



US Army Corps
of Engineers
Rock Island District

PUBLIC NOTICE

Sponsor: Central Indiana Mitigation Providers, LLC. Issued: February 23, 2021
248 Southwoods Centre, Columbia, IL 62236 Expires: March 24, 2021

Corps Project Number: CEMVR-RD-2021-0086

Proposed Project: Pabst Wetland & Stream 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 2 & 3, Township 87 North, Range 19 West, Hardin County, Iowa. See attached location maps. Latitude: 42.381870
Longitude: -93.039771.

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: Reduction of temporal losses of wetland function, support of no net-loss of wetlands; enhancement or creation of additional wildlife habitat and the construction of a natural hydrological floodplain connection.

3. **Project Description/Bank Establishment:** The bank sponsor proposes to complete activities on 34.80 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 5,399 linear feet of Pine Creek to generate an initial estimate of 37,071.58 stream credits. The bank sponsor proposes to use many different in-stream methods to aid in restoring Pine Creek, including improving floodplain connectivity, installation of floodplain benches, and utilizing streambed grade control by constructing rock riffles. Improvements to the riparian buffer include vegetation management to remove invasive species and promote native species diversity. This bank also proposes to create and enhance emergent wetlands and create a buffer to generate 6.12 emergent wetland credits. A delineation was completed in 2020 and found 6.67 acres of emergent wetland. The emergent wetland, which is found outside of the riparian buffer, totaling 2.63 acres, would be enhanced by revegetating with native species, planting plugs to increase diversity and intensive invasive species removal. Additionally, 2.85 acres of wetlands will be created by grading and seeding with native vegetation. Two ag tiles will be daylighted to improve the overland flow of hydrology, which formerly discharged directly into Pine Creek. An upland buffer will be placed along the northern boundary to ensure the mitigation bank is self-sustaining and to improve the ecological habitat connectivity to the bank and Pine Lake State Park.

4. **Service Area:** The proposed primary bank service area will be the Iowa Service Area.
5. **Bank Need/Technical Feasibility/Ecological Suitability:** The bank sponsor has reviewed the Iowa DOT five-year Statewide Transportation Improvement Program (STIP) and Capital Improvement Programs (CIP) for the cities of Ames, Marshalltown, and Oskaloosa and understands the current and future needs for wetland and stream mitigation around the service area. The bank has natural hydrology and landscape position which makes it suitable for mitigation activities. It will support long-term sustainability and aid in functioning as a self-sustaining system. The bank would complement current watershed management efforts of Pine Lake State Park and improve the wildlife corridor
6. **Long Term Management:** Post bank closure management would include ongoing plant management which may require herbicide, fire treatment and 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, Central Indiana Mitigation Provides, LLC, together with affiliate entities, is engaged in the development and management of mitigation banks across multiple states and USACE Districts.
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:** A Phase 1 Intensive Archaeological Survey was completed during 2020. The investigation found no evidence of archaeological sites within the floodplain. Examination of side slopes and ridgetops outside the project area are not known. Two sites identified at the base of two ridge spurs contained prehistoric matter. Discussions with the archaeologists determined additional investigations of the two ridge spurs were not warranted since the only potential mitigation bank activity along the ridges is vegetation management to increase native species diversity. Additionally, buffers of 30-50-feet for tree planting and 75-95-foot for grading were discussed as agreeable measures for avoidance. 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. It is the Corps opinion that the avoidance measures will result in a “no effect” to historical properties. This determination will be coordinated with the Iowa SHPO office for concurrence.

11. **Endangered Species:** This proposal is being reviewed 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. Based on the results of the northern long-eared bat habitat survey, it is the Corps opinion that the proposed actions may affect, but not likely adversely affect the northern long-eared bat. The recommendation is that removal of any potential roost trees identified during the habitat study outside of the maternity season, which occurs annually from June 1st through July 31st. The project site does not contain dry to mesic prairies with gravelly soils; therefore, the Corps has determined there be no effect on the Prairie Bush-clover. The project site does not contain mesic to wet unplowed tallgrass prairies and meadows; therefore, the Corps has determined there be no effect to the Western Prairie Fringed Orchid.

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 or Mail: US Army Corps of Engineers, Rock Island District, ATTN: RD (A. 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=107:278:11191560213686::NO:RP,278:P278_BANK_ID:5930

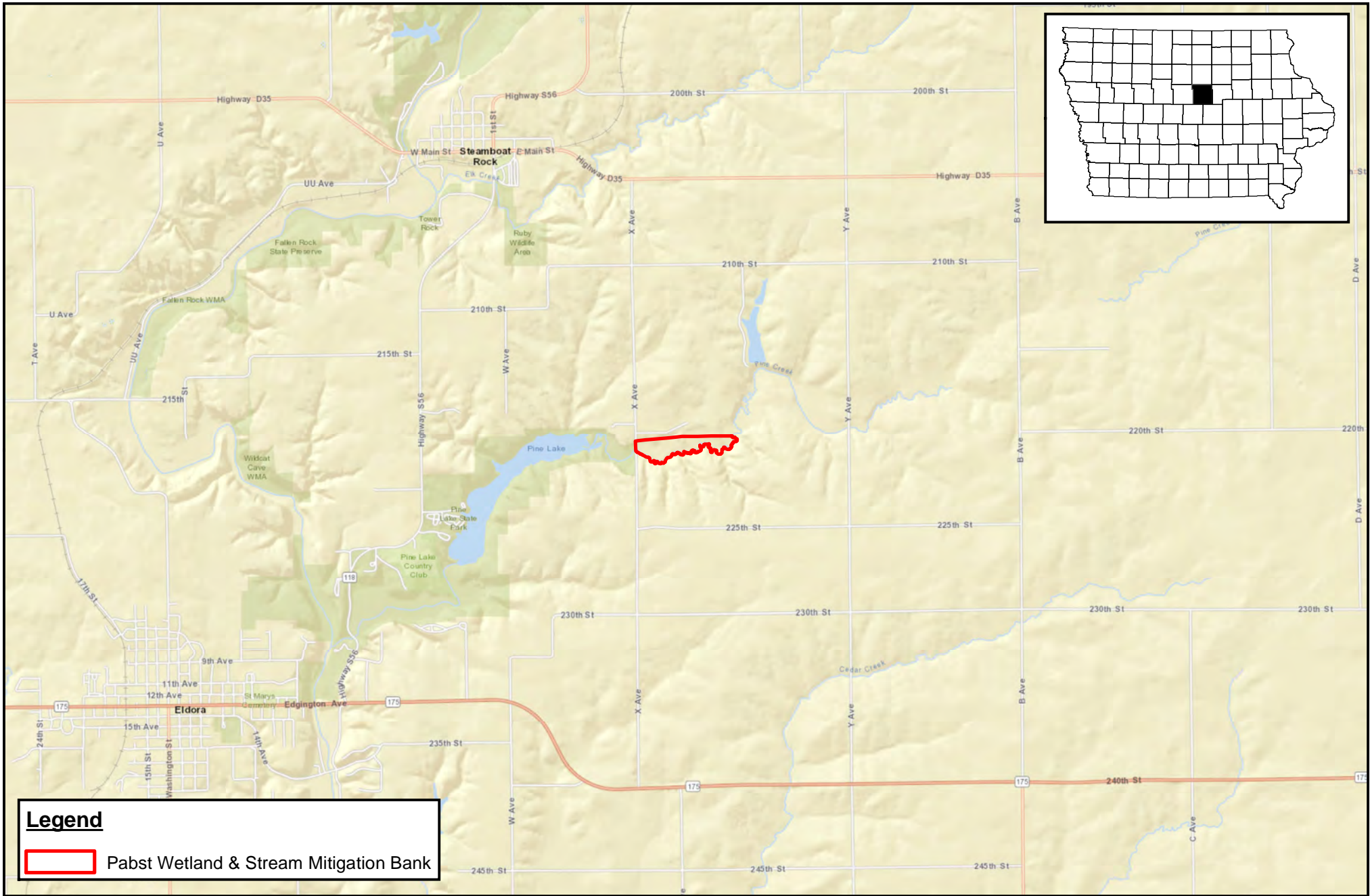
Abigail A. Steele

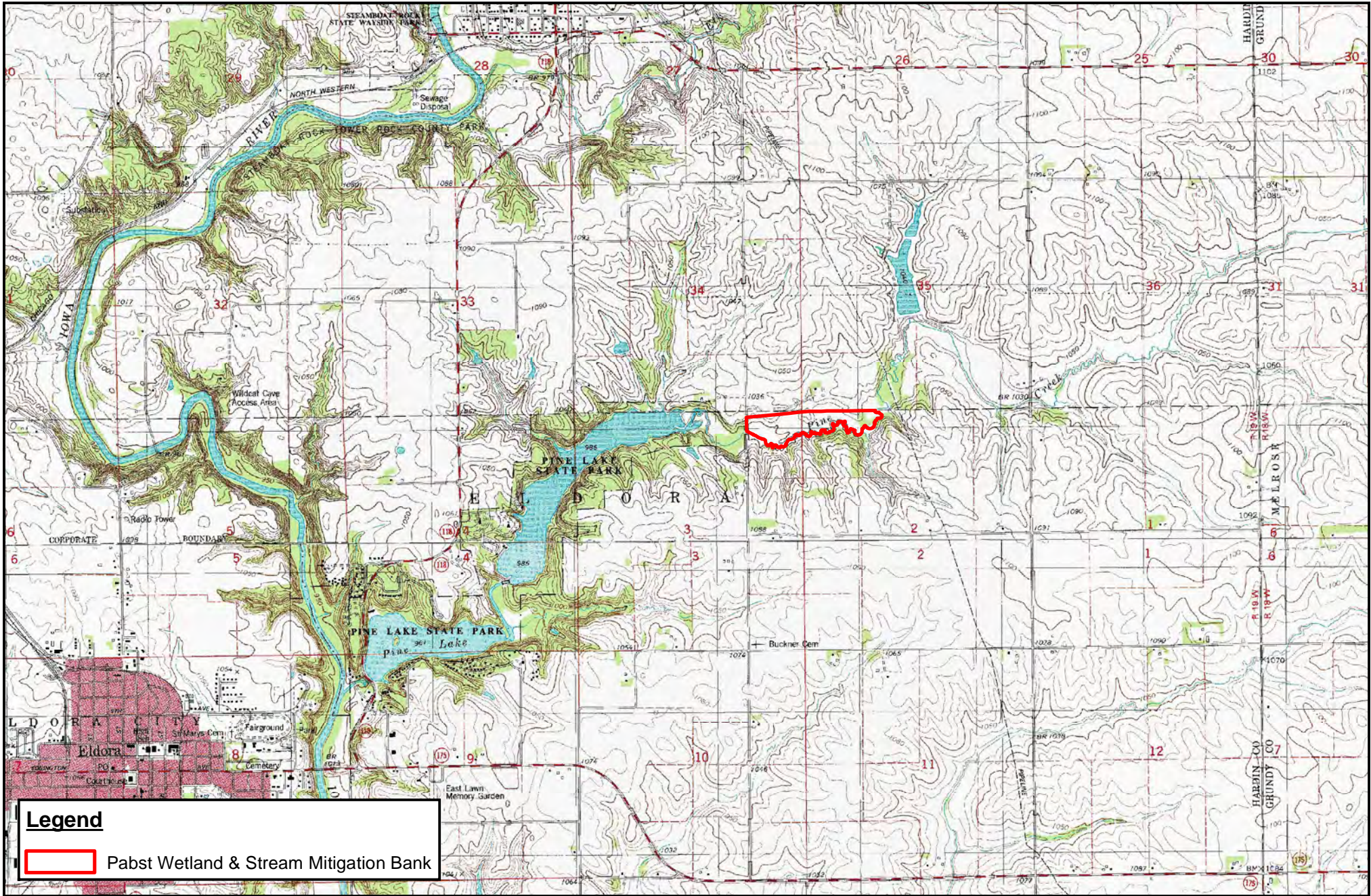
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Plan

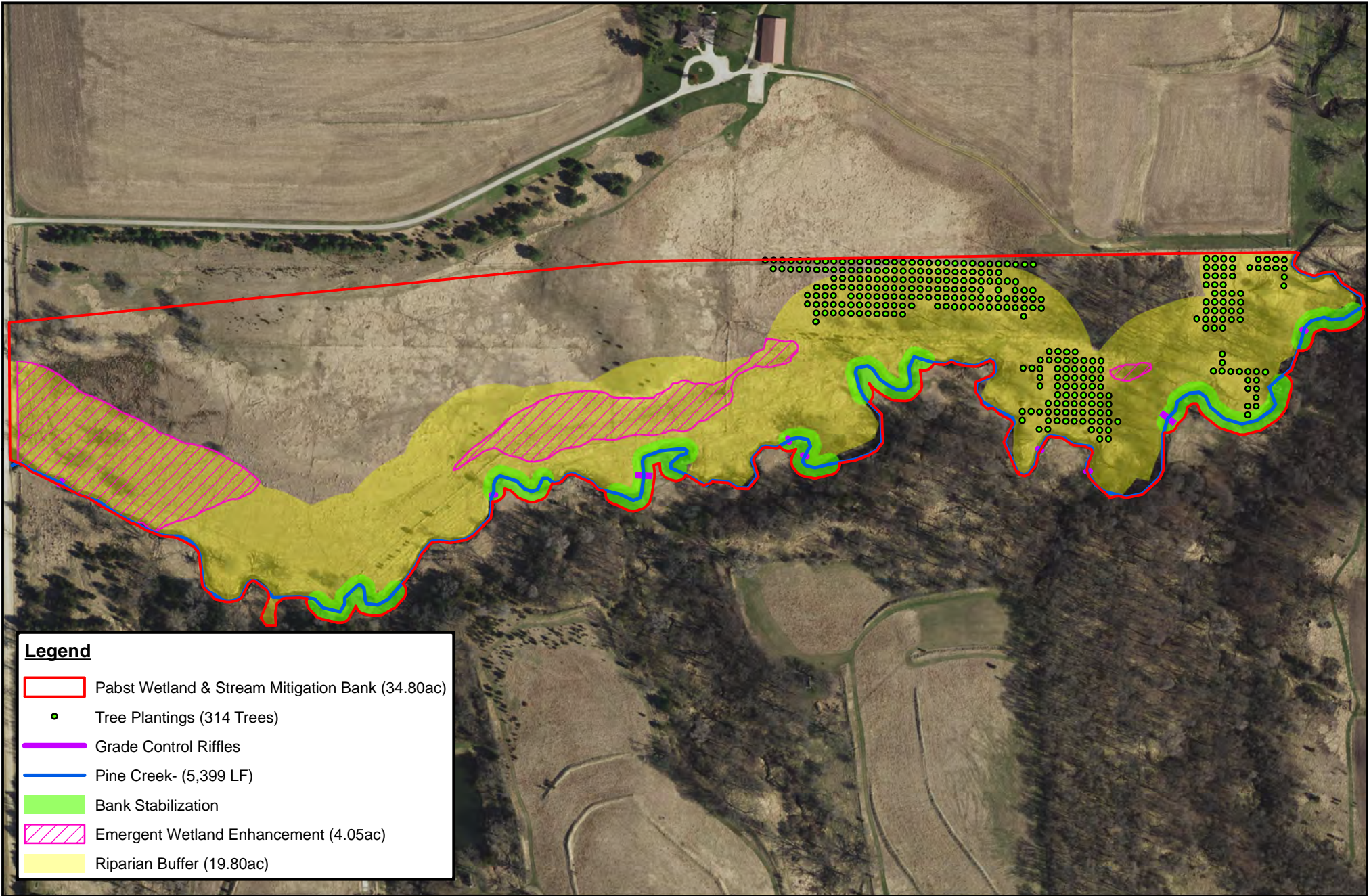
Ms. Abigail A. Steele
Iowa Mitigation Bank Manager
Western Branch
Regulatory Division

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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Legend

- Pabst Wetland & Stream Mitigation Bank (34.80ac)
- Tree Plantings (314 Trees)
- Grade Control Riffles
- Pine Creek- (5,399 LF)
- Bank Stabilization
- Emergent Wetland Enhancement (4.05ac)
- Riparian Buffer (19.80ac)



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