

**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**

January 17, 2025

**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:** City of Johnston

**SRF Number:** FS-77-23-DWSRF-029

**County:** Polk

**Iowa DNR Project Number:** W2022-0715

**State:** Iowa

Johnston NW Saylorville Dr New Water Main Project

The City of Johnston, Iowa is planning an upgrade to their drinking water infrastructure. The City 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 City of Johnston is located in Polk County, Iowa approximately six miles southwest of Ankeny, Iowa and is bordered by Grimes to the west and Urbandale to the south. Population: The population of Johnston according to the 2020 US Census was 24,064. The City has experienced rapid population growth over the last 20 years. The population density and type of designated land use were used to calculate the equivalent population for the project area which informed the project design.

The City of Johnston constructed its first municipal water system in the mid-1970s and expanded upon the infrastructure within the water system as growth has occurred over the past 40 years. As a consecutive system to Des Moines Water Works (DMWW), Johnston does not produce any of its own supply but rather purchases all water wholesale from the DMWW. All water supply distributed by Johnston enters the Johnston system through three metered connections. The City has a total of 2 million gallons of elevated storage in two separate 1 million gallon facilities and 2 million gallons of ground storage in a single stand pipe facility. Four pressure zones comprise the Johnston water distribution system. Johnston currently operates four booster pumping stations in its distribution system to move water supply from one pressure zone to another.

The annexation area is located in the northwest portion of the City's service area within the boosted pressure zone. The boosted pressure zone is supplied by the NW 107th Street elevated tank, NW 70th Avenue booster station, 86th Street booster station, and the 100th Street elevated tank. There is a 4,100 lineal foot segment 16" water main on NW 107th Street from the tank to the water system terminus at NW 78th Street where the NW Saylorville extension will connect.

The purpose of this project is to make improvements to the water distribution system, extending municipal water service to areas of the community which are newly annexed.

The proposed project includes the installation of approximately 36,100 linear feet of 16" main water main through the northwest area of town which will connect two existing dead end mains to provide new service to the region as well as provide the necessary redundancy to the City's system as a whole. This is intended to be constructed in three phases. Open trench and boring construction methods will be used. All water main is planned to be installed a minimum of 5.5' deep unless utility or stream crossings require more cover.

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. Your comments can be sent to [SRF-PC@dnr.iowa.gov](mailto:SRF-PC@dnr.iowa.gov) or directly to me at [Hailey.Andersen@dnr.iowa.gov](mailto:Hailey.Andersen@dnr.iowa.gov) or (515) 321-7385

Sincerely,

Hailey Andersen  
Environmental Specialist  
6200 Park Ave, Suite 200  
Des Moines, IA 50321

Enclosures: Environmental Assessment  
Project Map

Distribution

List (email): Foth Infrastructure and Environment, LLC  
Edward Boling, Council on Environmental Quality  
Jake Hansen, Iowa Department of Agriculture and Land Stewardship  
Ken Sharp, Iowa Department of Health & Human Services  
Mindy Wells, Iowa Department of Health & Human Services  
Chad Sands, 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  
Rick Andriano, 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, USDOT, 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

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**IOWA STATE REVOLVING FUND**  
**ENVIRONMENTAL ASSESSMENT DOCUMENT**

**PROJECT IDENTIFICATION**

**Applicant:** City of Johnston

**County:** Polk

**State:** Iowa

Johnston NW Saylorville Dr New Water Main Project

**SRF Number:** FS-77-23-DWSRF-029

**Iowa DNR Project Number:** W2022-0715

**COMMUNITY DESCRIPTION**

**Location:** The City of Johnston is located in Polk County, Iowa approximately six miles southwest of Ankeny, Iowa and is bordered by Grimes to the west and Urbandale to the south.

**Population:** The population of Johnston according to the 2020 US Census was 24,064. The City has experienced rapid population growth over the last 20 years. The population density and type of designated land use were used to calculate the equivalent population for the project area which informed the project design.

**Current Distribution System:** The City of Johnston constructed its first municipal water system in the mid-1970s and expanded upon the infrastructure within the water system as growth has occurred over the past 40 years. As a consecutive system to Des Moines Water Works (DMWW), Johnston does not produce any of its own supply but rather purchases all water wholesale from the DMWW. All water supply distributed by Johnston enters the Johnston system through three metered connections. The City has a total of 2 million gallons of elevated storage in two separate 1 million gallon facilities and 2 million gallons of ground storage in a single stand pipe facility. Four pressure zones comprise the Johnston water distribution system. Johnston currently operates four booster pumping stations in its distribution system to move water supply from one pressure zone to another.

The annexation area is located in the northwest portion of the City's service area within the boosted pressure zone. The boosted pressure zone is supplied by the NW 107th Street elevated tank, NW 70th Avenue booster station, 86th Street booster station, and the 100th Street elevated tank. There is a 4,100 lineal foot segment 16" water main on NW 107th Street from the tank to the water system terminus at NW 78th Street where the NW Saylorville extension will connect.

## PROJECT DESCRIPTION

**Purpose:** The purpose of this project is to make improvements to the water distribution system, extending municipal water service to areas of the community which are newly annexed.

**Proposed Improvements:** The proposed project includes the installation of approximately 36,100 linear feet of 16" main water main through the northwest area of town which will connect two existing dead end mains to provide new service to the region as well as provide the necessary redundancy to the City's system as a whole. This is intended to be constructed in three phases. Open trench and boring construction methods will be used. All water main is planned to be installed a minimum of 5.5' deep unless utility or stream crossings require more cover.

## FUTURE ACTIONS & CUMULATIVE IMPACTS

**Future Actions:** The proposed improvements are being constructed at this time in order to provide sanitary sewer service to anticipated developments that will be built after the sewers are finished. According to projected land use designations in the City's Thrive 2040 Plan, development in this area will include varying levels of residential, mixed, business/employment, commercial, parks and open spaces, and right-of-way uses. The proposed developments described above will likely include alterations to existing wetlands and streams, which will require a permit from the U.S. Army Corps of Engineers. Any action permitted by the U.S. Army Corps of Engineers subject to the National Environmental Policy Act will require a review of environmental impacts before issuing a permit.

In addition, the proposed developments may require the construction of new roads or expansion of existing roads. Any road constructed by the Iowa Department of Transportation subject to the National Environmental Policy Act will require a review of environmental impacts before being constructed.

**Cumulative Impacts:** Impacts to the existing environmental and/or cultural resources within the area to be served by the project are expected as a result of future development activity. Future development of the project area will occur regardless of the federal funding sources involved or the required permits that are necessary for construction. Mitigation measures to avoid or minimize damage or to protect, restore, and enhance the existing environmental and/or cultural resources will be determined based upon applicable local, state and/or federal requirements.

## ALTERNATIVES CONSIDERED

**Alternatives Considered:** A few alternatives were modeled and considered: installation of approximately 36,100 linear feet of 16" main water main through the northwest area of town, looping two existing dead end mains, with or without the construction of a new elevated storage tank to serve this area of the distribution system; installation of approximately 10,300 LF of proposed 16" main, terminus just south of NW Towner Drive, to serve the NW Saylorville Annexation area; and construction of a new 0.75 MG elevated tank located at NW 106th Avenue and NW 114th Street and installation of approximately 12,750 LF of the proposed 16-inch water main to the elevated storage tank.

**Reasons for Selection of Proposed Alternative:** The No-Action alternative is not viable due to the need to extend drinking water services to the newly annexed portion of the City. Based on hydraulic modeling, it was determined the 36,100 linear feet of 16" main water main looping exiting mains would be sufficient to serve the newly annexed area without constructing an elevated storage tank. This is the most desirable option from a cost and operation stand point. Installing a 10,300 LF of 16" water main with a terminus would result in a long dead end main that could be vulnerable to transient surges and interruptions in service if a main break were to occur anywhere along the almost two mile route. Further, low initial demands may result in water age issues including low chlorine residual along with taste and odor aesthetic complaints. The advantage of adding the elevated tank would be reduced vulnerability and significantly improved residual system pressures in the event of a max day and fire flow event. Disadvantages include water age issues. The project site was selected for the availability of land as well as minimization of the impacts to the environment.

## **MEASURES TAKEN TO ASSESS IMPACT**

**Public Involvement:** A public hearing was held on December 16, 2024 at 7:00PM at the City's regular council meeting. The public notice of this hearing was made available by publication in the Des Moines Register placed on the City website on November 7, 2024. The purpose of this hearing was to present the environmental and financial impacts of the proposed improvement project. One written and oral comment was 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:

- ASLA Iowa
- Trees Forever
- 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

One comment of concern was received regarding tree removal. SRF reviewed the comment and determined it does not impact compliance with National Environmental Policy Act (NEPA) requirements. The level of tree removal necessary for the project has not been found to be a significant impact according to any federal crosscutters including the Endangered Species Act. Land aesthetics may be slightly altered but the project neither changes the current land use nor degrades the aesthetics that the remaining trees offer the project location. 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#241077179), that this undertaking will result in “no adverse effect” to historic properties based on the scope of the project, the prior use of the project area, and the findings of the Phase I Archeological Surveys 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:** 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. Therefore, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

**Land Use and Trends:** The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of Johnston in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. 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.

**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 water quality in the newly annexed portion of the City of Johnston.

## **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 44.10(3) for drinking water relating to compliance with the National Environmental Policy Act of 1969. This Environmental Assessment Document (EAD) outlines the justification that the environmental review for the proposed project should be classified as a Finding of No Significant Impact (FNSI) and does not rise to the significance of an Environmental Impact Statement (EIS) in accordance with 40 CFR § 1501.5.

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**Hailey Andersen**

Environmental Review Specialist

State Revolving Fund

Iowa Department of Natural Resources



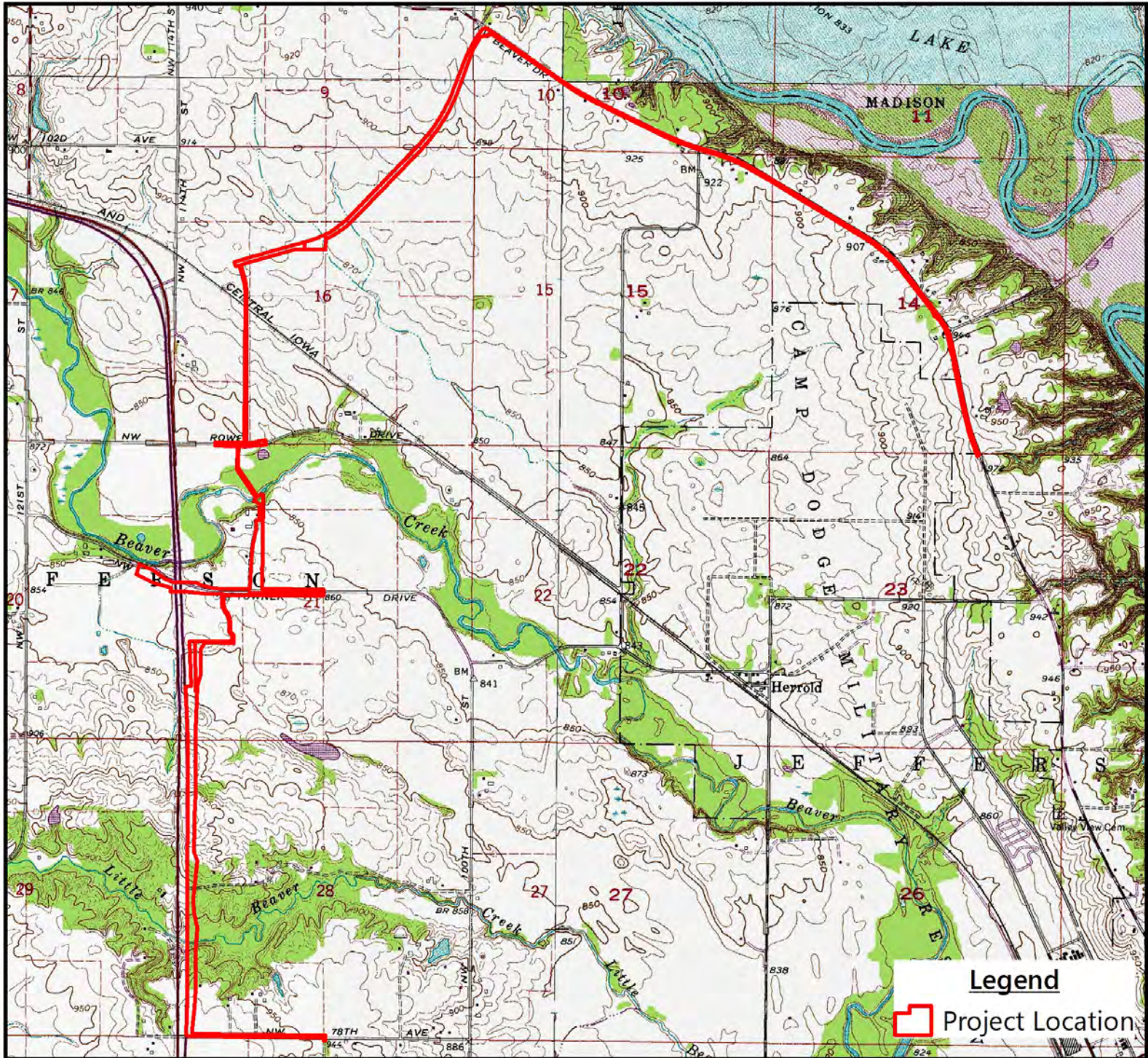
# USGS Topographic Map

## NW Saylorville Dr New Water Main Project


### Johnston, IA (Polk County)



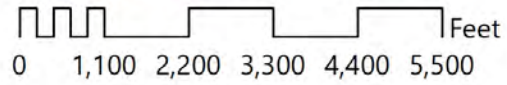
PARTNERSHIP WITH THE IOWA FINANCE AUTHORITY  
AND THE IOWA DEPARTMENT OF NATURAL RESOURCES



**Legend**

 Project Location

Scale: 1 inch = 2,500 feet



USGS 7.5 Minute Quadrangle: Des Moines NW, Granger, Grimes  
 Sections: 09, 10, 14, 15, 16, 20, 21, 23, 28, 33  
 Township: 80 N; Range: 25 W  
 Date: 1976



# Aerial Photograph

## NW Saylorville Dr New Water Main Project

### Johnston, IA (Polk County)



PARTNERSHIP WITH THE IOWA FINANCE AUTHORITY  
AND THE IOWA DEPARTMENT OF NATURAL RESOURCES

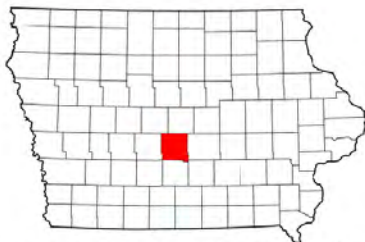
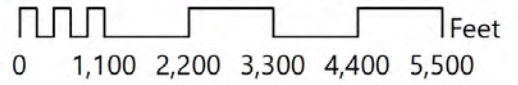


**Legend**

 Project Location

USDA NAIP, Iowa State University GIS Facility

Scale: 1 inch = 2,500 feet



**USGS 7.5 Minute Quadrangle: Des Moines NW, Granger, Grimes**  
**Sections: 09, 10, 14, 15, 16, 20, 21, 23, 28, 33**  
**Township: 80 N; Range: 25 W**  
**Date: 9.2.2023**