



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

PUBLIC NOTICE

Sponsor: WFI Holdings-B LLC Issued: October 04, 2023
248 Southwoods Center
Columbia, Illinois 62236 Expires: November 02, 2023

Corps Project Number: CEMVR-RD-2023-1304
Proposed Project: Pecatonica 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 29, Township 27 North, Range 9 East, Stephenson County, Illinois. See attached location map. Latitude: 42.306646 Longitude: -89.488263.

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 the Army Permits. Other Objectives include restoration of habitat to support native biodiversity, improve aquatic habitat connectivity between stream and Pecatonica River, to compensate for stream losses in a manner which contributes to the long-term ecological functioning of the watershed where the bank is located.

3. **Project Description/Bank Establishment:**

A. The bank sponsor proposes to complete activities on approximately 34-acres of property owned by Brant Brittman and Susan Trusts. This project would potentially result in the generation of stream compensatory mitigation credits. The goal of this project is to restore 3,031.3 linear feet of stream and establish 33.37 acres of buffer to generate an initial estimate of an initial estimate of 35,404 stream credits.

B. The bank sponsor proposes to use different construction methods to aid in the completion of this project. It is anticipated that large excavators and bulldozers may be utilized for removal of berms/levees, re-meander of tributary and culvert replacement. Excess soil anticipated to be generated during construction may be placed in the old channel after new channel is created. Stream restoration work is expected to reconnect the floodplain by removing berms/levees. Pools may be excavated in the meander bends with coarse material added to develop riffles and glides. A 36" culvert on the far eastern end of the Bank Site is proposed to be replaced with a 72" metal culvert to

allow for better aquatic connectivity to the Pecatonica River. In addition, tree species are proposed to be planted and an herbaceous understory would potentially be seeded with a custom mix of native sedges and rushes. Improvements to the vegetative community may include management to remove and control invasive species while promoting the growth of native species. Specifically, management may include chemical or mechanical removal of invasives.

4. **Service Area:** The proposed primary bank service area will be the Northern Service Area. The proposed service area encompasses the following watersheds: Apple-Plum (HUC 07060005), Cooperas-Duck (HUC 07080101), Upper Rock (HUC 07090001), Pecatonica (HUC 07090003), Sugar (HUC 07090004), Lower Rock (HUC 07090005), and Kishwaukee (HUC 07090006) which lie within the boundaries of the Rock Island District.

5. **Bank Need/Technical Feasibility/Ecological Suitability:** Based on an analysis of historic demand in the proposed service area for the Bank, it is anticipated that stream mitigation needs will continue, with transportation, infrastructure, and municipal projects, in addition to residential and commercial development. This project represents an opportunity to conduct high-quality compensatory mitigation for unavoidable impacts to streams through restoration and enhancement of associated habitats. The site's location, adjacent to the Pecatonica River, provides an opportunity to expand corridor of functioning aquatic systems in this area.

6. **Long Term Management:** The Bank will be managed perpetually by the selected long-term manager, but at any time may choose to assign this role to a USACE and IRT-approved entity. It is anticipated that after five or more years of ecological restoration, enhancement, and management, the mitigation efforts will transition into a long-term management program. The long-term management program is critical for maintaining the value of the investment, perpetuating the plant community, and maximizing the ecological and aesthetic benefits of the native plant communities. The long-term manager will be responsible for implementing management activities, as necessary. Management tasks will be guided by annual site assessments. These assessments will provide the necessary feedback on the success of the restorations and enhancements to the long-term manager. Site assessments identify developing problems and can be used to modify management techniques to achieve a higher success rate.

7. **Sponsor Qualifications:** WFI-B Holdings, LLC (sponsor) has over 20 years of mitigation banking experience. The sponsor's consultants, engineers and contractors bring several years of wetland and stream restoration construction experience to the project. The consultant has worked on numerous projects in the Midwest, and applies its knowledge of engineering, hydrology modeling, restoration, sustainability, and ecology to each part of the construction and ongoing management of the project. Experienced environmental staff are able to advise the sponsor.

8. **Water Rights:** There are no water rights severances or restrictions in this project area. 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 Engineers is participating in this matter as the chair of an Interagency Review Team (IRT). The IRT consists of the Corps of Engineers, the U.S. Environmental Protection Agency, and the Illinois 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, topographic maps, and available cultural resource databases, it is the opinion of the Corps that the permit area may have the potential to contain historic properties, which may be potentially eligible for listing on the National Register of Historic Places (NRHP). The Corps 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 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.

12. Who Should Reply: The Corps 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 in determining whether to approve the proposed bank. Received comments will be distributed to the members of the IRT. Comments should be submitted on or before the expiration date specified at the top of page one. 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 Wendy Frohlich via phone (309/794-5674), email (wendy.m.frohlich@usace.army.mil), or by writing to the following address: US Army Corps of Engineers, Rock Island District, ATTN: Wendy Frohlich - RD, Clock Tower Building - Post Office Box 2004, Rock Island, Illinois 61204-2004.

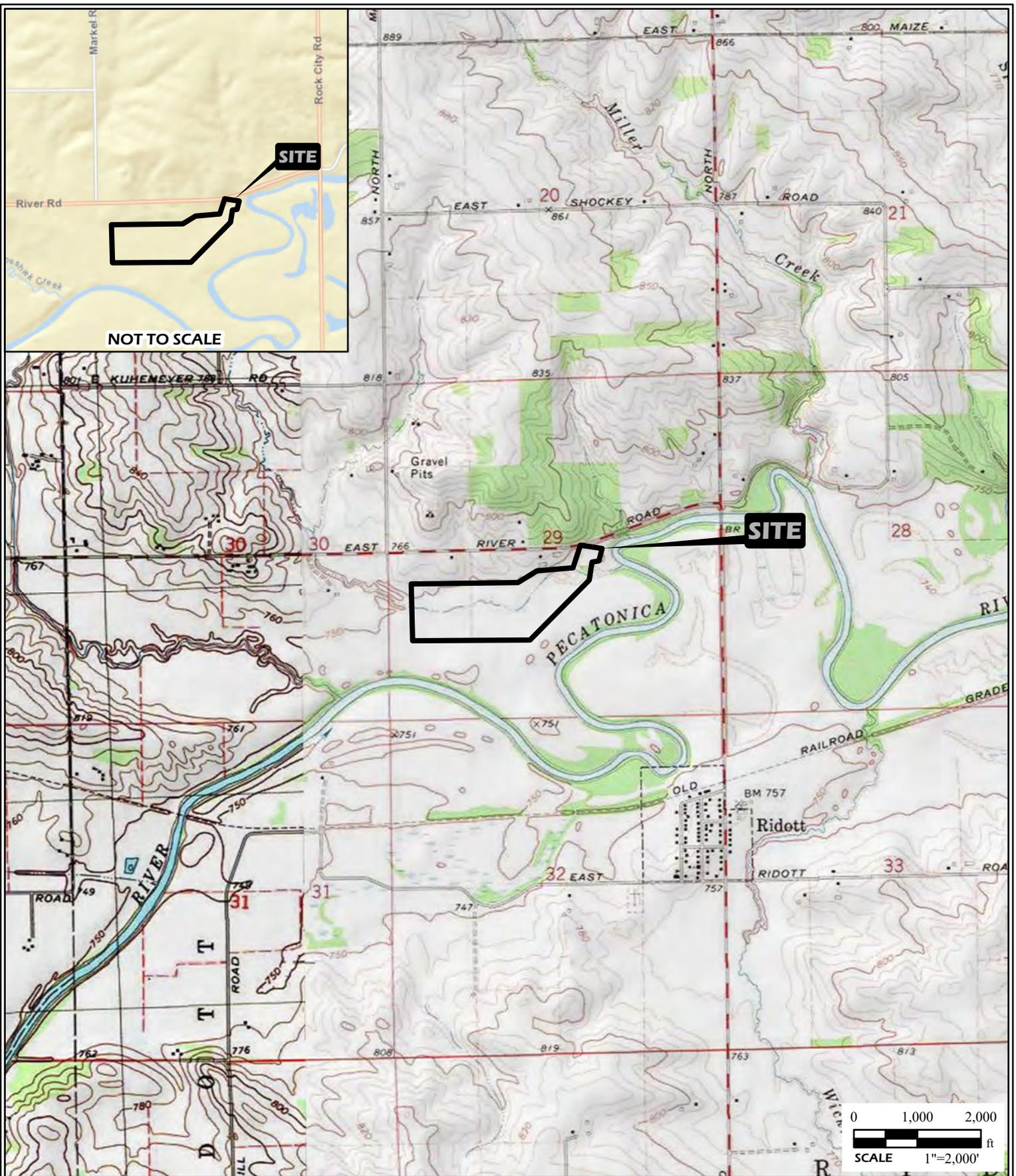
14. Complete Addendum No. 2: The complete addendum can be found on our public website at: https://ribits.ops.usace.army.mil/ords/f?p=107:278:::RP,278:P278_BANK_ID:6707. Hard copies are also available by request.

Attach
Plan

Mrs. Wendy M. Frohlich
Project Manager, Special Projects Branch
Regulatory Division

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

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PROJECT NAME
 PECATONICA MITIGATION BANK
 RIDOTT, ILLINOIS

VICINITY AND TOPOGRAPHIC MAP

DRAWN BY	JTM	DATE	09/2023	JOB NUMBER	2023-0347.30
CHECKED BY	SEB				

GENERAL NOTES/LEGEND

USGS TOPOGRAPHIC MAP
 RIDOTT, ILLINOIS QUADRANGLE
 DATED 1971 PHOTO REVISED 1974
 10' CONTOURS
 FREEPORT EAST, ILLINOIS QUADRANGLE
 DATED 1999 PHOTO REVISED 2000
 10' CONTOURS

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STREET MAP
[HTTP://GTO.ARCGISONLINE.COM/MAPS/WORLD_STREET_MAP](http://gto.arcgisonline.com/maps/world_street_map)



FIGURE
 1

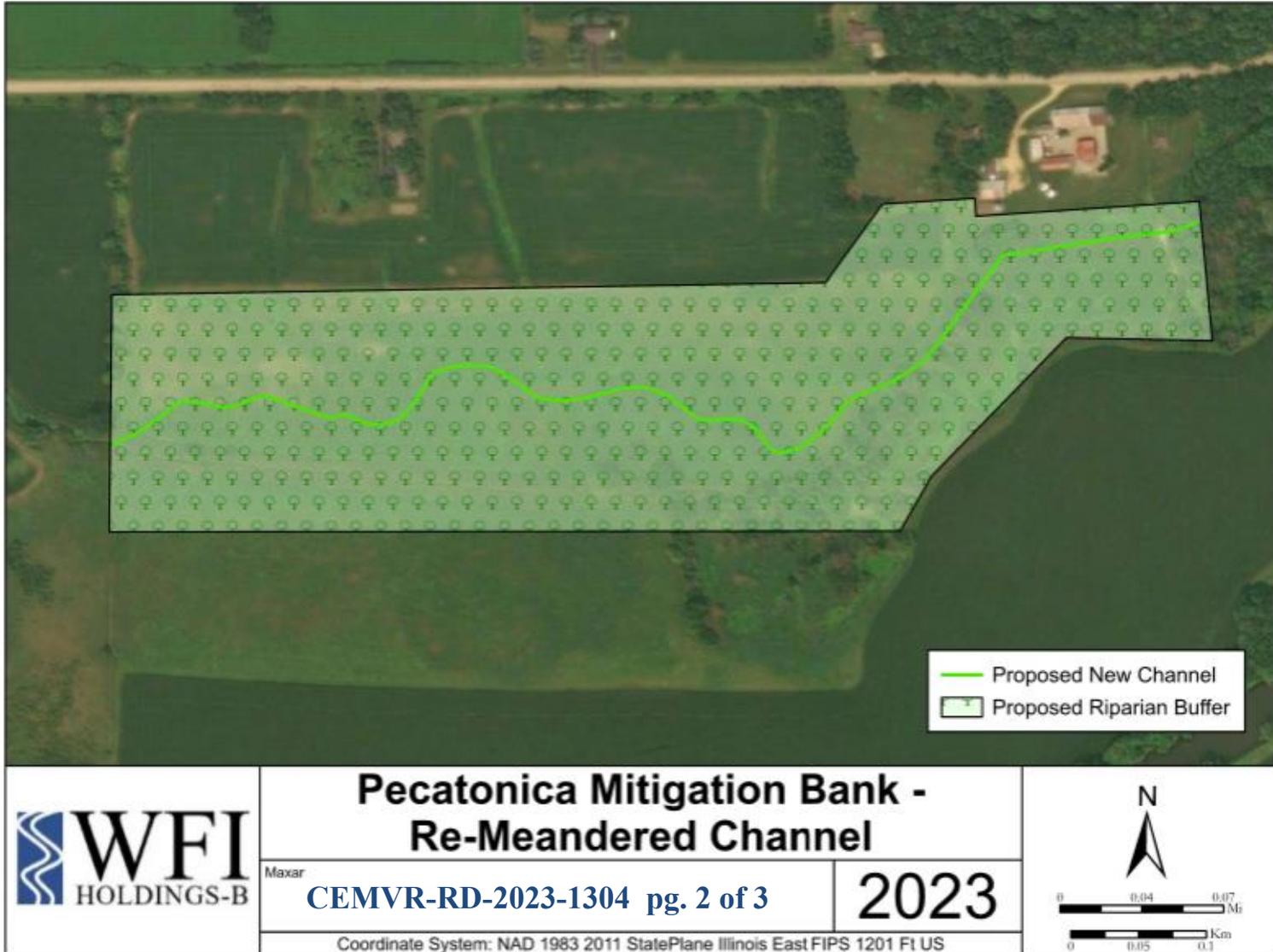


Figure 13: Site Mitigation Plan



Figure 2: Service Area Map