

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

November 6, 2020

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: MacBride Pointe Third Master Maintenance Association (Solon, Iowa)

County: Johnson

SRF Number: FS-52-20-DWSRF-019

State: Iowa

Iowa DNR Project Number: W2019-0652

MacBride Pointe Third Master Maintenance Association (MacBride Pointe) is planning an upgrade to their water supply infrastructure. MacBride Pointe 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.

MacBride Pointe is a rural subdivision located in Johnson County, Iowa west of Solon, Iowa. The City of Solon is located in Johnson County, Iowa approximately 12 northeast miles of Iowa City, Iowa and 20 miles southeast of Cedar Rapids, Iowa. MacBride Pointe currently serves 26 single family residential home lots, with 24 existing houses and an estimated developed population of 90-100 persons.

Currently, the MacBride Pointe subdivision water supply is provided from the MacBride Pointe public water supply (PWS), an existing ground water source and distribution system. The PWS uses a single well, a hydropneumatic water storage tank and a 3-inch plastic pipe in the distribution system serving 26 residential lots and approximately 100 people. The current PWS

well water has arsenic levels near or above the maximum contaminant level of 10 micrograms/liter and can have adverse health impacts to the residents of MacBride Pointe.

The purpose of this project is to make improvements to the MacBride Pointe PWS to address the arsenic issue in order to safely distribute water to the subdivision for at least the next 20 years. The proposed water supply and treatment improvements project consists of the construction of a new water main connecting the existing water supply to the water main adjacent to the subdivision which is owned by Gallery Acres West Subdivision. This new connection would provide an alternative water supply that would comply with arsenic requirements. The project involves the installation of a new tee or tapping sleeve and valve at the existing building using open trench methods and to install a master meter assembly within the existing well house building. The project will also install new meters in each house.

The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, and 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. The project will not affect threatened and endangered species or their habitats. 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 provided all necessary floodplain development permits, state and local, are obtained and the terms of which are abided by. 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. The project will not have a significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats.

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 casey.laskowski@dnr.iowa.gov or 515-725-0261.

Sincerely,



Casey Laskowski
Environmental Specialist
502 E. 9th Street
Des Moines, IA 50319-0034

Enclosures: Environmental Assessment
Project Map

Distribution

List (email): Scott Pottorff, MMS Consultants, Inc.
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
Leslie Leager, Iowa Economic Development Authority
Ingrid Gronstal, Iowa Environmental Council
Tracy Scebold, Iowa Finance Authority
Tony Toigo, 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
Christopher Simmons, USEPA Region VII
Kelly Beard-Tittone, USEPA Region VII
The Gazette

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IOWA STATE REVOLVING FUND
ENVIRONMENTAL ASSESSMENT DOCUMENT

PROJECT IDENTIFICATION

Applicant: MacBride Pointe Third Master Maintenance Association (Solon, Iowa)

County: Johnson

SRF Number: FS-52-20-DWSRF-019

State: Iowa

Iowa DNR Project Number: W2019-0652

COMMUNITY DESCRIPTION

Location: MacBride Pointe is a rural subdivision located in Johnson County, Iowa west of Solon, Iowa. The City of Solon is located in Johnson County, Iowa approximately 12 northeast miles of Iowa City, Iowa and 20 miles southeast of Cedar Rapids, Iowa.

Population: MacBride Pointe currently serves 26 single family residential home lots, with 24 existing houses and an estimated developed population of 90-100 persons.

Current Source of Water and Distribution System: Currently, the MacBride Pointe subdivision water supply is provided from the MacBride Pointe public water supply (PWS), an existing ground water source and distribution system. The PWS uses a single well, a hydropneumatic water storage tank and a 3-inch plastic pipe in the distribution system serving 26 residential lots and approximately 100 people. The current PWS well water has arsenic levels near or above the maximum contaminant level of 10 micrograms/liter and can have adverse health impacts to the residents of MacBride Pointe.

PROJECT DESCRIPTION

Purpose: The purpose of this project is to make improvements to the MacBride Pointe PWS to address the arsenic issue in order to safely distribute water to the subdivision for at least the next 20 years.

Proposed Improvements: The proposed water supply and treatment improvements project consists of the construction of a new water main connecting the existing water supply to the water main adjacent to the subdivision which is owned by Gallery Acres West Subdivision. This new connection would provide an alternative water supply that would comply with arsenic requirements. The project involves the installation of a new tee or tapping sleeve and valve at the existing building using open trench methods and to install a master meter assembly within the existing well house building. The project will also install new meters in each house.

ALTERNATIVES CONSIDERED

Alternatives Considered: Two alternatives were considered to comply with the new arsenic permit limits: constructing and operating an arsenic removal water treatment facility for the existing MacBride Pointe PWS or connection to an alternative water supply such as the new water pipeline from Solon which will serve Gallery Acres west subdivision.

Reasons for Selection of Proposed Alternative: The existing treatment facility will not likely be able to meet treatment requirements and future arsenic permit limits. Constructing and operating an arsenic removal water treatment facility was deemed too expensive. The construction of a new water supply pipeline to connect Solon via the new Gallery Acres west pipeline was selected as the preferred alternative.

The project route was selected for the availability of land, coordination with the City of Solon, engineering criteria, and ease of maintenance, as well as minimization of the impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Public Involvement: A public hearing was held on October 27, 2020 at 5:00PM. The public notice of this hearing was published in The Gazette on September 23, 2020. 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 Water Resources 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
Johnson County Historical Society

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. Therefore, 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#200452029), 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: The project area is currently existing property owned by MacBride Pointe Third Master Maintenance Association. 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. 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 threatened or endangered species or their habitats. 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 Water Resources Section, this project will not impact the 100-year floodplain provided all necessary floodplain development permits, state and local, are obtained and the terms of which are abided by. 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 impacted by this project. 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.

POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT

Positive environmental effects will be maintained water quality for the residents of MacBride Pointe. Consumption of water that does not meet Federal drinking water standards, such as arsenic, could result in adverse health impacts to the residents of MacBride Pointe.

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, and 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.
- The project will not affect threatened and endangered species or their habitats. 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 provided all necessary floodplain development permits, state and local, are obtained and the terms of which are abided by.
- 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.
- The project will not have a significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats.

THEREFORE:

The above project conforms to the criteria in 567 Iowa Administrative Code 44.10(3) relating to compliance with the National Environmental Policy Act of 1969. No adverse effect or significant environmental impact is foreseen at this time.



Casey Laskowski

Environmental Review Specialist

State Revolving Fund

Iowa Department of Natural Resources

USGS 7.5 Minute Quadrangle: Ely
Section: 16, Township: 81 N, Range: 06 W
Date: 1994
Scale: 1 Inch = 2,000 Feet



North

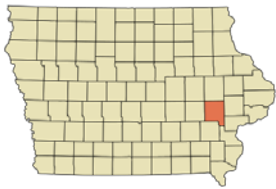
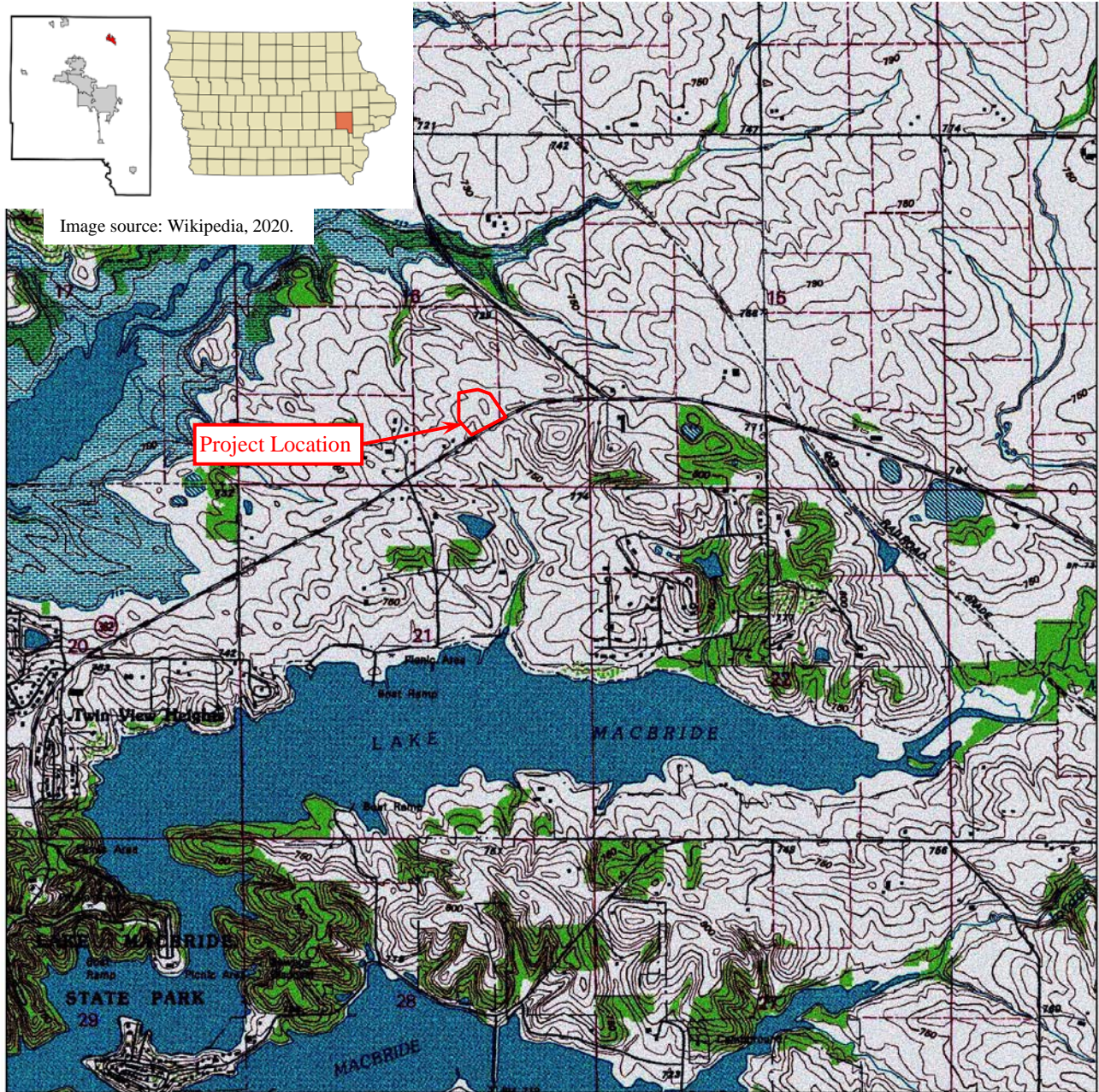


Image source: Wikipedia, 2020.



USGS Topographic Map

MacBride Pointe Water Supply Upgrade
Solon, IA

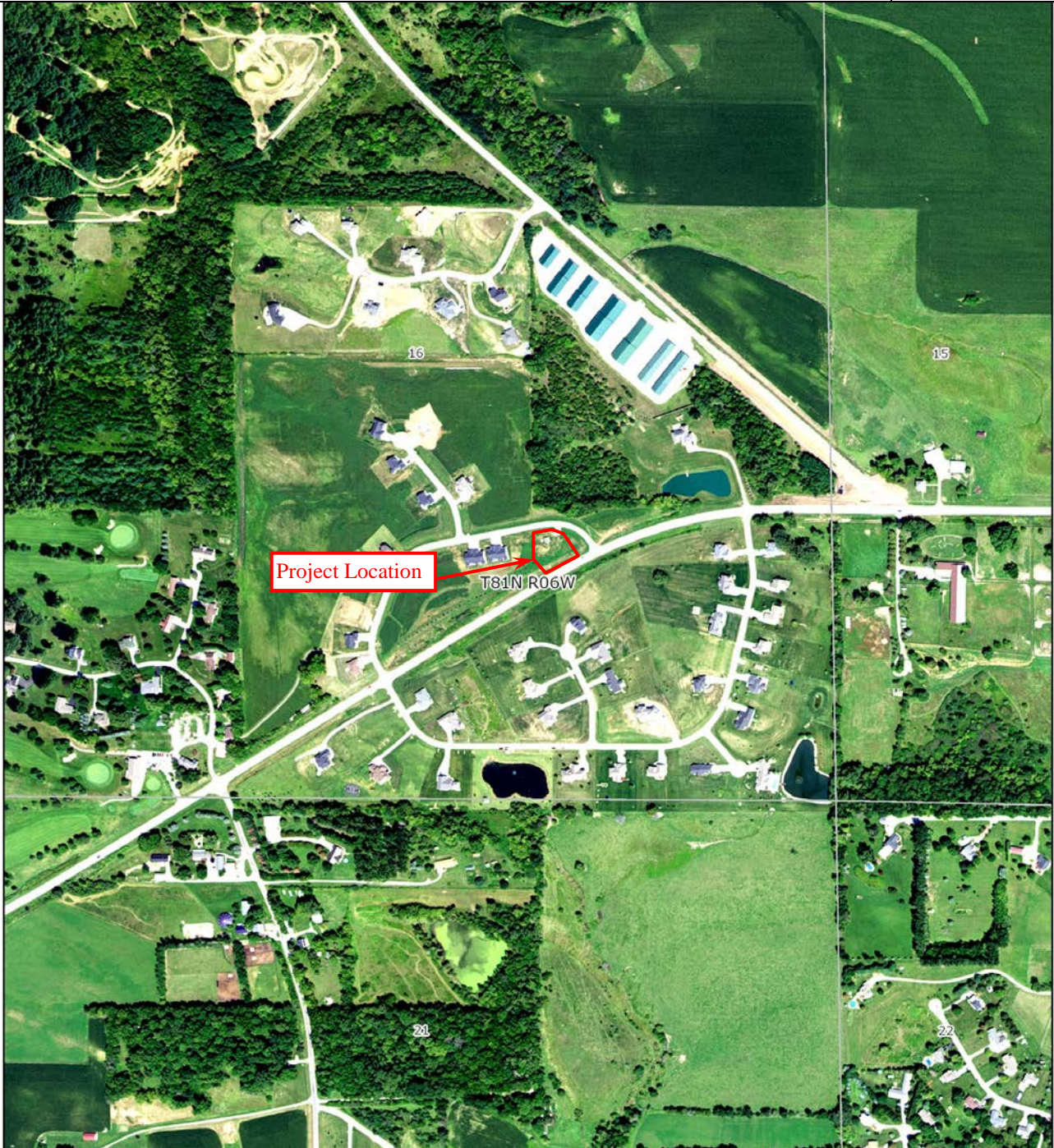


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Location information provided by MMS Consultants, Inc.



North



Aerial Photograph

MacBride Pointe Water Supply Upgrade
Solon, IA



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