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# Public Notice

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**US ARMY CORPS  
OF ENGINEERS  
St. Louis District  
Gateway to Excellence**

**Reply To:  
U.S. Army Corps of Engineers  
Attn: CEMVS-OD-F  
1222 Spruce Street  
St. Louis, Missouri 63103**

Public Notice/File No.

**MVS-2021-599**

Public Notice Date

**October 22, 2021**

Expiration Date

**November 20, 2021**

**Postmaster Please Post Conspicuously Until:**

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File Number: MVS-2021-599

Interested parties are hereby notified that the WFI Holdings-B LLC (Sponsor) has requested under their approved WFI-B Umbrella Mitigation Banking Program Instrument (File Number: MVS-2020-652) and corresponding amendment; approval for an Umbrella Mitigation Bank site pursuant to 33 CFR 332 and 40 CFR 230 Compensatory Mitigation for Losses of Aquatic Resource; Final Rule (Federal Register / Vol. 73, No. 70 Pages 19594-19705, April 10, 2008).

**COMMENTS AND ADDITIONAL INFORMATION:** All comments related to this Umbrella mitigation bank project and/or requests for public hearing must reach this office no later than the expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers  
Regulatory Branch  
1222 Spruce Street  
St. Louis, Missouri 63103-2833  
ATTN: Mr. Tyson Zobrist

**SPONSOR:** WFI Holdings-B LLC (WFI-B)  
POC: Mr. Linden Graber  
248 Southwoods Center  
Columbia, Illinois 65261

**LOCATION:** The Sponsor proposes a mitigation bank site (Locke Bottom) within the Cahokia-Joachim Watershed, specifically in the Umbrella Mitigation Banking Program's Service Area B- The Sny/Peruque-Piasa/Cahokia-Joachim Service Area. The subject site includes 93.0+/- acres and is located in Sections 1 & 12, Township 5 South, Range 10 West in Monroe County, Illinois. The approximate center of the bank site is located at Latitude 38.126042°, Longitude -90.153269°.

**PROJECT DESCRIPTION:** The Sponsor seeks approval from the U.S. Army Corps of Engineers (the Corps) and the Interagency Review Team (IRT); which is composed of representatives from the Illinois Department of Natural Resources, U.S. Environmental Protection Agency, and U.S. Fish and Wildlife Service; to establish the Locke Bottom Wetland Mitigation Bank (Locke Bottom) which is proposed in accordance with the approved WFI-B Umbrella Mitigation Banking Program Instrument (UMBPI). The Locke Bottom site is the second bank site proposed under the UMBPI. If approved, the

Sponsor would make the wetland mitigation credit available to Department of the Army permittees seeking to fulfill requirements to purchase compensatory mitigation credit, to offset losses of aquatic functions and services. The mitigation bank site includes the restoration of multiple wetland habitats within the semi-protected Mississippi River floodplain.

Historically, this property was and is hydrologically connected over a wide range of storm events to the Mississippi River within the Cahokia-Joachim watershed. A wetland site evaluation was conducted by the sponsor and determined that soils sampled were mostly hydric and that the farmed portion is a prior converted cropland area. The bank site would be developed with multiple types of habitat features: hardwood bottomland forest, scrub-shrub habitat, emergent habitat, and hydrologic and water quality wetland functions. The vegetation types will follow elevational gradients that both exist and are to be created. Forrest Keeling Nursery RPM trees would be used to promote a hard-mast producing hardwood bottomland wetland forest. The emergent and scrub-shrub wetland components would consist of shallow basins in selected low elevation areas that would support a variety of herbaceous vegetation throughout the year and may support migratory and endemic wetland species along Mississippi River. A small portion of the site would be planted with a prairie buffer.

The hydrology of the Bank Site is intended to mirror the existing hydrologic regime. The hydrograph in this area is dictated by both natural and managed water control. The site is open to the Mississippi River up to an elevation with a St. Louis gauge reading of 20.0. Once water is above the St. Louis gauge reading of 20.0, the sluice gate of the Edgar Lakes Levee District is closed to the Mississippi River. The site is then subject to interior watershed hydrology. This could consist of flooding due to precipitation or high Mississippi River flooding and related relief wells within the levee district. This hydrograph will be managed to affect the depth, duration, and extent of flooding on the Bank Site. Flood entry followed by seasonal drying through the summer and fall would sustain productivity by recycling vegetation and nutrients. The current plan is a two-phase approach and is designed to re-establish a diverse wooded, emergent, and scrub-shrub wetland adjacent to Fults Creek Ditch to enhance ecological functions and values for Cahokia-Joachim watershed. The Sponsor proposes two-phases of construction which consists of Phase 1 (63.5 acres) and Phase 2 (29.5 acres) together on one parcel. Additional detail of this proposal can be found in the mitigation plan. Upon request, a copy of the Locke Bottom Mitigation Banking Plan can be provided by our office.

This mitigation banking proposal does not preclude the requirement for any Section 404 permit applicant, who intends or is required to use wetland or stream credits generated by this mitigation project, to comply with Clean Water Act Section 404(b)(1) Guidelines; the National Environmental Policy Act; and our evaluation of probable impacts on public interest. Likewise, the U.S. Army Corps of Engineers is committed to determining compensatory mitigation through the implementation of current Regulatory Guidance and best professional judgment to consider on-site or within the immediate sub-watershed mitigation opportunities first, when impacts to waters of the United States cannot be practicably avoided or further minimized.

**LOCATION MAPS AND DRAWINGS:** See attached.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting Mr. Tyson Zobrist, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8578. Your inquiries may also be sent by e-mail to [tyson.j.zobrist@usace.army.mil](mailto:tyson.j.zobrist@usace.army.mil).

**AUTHORITY:** This review will be completed under Section 404 of the Clean Water Act (33 U.S.C. 1344) and in compliance with requirements outlined in the April 10, 2008, Final Compensatory Mitigation Rule.

**ENDANGERED SPECIES:** The proposed project is within the range of the federally endangered Gray Bat (*Myotis grisescens*), Indiana bat (*Myotis sodalis*), Illinois Cave Amphipod (*Gammarus acherondytes*) and candidate species Monarch Butterfly (*Danaus plexippus*). The Northern Long-eared Bat (*Myotis septentrionalis*) is also identified and is currently a threatened species. The Corps is coordinating with the U.S. Fish and Wildlife Service and the sponsor is taking measures to minimize potential effects of the project during construction. In order to further complete our evaluation, written comments are solicited by this public notice from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

**CULTURAL RESOURCES:** The umbrella mitigation bank project will be evaluated for compliance with the National Historic Preservation Act of 1966 and 36 CFR 800. The St. Louis District will consider information provided by the State Historic Preservation Office, Federally recognized tribes, and the public in response to the proposed mitigation project.

**PUBLIC INTEREST REVIEW:** The purpose of this public notice is to advise all interested parties of the proposed umbrella mitigation bank project and to solicit comments. The decision to allow or deny the Sponsor to proceed with the mitigation bank project will be based on an evaluation of all comments received, and all relevant factors to the proposal, including the cumulative effects thereof. These factors include: 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 and fiber production, mineral needs, and the general needs and welfare of the people. The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Native American tribes; and other interested parties in order to consider and evaluate the proposed mitigation project.

**PUBLIC HEARING:** Any person may request, in writing, prior to the expiration date of this public notice, that a public hearing be held to consider this umbrella mitigation bank site proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

*Robert S. Gramke*

Robert S. Gramke  
Chief, Regulatory Branch

Attachments

**NOTICE TO POSTMASTERS:**

The Corps requests that this notice be conspicuously and continually placed for 30 days from the date of this issuance of this notice.

Figure 1 – Location in Cahokia-Joachim Watershed

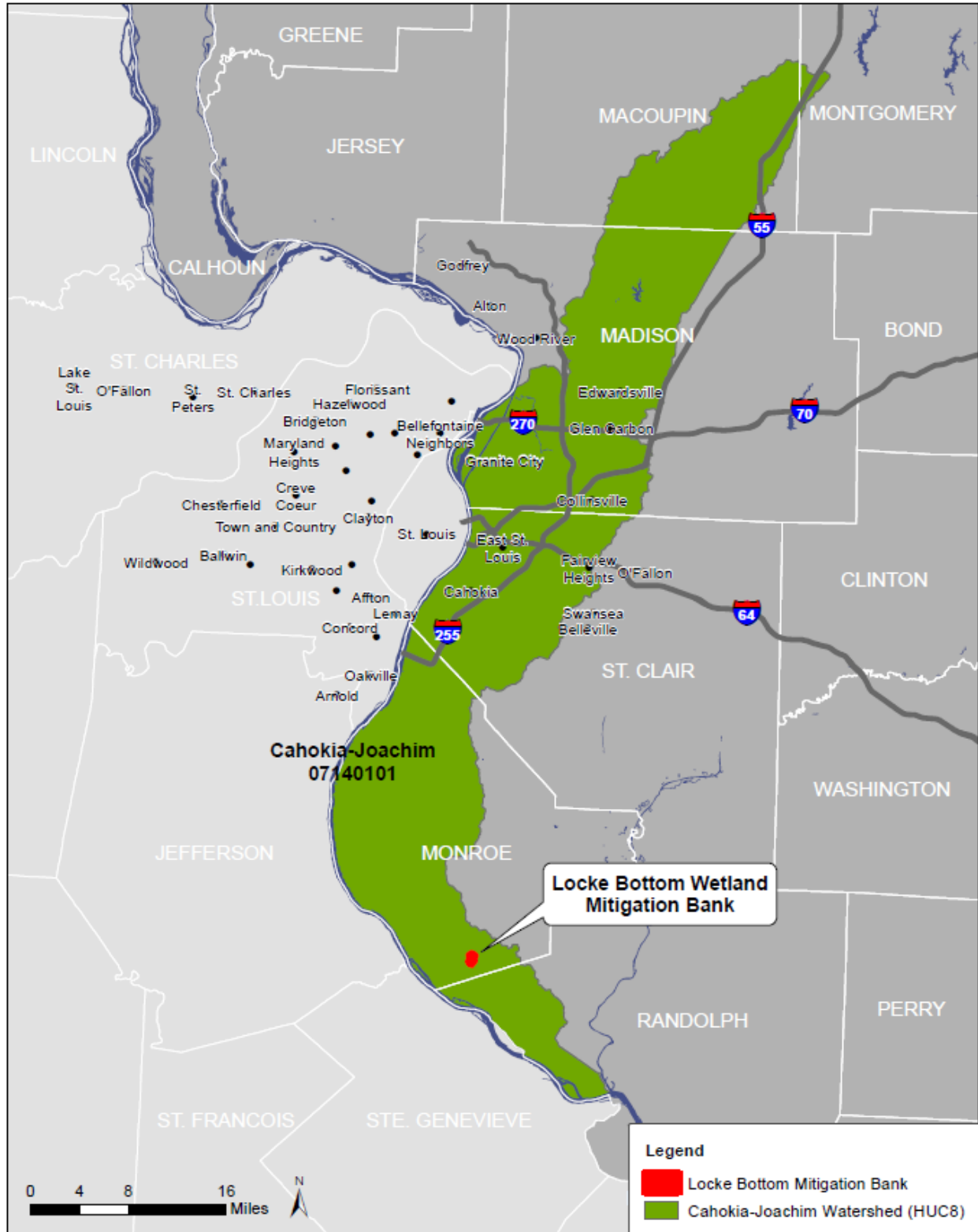


Figure 5 – Aerial of Mitigation Bank Site

Locke Bottom - Aerial Imagery





Figure 10: Mitigation Plan Map – Phases 1 and 2 Combined

Locke Bottom



Note: berms not drawn to scale