



PUBLIC NOTICE

US Army Corps
of Engineers
Rock Island District

Applicant: Edwards Auto Group
CEMVR-OD-PP-2018-1101

Date: October 12, 2018
Expires: November 10, 2018
Section 404

Joint Public Notice
US Army Corps of Engineers
Iowa Department of Natural Resources

1. **Applicant:** Edwards Auto Group, c/o Mr. Brett Edwards, 1010 34th Avenue, Council Bluffs, Iowa 51501.
2. **Project Location:** The project is located in the City of Council Bluffs Iowa. Pottawattamie County, Iowa. The approximate center of the project is located at: UTM NAD-83 Zone 15. Northing 4567357.990384, Easting 260936.483264. Latitude 41.222304, Longitude -95.852006.

3. **Project Description:**

A. The applicant is proposing to develop new automotive retail space on a 12.5 acre site in Council Bluffs, Iowa. The applicant has reached inventory capacity on its existing automotive retail space. The proposed project would expand and reopen a former auto lot. Project development would occur in two phases. The north portion of the project site would be developed after the permit is issued, followed by the southern portion within two to five years of permit authorization. The project consists of developing 9.1 acres of paved parking, a storm water detention basin with walking path, and 53,000 square feet of building space including a showroom floor, offices, service facilities, restrooms, and storage.

B. The project would result in the discharge of fill material into approximately 2.74 acres of emergent wetland and 0.18 acres of forested wetland. The total impact to wetlands would be 2.92 acres. Impacts to aquatic resources are shown on the attached map. Impacts would be associated with the construction of parking lots, building space, and a storm water detention basin.

C. The applicant has stated that a range of alternatives for the project were developed and considered to reduce and avoid impacts to aquatic resources while maintaining project purpose. The applicant is aware that compensatory mitigation would be required for the loss of wetland resources and has proposed purchasing 2.92 wetland credits from the Pony Creek Wetland Mitigation Bank. The applicant proposes to purchase 2.74 credits of emergent wetland and 0.18 credits of forested wetland.

4. **Agency Review.** The project plans have been submitted to the Iowa Department of Natural Resources for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification, if issued, will express the Department's opinion that the proposed activity will comply with Iowa's water quality standards (Chapter 61 IAC). The applicant has also applied for authorization of work in the floodplain pursuant to Chapter 455B of the Iowa Code and other applicable state permits. Written comments concerning possible impacts to waters of Iowa should be addressed to: Iowa Department of Natural Resources, 502 East 9th Street, Des Moines, Iowa 50319. A copy of the comments should be provided to the Corps of Engineers office (see paragraph 11, of this public notice for address).

5. **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. Historic and current aerial photos, topo maps, the HILD database / Culture Map, and soils data were also reviewed. No previously identified cultural resources were identified in the permit area of in the vicinity. Based on a review of the soils and topography of the permit area it is the opinion of the District Archaeologist the permit area has low potential to no potential to contain historic properties eligible for listing on the National Register of Historic Places.

Therefore, it is the opinion of the District there will be no historic properties affected because “the nature, scope, and magnitude of the work, and/or structures to be permitted are such that there is little likelihood that a historic property exists or may be affected” (33 CFR Part 325, Appendix C.3.b).

6. Endangered Species. District staff has performed a preliminary review of this application for the potential impact on threatened or endangered species pursuant to Section 7 of the Endangered Species Act as amended. The following threatened or endangered species are listed by the United States Fish and Wildlife Service (FWS) as occurring in Pottawattamie County, Iowa; Northern long-eared bat (Threatened), Prairie bush clover (Threatened), Western prairie fringed orchid (Threatened), Least tern (Endangered), Piping plover (Threatened), Pallid sturgeon (Endangered). The proposed project is being coordinated with the FWS through this public notice. Any comments it may have concerning Federally-listed threatened or endangered species or their critical habitat will be considered in the final assessment of the proposed project.

7. Dredge/Fill Material Guidelines. The evaluation of the impact of the proposed activity on the public interest will also include application of the guidelines promulgated by the Administrator of the United States Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

8. Public Interest Review. The decision whether to issue the Corps permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

9. 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 issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. These statements should be submitted on or before the expiration date specified at the top of page 1. These statements should bear upon the adequacy of plans and suitability of locations and should, if appropriate, suggest any changes considered desirable.

10. Public Hearing Requests. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided.

11. Reply to the Corps of Engineers. Comments concerning the Corps permit should be addressed to the District Engineer, U. S. Army Corps of Engineers, Rock Island District, ATTN: OD-PP (Popkin), Clock Tower Building - Post Office Box 2004, Rock Island, Illinois 61204-2004. Mr. Trevor Popkin (309/794-5329) may be contacted for additional information or emailed at trevor.e.popkin@usace.army.mil.



Mr. Trevor Popkin, PM
Iowa Section
Regulatory Branch

Attach
Plan

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

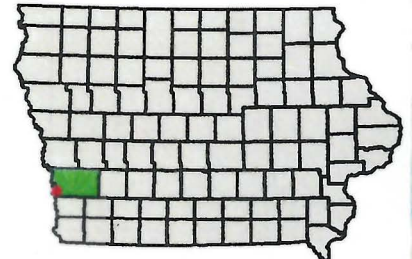
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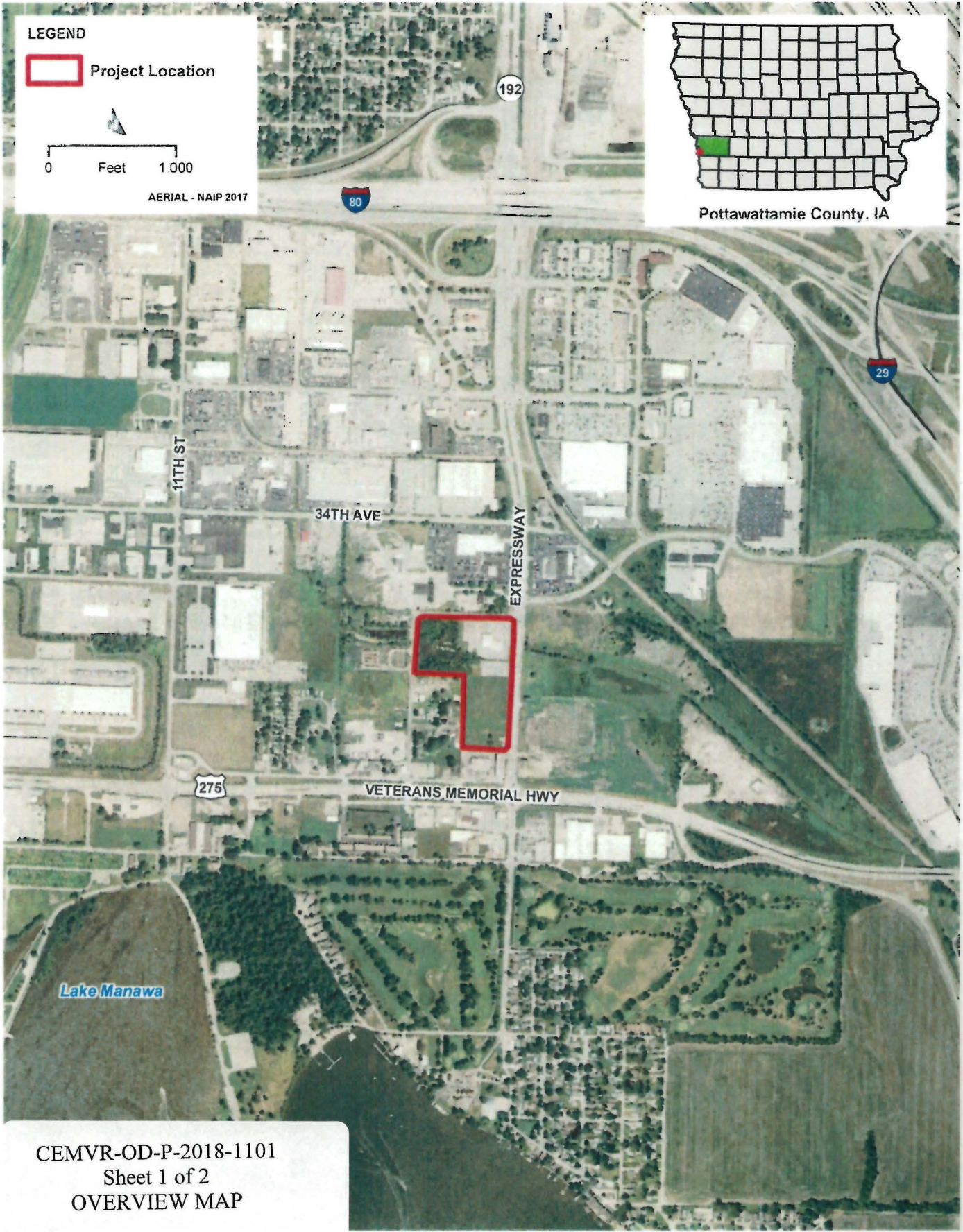
 Project Location



AERIAL - NAIP 2017



Pottawattamie County, IA



CEMVR-OD-P-2018-1101
Sheet 1 of 2
OVERVIEW MAP



PROJECT LOCATION
EDWARDS AUTO GROUP COUNCIL BLUFFS DEVELOPMENT

FIGURE 1

CEMVR-OD-P-2018-1101
Sheet 2 of 2
PLAN VIEW

EDWARDS DEALERSHIP

SITE STUDY OVERALL

TOTAL PAVED
PARKING
9.1 ACRES

PHASE 1
PHASE 2



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