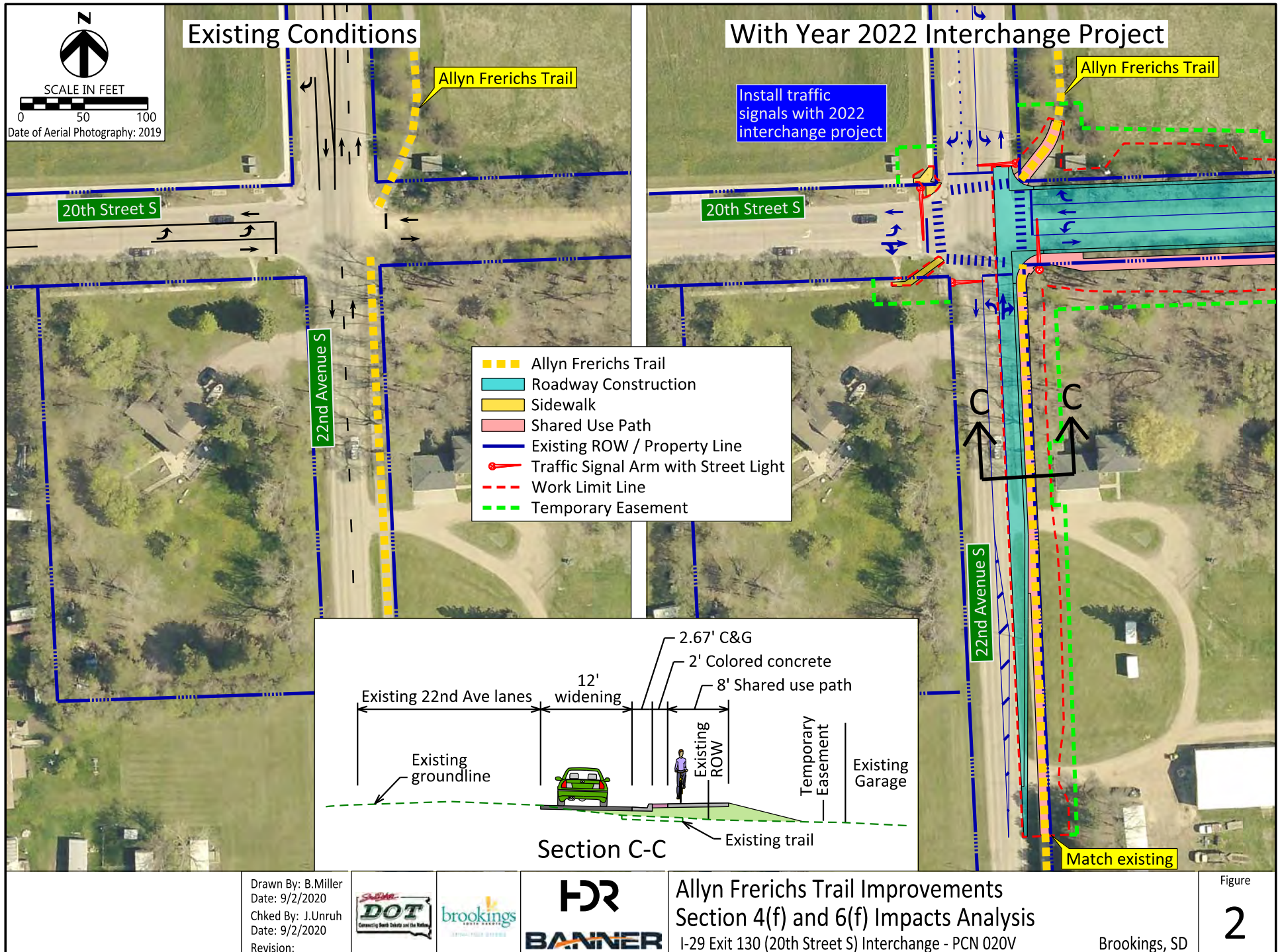


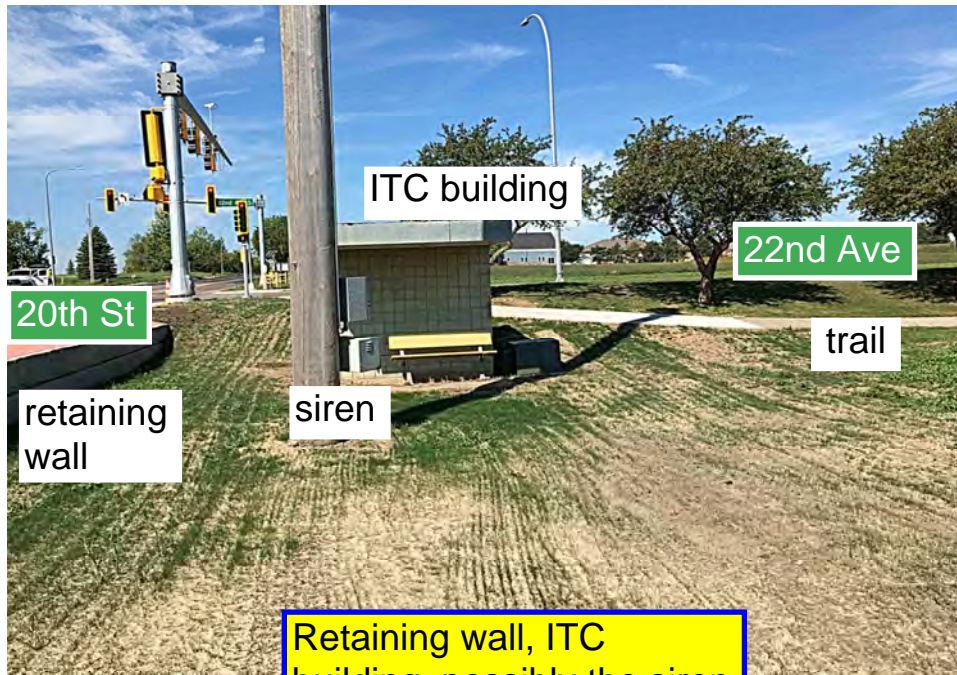
Randy Kittle

Date:

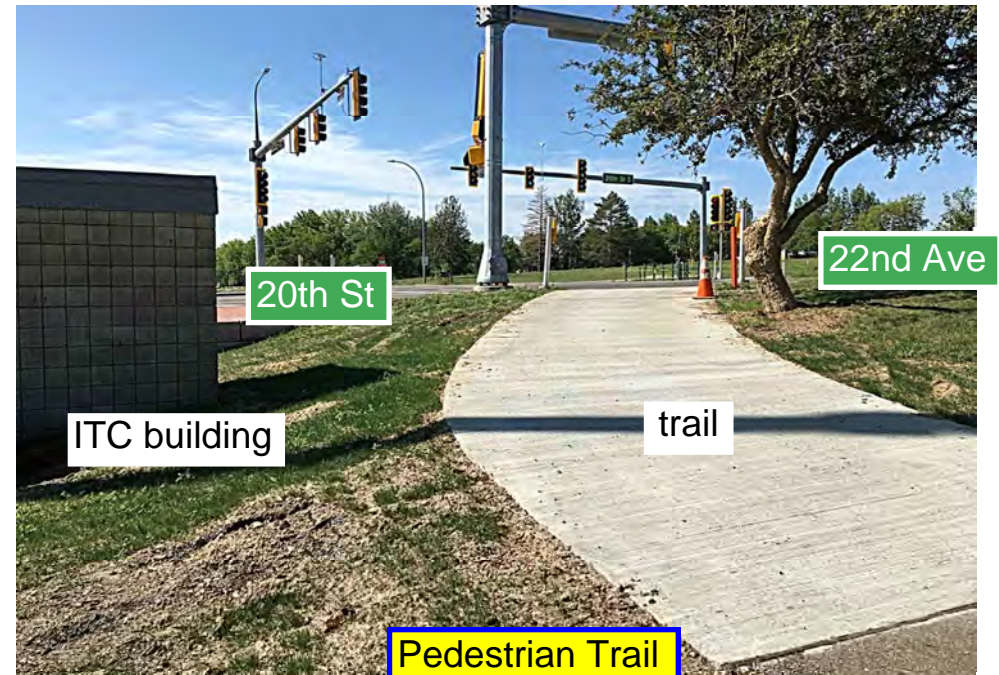
South Dakota Game, Fish, and Parks



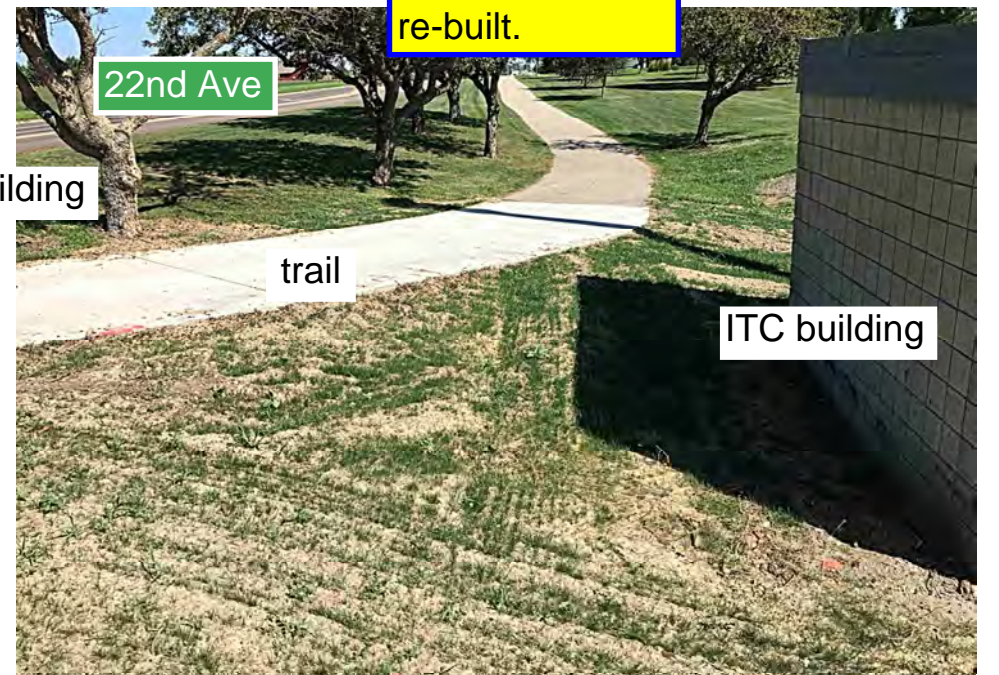




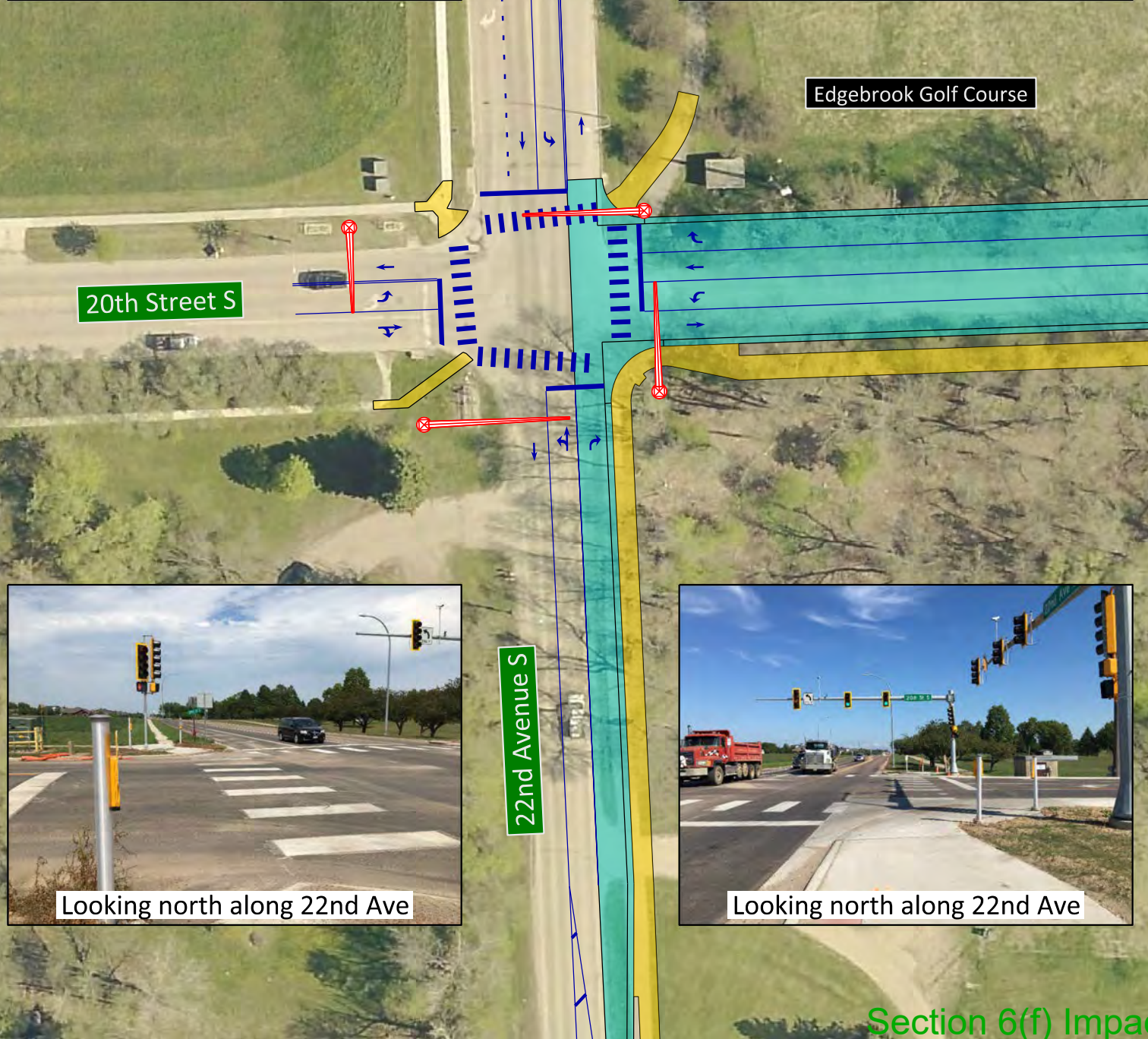
Retaining wall, ITC building, possibly the siren pole will be impacted.



Pedestrian Trail will need to be re-built.

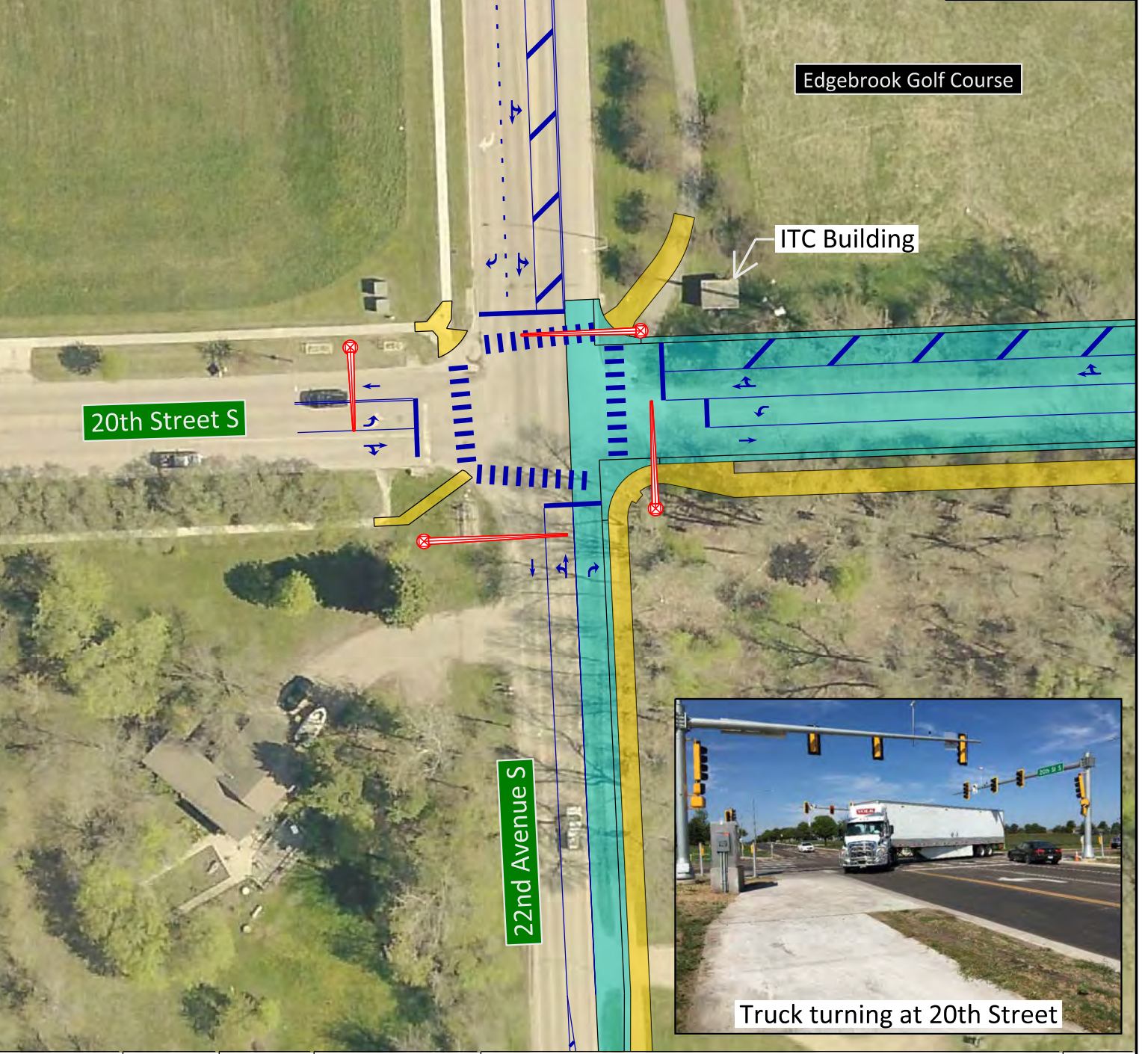
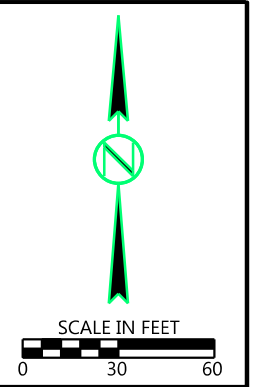


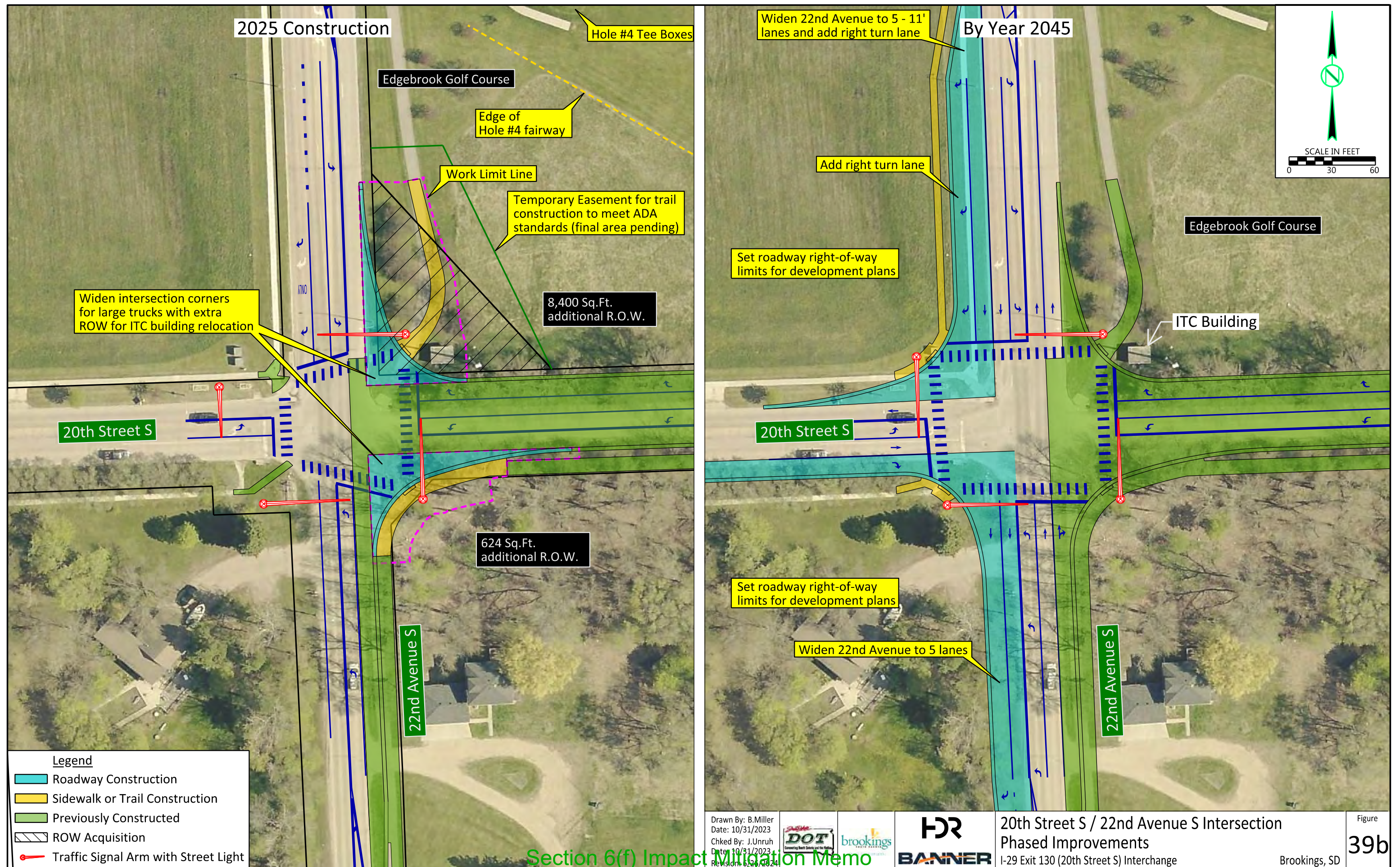
7/29/2023 Open to Traffic Condition



2024 Re-striping to Reduce Large Truck Conflicts

- Legend**
- Roadway Construction
 - Sidewalk or Trail Construction
 - Previously Constructed
 - ROW Acquisition
 - Traffic Signal Arm with Street Light





Sec. 31 - T110N - R49W

City of Brookings

Parcel A3

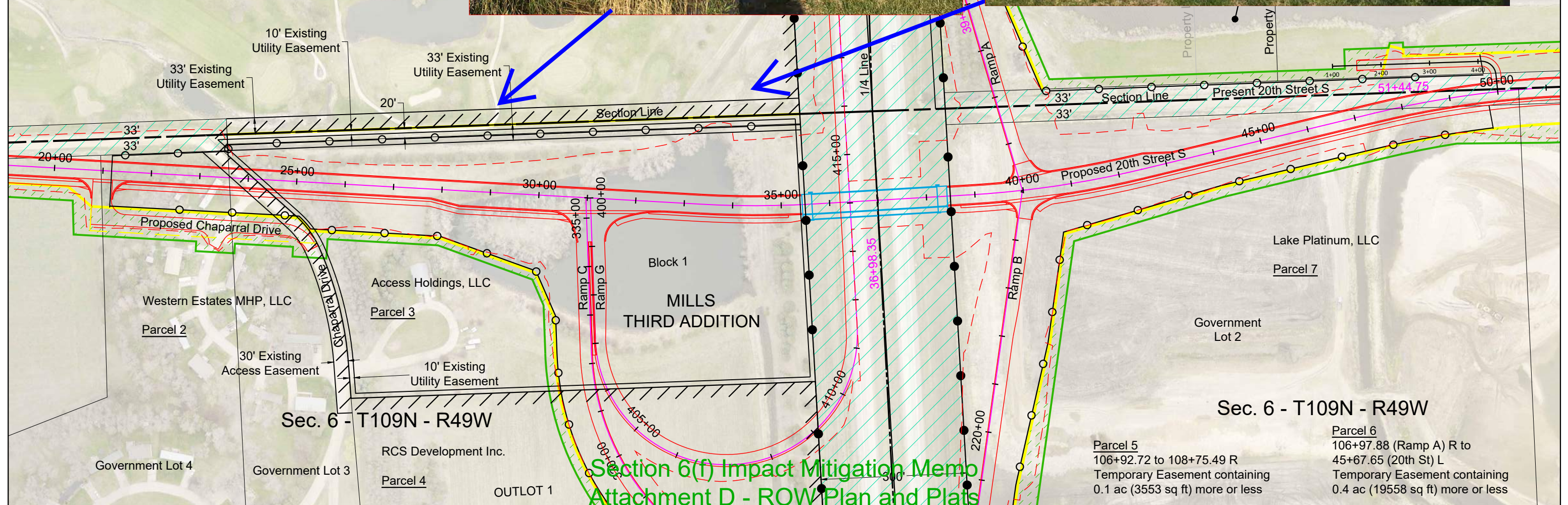
SW1/4

WETLAND EASEMENT
LG EVERIST ADDITION

Tract A

Sec. 31 - T110N - R49W

LG Everist Inc.

SE1/4 of Section 31 - Township 110 North - Range
49 West of the 5th P.M., Exc. the West 837 Feet of
the South 520.43 Feet thereof, Exc. Tract A and TractSection 6(f) Impact Mitigation Memo
Attachment D - ROW Plan and Plats

PLAT OF LOT H2


in Block One (1), Mills Third Addition in Government Lots 3 and 4 of the Northwest Quarter (NW1/4) of Section Six (6), Township One Hundred Nine (109) North, Range Forty-nine (49) West of the 5th P.M.,

BROOKINGS COUNTY, SOUTH DAKOTA

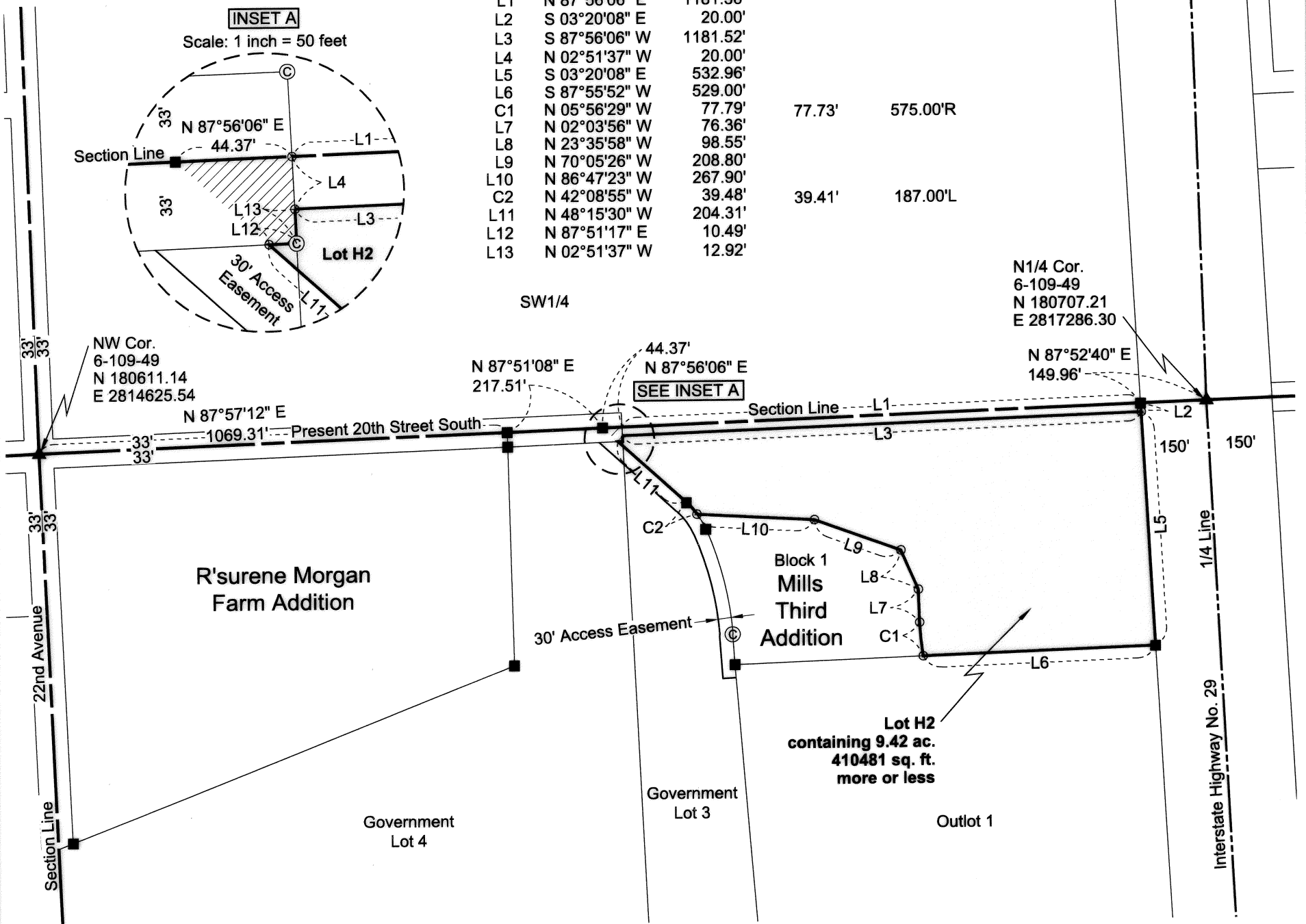
Showing a parcel of land to be acquired for highway purposes for construction Project EM 0295(45)130

Scale: 1 inch = 300 feet

LEGEND

-  = existing right of way
 ● = found R.O.W. corner
 ○ = set R.O.W. corner
 ▲ = found P.L.S.S. corner
 △ = set P.L.S.S. corner
 © = calculated corner
 ■ = found property corner
 □ = set property corner
 (n) = not used for boundary location

Existing R.O.W.
containing 0.02 ac.
903 sq ft,
more or less



Note 1: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid North - North Zone NAD 83/2011 epoch 2010.00 Geoid 18 SF 0.9999557940

Note 2: All monumentation will be set upon project completion.

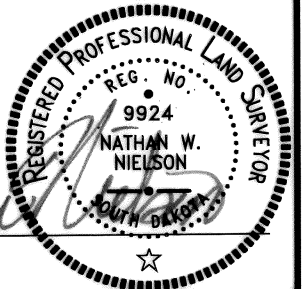
Drawn By: JLU Date: 01/19/2021
Checked By: NWN Date: 05/13/2021

SURVEYOR'S CERTIFICATE

I, NATHAN W. NIELSON, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota Department of Transportation the parcel of land as shown on this plat has been surveyed at my direction and under my control, and such parcel of land shall be hereafter known by the lot number designated herein. The location and dimensions of the parcel are shown on this plat.

In witness whereof, I have hereunto set my hand and seal this 13th day of MAY, 2021.

Registered Land Surveyor
Registration No. 9924



OFFICE OF REGISTER OF DEEDS

State of South Dakota

County of _____ SS

Filed for record the _____ day of _____, A.D., 20____ at _____ M., and recorded in Book of Plats _____ on Page _____ therein.

020V

Section 9(f) Impact Mitigation Memo

Attachment D - ROW Plan and Plats

Deputy

023p

PLAT OF LOT H1

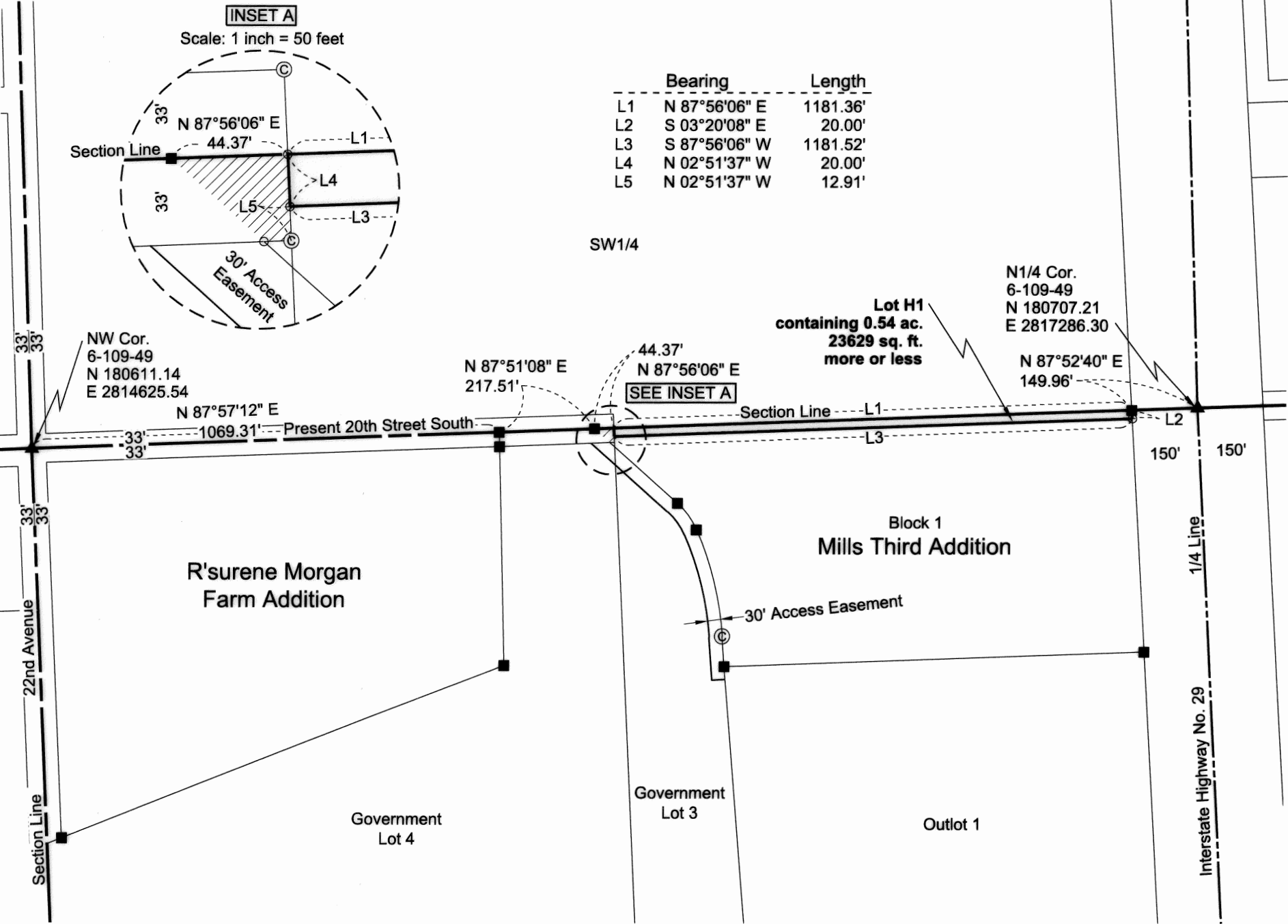
in Block One (1), Mills Third Addition in Government Lots 3 and 4 of the Northwest Quarter (NW1/4) of Section Six (6),
Township One Hundred Nine (109) North, Range Forty-nine (49) West of the 5th P.M.,

BROOKINGS COUNTY, SOUTH DAKOTA
Showing a parcel of land to be acquired for highway
purposes for construction Project EM 0295(45)130

Scale: 1 inch = 300 feet

- LEGEND
- ▨ = existing right of way
 - = found R.O.W. corner
 - = set R.O.W. corner
 - ▲ = found P.L.S.S. corner
 - △ = set P.L.S.S. corner
 - ⊙ = calculated corner
 - = found property corner
 - = set property corner
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Existing R.O.W.
containing 0.02 ac.
903 sq ft,
more or less



Note 1: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid North - North Zone NAD 83/2011 epoch 2010.00 Geoid 18 SF 0.9999557940

Note 2: All monumentation will be set upon project completion.

Drawn By: JLU Date: 01/19/2021
Checked By: NWN Date: 05/13/2021

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In witness whereof, I have hereunto set my hand and seal this 13TH day of MAY, 20 21.

Registered Land Surveyor
Registration No. 9924



OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of _____ SS
Filed for record the _____ day of _____, A.D., 20 _____ at _____ M., and recorded in Book of Plats _____ on Page _____ therein.

Unruh, James

From: SharePoint Online <no-reply@sharepointonline.com>
Sent: Monday, April 14, 2025 9:01 AM
To: Unruh, James
Subject: Kerri.Richards successfully used the link to "Edgebrook Golf Course Appraisal"

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kerri.Richards has opened the link to "Edgebrook Golf Course Appraisal" that you sent to them!

If this is unexpected, you can [manage your folder's sharing permissions](#).



This link only works for the direct recipients of this message.



Edgebrook Golf Course Appraisal

Open

Unsubscribe



[Privacy Statement](#)








This email is generated through HDR, Inc's use of Microsoft 365 and may contain content that is controlled by HDR, Inc.

Unruh, James

From: Unruh, James
Sent: Monday, April 7, 2025 4:46 PM
To: 'Richards, Kerri'
Cc: Chad.Babcock; Baker, Becky
Subject: Brookings Interchange - Section 6(f) - Edgebrook Golf Course Compliance and Stewardship Form
Attachments: Att A1 SupplementalEA I29Exit130 Draft.pdf; Att C Golf Course Impact and Mitigation Figures and Plats.pdf; Compliance-and-Stewardship-Form.pdf; Att B1 Final Appraisal Report Certified 24.03 ROW 04 03 25.pdf; Att B2 Appraisal Review Impact and Mitigation Sites.pdf; Att B3 Appraisal Review Impact Site.pdf

As follow-up to our 2/26/25 video conference, we are submitting the completed LWCF Compliance and Stewardship (C&S) Form and attachments.

These are the files provided:

-  Att A1 SupplementalEA I29Exit130 Draft.pdf
-  Att A2 SupplementalEA I29Exit130 Appendices.pdf
-  Att B1 Final Appraisal Report Certified 04 03 25.pdf
-  Att B2 Appraisal Review Impact and Mitigation Sites.pdf
-  Att B3 Appraisal Review Impact Site.pdf
-  Att C Golf Course Impact and Mitigation Figures and Plats.pdf
-  Compliance-and-Stewardship-Form.pdf

All files but Att. A2 are attached to this email.

Due to file size, you will receive a separate email with a link to our OneDrive site where you can download Att. A2.


Please let us know if anything is missing for your submittal to National Parks Service.


James Unruh, P.E.

HDR

101 S. Phillips Avenue, Suite 401

Sioux Falls, SD 57104

 605.977.7766

 james.unruh@hdrinc.com

hdrinc.com/follow-us

LWCF

National Park Service
U.S. Department of the Interior
State and Local Assistance Programs



Compliance and Stewardship (C&S) Form

Grant Name & Project Number(s):

Park Name(s):

LWCF Sponsor(s):

The purpose of the C&S form is to provide information about Land and Water Conservation Fund (LWCF) compliance and stewardship proposals submitted for National Park Service (NPS) review. This form should be completed for any proposal that will impact a park or other recreation area that received LWCF assistance. Consultation with the NPS should occur before the form is completed. All proposals will be reviewed by the NPS in accordance with the LWCF Manual and other applicable federal laws, regulations, and guidance.

Generally, all compliance actions require the completion of all of Section 3.0 – Resource Information. Any exceptions are noted in the instructions for Section 3.0.

- ☐ Conversion of Use (fill out 1.0 with relevant sub-section(s), 3.0, and 4.0)
 - ☐ All Conversions (1.1)
 - ☐ Small Conversions (1.1 and 1.2)
- ☐ Other Compliance Actions Requiring NPS Review and Approval (fill out 2.0 with relevant sub-section(s), 3.0, and 4.0)
 - ☐ Sponsor Change (2.1)
 - ☐ Significant Change in Use (2.2)
 - ☐ Temporary Non-Conforming Use (2.3)
 - ☐ Sheltering (2.4)
 - ☐ New Public Facility (2.5)

Brief Description of the Proposal:

[Click here to enter text.](#)

SECTION 1.0 CONVERSION OF USE

1.1 Required Information for All Conversions

Part A and B should be completed for all conversions, including full, partial, and small conversions.

A. Attachments checklist

- ☐ Transmittal letter from the SLO/ASLO that indicates the state's support for the proposal
- ☐ LWCF project amendment form
- ☐ Documentation of NPS concurrence with the existing LWCF boundary area and the proposed conversion footprint
- ☐ Documentation of NPS concurrence that the proposed replacement property meets LWCF requirements
- ☐ Valuation documentation for conversion and replacement sites – either (a) appraisals and appraisal reviews OR (b) waiver valuations (as applicable) [See Att B](#)
- ☐ NEPA documentation (as applicable) [See Att A- SEA](#)
- ☐ NHPA documentation (as applicable) [See Att A- Section 3.6 of SEA](#)
- ☐ Evidence of other federal law compliance as needed (i.e. ESA, CWA, etc.) [See Att A- Section 3.0 of SEA](#)
- ☐ Intergovernmental review comments (as applicable) [See Att A- Appendix A of SEA](#)
- ☐ DNF
- ☐ Maps:
 - ☐ Signed and dated proposed LWCF boundary map(s) for the replacement site(s) and, for partial conversions, the original remaining park site
 - ☐ Site development plan for the proposed replacement property [See Att C](#)
 - ☐ Site plan for the remaining parkland (for partial conversions) [See Att C](#)
 - ☐ Location map depicting the locations of the conversion and the replacement properties and their relative location to one another [See Att C](#)

☐ Basic conversion information

Reproduce tables as needed for multiple sites.

CONVERSION SUMMARY & APPRAISAL/WAIVER VALUATION CERTIFICATION

Conversion site	Name(s)
	Converted acreage
	Remaining acreages at site, if any
	Fair market value
	Appraisal effective date
	<input type="checkbox"/> A State-certified Review Appraiser has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions
	OR
<input type="checkbox"/> The State has prepared a waiver valuation for this property in conformity with 49 C.F.R. 24.102(c)(2)(ii)	

Replacement site	Name(s)
	Replacement acreage
	Fair market value
	Appraisal effective date
	<input type="checkbox"/> A State-certified Review Appraiser has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions <div style="text-align: center;">OR</div> <input type="checkbox"/> The State has prepared a waiver valuation for this property in conformity with 49 C.F.R. 24.102(c)(2)(ii)

SLO/ASLO Signature

Date

Name, Title, and Agency

1. A detailed explanation of the sponsor's need to convert the LWCF parkland including all efforts to consider other practical alternatives to this conversion, how they were evaluated, and the reasons they were not pursued.
2. An explanation of how the conversion is in accord with the goals and objectives of the current State Comprehensive Outdoor Recreation Plan (SCORP).

1.2 Additional Details for Small Conversions

The following section should be completed for small conversions only if you have been directed to do so after consultation with the NPS.

1. For the park land proposed for conversion, a detailed description including the following:
 - a. Description of the area proposed for the conversion including the acreage to be converted and any acreage remaining. For determining the size of the conversion, consider not only the physical footprint of the activity precipitating the conversion, but how the precipitating activity will impact the entire LWCF park area. In many cases the size of the converted area is larger than the physical footprint. Include a description of the recreation resources, facilities, and recreation opportunities that will be impacted, displaced or lost due to the proposed conversion. For proposals to partially convert a LWCF park area, the remaining LWCF park land must remain recreationally viable and not be impacted by the activities that are precipitating the conversion. If it is anticipated that the precipitating activities will impact the remaining LWCF area, the proposed area for the conversion should be expanded to encompass all impacted park land.

- b. Description of the community and population(s) served by the park, including users of the park and recreation uses.

2. For each proposed replacement site:

- a. Description of the site's physical characteristics and resource attributes with number and types of resources and features on the site, for example, 15 acres wetland, 2,000 feet beachfront, 50 acres forest, scenic views, 75 acres riparian, vacant lot, special habitat, any unique or special features, structures, recreation amenities, historic/cultural resources, hazardous materials/contamination history, restrictions, institutional controls, easements, rights-of-way, overhead/underground utilities including overhead wires, towers, etc.
- b. Identification of the owner of the replacement site and its recent history of use/function up to the present.
- c. Detailed explanation of how the proposed replacement site is of reasonably equivalent usefulness and location as the property being converted, including a description of the recreation needs that will be met and/or developed at the new replacement parks, population(s) to be served, and new outdoor recreation resources, facilities, and opportunities to be provided.
- d. Identification of owner and manager of the new replacement park.
- e. Name of the new replacement park. If the replacement park land will be added to an existing public park area, the existing area is expected to be included within the LWCF boundary. What is the name of the existing public park area? Is the existing park already LWCF-protected?
- f. Timeframe for completing development of the new outdoor recreation area(s) to replace the recreation opportunity lost per the terms of conversion approval and the date the replacement park(s) will be open to the public.

SECTION 2.0 OTHER COMPLIANCE ACTIONS FOR NPS REVIEW AND APPROVAL

2.1 Sponsor Change

A change in sponsor is an administrative change so the completion of Section 3.0 – Resource Information is not necessary.

A. Attachments checklist

- ☐ LWCF project amendment form
- ☐ LWCF boundary map with signature/date by the new sponsor and the state

B. Description

1. Why is the change in sponsor necessary?
2. What is the process and timeline for amending the state/local LWCF agreement?
3. What is the legal name of the proposed new sponsor? Are they an eligible sponsor for the LWCF program?

2.2 Significant Change in Use

A. Attachments checklist

- ☐ Transmittal letter or email from the SLO/ASLO that indicates the state's support for the proposal
- ☐ Map – site plan showing the location of the proposed use in relation to the LWCF boundary

B. Description

1. Description of the proposed changes and how they significantly contravene the original plans or intent for use of the site as documented in the LWCF grant agreement(s).
2. Explanation of the need for change in use and how the change is consistent with local plans and the goals and objectives of the current SCORP.

2.3 Temporary Non-Conforming Use

A. Attachments checklist

- ☐ Transmittal letter from the SLO/ASLO that indicates the state's support for the proposal
- ☐ Maps:
 - ☐ Drawings and/or renderings of the proposed use
 - ☐ Site plan showing the location of the proposed use in relation to the LWCF boundary

B. Description

1. Describe in detail the proposed temporary non-conforming use and all associated activities, why it is needed, and alternative locations that were considered and why they were not pursued.
2. Explain length of time needed for the temporary non-conforming use and why.

3. Describe the size of the LWCF area that will be affected by the temporary non-conforming use activities and expected impacts to public outdoor recreation areas, facilities and opportunities. Explain plans or efforts to keep the size of the area impacted to a minimum.
4. Describe any anticipated temporary/permanent impacts to the LWCF area and how the sponsor will mitigate them during and after the non-conforming use ceases.

2.4 Sheltering

An enclosed or sheltered recreation facility is defined as a facility that was originally assisted by LWCF or would be eligible for LWCF assistance if it was to be outdoors. LWCF assistance may be provided to shelter swimming pools and ice skating rinks only, when they are located in areas that meet specific cold climatic criteria. Project sponsors may seek approval to shelter or enclose other types of recreation facilities at their own expense, regardless of prevailing climatic conditions.

A. Attachments checklist

- ☐ Transmittal letter from the SLO/ASLO that indicates the state's support for the proposal
- ☐ Drawings and/or renderings of the proposed facility
- ☐ Site plan showing the location of the facility to be enclosed in relation to the LWCF boundary
- ☐ Provide a copy of the cold climatic data used to make the eligibility determination (if applicable; see manual).

B. Description

1. (If applicable) Explain how it was determined that the site meets the cold climate criteria described in the LWCF manual.
2. Describe the proposed sheltered facility, how it would operate, the recreation uses that could typically occur outdoors, and how the primary purpose of the sheltered facility will be recreation.
3. Explain how the sheltered facility would not substantially diminish the outdoor recreation values of the site including how the sheltered facility will be compatible with and significantly supportive of the outdoor recreation resources present and/or planned.
4. Explain how the sheltered facility will benefit the total park's outdoor recreation use.
5. Describe efforts provided to the public to review the proposal to shelter the facility and has local support.
6. Document that the sheltered facility will be under the control and tenure of the public agency that sponsors and administers the underlying park area.

2.5 New Public Facility

A. Attachments checklist

- ☐ Transmittal letter from the SLO/ASLO that indicates the state's support for the proposal, why it would result in a net benefit to outdoor recreation at the site, and the life expectancy of the facility.
- ☐ Maps:
 - ☐ Drawings and/or renderings of the proposed facility
 - ☐ Site plan showing the location of the proposed use (and any surrounding impacted area) in relation to the LWCF boundary

B. Description

1. Describe the purpose and all proposed uses of the public facility such as types of programming, recreation activities, and special events including intended users of the new facility and any agency, organization, or other party to occupy the facility. Describe the interior and exterior of the facility, such as office space, meeting rooms, food/beverage area, residential/lodging area, classrooms, gyms, etc.
2. Explain how the facility will be compatible with and not diminish the outdoor recreation area. Explain how the facility and associated uses will significantly support and enhance existing and planned outdoor recreation resources and uses of the site, and how outdoor recreation use will remain the primary function of the site. (The public's outdoor recreation use must continue to be greater than that expected for any indoor use, unless the site is a single facility, such as a swimming pool, which virtually occupies the entire site.)
3. Explain the design and location alternatives considered for the public facility and why they were not pursued.
4. Explain who will own and/or operate and maintain the facility? Attach any 3rd party leases and operation and management agreements. When will the facility be open to the public? Will the facility ever be used for private functions and closed to the public? Explain any user or other fees that will be instituted, including the fee structure.

SECTION 3.0 RESOURCE INFORMATION

Consultation with NPS regarding the NEPA pathway for a proposal should occur prior to completing this section. If has already been determined that the proposal will require an EA or EIS, you may go directly to the questions following Tables 1 and 2. The Environmental Resources Survey should be reproduced and completed for the conversion site(s) and the replacement site(s).

A. Environmental resources survey

The tables below serve as a record of the environmental resources present at the site, whether the proposed action is likely to have a significantly negative impact those resources, and whether further information is needed to determine the potential impact. Review the listed resources and identify any resources that may be significantly impacted by the action. The Environmental Resources Survey should be completed with professional input from resource experts and in consultation with relevant local, state, tribal, and federal governments, as appropriate.

Table 1 – For each resource indicate if positive impacts or negative impacts are anticipated to result from the action or if further information is needed to determine the potential impact.

- + indicates positive impacts are anticipated to result from the action
- indicates negative impacts are anticipated to result from the action
- ? indicates further information is needed to determine the potential impact

No response indicated
negligible impact

Site Name:

	How will the project affect the following resources?	+	-	?
1	Air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Circulation and transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Climate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Contamination or hazardous materials even if remediated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Endangered species: (listed or proposed threatened or endangered) including associated habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Environmental justice: minority and low-income populations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Historic or cultural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Invasive species	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Land use plans or policies from other agencies including tribes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lightscares especially night sky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Migratory birds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Recreation resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Socioeconomics: changes to tax base or competition with private sector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sound (noise impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Water quality and/or quantity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Water: coastal barrier resources or coastal zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Water: marine and/or estuarine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Water: stream flow characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Water: wetlands and floodplains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Other important resources Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 2 – This is a list of mandatory impact criteria that preclude the use of a categorical exclusion. If you answer “yes” or “?” for any of the mandatory criteria, you must develop an EA or EIS regardless of your answers in table 1.

Site Name:

	Will your proposal:	Y	N	?
1	Have significant negative impacts on public health or safety?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Have significant negative impacts on unique natural resource or geographic characteristics such as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands; floodplains; national monuments; migratory birds; and other ecologically significant or critical areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Have significant adverse effects on properties listed or eligible for listing in the National Register of Historic Places as determined by NPS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Have significant negative impacts to species listed, or proposed to be listed, on the List of Endangered or Threatened Species or have significant impacts on designated critical habitat for these species?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Have a disproportionately high and adverse effect on low income or minority populations (EO 12898)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Contribute to the introduction, continued existence, or spread of noxious weeds or nonnative invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Have there been any previous NEPA/SEPA documents prepared that are relevant to this proposal or this specific site?
 - ☐ No
 - ☐ Yes – Attach and summarize findings and include page number references below [See Att A SEA- Section 1.0](#)
- Explain any negative or unknown impacts identified in Table 1 of the Environmental Resources Survey or any boxes marked “yes” in Table 2 (mandatory criteria).
- How was the information in the tables derived and what sources of data were used to justify the impact selection?

4. Who contributed to filling out the Environmental Resources Survey (include name, title, agency) and what qualifications do they have that provide the necessary resource expertise to determine impact significance?
5. List all required federal, state, and local permits/approvals needed for the proposal and explain their purpose and status.

NEPA Pathway Recommendation

Attach documentation of NPS concurrence with the recommended NEPA Pathway

- ☐ This proposal qualifies for a Categorical Exclusion (CE). List: _____
- ☐ This proposal requires an Environmental Assessment (EA), which is attached and has been produced in accordance with the LWCF Manual [See Att A Preliminary Draft SEA](#)
- ☐ This proposal may require an Environmental Impact Statement (EIS)

B. Cultural and historic resources review

Have there been any previous cultural and/or historic resource surveys completed that included this site within the area of potential effect that was assessed?

- ☐ No – Describe any construction planned as a result of this project that will extend beyond the pre-existing disturbance area (including surface area and depth).
- ☐ Yes – Attach survey and summarize findings and include page number references below. [See Att A Section 3.6 of the Preliminary Draft EA, SHPO Concurrence has been completed.](#)

NOTICES

Paperwork Reduction Act Statement

In accordance with the Paperwork Reduction Act (44 U.S.C. 3501), please note the following. This information collection is authorized by the Land and Water Conservation Fund Act of 1965 (54 U.S.C. 200301 et. seq.). Your response is required to obtain or retain a benefit. We use this information to obtain descriptive and environmental information about the proposal. We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid Office of Management and Budget control number. OMB has assigned control number 1024-0031 to this collection.

Estimated Burden Statement

Completion times vary widely depending on the use of the form. We estimate that the average completion time for this form is 16 hours for most stewardship requests, and 92.5 hours for a conversion of use (although a difficult conversion can take up to 500 hours), including the time necessary to read, gather data, review instructions, and complete the form. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Information Collection Officer, National Park Service, 12201 Sunrise Valley Drive, MS-242 Rm. 2C114, Reston, VA 20192. Please do not send your completed form to this address.

From: [Babcock, Chad](#)
To: [Unruh, James](#); [Richards, Kerri](#); [Baker, Becky](#)
Subject: RE: Brookings Interchange- Section 6(f)
Date: Friday, May 23, 2025 1:34:23 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

HDR completed the original Environmental Assessment and the Supplemental per a work order w/ SDDOT who acts as a lead project proponent for FHWA. The primary programmatic agreements that SDDOT & FHWA have in place that apply to this project are our PAs w/ SHPO/ACHP & USFWS – SD Field Office.

This project will have a *no effect* on Threatened and Endangered species but was coordinated in accordance w/ our 2008 Biological Opinion w/ USFWS – SD Field Office.

A Section 106 *No Historic Properties Affected* determination has been made for this project and was coordinated according to our FHWA/SDDOT/SHPO/ACHP Programmatic Agreement.

Our PAs are available on our website at: <https://dot.sd.gov/doing-business/environmental/agreements/>.



Chad Babcock

Environmental Manager | South Dakota Department of Transportation

Better Lives Through Better Transportation

700 E. Broadway Ave, Pierre SD 57501

O: 605.773.3721 | C: 605.321.1953 | dot.sd.gov

From: Unruh, James <james.unruh@hdrinc.com>
Sent: Friday, May 23, 2025 11:06 AM
To: Richards, Kerri <Kerri.Richards@state.sd.us>; Baker, Becky <rebecca.baker@hdrinc.com>
Cc: Babcock, Chad <Chad.Babcock@state.sd.us>
Subject: RE: [EXT] Brookings Interchange- Section 6(f)

Kerri,

Becky is not in the office today.

See response in *blue italic text*.

In general, it appears that you are not receiving the files that we have recently provided to you.

If that is the case, we will attempt to send them again.

James Unruh, P.E.
D 605.977.7766

hdrinc.com/follow-us

From: Richards, Kerri <Kerri.Richards@state.sd.us>
Sent: Friday, May 23, 2025 9:45 AM
To: Baker, Becky <rebecca.baker@hdrinc.com>
Cc: Unruh, James <james.unruh@hdrinc.com>; Babcock, Chad <Chad.Babcock@state.sd.us>
Subject: RE: Brookings Interchange- Section 6(f)

Yes – I actually discussed that with the LWCF team at NPS earlier this week and hadn't gotten a chance to respond to you yet. She mentioned that this will shorten the timeline.

We also discussed the Yellow Book Appraisal. She mentioned that she was only seeing the property that will be converted as part of the appraisal. Is there information on the replacement property as well?

*Section 2 (pages 68 to 78) of the Yellow Book Appraisal (file name: Att B1 Final Appraisal Report Certified 04 03 25.pdf) covers the replacement property.
Section 3 (pages 79 to 87) covers the acquisition property.
Please verify that NPS is looking at the correct file that was provided via a 4/7/25 email.*

She also had a couple questions for the DOT – would you have a final EA or and CE or FONSI that you wrote or are working on that you could share? And do you have any programmatic agreements that you are using for this conversion?

*A Supplemental Environmental Assessment is being prepared with a target approval date of 5/30/25. We submitted the latest (5/8/25) draft version to you via a link in a 5/16/25 email. Again, please verify that you have the file that has been provided (file name: 20250508_SupplementalEA_I-29Exit130_reduced.pdf).
The target FONSI date is 7/15/25.
From our understanding, we are not utilizing a Programmatic Agreement for this conversion.*

Let me know! Thanks!

Kerri Richards | South Dakota Game, Fish and Parks

From: Baker, Becky <Rebecca.Baker@hdrinc.com>
Sent: Wednesday, May 21, 2025 8:17 PM
To: Richards, Kerri <Kerri.Richards@state.sd.us>

Cc: Unruh, James <james.unruh@hdrinc.com>; Babcock, Chad <Chad.Babcock@state.sd.us>
Subject: RE: [EXT] Brookings Interchange- Section 6(f)

Hi Kerri,

The project team met today, and the team had a clarification that might help with the NPS NEPA. NPS noted that tribal coordination was needed for the replacement property. Tribal coordination was completed for this area within the 2020 EA, please see the attached file. One response was received from Lower Brule, and they noted no comment.

Does this meet the Tribal Coordination that NPS was going to do? Please let me know if I can help in any other way.

Thanks!

Becky Baker

D 605.782.8189 M 605.690.2190

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From: Baker, Becky <rebecca.baker@hdrinc.com>
Sent: Monday, May 19, 2025 1:39 PM
To: Richards, Kerri <Kerri.Richards@state.sd.us>
Cc: Unruh, James <james.unruh@hdrinc.com>; Babcock, Chad <Chad.Babcock@state.sd.us>
Subject: RE: Brookings Interchange- Section 6(f)

Thank you, Kerri!

Do you know if they are also doing NEPA on the replacement property?

Response to your question: Yes, the replacement property is included within the SEA that FHWA would approve. The latest version provided to you discusses the coordination and NEPA completed for the replacement property within Section **3.7.1.2 Revised Build Alternative**. I have tried to attach it- can you please let me know if you receive this email since it is a larger file.

Thanks!

Becky Baker

D 605.782.8189 M 605.690.2190

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From: Richards, Kerri <Kerri.Richards@state.sd.us>
Sent: Monday, May 19, 2025 11:23 AM
To: Baker, Becky <rebecca.baker@hdrinc.com>

Cc: Unruh, James <james.unruh@hdrinc.com>; Babcock, Chad <Chad.Babcock@state.sd.us>

Subject: RE: Brookings Interchange- Section 6(f)

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Becky and all –

Below are the answers from NPS on your questions.

1. **What is the timeline of NPS review and approval?** I appreciate any feedback you can provide. The project is moving forward with the goal to be in construction in July of this year, so we are working to go through the final review steps of the SEA and go into public availability.

As far as NPS is concerned, it is acceptable if the construction happens before we are finished with our conversion paperwork. NPS will need to submit a Tribal Consultation package for the replacement land only, and this has not started yet, so a rough estimate would be at least another 60-90 days before we can sign the new LWCF amendment, making the conversion official.

2. **Is SDGFP and NPS aware that the Section 6(f) approval is a commitment with the SEA, that we will not wait for approval to proceed with public availability?** We wanted to note that we would like to proceed with the SEA into public availability concurrently with NPS review of Section 6(f) unless they are able to approve by May 28th.

We will not be able to approve by May 28th, but I do not see any issues with the proposed LWCF conversion. We just need more time to complete our review and to coordinate more with SDGFP.

3. **How will NPS meet their NEPA requirement?** We are assuming that NPS is adopting the NEPA and regulatory coordination completed for the project, through the FHWA NEPA action. Please let us know if this assumption is correct, and if you need anything else. We have updated the SEA and the most recent version is here: ☐

[BrookingsInterchange Transfer](#)

NPS will adopt the NEPA completed by FHWA for the converted property. Do you know if they are also doing NEPA on the replacement property?

Kerri Richards | South Dakota Game, Fish and Parks

From: Baker, Becky <Rebecca.Baker@hdrinc.com>

Sent: Friday, May 16, 2025 12:46 PM


To: Richards, Kerri <Kerri.Richards@state.sd.us>

Cc: Unruh, James <james.unruh@hdrinc.com>; Babcock, Chad <Chad.Babcock@state.sd.us>

Subject: RE: [EXT] Brookings Interchange- Section 6(f)

Kerri,

We met with FHWA yesterday to discuss the status of the Supplemental Environmental Assessment (SEA) and I have a few follow up questions that I hoped you can help me with.

1. [What is the timeline of NPS review and approval?](#) I appreciate any feedback you can provide. The project is moving forward with the goal to be in construction in July of this year, so we are working to go through the final review steps of the SEA and go into public availability.
2. [Is SDGFP and NPS aware that the Section 6\(f\) approval is a commitment with the SEA, that we will not wait for approval to proceed with public availability?](#) We wanted to note that we would like to proceed with the SEA into public availability concurrently with NPS review of Section 6(f) unless they are able to approve by May 28th.
3. [How will NPS meet their NEPA requirement?](#) We are assuming that NPS is adopting the NEPA and regulatory coordination completed for the project, through the FHWA NEPA action. Please let us know if this assumption is correct, and if you need anything else. We have updated the SEA and the most recent version is here: 
[BrookingsInterchange Transfer](#)

Appreciate any information you can provide and if a discussion works better, please feel free to give me a call at 605.690.2190.

Thanks!

Becky Baker

D 605.782.8189 **M** 605.690.2190

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From: Baker, Becky

Sent: Friday, May 9, 2025 9:26 AM

To: Richards, Kerri <Kerri.Richards@state.sd.us>

Cc: Unruh, James <james.unruh@hdrinc.com>; Babcock, Chad <Chad.Babcock@state.sd.us>

Subject: Brookings Interchange- Section 6(f)

Good morning,

I wanted to check back in on the status of NPS review and approval of the Conversion of Use for this project. Thanks for the recent discussion and update- you mentioned checking with the NPS person on how their review was going. Did you get any further information or update?

Please let us know if you or NPS needs anything further- appreciate it!

Thanks!

Becky Baker

Senior Environmental Project Manager

HDR

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