



# PUBLIC NOTICE

US Army Corps  
of Engineers  
Rock Island District

**Sponsor:** Double T Land Company, LLC.,  
Mr. Adam Thien, 101 E Graham Ave #1  
Council Bluffs, Iowa 51503

Issued: June 30, 2020

Expires: July 29, 2020

**Corps Project Number:** CEMVR-OD-P-2020-0776  
**Proposed Project:** Spring Creek Mitigation Bank

---

## 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 Sections 8 & 17, Township 73 North, Range 13 West, Wapello County, Iowa. See attached location maps. Latitude: 41.134112  
Longitude: -92.379662.
- 2. Bank Objectives:** The fundamental objective of compensatory mitigation is to offset environmental losses resulting from unavoidable impacts to waters of the United States authorized by Department of Army Permits. Other Objectives include: provide economical mitigation options, support no net-loss of wetlands; enhance or create additional wildlife habitat; provide flood retention for the watershed, and provide natural areas for the watershed.
- 3. Project Description/Bank Establishment:** The bank sponsor proposes to complete activities on 114 acres of privately owned property that would result in the establishment of both stream and wetland mitigation credits. The goal of the bank is to restore 5,528 linear feet of Spring Creek to generate 65,148 stream credits and create wetlands and buffer to generate 33.7 emergent wetland credits. The bank sponsor would use many different in-stream restoration methods that include: cross vanes, j-hook vanes, and bank stabilization to generate credits. Riparian buffer creation and enhancement will generate credits by removing undesirable vegetation and establishing native vegetation. This would benefit the onsite stream functions by improving: sediment trapping, nutrient cycling, stream shading, energy dissipation, natural moderation of floods, bank stability, and delivery of organic matter to the stream. The wetland creation will include two shallow basin excavations with scalloped edges and an undulating bottom. Success criteria would be developed and required to be met in order to generate credit for the proposed activities. Please see the detailed project description and drawings located within the bank Prospectus on RIBITS (link in #14, below).
- 4. Service Area:** The proposed primary bank service area will be the Mississippi Service Area.

5. **Bank Need/Technical Feasibility/Ecological Suitability:** The sponsor has considered future Iowa DOT projects and development in surrounding municipalities to determine the need for stream and wetland mitigation. The proposed bank would improve water quality, create fish habitat and stabilize Spring Creek. They would use stream restoration techniques, vegetation management techniques and earthwork to restore and enhance the stream. Much of the soils within the site are mapped hydric which should easily retain wetland hydrology. The low topographic relief and 92% hydric soils of the bank site provides conditions conducive to wetland creation. The proposal would restore the ecological value that was lost due to previous impacts to this stream and riparian area.

6. **Long Term Management:** Post bank closure management would include ongoing plant management which may require herbicide and fire treatment additional seeding, as well as, general site maintenance. The responsibility for long term management is held by the bank sponsor/landowner. A conservation easement will be required in perpetuity and will be held by a third party grantee to ensure the conservation value of the property is protected. A long term management fund will be established, and available to the grantee, to ensure funds are available should the sponsor fail to properly maintain the site.

7. **Sponsor Qualifications:** The sponsor has successfully planned, developed, seeded, maintained and managed six other mitigation banks within the State of Iowa. JEO is the Sponsor's consultant for the proposed Bank. JEO has extensive experience in the wetland and stream mitigation processes.

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 (USFWS), 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 that portions of the permit area have not been previously surveyed. Based on the location of the project on the landscape (crossing multiple landforms in a creek valley), it is the opinion of the District Archaeologist the permit area has 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 two (2) copies of 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 is being reviewed by the USFWS. 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. 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 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 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 by phone: (309/794-5377), email: [Abigail.a.steele@usace.army.mil](mailto:Abigail.a.steele@usace.army.mil) or mail: US Army Corps of Engineers, Rock Island District, ATTN: OD-P (Abby Steele), 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=107:278:15148949072392::NO:RP,278:P278\\_BANK\\_ID:5747](https://ribits.ops.usace.army.mil/ords/f?p=107:278:15148949072392::NO:RP,278:P278_BANK_ID:5747)

*matthew a zehr*

Attach  
Plan


Mr. Matthew A. Zehr  
Iowa Permit Section Chief  
Regulatory Branch

---

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

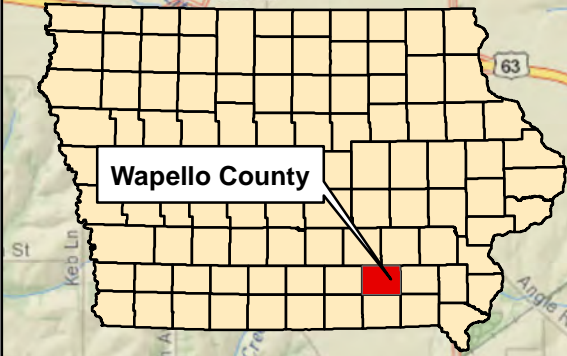
**NOTICE TO EDITORS:** This notice is provided as background information for your use in formatting news stories. This notice is not a contract for classified display advertising

# Legend

 Bank Boundary



**Project Location**  
Lat: 41.134112° N  
Long: -92.379662° W



Created By: M. Hanson  
Date: 5/5/2020  
Software: ArcGIS 10.7.1  
File: ThienSpringCreekEx1.mxd


# Spring Creek Mitigation Bank

Location Map - Exhibit 1  
Wapello County, IA

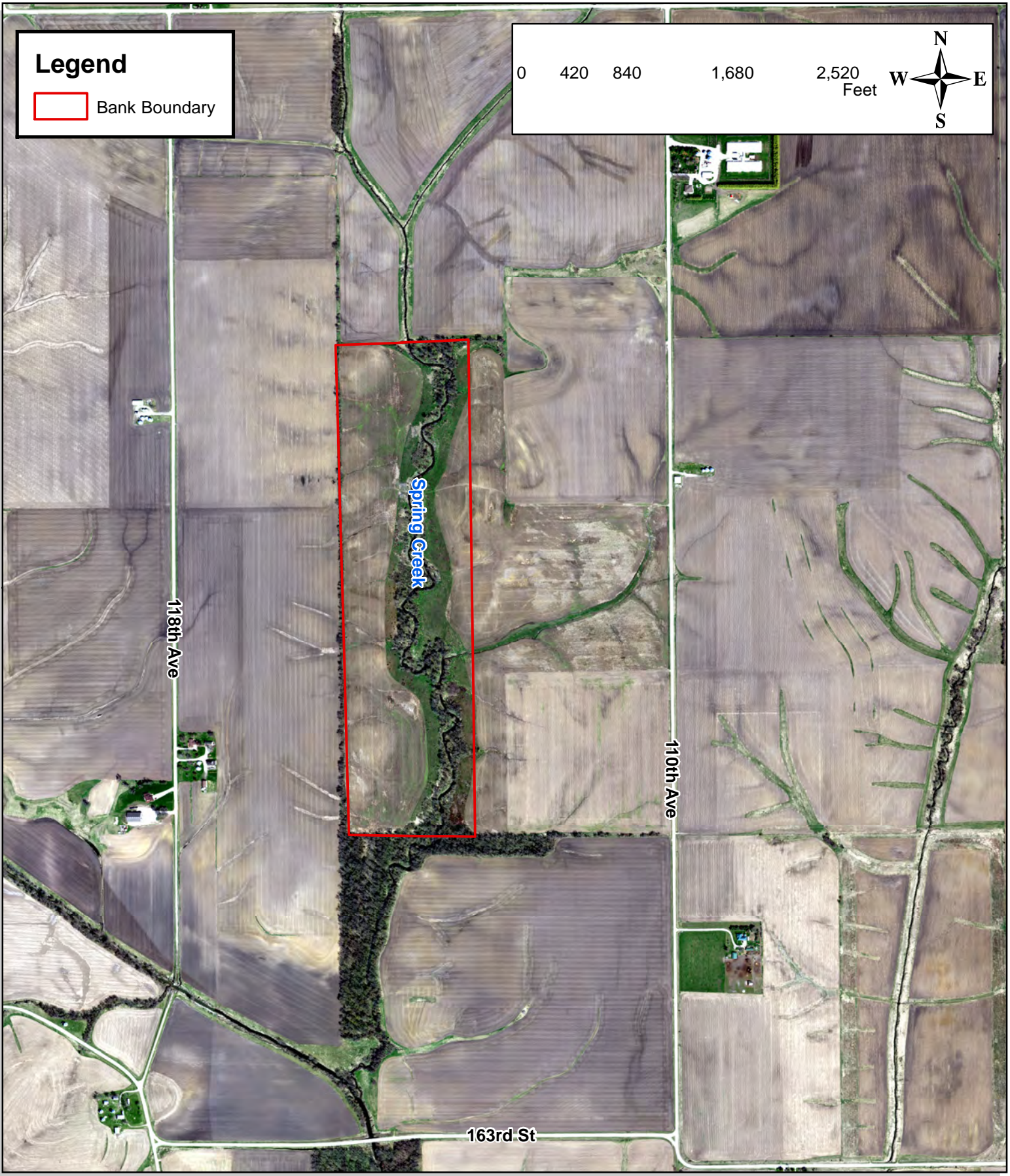
CEMVR-OD-P-2020-0776  
Sheet 1 of 4  
Project Location

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

# Legend

 Bank Boundary

0 420 840 1,680 2,520  
Feet



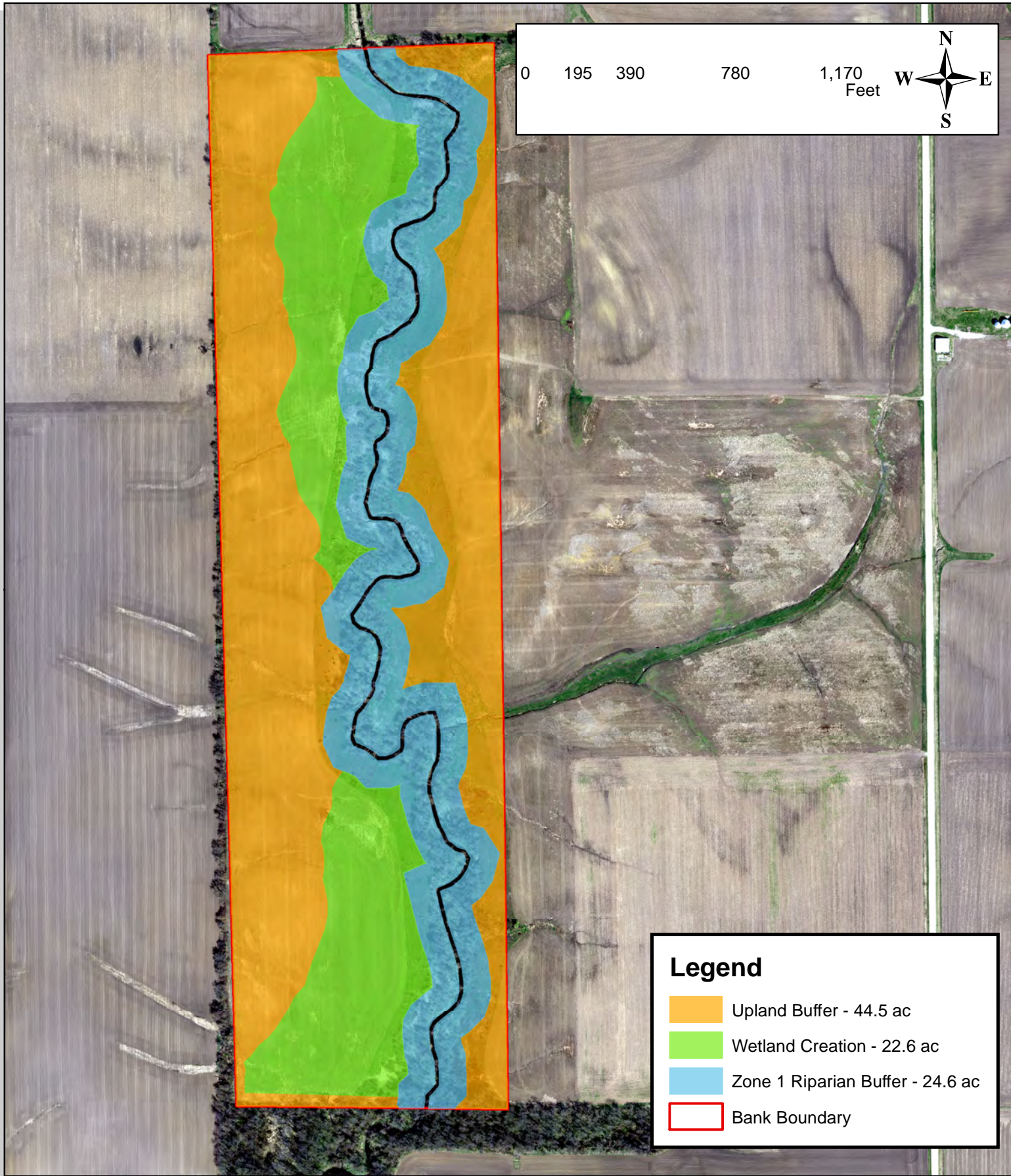
Created By: M. Hanson  
Date: 5/5/2020  
Software: ArcGIS 10.7.1  
File: ThienSpringCreekEx4.mxd

## Spring Creek Mitigation Bank

Aerial Location Map - Exhibit 4  
Wapello County, IA

CEMVR-OD-P-2020-0776  
Sheet 2 of 4  
Project Aerial

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



Created By: M. Hanson  
 Date: 5/5/2020  
 Software: ArcGIS 10.7.1  
 File: ThienSpringCreekEx8.mxd

# Spring Creek Mitigation Bank

Restoration Map - Exhibit 8  
 Wapello County, IA

CEMVR-OD-P-2020-0776  
 Sheet 3 of 4  
 Project Description

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

# Mitigation Bank Service Areas in Iowa

