



PUBLIC NOTICE

US Army Corps
of Engineers
Rock Island District

Sponsor: Central Indiana Mitigation Providers, LLC
248 Southwoods Centre, Columbia, IL 62236

Issued: October 17, 2022
Expires: November 16, 2022

Corps Project Number: CEMVR-RD-2022-1342
Proposed Project: Bunker Stream Mitigation Bank

STREAM COMPENSATORY MITIGATION BANK PROPOSAL

This notice is issued in accordance with the Compensatory Mitigation for Losses of Aquatic Resources; Final Rule (the Mitigation Rule) described in the Federal Register dated April 10, 2008 (33 CFR Parts 325 and 332).

1. **Project Location:** The proposed site is located within Section 9, Township 77 North, Range 24 West, Warren County, Iowa. See attached location maps. Latitude: 41.487497 Longitude: -93.634324.

2. **Bank Objectives:** The fundamental objective of compensatory mitigation is to offset environmental losses resulting from unavoidable impacts to waters of the United States (WOTUS) authorized by Department of Army Permits. Other Objectives include: stabilize streambanks, improve floodplain connection, reduce erosion; enhance and create additional wildlife habitat; restore native vegetation with riparian buffer; sell stream mitigation credits for projects developed by other entities.

3. **Project Description/Bank Establishment:** The bank sponsor proposes to complete activities on 15.14 acres of privately owned property that would result in the establishment of stream mitigation credits. The goal of this project is to restore 2,333 linear feet of an unnamed tributary to Middle Creek to generate an initial estimate of 31,448 stream credits. The bank sponsor proposes to use many different in-stream methods to aid in restoring these portions of stream, including re-meandering it to restore natural sinuosity to the channel and decrease the slopes. The sponsor also proposes to improve floodplain connectivity, install floodplain benches, and improve habitat by creating rock riffles within the stream. Improvements to the riparian buffer include vegetation management to remove invasive species and promote native species diversity. A wetland delineation was completed in August of 2022. One perennial stream, one emergent wetland, one forested wetland, and one drainageway were identified within the project area.

4. **Service Area:** The proposed primary bank service area will be the Lower Des Moines Service Area.

5. **Bank Need/Technical Feasibility/Ecological Suitability:** Coordination with the Iowa Department of Transportation (IDOT), Counties, and local municipalities has concluded there is need for stream mitigation credits in the Lower Des Moines Service Area, and these needs will continue. The sponsor believes that the proposed Bank site is suitable for mitigation activities, and the likelihood of this site being successful is high. The streambanks are currently eroding and connection to the floodplain is severely limited. This project can improve the sinuosity by re-meandering the stream and providing additional habitat by creating a riffle/pool/run structure. Benefits of this project include but are not limited to allowing for a natural floodplain connection, improved buffer habitat, and reducing sediment and nutrient runoff to the downstream watershed.

6. **Long Term Management:** The Sponsor or maintenance contractor would perform annual maintenance during the life of the Bank. Upon closure, the bank will be in satisfactory condition. The bank shall be preserved in perpetuity with a conservation easement, approved by the USACE. The proposed Bank would be continuously managed by a contractor or landowner. Long-term management efforts would include maintaining vegetation within the riparian buffer and ensuring that the stream remains stable.

7. **Sponsor Qualifications:** The Sponsor, Central Indiana Mitigation Providers, LLC, together with affiliate entities, is engaged in the development and management of mitigation banks across multiple states and USACE districts. Specifically in the Midwest, these banks include eleven at various stages of development spanning three states and three USACE districts. Pabst Wetland & Stream Mitigation Bank was the fifth of these projects. Bunker Stream Mitigation Bank will be the 12th project overall and the 2nd in Iowa.

8. **Water Rights:** The Scott Family currently owns the property associated with the bank proposal. The sponsors would not have complete control of upstream practices that may alter flows to the project area.

9. **Agency Review:** Department of the Army, Corps of Engineers. The Corps of Engineer is participating in this matter as the chair of an Interagency Review Team. The Interagency Review Team consists of the Corps of Engineers, the Natural Resources Conservation Service, the U.S. Fish and Wildlife Service, the U.S. Environmental Protection Agency, and the Iowa Department of Natural Resources. The project would require Section 404, Clean Water Act authorization prior to the proposed construction. If approved, the proposed bank could provide stream credit for future, Section 404, authorized projects that require compensatory mitigation. Formal authorization of the bank proposal occurs through Corps approval of a Mitigation Banking Instrument.

10. **Historical/Archaeological:** Based on a review of historic and current aerial photos, topo maps, the HILD database / Culture Map it is the opinion of the District Archaeologist the permit area may have the potential to contain historic properties that may be potentially eligible for listing on the National Register of Historic Places (NRHP). The District will require the applicant to submit a Phase I archaeological survey and geomorphological evaluation report covering the permit area. Geomorphological investigation must extend at least 50 centimeters below the proposed depths of soil disturbance or to a depth below which no possibility of historic properties exists. The applicant, in addition to this Phase I report, may be required to conduct additional Phase II test excavations to evaluate sites for eligibility for inclusion in the NRHP as well as other studies, site avoidance, or data recovery as may be the case.

11. **Endangered Species:** This proposal will be coordinated with the U.S. Fish and Wildlife Service. Any comments USFWS may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat will be considered in our final assessment of the described work. Our preliminary determination is that this project “may affect, not likely to adversely” the Northern Long-eared Bat and the Indiana Bat and will have “no effect” on the Mead’s Milkweed. Any adverse effects on endangered species will be resolved prior to the Corps authorization, or approval, of the proposed work.

12. **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 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 approve the proposed bank. Any comments received will be distributed to the members of the Interagency Review Team. Comments should be submitted on or before the expiration date specified at the top of page 1. Comments should bear upon the adequacy of plans and suitability of locations and should, if appropriate, suggest any changes considered desirable. Any person may also request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

13. **Reply to the Corps of Engineers:** Comments or questions concerning this notice may be directed to Abby Steele via phone (309/794-5377), email (Abigail.A.Steele@usace.army.mil), or by writing to the following address: US Army Corps of Engineers, Rock Island District, ATTN: Abby Steele- RD, Clock Tower Building - Post Office Box 2004, Rock Island, Illinois 61204-2004.

14. **Complete Prospectus:** The complete prospectus can be found on our public website at: https://ribits.ops.usace.army.mil/ords/f?p=107:278:17571693961318:::P278_BANK_ID:6450
Hard copies are also available by request.

Abigail A. Steele

Ms. Abigail Steele
Iowa Mitigation Bank Manager
Regulatory Division

Attach
Plan

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