



**US Army Corps
of Engineers**®
Rock Island District

PUBLIC NOTICE

Applicant: City of West Des Moines

Date: February 24, 2022

Expires: March 25, 2022

CEMVR-RD-2021-1673

Section 404

**Joint Public Notice
US Army Corps of Engineers
Iowa Department of Natural Resources**

1. **Applicant:** City of West Des Moines, c/o Mr. Brian Hemesath, 4200 Mills Civic Parkway, West Des Moines, IA 50235.

2. **Project Location:** Section 14, Township 78 North, Range 26 West. Dallas County, Iowa. Datum NAD-83. UTM Zone 15. Latitude: 41.024330, Longitude: -95.632336.

3. **Project Description and Purpose.**

a. The applicant is proposing to expand Stagecoach Drive to the Southwest. The purpose of this project is to extend Stagecoach Drive between South Jordan Creek Parkway and the future extension of South 81st Street. The project is needed to provide roadway and utility infrastructure, eventually extending Stagecoach Drive to South 88th Street. There are two existing tributaries (Unnamed Tributaries to the Raccoon River) located within the proposed road extension area. The applicant is proposing to grade and fill portions of these tributaries as part of the proposed extension. A wetland delineation was completed by Foth on August 11, 2021, identifying 2,800 linear feet of perennial stream, 2,190 feet of erosional/drainage features, .05 acres of pond and 1.08 acres of wetland.

b. The proposed impacts would result in the loss of .12 acres of wetlands (.05 emergent and .07 forested) and 1,330 linear feet of perennial stream. The city is proposing to purchase .05 emergent credits, .07 forested credits and 4,861 credits of stream mitigation.

4. **Avoidance and Minimization Statement.**

a. The applicant has evaluated the optimal location for Stagecoach Drive from South Jordan Creek Parkway with the eventual extension to South 88th Street so that a continuous corridor could be provided if the entire length is eventually constructed. The alignment as proposed, takes into account the rolling topography and future developments that are planned adjacent to the extension. The initial design impacted .12 acres of jurisdictional wetlands and 1,535 feet of stream. Avoidance of the wetland and stream features was not feasible due to the linear nature of the road and the topography within the project area.

b. The project planning and design process involved attempts to avoid and/or minimize impacts to jurisdictional wetlands and streams within the project site by evaluating alternate roadway designs. It is Foth's opinion that the proposed project, avoids and minimizes impacts to WUS as much as possible.

5. **Agency Review.** The project plans have been submitted to the Iowa Department of Natural Resources for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification, if issued, will express the Department's opinion that the proposed activity will comply with Iowa's water quality standards (Chapter 61 IAC). The applicant has also applied for authorization of work in the floodplain pursuant to Chapter 455B of the Iowa Code and other applicable state permits. Written comments concerning possible impacts to waters of Iowa should be addressed to: Iowa Department of Natural Resources, 502 East 9th Street, Des Moines, Iowa 50319. A copy of the comments should be provided to the Corps of Engineers office (see paragraph 11, of this public notice for address).

6. **Historical/Archaeological.** A Phase I survey was completed, between late July 2021 and mid-November 2021, by Bear Creek Archeology, Inc. for the proposed planned urban development project in southeast Dallas County, Iowa extending to South 88th Street and X Avenue to the west, South Jordan Creek Parkway to the east, Cascade Avenue to the north and Booneville Road to the south. No archeological deposits were observed during the field investigation. The Phase I survey will be formally coordinated with the Iowa State Historic Preservation Office and any other interested party under a separate coordination letter.

7. **Endangered Species.**

a. Stantec Consulting Services, Inc. has prepared Threatened and Endangered Species Habitat Assessment and Bat Presence, or Probable Survey Absence and The Corps of Engineers has performed a preliminary review of this application for the potential impact on threatened or endangered species pursuant to Section 7 of the Endangered Species Act as amended. The threatened Northern long-eared bat (*Myotis serptrionallis*), Indiana bat (*Myotis sodalists*), Topeka shiner (*Notropis topeka*), Prairie bush clover (*Lespedeza leptostachya*) and Western prairie fringed orchid (*Platanthera praeclara*) are listed by the United States Fish and Wildlife Service (USFWS), as occurring in Dallas County, Iowa. The project will not affect dry to mesic or wet prairies or sedge meadows so neither of the plant species will be affected.

b. The survey area, woodland canopy generally consists of eastern cottonwood (*Populus deltoides*), elm (*Ulmus spp.*), honey locust (*Gleditsia triacanthos*), and osage orange (*Macluarra pomifera*), with subcanopy species of black cherry (*Prunus serotina*), boxelder (*Acer negundo*), and willow (*Salix spp.*) with multiflora rose (*Rosa multiflora*) and osage orange (*Macluarra pomiferal*) being dominant. While there is no apparent suitable habitat for the Indiana bat maternity roosting, the travel corridors for the Indiana bat are present within the survey area. Woodlands within the survey area do provide suitable summer habitat for the northern long-eared bat.

c. Stantec Consulting Services, Inc. concludes that woodlands within the survey area provide suitable summer habitat for the federally listed Indiana bat and Northern long-eared bats, however, no suitable maternity roost trees were observed within the survey area. Quantitative analysis of acoustic data indicates probable absence of the Indiana bat and northern long-eared bat in the survey area during the summer maternity season.

8. **Public Interest Review.** The decision whether to issue the Corps permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

9. **Who Should Reply.** The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. These statements should be submitted on or before the expiration date specified at the top of page 1. These statements should bear upon the adequacy of plans and suitability of locations and should, if appropriate, suggest any changes considered desirable.

10. **Public Hearing Requests.** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided.

11. **Reply to the Corps of Engineers.** Comments concerning the Corps permit should be addressed to the District Engineer, U. S. Army Corps of Engineers, Rock Island District, ATTN: RD-E (Jackie Groves), Clock Tower Building - Post Office Box 2004, Rock Island, Illinois 61204-2004. For additional information contact Mrs. Jackie Groves at 309-794-5351 or email: jackie.m.groves@usace.army.mil.

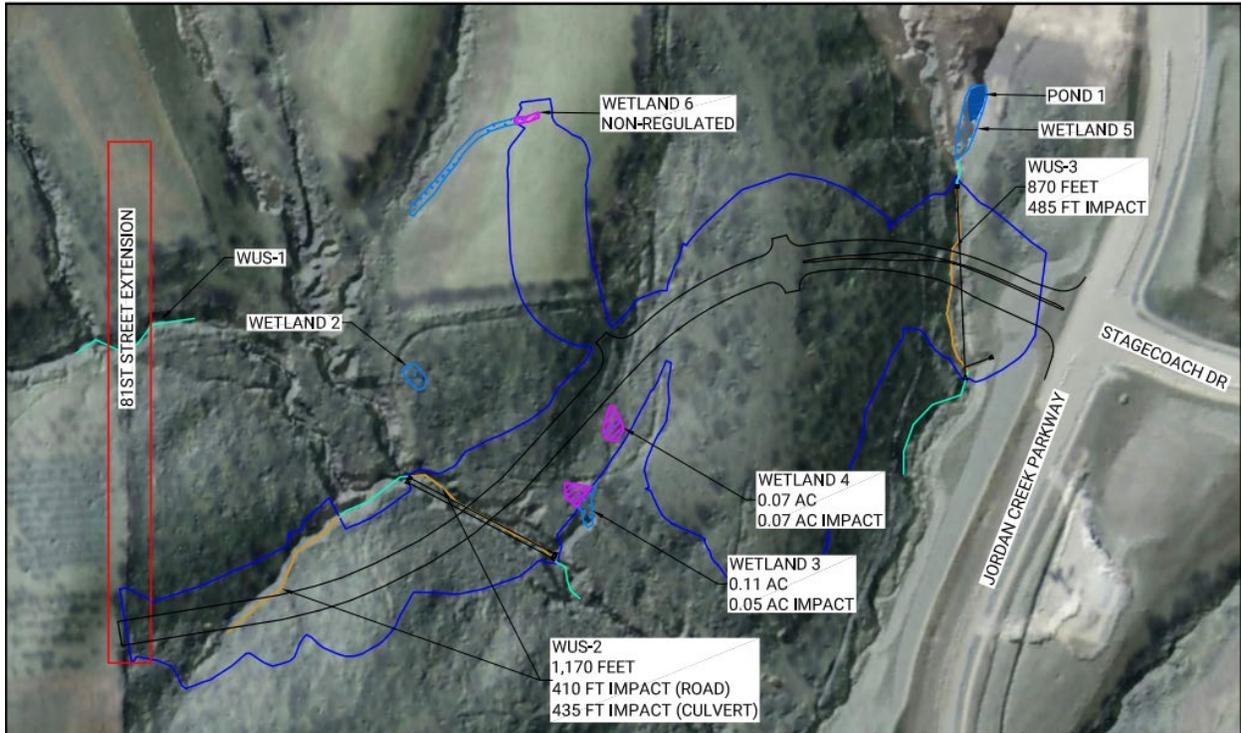
matthew a zehr

Attach
Plan
1 of 3 Road Placement w/impacts
2 of 3 Cross Section
3 of 3 Project site delineation

Mr. Matthew A. Zehr
Chief, Western Branch
Regulatory Division

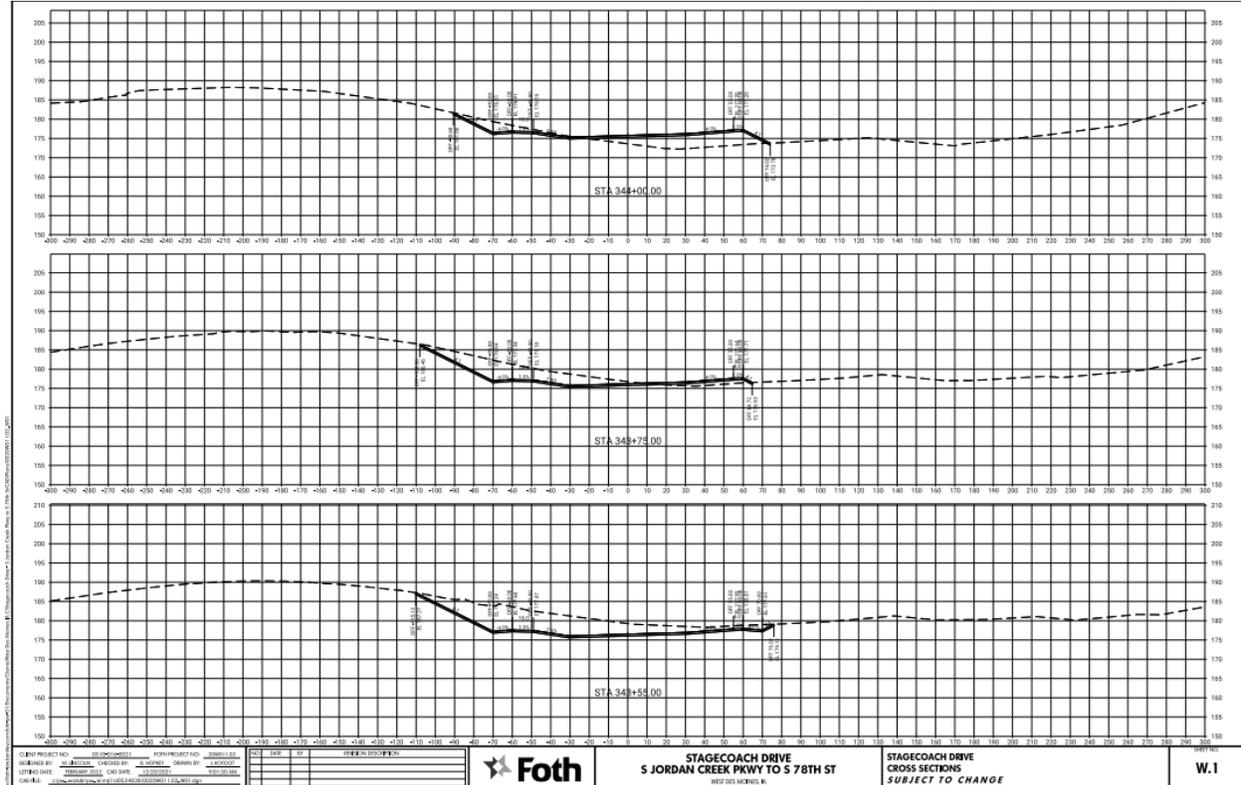
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- LEGEND**
- PERMIT AREA
 - WETLAND AREA
 - WUS
 - WUS IMPACT
 - WETLAND IMPACT

2021-1673
Road placement w/ impacts
1 of 3



CLIENT PROJECT NO.	2021-1673	DATE	08/20/2021
DESIGNED BY	ALAN W. BROWN	CHECKED BY	ALAN W. BROWN
DATE	08/20/2021	DATE	08/20/2021
SCALE	AS SHOWN	SCALE	AS SHOWN



STAGECOACH DRIVE
S JORDAN CREEK PKWY TO S 78TH ST
WEST DES MOINES, IA

STAGECOACH DRIVE
CROSS SECTIONS
SUBJECT TO CHANGE

W.1

2021-1673
Cross-section
2 of 3

