Why You Should Read This: The document below reviews the environmental impact likely from a State Revolving Fund project. As part of the environmental review, you are entitled to provide comments. 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

June 23, 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: Urbandale Water Utility
County: Dallas
State: Iowa

SRF Number: FS-77-25-DWSRF-033
Iowa DNR Project Number: W2024-0550

The Urbandale Water Utility (UWU) located in Urbandale, Iowa is planning an upgrade to their water supply system. The UWU 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 Urbandale is located in Dallas and Polk Counties, Iowa approximately 7 miles northwest of Des Moines, Iowa and 10 miles southwest of Polk City, Iowa. The population of Urbandale according to the 2020 US Census was 45,580 people. The design population equivalent for the year 2050 is 67,445 people. UWU is supplied through the Central Iowa Water Works (CIWW) regional water authority system. UWU has a treated drinking water capacity allocation from CIWW of 13.716 million gallons per day (MGD). The CIWW supply is provided through a feed line connection from CIWW to the UWU distribution system. UWU has no wells of its own. Water demands are projected to increase as the City of Urbandale population grows and industries continue to develop, requiring UWU to develop solutions for the potential water supply limitations. The proposed aquifer storage and recovery (ASR) well is anticipated to add 3.0 MGD of peak day capacity in the summer for a total capacity of 16.716 MGD. The ASR well will expand the available peak day capacity to the distribution system, however, it will not be sufficient to meet the projected total increase in demand. CIWW is evaluating expansion of its water production facilities, which is anticipated to increase UWU's capacity allocation during the 20-year design period to help meet the 20-year demand. ASR wells effectively supply underground water storage for the water supply system. During periods of low water demand, water is pumped into the ASR; later, during high demand, the flow is reversed. Strict regulations track the input and output to balance the system fairly.

UWU does not have a treatment system of its own. Water supplied to UWU through the CIWW currently meets required primary drinking water standards. The UWU distribution has two pressure zones that split at approximately 100th Street. These zones are regulated through booster pump stations, pressure reducing valves, meters, and elevated water storage tanks. UWU has three booster stations, one in each pressure zone and one currently not in operation that being considered for rehabilitation. UWU operates two elevated water storage tanks at 170th Street and 114th Street. Both water towers are in the West Pressure Zone and have a total storage capacity of 3.0 million gallons. The proposed ASR well would be injected with water from the West Pressure Zone and then recover water to the West Pressure Zone. Most of the demand growth in the system is expected to occur in the West Pressure Zone.

The purpose of this project is to make improvements to UWU's drinking water infrastructure to enhance their reliability, increase storage capacity, and to create operational flexibility to better continue to safely and reliably operate the UWU's water supply system for at least the next 20 years. The proposed project will drill a new deep 3.0 MGD capacity Aquifer Storage and Recovery (ASR) well and construct a new ASR facility to house chemical feed systems, electric gear, a control system, a small lab, and a restroom. A new water main will be installed to connect the ASR well to the ASR facility, and the ASR facility to the distribution system. A gravity storm sewer with a manhole will also be installed to discharge flushing water to the existing storm water sewer. A sanitary service will be installed connecting the ASR building restroom and drains to the existing adjacent sanitary sewer. Site work will include grading, a temporary drive, and restoration. The project will also add a new generator, transformer on a concrete pad, and will include all connections and appurtenances.

Positive environmental effects will be maintained or improved water quality for the customers served by the UWU. By using the temporary storage of the ASR, fluctuating water demands can be better managed. 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. 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. 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. If construction activities uncover any archaeological item(s), the UWU should notify SRF staff. If human remains are discovered then state law also applies IC 263B.

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 provided the appropriate noise mitigation measures are implemented. No significant impact to surface water quantity, groundwater quality or quantity, or water supply is expected provided the water use permit and ASR permit are obtained and terms of which are abided by. 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 or directly to me at rebecca.flynnkettman@dnr.iowa.gov or (515) 204-5672.

Sincerely,

Rebecca Flynn Kettman

Digitally signed by Rebecca Flynn Kettman
Date: 2025.06.23 14:40:13 -05'00'

Rebecca Flynn Kettman
Environmental Specialist
6200 Park Ave, Suite 200
Des Moines, IA 50321

Enclosures: Environmental Assessment
Project Map

Distribution List (email):
Jenny Ruddy, Strand Associates, Inc.
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
Mickey Shields, Iowa League of Cities
Jane Clark, Sierra Club
Josh Mandelbaum, Environmental Law and Policy Center
Kate Sand, USDA Rural Development
Tokey Boswell, USDOI, National Park Service, Midwest Region
Kraig McPeek, Fish and Wildlife Service, Rock Island Field Office
Ann D'Alfonso, USEPA Region VII

Kelly Beard-Tittone, USEPA Region VII
The Des Moines Register

Why You Should Read This: The document below reviews the environmental impact likely from a State Revolving Fund project. As part of the environmental review, you are entitled to provide comments. 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

IOWA STATE REVOLVING FUND
ENVIRONMENTAL ASSESSMENT DOCUMENT

PROJECT IDENTIFICATION

Applicant: Urbandale Water Utility
County: Dallas
State: Iowa

SRF Number: FS-77-25-DWSRF-033
Iowa DNR Project Number: W2024-0550

COMMUNITY DESCRIPTION

Location: The City of Urbandale is located in Dallas and Polk Counties, Iowa approximately 7 miles northwest of Des Moines, Iowa and 10 miles southwest of Polk City, Iowa.

Population: The population of Urbandale according to the 2020 US Census was 45,580 people. The design population equivalent for the year 2050 is 67,445 people.

Current Source of Water: Urbandale Water Utility (UWU) is supplied through the Central Iowa Water Works (CIWW) regional water authority system. UWU has a treated drinking water capacity allocation from CIWW of 13.716 million gallons per day (MGD). The CIWW supply is provided through a feed line connection from CIWW to the UWU distribution system. UWU has no wells of its own. Water demands are projected to increase as the City of Urbandale population grows and industries continue to develop, requiring UWU to develop solutions for the potential water supply limitations. The proposed aquifer storage and recovery (ASR) well is anticipated to add 3.0 MGD of peak day capacity in the summer for a total capacity of 16.716 MGD. The ASR well will expand the available peak day capacity to the distribution system, however, it will not be sufficient to meet the projected total increase in demand. CIWW is evaluating expansion of its water production facilities, which is anticipated to increase UWU's capacity allocation during the 20-year design period to help meet the 20-year demand. ASR wells effectively supply underground water storage for the water supply system. During periods of low water demand, water is pumped into the ASR; later, during high demand, the flow is reversed. Strict regulations track the input and output to balance the system fairly.

Current Water Treatment and Quality: UWU does not have a treatment system of its own. Water supplied to UWU through the CIWW currently meets required primary drinking water standards.

Current Distribution System: The UWU distribution has two pressure zones that split at approximately 100th Street. These zones are regulated through booster pump stations, pressure reducing valves, meters, and elevated water storage tanks. UWU has three booster stations, one in each pressure zone and one currently not in operation that being considered for rehabilitation. UWU operates two elevated water storage tanks at 170th Street and 114th Street. Both water towers are in the West Pressure Zone and have a total storage capacity of 3.0 million gallons. The proposed ASR well would be injected with water from the West Pressure Zone and then recover water to the West Pressure Zone. Most of the demand growth in the system is expected to occur in the West Pressure Zone.

PROJECT DESCRIPTION

Purpose: The purpose of this project is to make improvements to Urbandale Water Utility's (UWU) drinking water infrastructure to enhance their reliability, increase storage capacity, and to create operational flexibility to better continue to safely and reliably operate the UWU's water supply system for at least the next 20 years.

Proposed Improvements: The proposed project will drill a new deep 3.0 MGD capacity Aquifer Storage and Recovery (ASR) well and construct a new ASR facility to house chemical feed systems, electric gear, a control system, a small lab, and a restroom. A new water main will be installed to connect the ASR well to the ASR facility, and the ASR facility to the distribution system. A gravity storm sewer with a manhole will also be installed to discharge flushing water to the existing storm water sewer. A sanitary service will be installed connecting the ASR building restroom and drains to the existing adjacent sanitary sewer. Site work will include grading, a temporary drive, and restoration. The project will also add a new generator, transformer on a concrete pad, and will include all connections and appurtenances.

ALTERNATIVES CONSIDERED

Alternatives Considered: The new 3.0-MGD ASR well would supplement the existing supply capacity to support continued growth in the City. In addition, a new ASR well will benefit UWU by improving the ability to meet peak demands. No other alternatives were considered. As population growth continues to increase the water demand for UWU, the ASR well will expand the available peak day capacity to the distribution system but will not be sufficient to meet the projected total increase in demand. CIWW is evaluating expansion of its water production facilities, which is anticipated to increase UWU's capacity allocation during the 20-year design period to help meet the 20-year demand.

Reasons for Selection of Proposed Alternative: A No-Action alternative is not viable due to the increasing water demand for UWU. The project site was selected for the availability of land (it is already City-owned), capacity/demand modeling as well as minimization of the impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Public Involvement: A public hearing was held on June 10, 2025 at 3:30 p.m. at a regular board meeting. The public notice of this hearing was made available by publication in the Des Moines Register on May 6, 2025, and placed on the UWU website on May 5, 2025. 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
Dallas 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, with the exception of the well drilling. During the construction of the well, sound barriers will be installed around the project area where the well is being drilled. The applicant may also set decibel limits during the project construction to mitigate the noise to the surrounding residential area. If decibel limits are set, the contractor will be required to limit noise from construction to those levels. 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”). This project does include construction of equipment that has a potential to emit criteria pollutants and/or hazardous air pollutants. However, the equipment’s potential to emit and anticipated actual emissions are below minor source reporting thresholds.

Historical/Archaeological: This project will not be receiving federal funds through SRF. As such, this project is not considered a federal undertaking as defined in §300320 under the National Historic Preservation Act, 54 U.S.C. 300101 et seq. for the purpose of the SRF environmental review. 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 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. If construction activities uncover any archaeological item(s), the UWU should notify SRF staff. If human remains are discovered then state law also applies IC 263B.

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. 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. 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.

Provided that all ASR and Water Use permits are obtained and the terms of which are abided by, the project will not have any adverse effect on groundwater quantity or water supply. The Iowa DNR Water Supply Engineering Section granted the UWU both an ASR Limited Registration permit and a Water Use permit for the

proposed project authorizing the injection and withdraw of water from the new well. The Limited Registration permit covers a two-year period for aquifer testing purposes, after which a 20-year ASR permit is issued. The applicant must also comply with the required notification and permitting set under the EPA Region 7 Underground Injection Control (UIC) program.

During the Limited Registration Testing, which is required for the ASR well to be permitted, most of the recovered water will need to be flushed and cannot be pumped to the distribution system. The purpose of testing is to test the water quality upon recovery compared to the injection water, as well as monitor the confirm flow rates and water levels during injection and recovery from the aquifer. This is typically completed after construction of the ASR well. Some recovered water during the third flushing period may be allowed to be pumped to the distribution system if it meets national primary drinking water standards and required finished water quality goals.

The sanitary sewers near the 170th Street Water Tower site do not have sufficient capacity to receive the well water flushed during recovery, therefore flush water will be discharged to the storm manhole located on the southwest corner of the site. A National Pollutant Discharge Elimination System (NPDES) permit will be required for the flushing water discharge. The flush water will require dechlorination and possibly pH adjustments before it is discharged to the storm sewer. A 15-inch storm sewer will be connected to the existing storm manhole and routed to a new manhole constructed with the ASR Building. Flush water will be discharged to the new storm manhole. Provided that the NPDES 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.

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 Urbandale 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 maintained or improved water quality for the customers served by the UWU. By using the temporary storage of the ASR, fluctuating water demands can be better managed.

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.
- 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.
- 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. If construction activities uncover any archaeological item(s), the UWU should notify SRF staff. If human remains are discovered then state law also applies IC 263B.
- 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 provided the appropriate noise mitigation measures are implemented.
- No significant impact to surface water quantity, groundwater quality or quantity, or water supply is expected provided the water use permit and ASR permit are obtained and terms of which are abided by.
- 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) 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.

Rebecca Flynn Kettman

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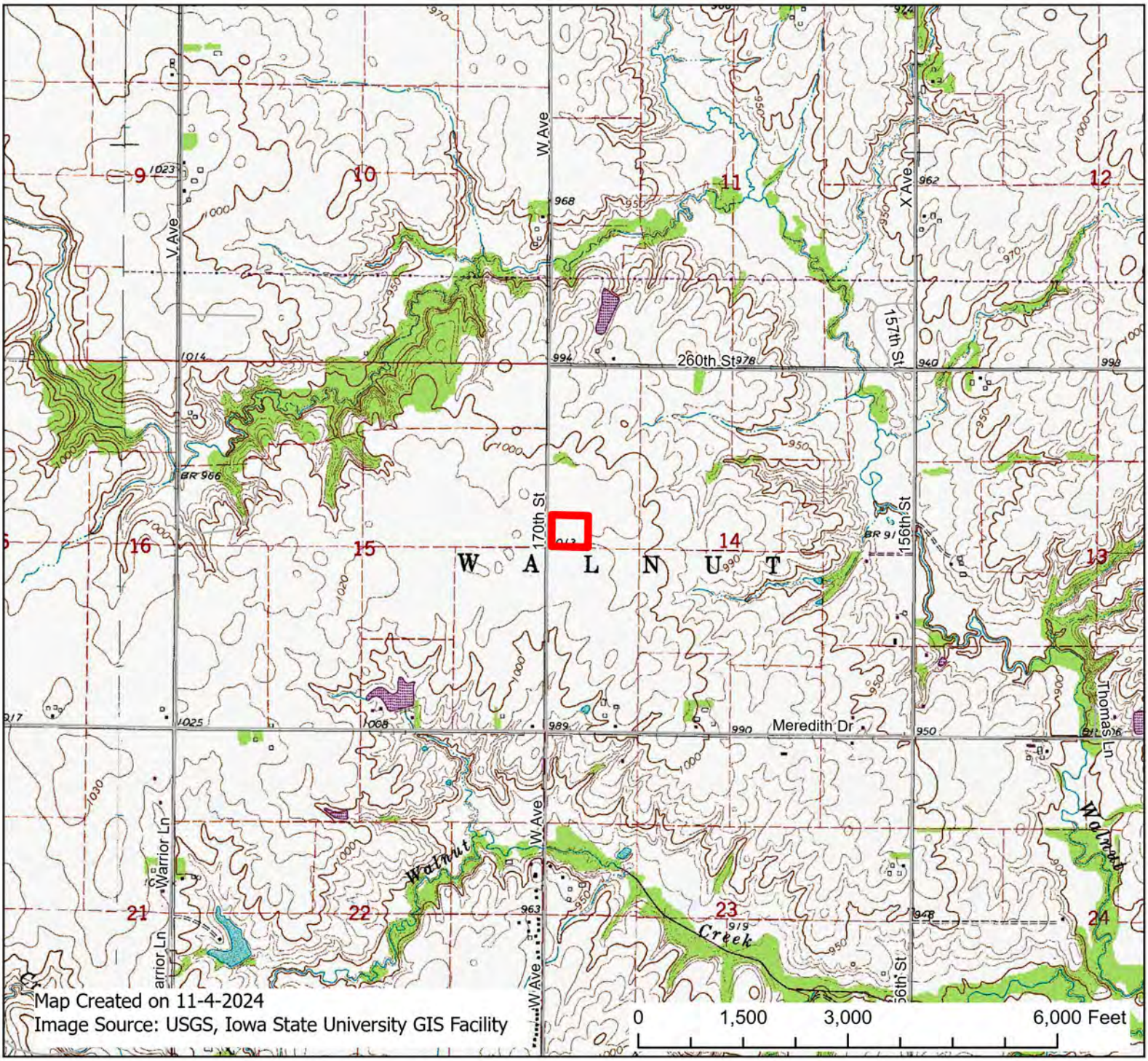
Rebecca Flynn Kettman
Environmental Review Specialist
State Revolving Fund
Iowa Department of Natural Resources

STATE REVOLVING FUND IOWA

USGS 7.5 Minute Quadrangle: Grimes
Section: 14, Township: 79 N, Range: 26 W
Date: 1976

N



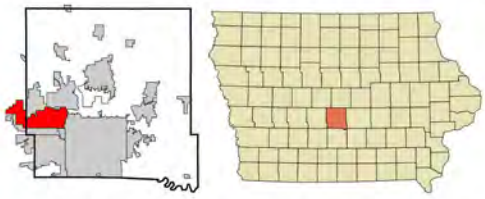
USGS Topographic Map

Urbandale Water Utility 170th Street Aquifer Storage and Recovery (ASR) Well Design

Urbandale, IA (Dallas County)

Legend

Project Area



Polk & Dallas County. Image source: Wikipedia, 2024.

STATE REVOLVING FUND IOWA

2023 Aerial Photograph

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Urbandale Water Utility 170th Street Aquifer Storage and Recovery (ASR) Well Design
Urbandale, IA (Dallas County)

0 125 250 500 Feet

Legend

Project Area

Map Created on 11-4-2024
Image Source: USDA NAIP, Iowa State University GIS Facility