



# PUBLIC NOTICE

US Army Corps  
of Engineers  
Rock Island District

**Sponsor:** Mr. Danny Sturm  
222 West Pleasant Ridge Road, Carroll, IA

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

**Corps Project Number:** CEMVR-RD-2022-1343  
**Proposed Project:** Raccoon Valley Mitigation Bank

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## WETLAND AND 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 36, Township 86 North, Range 36 West, Sac County, Iowa. See attached location maps. Latitude: 42.398975 Longitude: -94.981328.
- 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: providing economically efficient and flexible mitigation opportunities, enhance or create additional wildlife and aquatic habitat, provide additional flood retention and reduce the impacts of downstream flooding by capturing and storing high flow events, and improve water quality by reducing sediment loading and nutrients.
- 3. Project Description/Bank Establishment:** The bank sponsor proposes to complete activities on 79.48 acres of privately owned property that would result in the establishment of wetland and stream mitigation credits. The goal of this project is to create approximately 31.13 acres of emergent wetlands and create/enhance approximately 8.68 acres of forested wetlands by constructing earthen berms and shallow excavation that would allow water to pool in the wetlands, creating scalloped edges and an undulating bottom to ensure diverse wetland habitat. The shallow excavations will receive hydrology from disabled tile intakes, overland flow, direct precipitation, and overbank flooding from the North Raccoon River. Approximately 24.64 acres of wetlands buffer would be established around the wetland areas. The sponsor anticipates that approximately 42 wetland credits will be generated. The bank sponsor also is proposing to complete restoration work along the Raccoon River that includes creating floodplain benches and stabilizing highly eroded areas. The sponsor anticipates that approximately 21,314 stream credits will be generated. A wetland delineation was completed in the summer of 2022 and will be provided the Corps during the review process.
- 4. Service Area:** The proposed primary bank service area will be the Upper Des Moines Service Area.
- 5. Bank Need/Technical Feasibility/Ecological Suitability:** The sponsor believes that the proposed bank site is suitable for mitigation activities, and the likelihood of this site being successful is high. Nearly 100 percent of the designated emergent wetland creation areas consist of the Spillville loam map unit, which is considered hydric. Hydrology will be supplied by runoff from the surrounding upland areas, groundwater, and from occasional flooding of the North Raccoon River. Due to the relatively flat topography of the emergent and forested wetland creation and enhancement areas, there will be no need for extensive excavation and/or large structures to capture runoff. The only earthwork activities needed would be an earthen berm (approximately 2-3 feet tall, with a 4-foot top and 4:1 side slopes) and shallow excavations within the proposed wetlands to help pool and store water on the Bank. The construction of the earthen berm and shallow wetland basins is a simple, low-cost, and effective method to capture overland flow. Land use in the North Raccoon River Watershed is predominantly agricultural, dominated by cultivated crops (corn/soybeans) on approximately 77.7% of the acreage (approximately 1,228,250 acres), followed by grass/hay/pasture at approximately 11.9%. The remaining acreage in the watershed is about 4.6% forest (primarily deciduous forest), 3.2% developed land, and 2.6% open water and/or wetlands, per the 2009 High Resolution Land Cover (HRLC) dataset provided by Iowa DNR. There is a definite need for ecological restoration activities in this area. Coordination with the Iowa Department of Transportation (IDOT), Counties, and local municipalities has concluded there is need for stream wetland mitigation credits in the Upper Des Moines Service Area, and these needs will continue. floodplain connection and potentially lowering base flood elevations, improved aquatic habitat, and lowering sediment and nutrient runoff to the creek.

**6. Long Term Management:** The long-term management goals would focus on maintaining the value of the Bank investment, perpetuating species diversity within the plant community, and maintaining the highly ecological benefits of the Bank. Due to the low-impact design and restoration efforts, it is anticipated that long-term management activities would only consist of prescribed burning, spot herbicide treatment, mechanical vegetation control, and additional seeding.

**7. Sponsor Qualifications:** The Sponsor of the bank, Mr. Danny Sturm, has over 35 years of experience in land development and construction industries. Mr. Danny Sturm has access to a wide variety of agriculture and construction equipment including mowers, sprayers, and earth moving equipment. The cost of developing the site will be borne by the Sponsor. Foth is the Sponsor's consultant for the proposed bank. Foth has extensive experience in the wetland and stream mitigation processes. Foth has an experienced staff of wetland scientist, engineers, and ecologists with over 120 combined years of experience working with wetlands and other natural resources in Iowa and the Midwest.

**8. Water Rights:** The sponsor currently owns the property associated with the bank proposal. The sponsor 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 and wetland 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:** The District consulted with the Iowa online geographic information systems archeological site and survey databases and determined the permit area has not been previously surveyed. 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 by 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. There might be tree removal; therefore, the Corps has made a preliminary determination may affect, but is not likely to affect the Northern Long-eared Bat. If work will be completed below the ordinary high-water mark on the North Raccoon River, then the Corps will most likely make the determination that the project may affect, but is not likely to affect the Topeka Shiner. 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 Inter-agency 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:6449](https://ribits.ops.usace.army.mil/ords/f?p=107:278:17571693961318:::P278_BANK_ID:6449) Hard copies are also available by request.

*Abigail A. Steele*

Attach  
Plan

Ms. Abigail Steele  
Iowa Mitigation Bank Manager  
Regulatory Division

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**REQUEST TO POSTMASTERS:** Please post this notice conspicuously and continuously until the expiration date specified at the top of page 1.

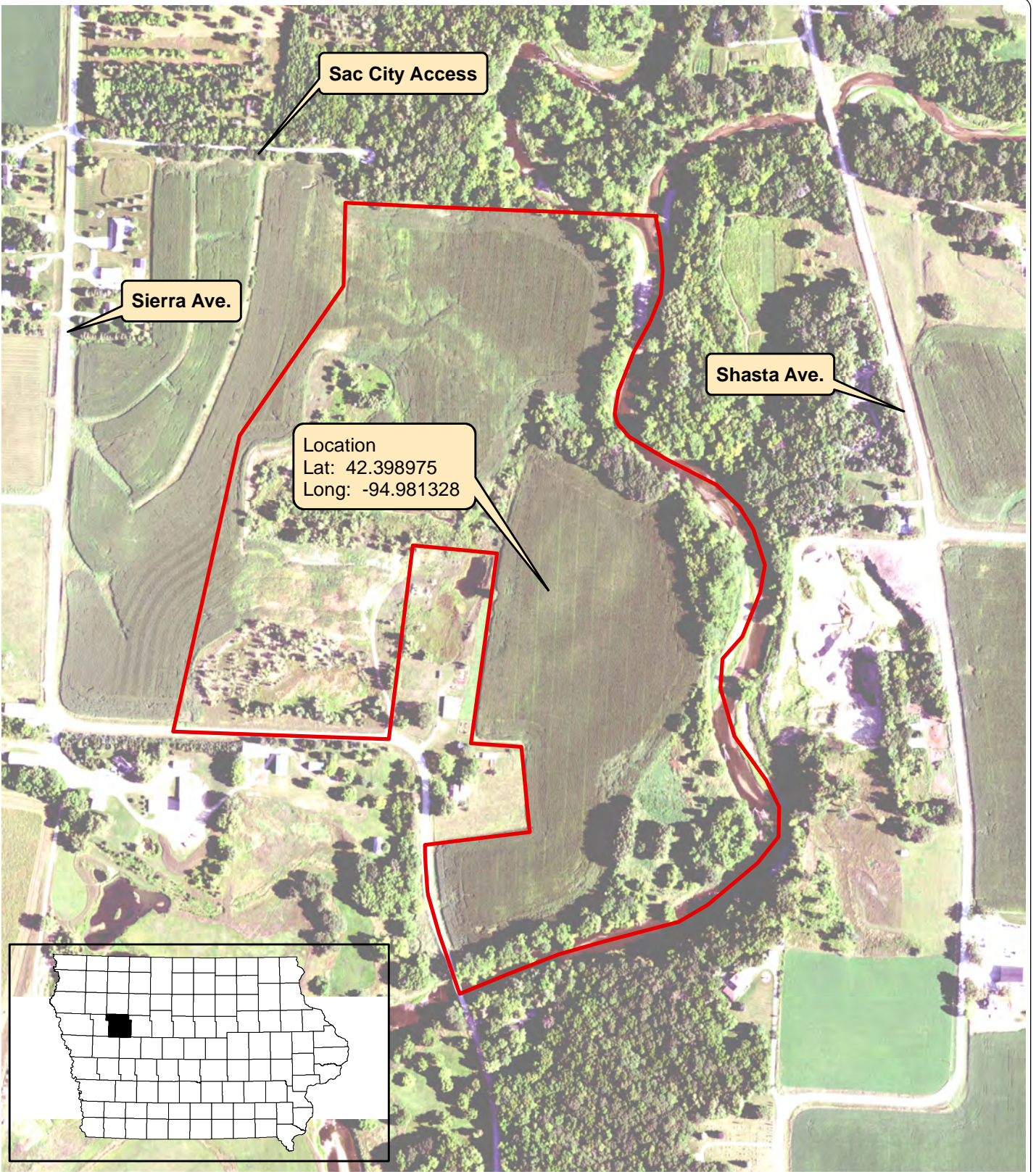
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Document Path: C:\Users\mjh\Desktop\Raccoon Valley Acres\Raccoon Valley Base Map.mxd

Document Name: Raccoon Valley Base Map

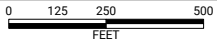

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**LEGEND**

 Mitigation Bank Project Boundary (79.48 acres)



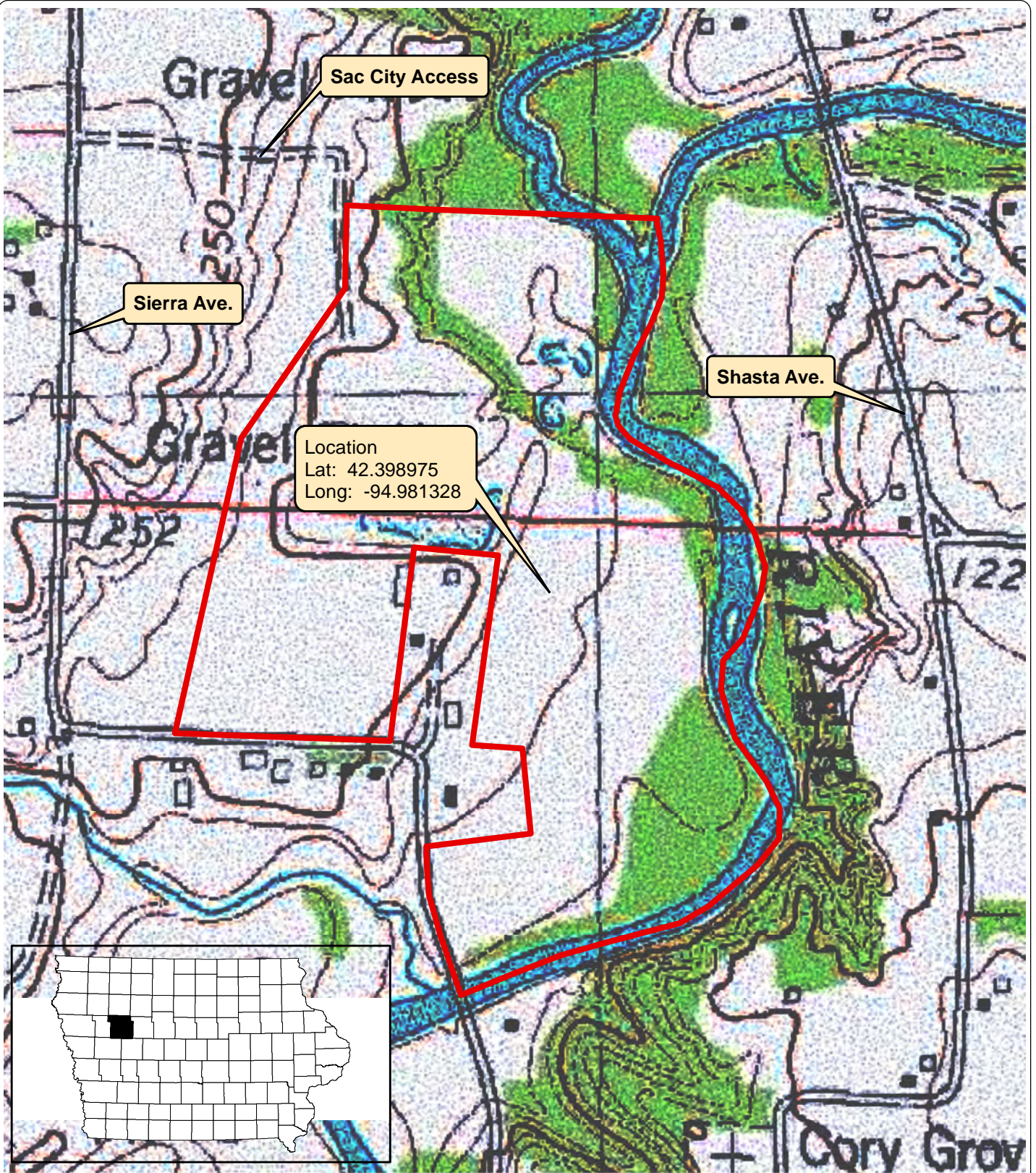
GENERAL LOCATION MAP	
<b>RACCOON VALLEY MITIGATION BANK PROSPECTUS SAC COUNTY, IOWA</b>	
	PROJECT ID. #: 22R013.00
DATE: 8/30/2022	
PREPARED BY: MJH	
CHECKED BY: ESM	
EXHIBIT <b>1</b>	



Document Path: C:\Users\mjh\Desktop\Raccoon Valley Acres\Raccoon Valley Base Map.mxd

Document Name: Raccoon Valley Base Map

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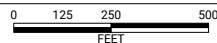


**LEGEND**

 Mitigation Bank Project Boundary (79.48 acres)

USGS TOPOGRAPHIC MAP

**RACCOON VALLEY MITIGATION BANK  
PROSPECTUS  
SAC COUNTY, IOWA**



PROJECT ID. #: 22R013.00

DATE: 8/30/2022

PREPARED BY: MJH

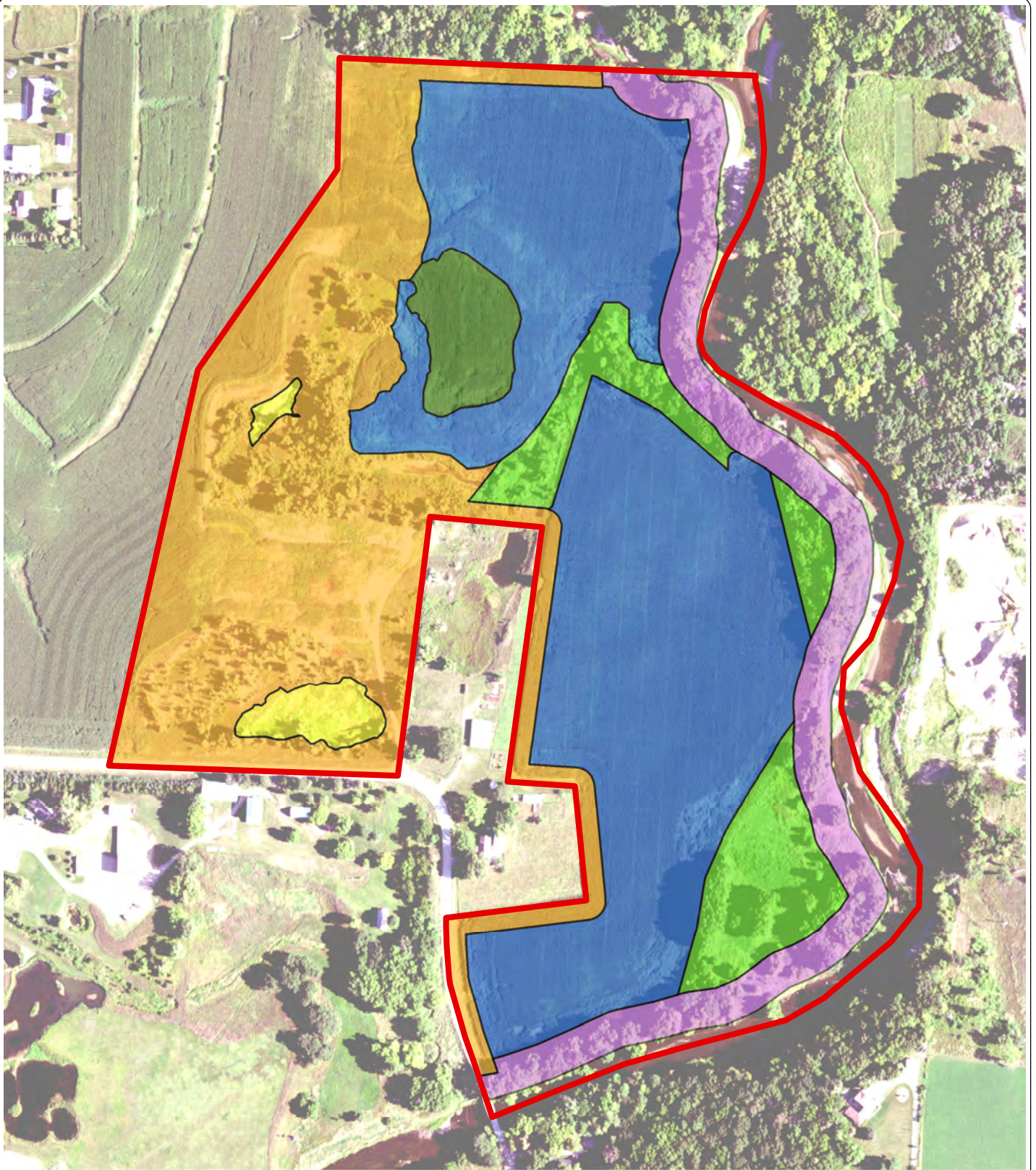
CHECKED BY: ESM



EXHIBIT

2





**LEGEND**

- Created Emergent Wetlands (31.13 acres)
- Created Forested Wetland (2.14 acres)
- Enhanced Forested Wetlands (6.54 acres)
- Raccoon River Stream Buffer Zone 1 Enhancement (8.66 acres)
- Wetland Buffer (24.64 acres)
- Open Water (1.36 acres)
- Mitigation bank Project Boundary (79.48 acres)



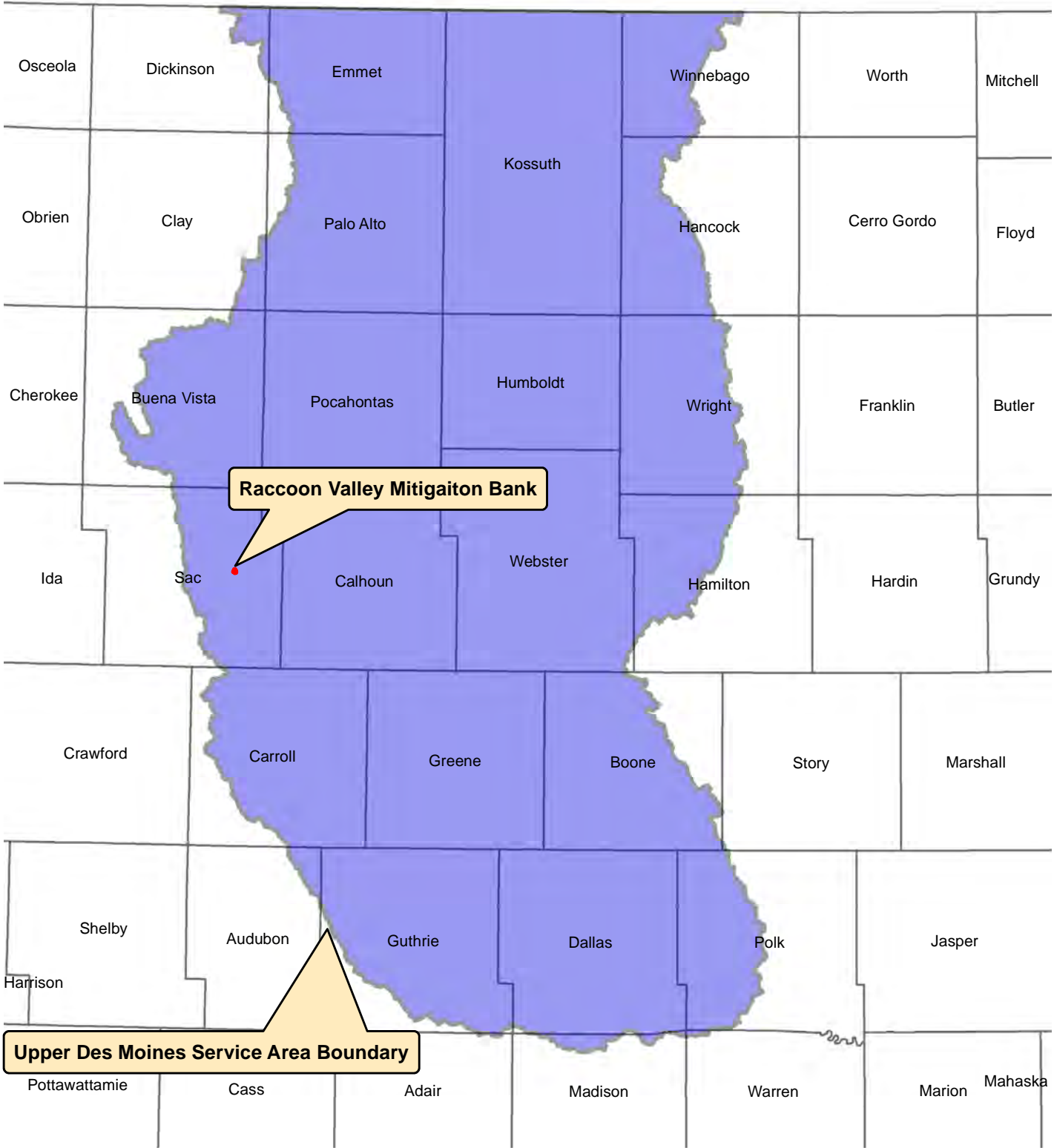
<b>MITIGATION BANK RESTORATION CONCEPT</b>	
<b>RACCOON VALLEY MITIGATION BANK PROSPECTUS</b>	
<b>SAC COUNTY, IOWA</b>	
	PROJECT ID. #: 22R013.00
DATE: 8/30/2022	
PREPARED BY: MJH	
CHECKED BY: ESM	
<b>EXHIBIT 9</b>	



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Document Name: Banking Instrument Service Area Map

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**LEGEND**

- Mitigation Bank Project Boundary
- County Boundary



SERVICE AREA MAP	
<b>RACCOON VALLEY MITIGATION BANK PROSPECTUS</b>	
<b>SAC COUNTY, IOWA</b>	
	PROJECT ID. #: 22R013.00
DATE: 8/30/2022	
PREPARED BY: MJH	
CHECKED BY: ESM	
EXHIBIT <b>8</b>	