

Why You Should Read This: The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



IOWA STATE REVOLVING FUND
FINDING OF NO SIGNIFICANT IMPACT

August 15, 2024

To: All Interested Citizens, Government Agencies, and Public Groups

An environmental review has been performed based on the procedures for implementing the National Environmental Policy Act (NEPA), for the proposed agency action below:

Applicant: Greenfield Plaza-Hills of Coventry Sanitary District **SRF Number:** CS1921127 01

County: Warren

Iowa DNR Project Number: W2024-0068A

State: Iowa

The Greenfield Plaza- Hills of Coventry Sanitary District south of Des Moines, Iowa is planning an upgrade to their wastewater collection system. The District has applied for financial assistance through the State Revolving Fund (SRF) loan program to build the project. The State Revolving Loan Program is a program authorized by the Environmental Protection Agency (EPA) and administered by the Iowa Department of Natural Resources (DNR) in partnership with the Iowa Finance Authority.

The Greenfield Plaza-Hills of Coventry Sanitary District is a sanitary district formed in 1996 and encompassing unincorporated areas in Warren County and limited areas in the City of Des Moines located in Warren County, Iowa. The population of the Greenfield Plaza-Hills of Coventry Sanitary District is approximately 1,745 persons. This will be the design population.

The existing sanitary sewers in the Greenfield Plaza-Hills of Coventry Sanitary District were constructed in the 1960s and 1970s. The sanitary sewers were tributary to a lagoon treatment system located south of the Greenfield Plaza-Hills of Coventry Sanitary District. The lagoon facility was located about one-half mile south of Beardsley Street. In the early 1990s the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) completed the construction of the Southern Tier Interceptor and the City of Des Moines connected the Greenfield Plaza-Hills of Coventry Sanitary District sanitary sewer system to the WRA system eliminating the need for the lagoon facility.

The sanitary sewer system owned by Greenfield Plaza-Hills of Coventry Sanitary District consists of gravity sewers and two lift stations. The East Lift Station was constructed in the mid 1960s and has experienced numerous mechanical failures over the last 5 years. The West Lift Station was constructed in the early 1970s;

this lift station is experiencing an increasing frequency of maintenance including pipe failures. Due to natural deterioration, both lift stations are beyond their useful life.

The purpose of this project is to make improvements to the sanitary collection system lift stations to enhance their reliability, increase efficiency, and lower operations costs to safely and reliably operate Greenfield Plaza Hills of Coventry Sanitary District for at least the next 20 years. The proposed project involves the construction of approximately 3,200 feet of sanitary sewer that would extend from the District's trunk sewer northeasterly to connect to the sanitary sewer tributary to the east lift station. The east lift station will be abandoned and removed. The west lift station will be replaced either east or west of Clover Hill Drive.

Positive environmental effects will be improved conduction of the wastewater from the Greenfield Plaza Hills of Coventry Sanitary District. The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population. The project will not conflict with local, regional or State land use plans or policies. The project will not impact wetlands provided the terms of Nationwide Permit #58 are abided by.

The project will not affect threatened and endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes. The project will not affect the 100-year flood plain.

The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value. No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61). The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)"c"). The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply. No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

Minimum separation distances will be maintained. Noise during construction will be maintained at tolerable levels through controls on construction activities. Any construction debris will be removed from the site for proper disposal. Adverse environmental effects from construction activities will be minimized with proper construction practices, inspection, prompt clean up and other appropriate measures. Areas temporarily disturbed by the construction will be restored.

It has been determined that the proposed action will result in no significant impacts to the surrounding environment. This determination is based on a careful review of the engineering report, the environmental assessment and other supporting data which are on file at the Department of Natural Resources' office in Des Moines, Iowa. These are available for public review upon request. A copy of the environmental assessment is attached. This Department will not take any administrative action on the project for at least thirty (30)

calendar days from the above date. Persons disagreeing with the above environmental decision may submit comments to the department during this period. Please direct your comments to me at Jean.Mayne@dnr.iowa.gov or 515-491-7565

Sincerely,

Jean Mayne
Environmental Specialist
6200 Park Ave. , Suite 200
Des Moines, IA 50321

Enclosures: Environmental Assessment
Project Map

Distribution

List (email): Veenstra & Kimm, Inc.
Edward Boling, Council on Environmental Quality
Jake Hansen, Iowa Department of Agriculture and Land Stewardship
Ken Sharp, Iowa Department of Public Health
Sarah Petersen, Iowa Department of Public Health
Nichole Hansen, Iowa Economic Development Authority
Alicia Vasto, Iowa Environmental Council
Michael Schmidt, Iowa Environmental Council
Tracy Scebold, Iowa Finance Authority
Tony Toigo, Iowa Finance Authority
Lee Wagner, Iowa Finance Authority
Mickey Shields, Iowa League of Cities
Jane Clark, Sierra Club
Josh Mandelbaum, Environmental Law and Policy Center
Kate Sand, USDA Rural Development
Tokey Boswell, USDO, National Park Service, Midwest Region
Kraig McPeck, Fish and Wildlife Service, Rock Island Field Office
Ann D'Alfonso, USEPA Region VII
Kelly Beard-Tittone, USEPA Region VII
Des Moines Register Newspaper

Why You Should Read This: The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



IOWA STATE REVOLVING FUND
ENVIRONMENTAL ASSESSMENT DOCUMENT

PROJECT IDENTIFICATION

Applicant: Greenfield Plaza-Hills of Coventry Sanitary District
County: Warren
State: Iowa

SRF Number: CS1921127 01
Iowa DNR Project Number: W2024-0068A

COMMUNITY DESCRIPTION

Location: The Greenfield Plaza-Hills of Coventry Sanitary District is a sanitary district formed in 1996 and encompassing unincorporated areas in Warren County and limited areas in the City of Des Moines located in Warren County, Iowa.

Population: The population of the Greenfield Plaza-Hills of Coventry Sanitary District is approximately 1,745 persons. This will be the design population.

Current Wastewater Collection System: The existing sanitary sewers in the Greenfield Plaza-Hills of Coventry Sanitary District were constructed in the 1960s and 1970s. The sanitary sewers were tributary to a lagoon treatment system located south of the Greenfield Plaza-Hills of Coventry Sanitary District. The lagoon facility was located about one-half mile south of Beardsley Street. In the early 1990s the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) completed the construction of the Southern Tier Interceptor and the City of Des Moines connected the Greenfield Plaza-Hills of Coventry Sanitary District sanitary sewer system to the WRA system eliminating the need for the lagoon facility.

The sanitary sewer system owned by Greenfield Plaza-Hills of Coventry Sanitary District consists of gravity sewers and two lift stations. The East Lift Station was constructed in the mid 1960s and has experienced numerous mechanical failures over the last 5 years. The West Lift Station was constructed in the early 1970s; this lift station is experiencing an increasing frequency of maintenance including pipe failures. Due to natural deterioration, both lift stations are beyond their useful life.

PROJECT DESCRIPTION

Purpose: The purpose of this project is to make improvements to the sanitary collection system lift stations to enhance their reliability, increase efficiency, and lower operations costs to safely and reliably operate Greenfield Plaza Hills of Coventry Sanitary District for at least the next 20 years.

Proposed Improvements: The proposed project involves the construction of approximately 3,200 feet of sanitary sewer that would extend from the District's trunk sewer northeasterly to connect to the sanitary sewer tributary to the east lift station. The east lift station will be abandoned and removed. The west lift station will be replaced either east or west of Clover Hill Drive.

ALTERNATIVES CONSIDERED

Alternatives Considered: Alternatives considered for the West Lift station included replacement, elimination by construction of a gravity sewer connection to the City of Des Moines sewer system, or elimination by construction of a gravity sewer connection to the WRA sewer system. Alternatives considered for the East Lift station include replacement or elimination by construction of a gravity sewer connection to the District's trunk sewer on the north side of Iowa Highway 5.

Reasons for Selection of Proposed Alternative: The No-Action alternative is not viable due to the natural deterioration of both lift stations. The City of Des Moines was unresponsive to the request to allow the connection, eliminating that possibility. The estimated cost of replacing the West Lift Station with a connection to the WRA is significantly more than the replacement of the existing lift station.

The estimated cost of the replacement of the East Lift Station is approximately \$700,000; The estimated cost of construction of a gravity sewer to the District's trunk sewer on the north side of Highway 5 is \$795,000. When the present worth of the operating and maintenance costs for the East Lift Station are taken into account the cost differential between the present worth of the replacement of the existing lift station are considered comparable from a cost perspective. Elimination of the East Lift Station is the preferred alternative as it reduces the risk to the District of future repair costs, eliminates electrical costs of the lift station, and reduces the cost for the District to contract for operation of the lift station. The project site was selected for the availability of land, engineering criteria, and consideration of future operation needs as well as minimization of the impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Public Involvement: A public hearing was held on February 20, 2024 at 7:00PM at the regular Board of Trustees meeting for the Greenfield Plaza-Hills of Coventry Sanitary District. The public notice of this hearing was published in the Des Moines Register on January 9, 2024. The purpose of this hearing was to present the environmental and financial impacts of the proposed improvement project. No written or oral comments were received.

Coordination and Documentation with Other Agencies and Special Interest Groups: The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service

State Historical Society of Iowa (State Historical Preservation Office)

Iowa DNR Conservation and Recreation Division

Iowa DNR Flood Plain Management Section

Citizen Band Potawatomi Indian Tribe

Flandreau Santee Sioux

Ho-Chunk Nation

Iowa Tribe of Kansas and Nebraska

Iowa Tribe of Oklahoma

Kickapoo Tribe in Kansas

Kickapoo Tribe of Oklahoma

Lower Sioux Indian Community Council

Miami Tribe of Oklahoma

Omaha Tribal Council

Osage Tribal Council

Otoe-Missouria Tribe

Pawnee Nation of Oklahoma

Peoria Tribe of Indians of Oklahoma

Ponca Tribe of Indians of Oklahoma

Ponca Tribe of Nebraska

Prairie Band Potawatomi Nation

Prairie Island Indian Community

Sac & Fox Nation of Mississippi in Iowa

Sac & Fox Nation of Missouri

Sac & Fox Nation of Oklahoma

Santee Sioux Nation

Shakopee Mdewakanton Sioux Community

Sisseton-Wahpeton Oyate

Spirit Lake Tribal Council

Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations

Upper Sioux Tribe

Winnebago Tribal Council

Yankton Sioux Tribal Business and Claims Committee

Warren County Historic Preservation Commission

No adverse comments were received from any agencies or general public. Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

ENVIRONMENTAL IMPACT SUMMARY

Construction: Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction

project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb one or more acres of soil; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

Historical/Archaeological: The State Historical Preservation Office (SHPO), the Certified Local Government and various Native American tribes with an interest in the area were provided information regarding the project. The DNR has determined, and the SHPO has concurred (R&C#240791573), that this undertaking will result in “no historic properties affected” based on the scope of the project, the prior use of the project area, and the findings of the Phase I Archeological Survey conducted on the project property. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

Environmental: A Joint Application was submitted by the City’s consultant to the Iowa DNR Conservation and Recreation Division and U.S. Army Corps of Engineers. The DNR Flood Plain Management Section will determine if the proposed project requires a permit for impacts to the 100-year floodplain. The DNR Conservation and Recreation Division will determine if the project will impact any State-owned lands or State-listed threatened or endangered species. The U.S. Army Corps of Engineers will determine if the proposed project will impact wetlands or jurisdictional waters of the United States.

According to the Iowa DNR Conservation and Recreation Division, the proposed project will not interfere with any State-owned parks, recreational areas or open spaces. The U.S. Army Corps of Engineers concurs that the project will not impact wetlands provided the terms of Nationwide Permit #58 are abided by. The project will not impact any wild and scenic rivers as none exist within the State of Iowa. The U.S. Fish & Wildlife Service Section 7 Technical Assistance website consultation determined, and Iowa DNR Conservation and Recreation Division agree, that the project will not impact protected species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. However, if any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. According to the Iowa DNR Flood Plain Management Section, this project will not impact the 100-year floodplain. No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity.

Land Use and Trends: The project will not displace population nor will it alter the character of existing residential areas. No significant farmlands will be converted away from agricultural production. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is

unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

Irreversible and Irretrievable Commitment of Resources: Fuels, materials, and various forms of energy will be utilized during construction

Environmental Justice: Based on the current EPA EJSscreen tool, this project area has been evaluated as a community with Environmental Justice (EJ) concern at the time of this review and for the purposes of this proposed project. The EJSscreen report is available upon request. While short-term environmental impacts are expected as outlined in the construction section above this project will improve the handling and treatment of wastewater. Based on the approved antidegradation analysis, this project has been designed to maintain and protect high quality waters and existing water quality in other waters from unnecessary pollution.

Nondiscrimination: All programs, projects, and activities undertaken by DNR in the SRF programs are subject to federal anti-discrimination laws, including the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and section 13 of the Federal Water Pollution Control Amendments of 1972. These laws prohibit discrimination on the basis of race, color, national origin, sex, disability, or age.

POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT

Positive environmental effects will be improved conduction of the wastewater from the Greenfield Plaza Hills of Coventry Sanitary District.

SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.
- The project will not impact wetlands provided the terms of Nationwide Permit #58 are abided by.
- The project will not affect threatened and endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- The project will not affect the 100-year flood plain.
- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).

- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”).
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

THEREFORE:

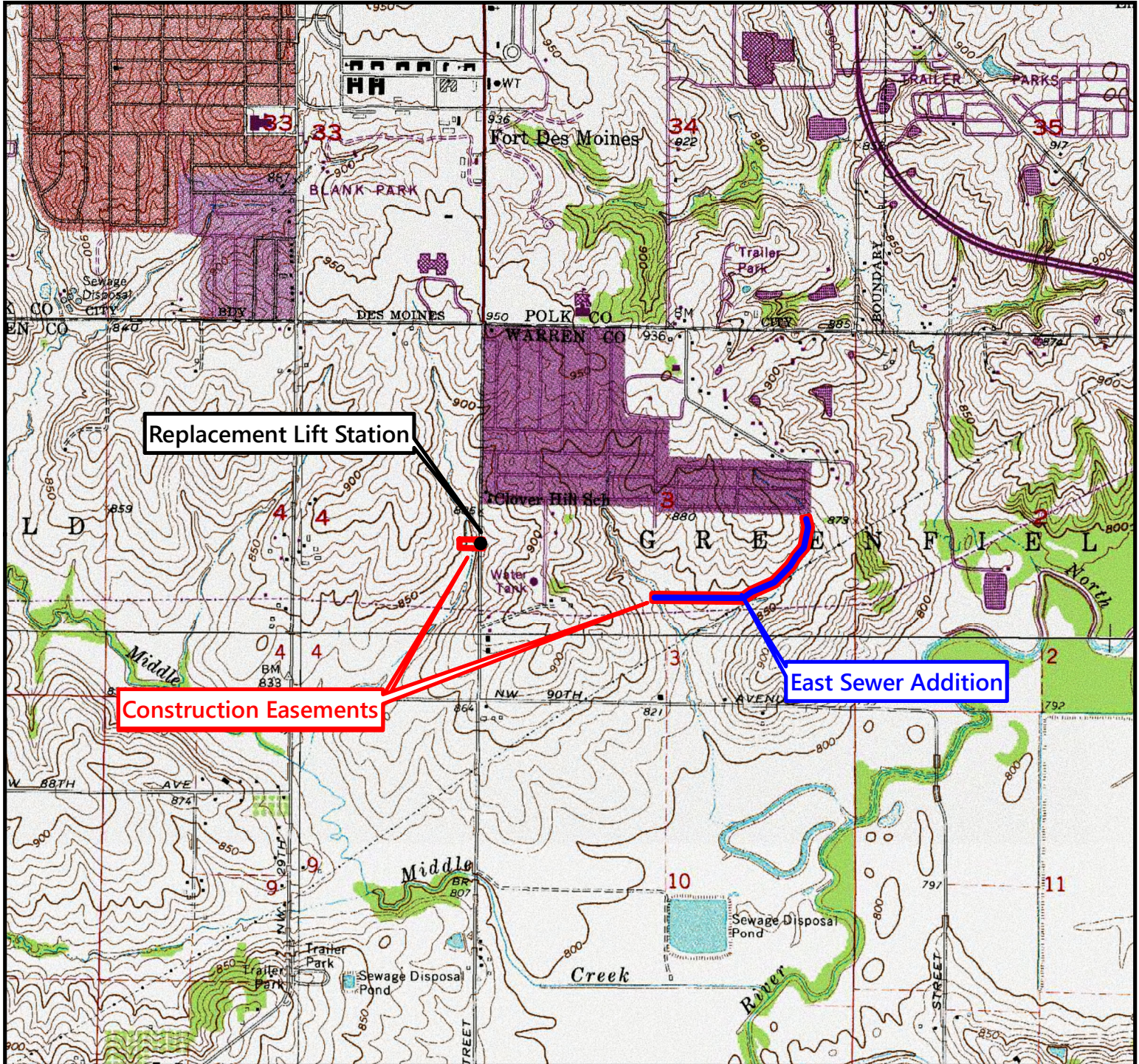
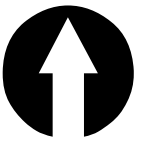
The above project conforms to the criteria in 567 Iowa Administrative Code 92.8(1)“b” relating to compliance with the National Environmental Policy Act of 1969. No adverse effect or significant environmental impact is foreseen at this time.

Jean Mayne

Environmental Review Specialist

State Revolving Fund

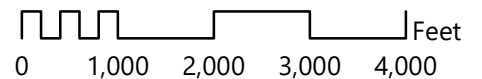
Iowa Department of Natural Resources

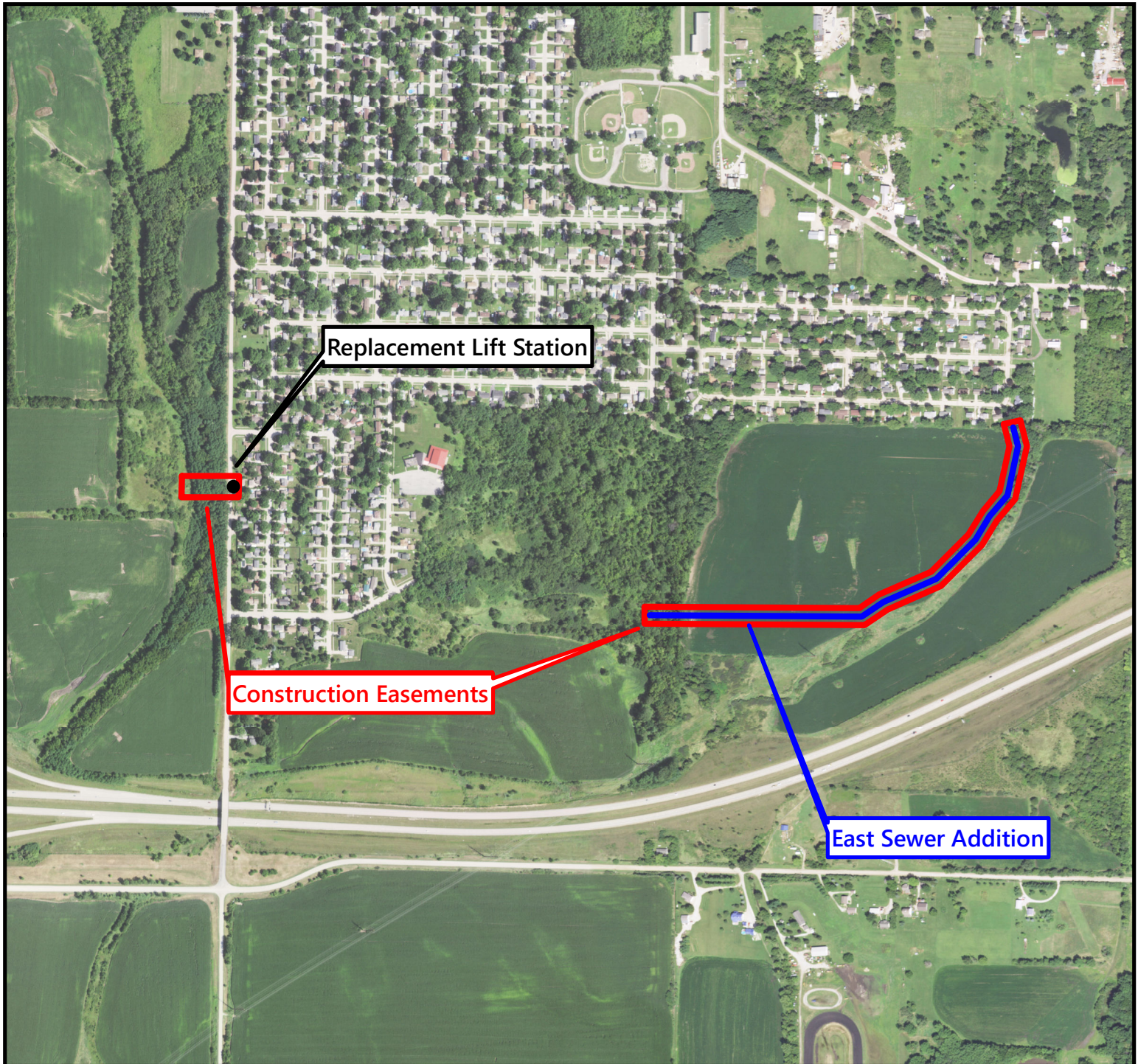
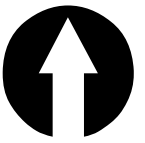


Topographic Map

Greenfield Plaza-Hills of Coventry Sanitary District
SE of Des Moines, Iowa (Warren County)

Scale: 1 inch = 2,000 feet

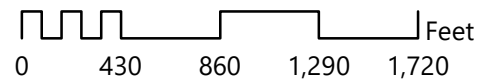


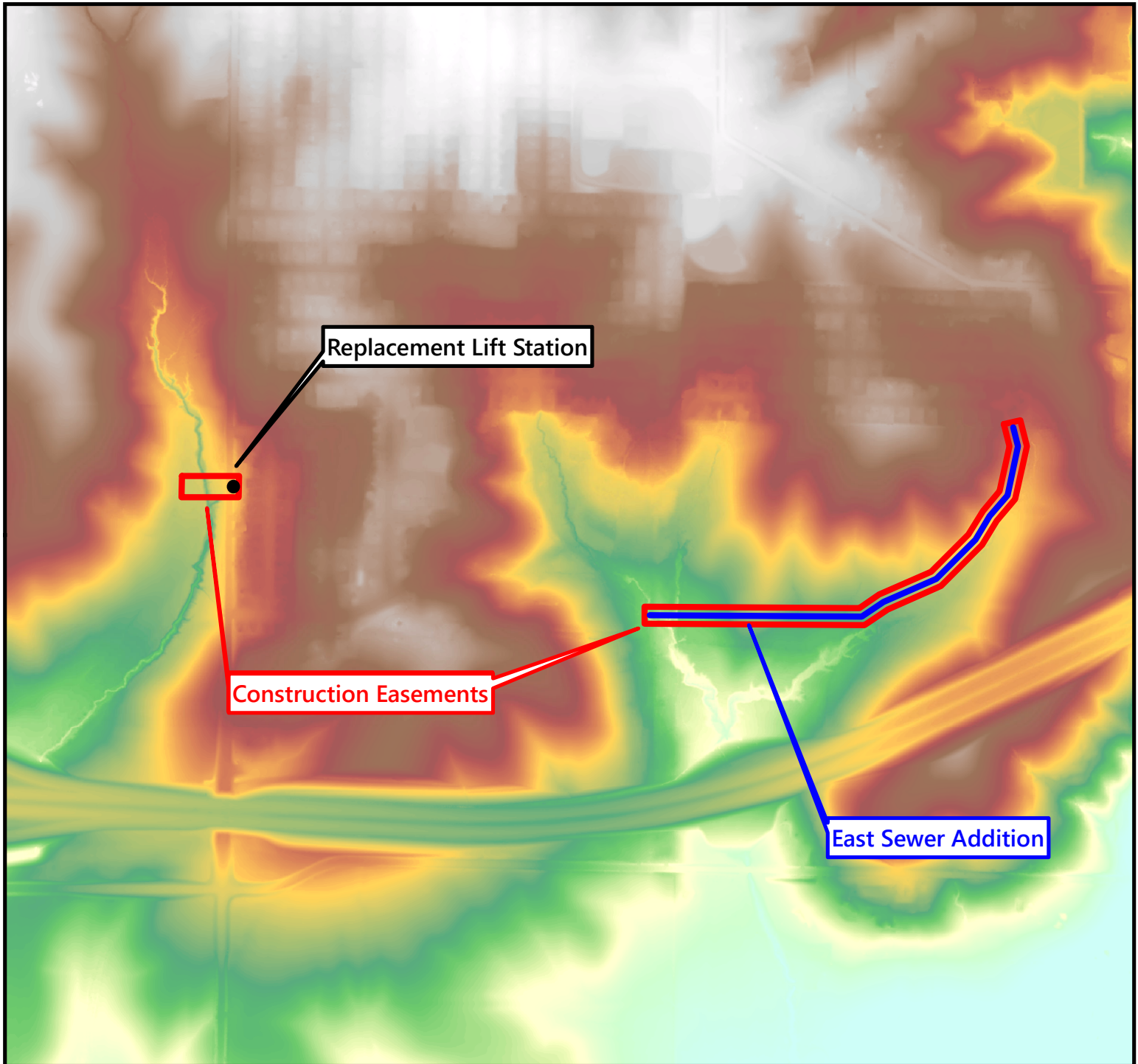
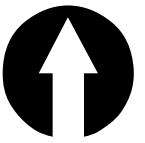


Aerial Photograph

Greenfield Plaza-Hills of Coventry Sanitary District
SE of Des Moines, Iowa (Warren County)

Scale: 1 inch = 833 feet





LiDAR

Greenfield Plaza-Hills of Coventry Sanitary District
SE of Des Moines, Iowa (Warren County)

Scale: 1 inch = 833 feet

