



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

# PUBLIC NOTICE

**Sponsor:** City of Coralville, Iowa  
512 7<sup>th</sup> Street, Coralville, Ia 52241

**Issued:** October 14, 2021  
**Expires:** November 13, 2021

**Corps Project Number:** CEMVR-RD-2021-0792  
**Proposed Project:** Clear Creek Stream Mitigation Bank

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## 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 34, 35 & 36, Township 80 North, Range 7 West and Sections 1 & 2, Township 79 North, Range 7 West, Johnson County, Iowa. See attached location maps. *Reach 1 Location:* Latitude: 41.697474 Longitude: -91.636699; *Reach 2 Location:* Latitude: 41.685276, -91.615062; *Reach 3 Location:* 41.689612, -91.633219.

**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 economically efficient and flexible mitigation opportunities within the Mississippi Service Area; support the national no net-loss of Waters of the U.S.; contribute to the long-term health of Iowa's waterways; restore stream reaches to a more natural, stable form; enhance the physical, chemical and/or biological processes that occur in aquatic ecosystems; enhance and restore additional wildlife habitat within the Clear Creek Watershed and provide further continuity and protection to the wildlife corridor that is the Clear Creek Greenway; provide additional flood storage capacity, through floodplain reconnection, floodplain depression and oxbow restoration; provide additional areas for the storage and natural breakdown of pollutants within the Clear Creek Watershed; generate income to construct additional stream mitigation banks along Clear Creek and other tributaries within the Clear Creek Watershed.

**3. Project Description/Bank Establishment:** The bank sponsor proposes to complete activities on city owned property along Clear Creek in Coralville, Iowa that would result in the establishment of stream mitigation credits. The goal of the bank is to restore 6,565 linear feet of two separate reaches of Clear Creek and 2,238 linear feet of Becky's Creek to generate an initial estimate of 97,781 stream credits. The bank sponsor proposes to use many different in-stream methods to aid in restoring Clear Creek and Becky's Creek, including establishing floodplain connectivity, creating floodplain benches, re-meandering the stream to restore natural sinuosity to the channel, constructing rock riffles and restoring two oxbows. Improvements to the riparian buffer include vegetation management to remove invasive species and promote native species diversity. A wetland delineation of the area was completed over five years ago, so a new comprehensive wetland delineation will be completed prior to the submittal of the draft mitigation banking instrument.

4. **Service Area:** The proposed bank service area will be in the Mississippi 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 Iowa City, Davenport, Muscatine, and Fort Madison and understands the current and future needs for stream mitigation around the service area. These sections of Clear Creek were historically straightened and are currently eroding and incised. There is sufficient area within the bank site to re-meander the creek with a stable radius of curvature. This restoration has the ability to reconnect the stream to its natural floodplain while potentially lowering base flood elevations, improve aquatic habitat, and reduce sediment and nutrient runoff to the creek. Riparian buffers will aid in the stream's aquatic resource functions and help increase overall ecological functions.

6. **Long Term Management:** 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, Coralville Parks and Recreation, is committed to maintaining wetlands, stream and natural areas in the City of Coralville, Iowa. The department has a fulltime Natural Resources Supervisor on staff and has a forestry, wetlands, and open space budget allocation of over \$550,000 annually. Under the direction of the current supervisor, Sherri Proud, the department has constructed and maintained over 44 acres of wetlands over the past sixteen years.

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 I-Sites geographic information systems archeological site and survey databases online (including all three layers of the HILD). There are six (6) known sites within the boundaries of the bank segments. A Phase IA report has been completed for the project and a follow-on intensive Phase I survey will be conducted. Once the report has been received and reviewed by the District Archaeologist ii will be coordinated with the Iowa State Historic Preservation Office with any Tribal Historic Preservation Office upon request.

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 fact that some trees will be removed, it is the Corps opinion that the proposed actions may affect, but not likely adversely affect the northern long-eared bat and the Indiana bat. The recommendation is that removal of any potential roost trees identified will occur outside of the maternity season, between October 15 and March 31. 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 eastern and western prairie fringed orchid. The project site also will not impact waters where the higgins eye mussel is found; therefore, the Corps has determined there will be no effect to the higgins eye mussel.

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: 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=107:10:2036707597945::::P10\\_BANK\\_ID:6047](https://ribits.ops.usace.army.mil/ords/f?p=107:10:2036707597945::::P10_BANK_ID:6047)

Attach  
Plan

*Abigail A. Steele*

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

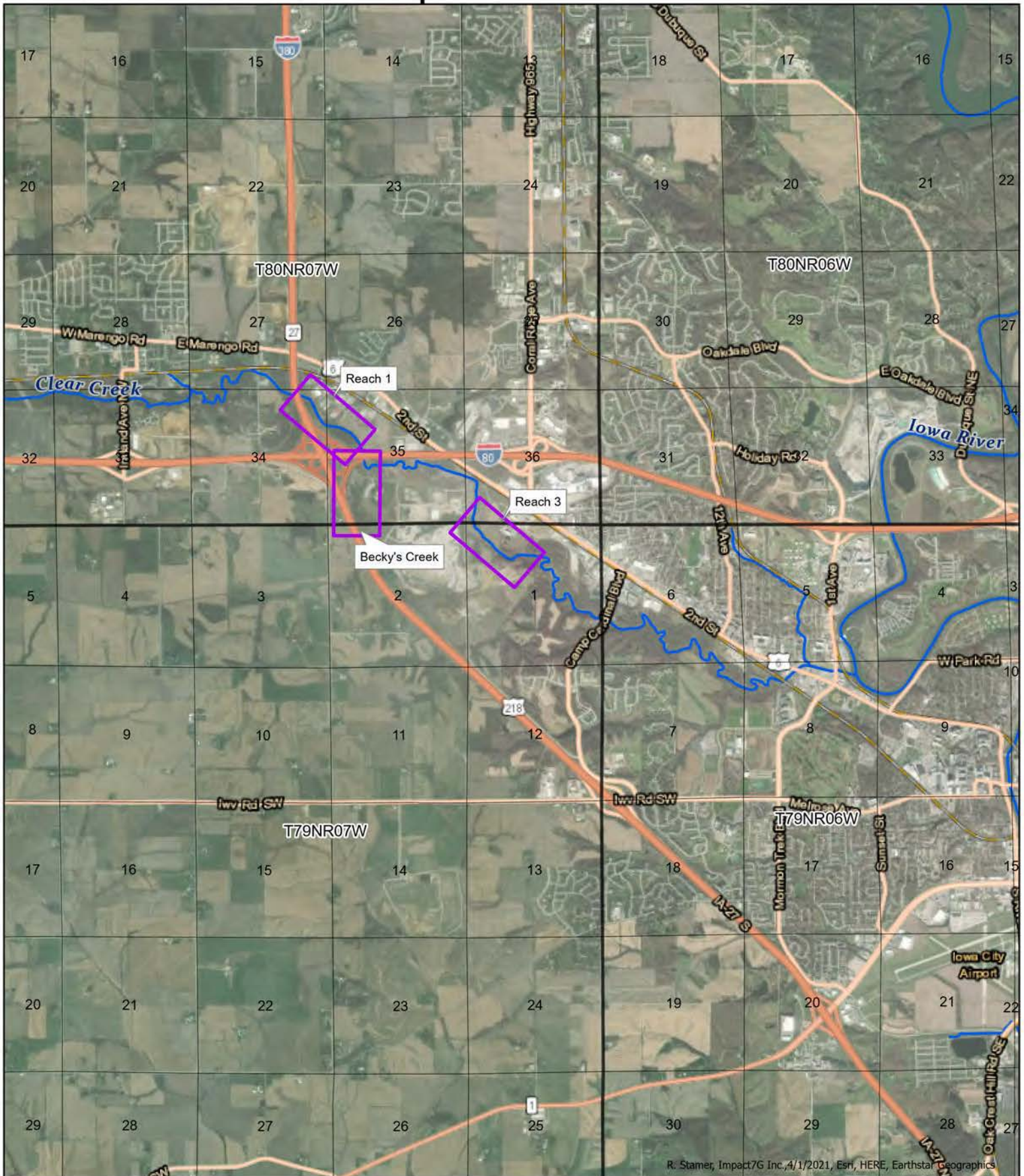
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**REQUEST TO POSTMASTERS:** Please post this notice conspicuously and continuously until the expiration date specified at the top of page 1.

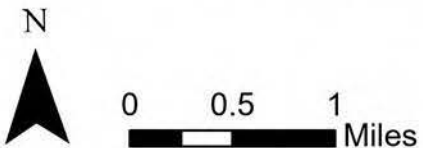
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# Exhibit 1: Location Map

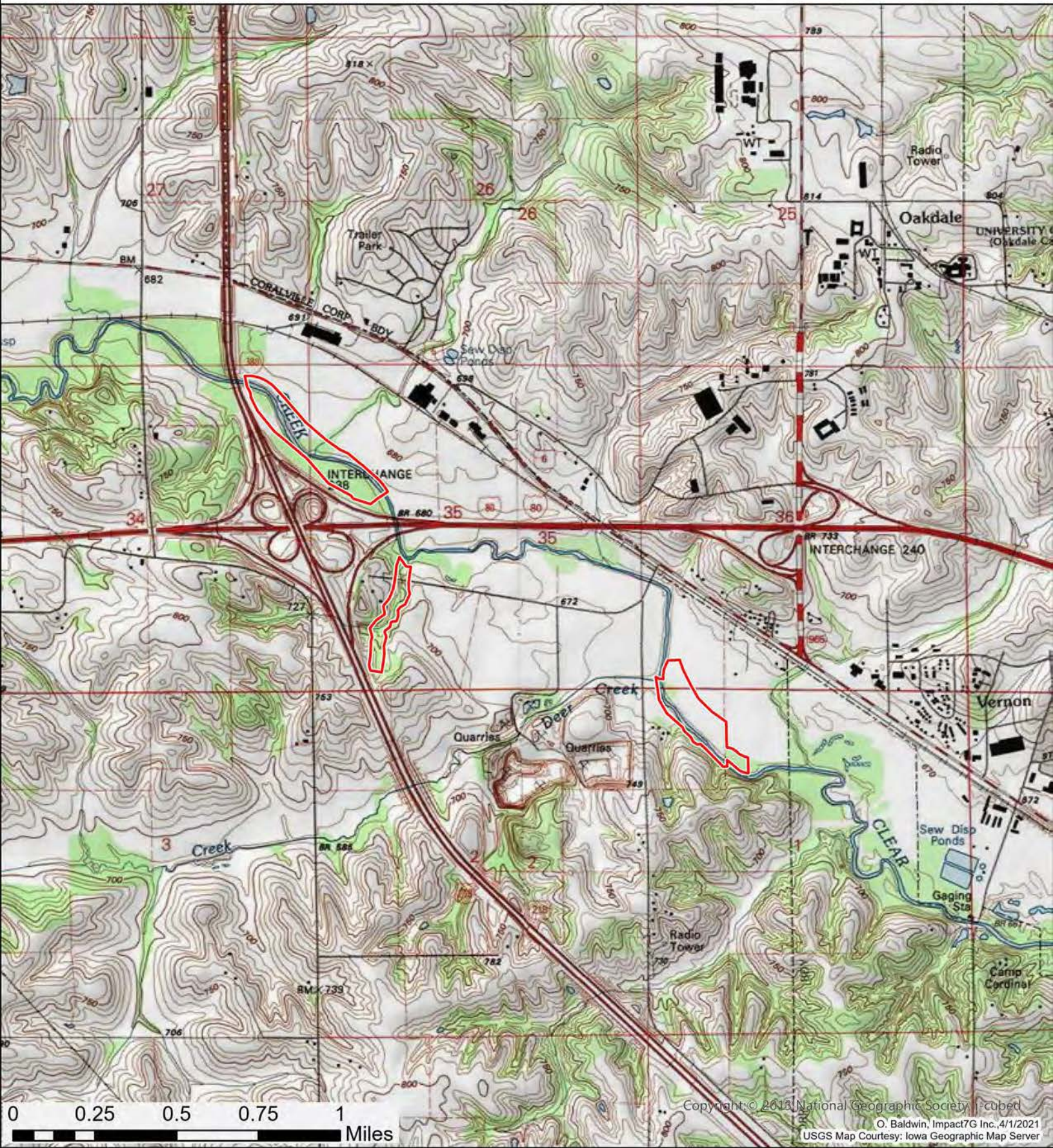


R: Stamer, Impact7G Inc. 4/1/2021, Esri, HERE, Earthstar, Geographics





# Exhibit 2: USGS 24K Topographic Map



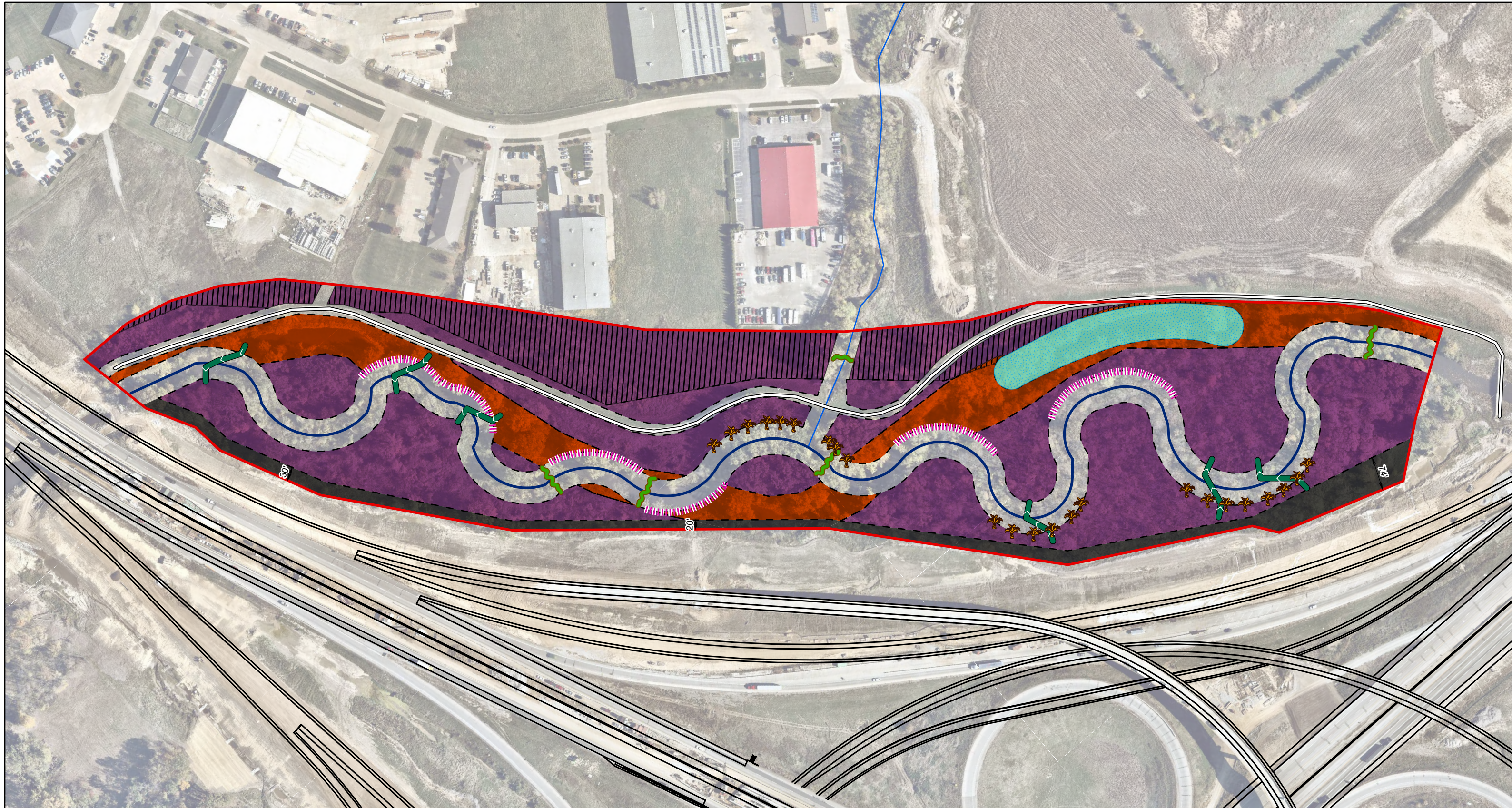
Copyright © 2013 National Geographic Society | Cubed  
O. Baldwin, Impact7G Inc., 4/1/2021  
USGS Map Courtesy: Iowa Geographic Map Server



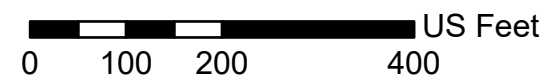
Tiffin / Iowa City West, Iowa



# Exhibit 9: Work Plan



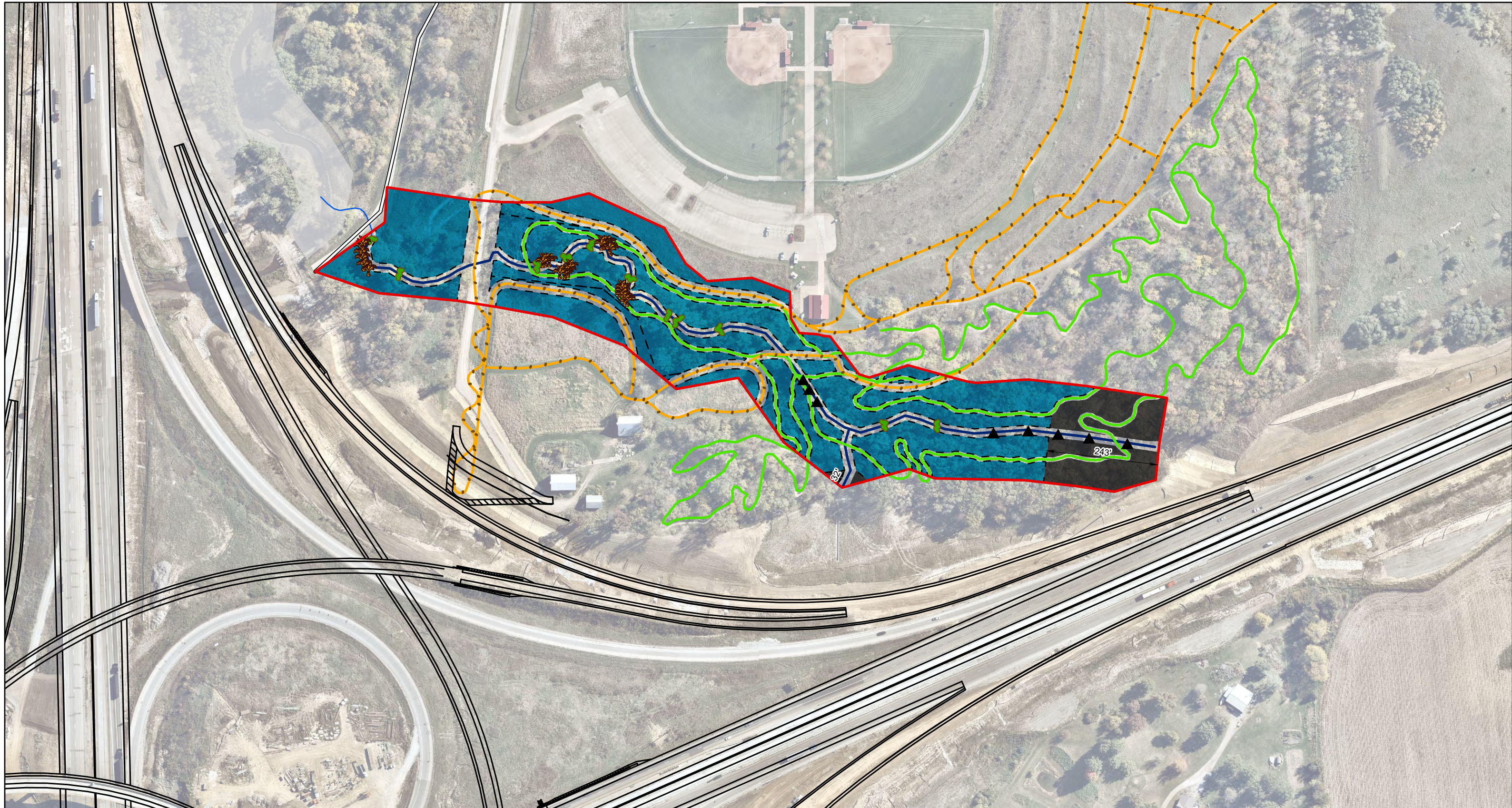
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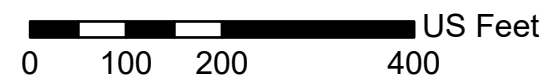
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|------------------------------|--------------------|-------------|-----------------------------|----------------------|-----------------------------|----------------------|
| Bank Boundary                | <b>Trail</b>       | Creation    | <b>Buffer - Net Benefit</b> | <b>Buffer - Zone</b> | <b>Restoration Practice</b> | rock and log riffle  |
| CC Bank 1 Proposed Alignment | Cross Trail        | Enhancement | 1                           | 2                    | step-pool                   | stone toe protection |
| Existing Mitigation Site     | Concrete Trail     | Restoration | Non-Credit Generating       |                      | toe wood                    | Oxbow                |
|                              | Single Track Trail |             |                             |                      | J-hook                      |                      |
|                              | Flow Trail         |             |                             |                      | live staking                |                      |



# Exhibit 9: Work Plan



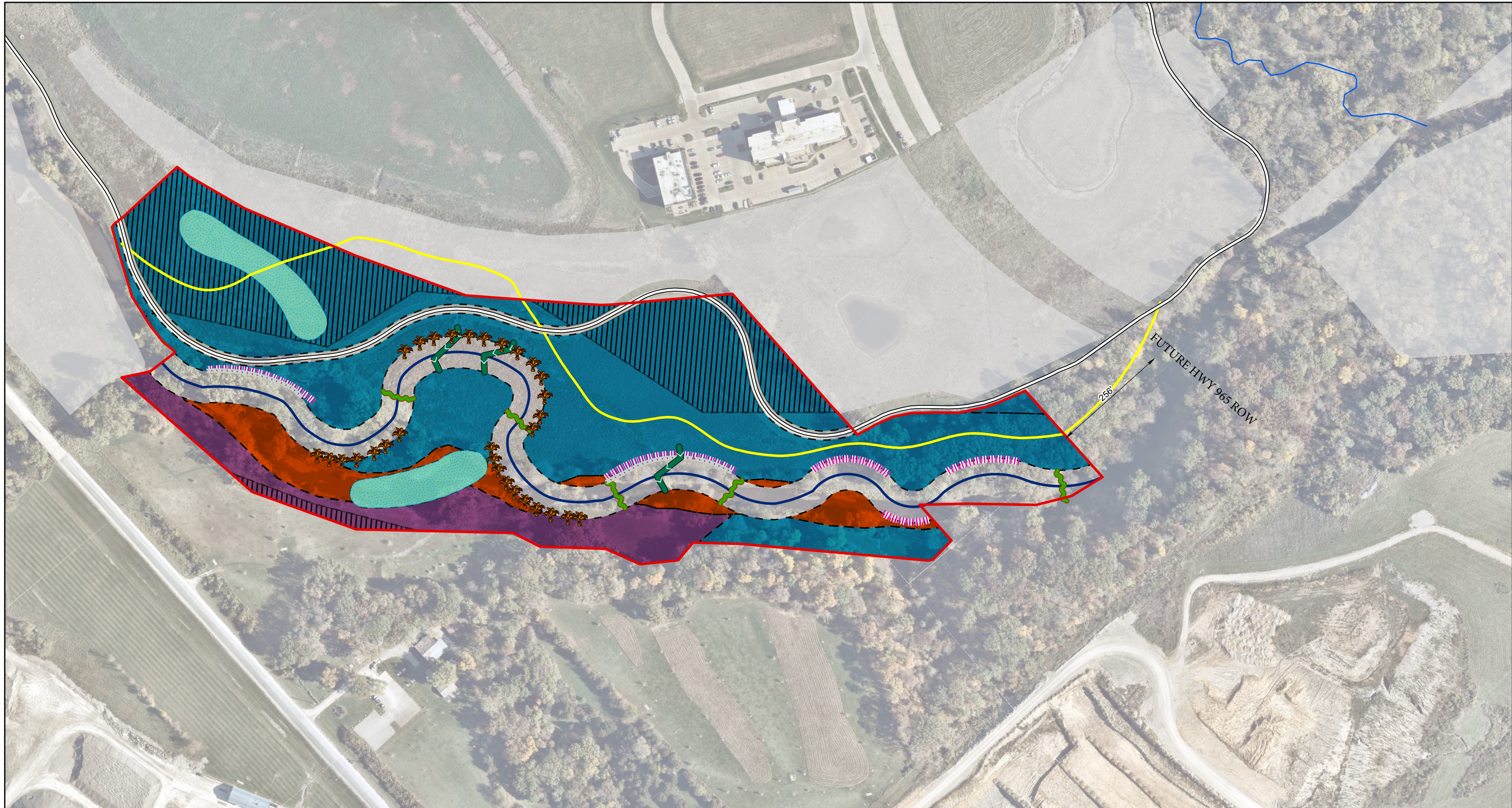
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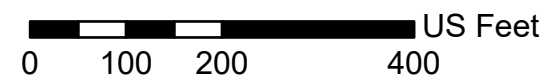
Bank Boundary	<b>Trail</b>	Creation	<b>Buffer - Net Benefit</b>	<b>Buffer - Zone</b>	<b>Restoration Practice</b>	rock and log riffle
CC Bank 1 Proposed Alignment	Cross Trail	Enhancement	1	1	step-pool	stone toe protection
Existing Mitigation Site	Concrete Trail	Restoration	2	toe wood	Oxbow	
	Single Track Trail	Non-Credit Generating		J-hook		
	Flow Trail			live staking		



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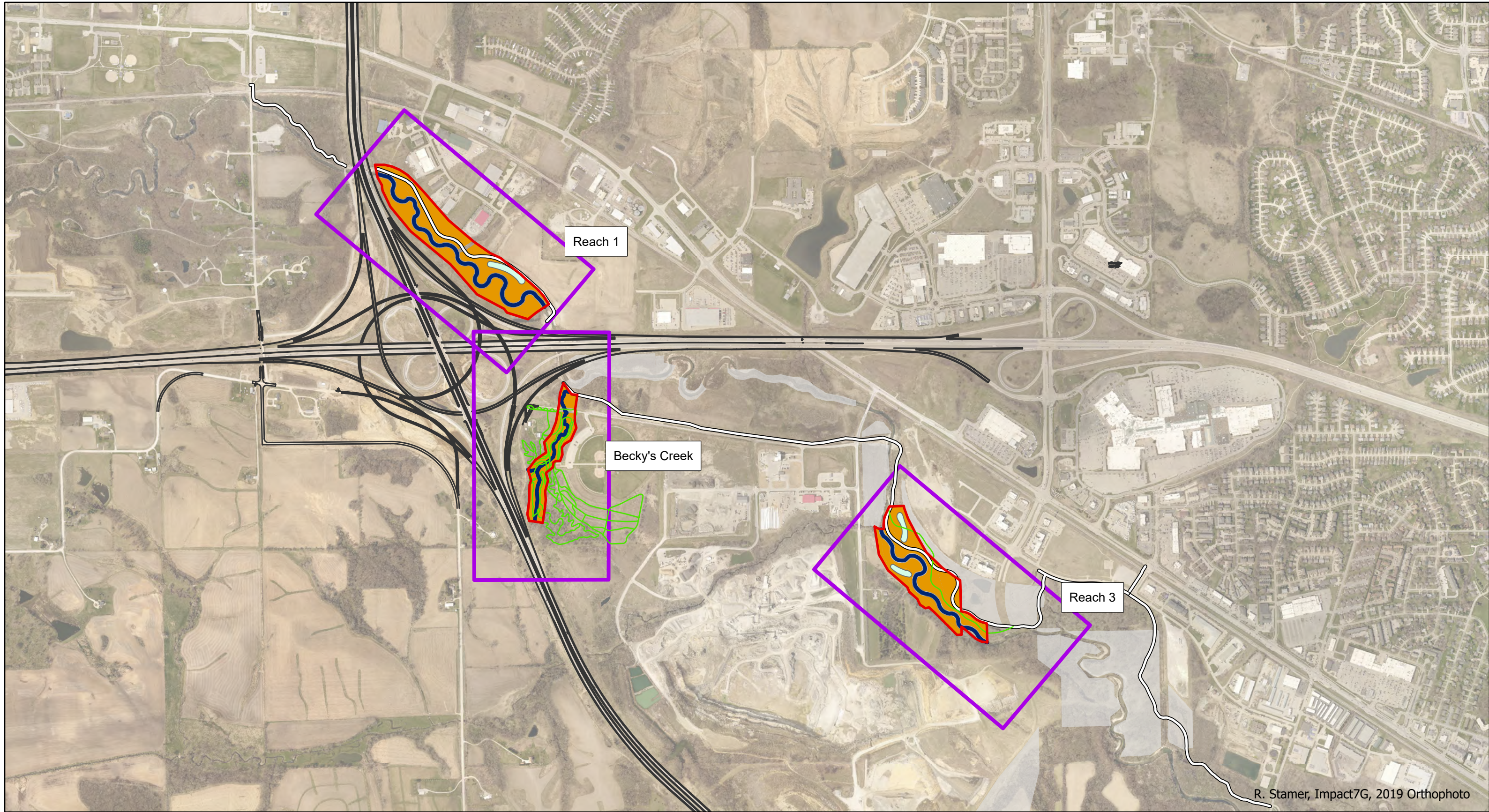
1 inch equals 200 feet



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|------------------------------|--------------------|-----------------------|-----------------------------|----------------------|-----------------------------|----------------------|
| Bank Boundary                | <b>Trail</b>       | Creation              | <b>Buffer - Net Benefit</b> | <b>Buffer - Zone</b> | <b>Restoration Practice</b> | rock and log riffle  |
| CC Bank 1 Proposed Alignment | Cross Trail        | Enhancement           | 1                           | 1                    | step-pool                   | stone toe protection |
| Existing Mitigation Site     | Concrete Trail     | Restoration           | 2                           | toe wood             | Oxbow                       |                      |
|                              | Single Track Trail | Non-Credit Generating |                             | J-hook               |                             |                      |
|                              | Flow Trail         |                       |                             | live staking         |                             |                      |



# Exhibit 9: Work Plan Overview



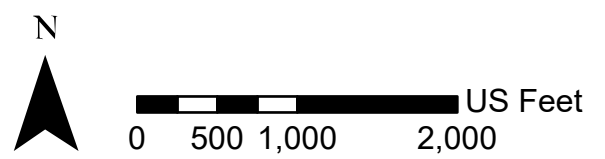
R. Stamer, Impact7G, 2019 Orthophoto

### Existing Conditions

- Existing Mitigation Site
- Trail
- Natural Surf.
- Concrete

### Proposed Bank

- Reach
- Bank Boundary
- CC Bank 1 Proposed Alignment
- Buffer
- Oxbow





# Mitigation Bank Service Areas in Iowa

