

**DETERMINATION OF LEVEL OF REVIEW
ENVIRONMENTAL REVIEW RECORD**

Project Name: Paton-Churdan Early Learning Center

CDBG Contract Number: 25-CF-004


Project Location: 606 Adrian Street, Churdan, IA 50050

Project Description: This project is for the purchase and placement of a new modular facility to serve as the new Paton-Churdan Early Learning Center.

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58 "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

- Exempt** from NEPA review requirements per 24 CFR 58.34(a)()
- Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)()
- Categorically Subject** to §58.5 authorities per 24 CFR 58.35(a)()
(A Statutory Checklist for the §58.5 authorities is attached.)
- An **Environmental Assessment** (EA) is required to be performed in accordance with subpart E of 24 CFR Part 58 is attached.
- An **Environmental Impact Statement** (EIS) is required to be performed.

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

Chief Elected Official:	
<u>Dawn Rudolph</u> Print Name	<u></u> Signature
<u>Chair, Board of Supervisors</u> Title	<u>4/20/2026</u> Date

Updated 3/8/2012

All projects will need to submit this form with their ERR to IEDA prior to a release of funds being issued.



U.S. Department of Housing and Urban
Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

Project Information

Project Name: Paton-Churdan Early Learning Center

Responsible Entity: Greene County, IA

Grant Recipient (if different than Responsible Entity): Paton-Churdan Early Learning Center

State/Local Identifier:

Preparer: Shannan Potts, Regional Planner, Region XII

Certifying Officer Name and Title: Dawn Rudolph, Chairperson

Grant Recipient (if different than Responsible Entity): Paton-Churdan Early Learning Center

Consultant (if applicable):

**Direct Comments to: Shannan Potts, Regional Planner, Region XII Council of Governments, 712-792-9914
spotts@region12cog.org**

Project Location: 606 Adrian Street, Churdan, IA 50050

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: The proposed project is for the purchase and placement of a new modular facility to serve as the new Paton-Churdan Early Learning Center.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: Currently, the Paton-Churdan Early Learning Center operates in a modular building that was designed to be temporary. It is now more than 30 years old- well past its intended 25-year lifespan and shows significant deterioration. The windows and roof leak during rain and snow, ceiling tiles are stained with water damage, and insulation, compromised by moisture, has left the HVAC system working overtime, driving up utility costs. This has resulted in an inefficient and costly environment that compromises the comfort and safety of children and staff. Additionally, the new building will be able to provide care for more children and allow the school to use a room for preschool.

Existing Conditions and Trends [24 CFR 58.40(a)]: A number of issues with the current center have been recognized. The current building has exceeded its useful life and has become cost prohibitive to continue to operate. The current center is also too small to be able to be used for care for more children. The new building will be energy efficient and will have enough space to provide care for more children and provide a safer space for the children and workers.

Funding Information

Grant Number	HUD Program	Funding Amount
25-CF-004	CDBG	\$600,000

Estimated Total HUD Funded Amount: \$600,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: Total Estimated Cost: \$2,154,812 (HUD Funds: \$600,000; Non-HUD Funds: \$1,554,812)

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders,	Are formal compliance steps or	Compliance determinations
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and Regulations listed at 24 CFR §58.5 and §58.6	mitigation required?	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No X	Project is NOT located within 2,500 feet of the end of a civil airport runway or 15,000 feet of the end of a military Airfield runway. HUD policy is to promote compatible land uses in RCZ/CZ/APZ. Airport map can be found in Appendix A.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No X	No coastal zone management programs exist in the states of HUD Region VII, as established by Nat'l Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No X	The project location is not in a floodplain. The Firm can be found in Appendix G.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No X	Project is NOT located in an EPA-designated non-attainment area or maintenance area for one or more of six "criteria pollutants," called National Ambient Air Quality Standards (NAAQS). Map documentation is included in Appendix B.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No X	No coastal zone management programs are in the states of HUD Region VII, per Nat'l Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management. www.coastalmanagement.noaa.gov/mystate/welcome.html
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No X	Project location will not be affected by any contaminated or toxic substances. A field inspection, land use search and review of environmental compliance using All sites in proximity were in compliance. No leaking sited and no tanks were registered on the IDNR storage database for LUST sites. Documentation can be found in Appendix C.

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No X</p>	<p>Project will not affect any Federally listed endangered or threatened species or its habitat because the project location does not have a habitat suitable for the listed species. A consultation with USFWS was completed and the consultation results can be found in Appendix D.</p>
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p>	<p>HUD does not currently require EJ information.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No X</p>	<p>Visual search of the area around the project revealed that the project is NOT located within sight of or in proximity to an above ground storage tank or facilities that stores, handles or processes chemicals or petrochemicals of an explosive or flammable natures, such as liquid propane, gasoline, or other above-ground storage tanks. Documentation can be found in Appendix E.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No X</p>	<p>The project is located in an area that includes prime farmland, unique farmland, and land of statewide or local importance. However, this project is for the purchase and placement of a modular building to operate as a childcare facility on already developed school property. The farmland classification map can be found in Appendix F.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No X</p>	<p>The project location is not in a floodplain. The Firm can be found in Appendix G.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No X</p>	<p>On 4/15/26 the State Historical Preservation Office determined a finding of No Historic Properties Affected. Documentation can be found in Appendix H.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No X</p>	<p>The City of Churdan does not meet the criteria for noise analysis as there is no railroad in the town and there are no roads with an ADT above 2,000. Map can be found in Appendix I.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No X</p>	<p>Project is NOT located within an area of an EPA-designated sole source aquifer. Map found in Appendix J and at www.epa.gov/dwssa/map-sole-source-aquifer-locations.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No X</p>	<p>Project is NOT located within, or has an impact upon, a wetland. Map found in Appendix K.</p>

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p> X</p>	<p>Project is not located within one mile of a designated Wild and Scenic River, or river being studied as a component of the Wild and Scenic River System. Iowa does not have any designated rivers, but does have 1 study river and 7 potential rivers listed in the NRI (Sections of the Boone River, Cedar River, Maquoketa, Middle Raccoon River, Turkey River, Upper Iowa River, Wapsipinicon, Yellow River). www.nps.gov/nrcr/programs/rtca/nri/states/ia.html This information can be found in Appendix L.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	This project will not have any impact on the conformance with comprehensive and neighborhood plans. No mitigation is necessary.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	This project will not have any impact on soil suitability, slope, erosion, drainage, or storm water runoff. No mitigation is necessary.
Hazards and Nuisances including Site Safety and Noise	2	This project will have no impact on hazards and nuisances, including site safety and noise. No mitigation is necessary.
Energy Consumption	1	This project will replace an inefficient old building with a new energy efficient building, thus reducing its energy consumption. No mitigation is necessary.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project will allow for more families to obtain childcare, enabling parents to gain or maintain stable employment. No mitigation necessary.
Demographic Character Changes, Displacement	2	The project will have no impact on community demographics with no changes directly related to this project. The project will not cause any residential or commercial displacements within the community. No mitigation is necessary.

Environmental Justice	N/A	HUD does not currently require EJ information.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	This project will expand the capacity of the Paton Churdan Early Learning Center and provide more families with childcare. No mitigation is necessary.
Commercial Facilities	2	This project will have no impact on the commercial facilities within the City of Churdan. No mitigation is necessary.
Health Care and Social Services	2	This project will have no impact on health care or social service facilities within the City of Churdan. No mitigation is necessary.
Solid Waste Disposal / Recycling	2	This project will have no impact on the solid waste facilities within the City of Churdan. No mitigation is necessary.
Wastewater / Sanitary Sewers	2	The project will have no impact on the wastewater utility within the City of Churdan. No mitigation is necessary.
Water Supply	2	This project will have no impact on the water supply of the City of Churdan. No mitigation is necessary.
Public Safety - Police, Fire and Emergency Medical	2	This project will have no impact on policing, fire services or emergency medical services in the City of Churdan. No mitigation is necessary.
Parks, Open Space and Recreation	2	This project will have no impact on the parks, open space, or recreation within the City of Churdan. No mitigation is necessary.
Transportation and Accessibility	2	This project will have no impact on transportation within the City of Churdan. No mitigation is necessary.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	This project will have no impact on the unique natural features or water resources within the City of Churdan. No mitigation is necessary.
Vegetation, Wildlife	2	This project will have no impact on vegetation and wildlife in the City of Churdan. No mitigation is necessary.
Other Factors	2	This project will have no impact on other natural features within the community. No mitigation is necessary.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE CHANGE / ENERGY		
Impact on occupants, alteration of future site, effect on/from weather related disasters	2	This project will have no impact on the occupants within the City of Churdan. The project will not alter any future sites of development. This project will not have any impact on how weather-related disasters affect the City of Churdan. No mitigation is necessary.
Energy efficiency, Green building practices	1	This project will replace an inefficient old building with a new energy efficient building, thus reducing its energy consumption. No mitigation is necessary.
Energy usage, Emissions	1	This project will result in lower energy usage due to a more energy efficient building. No mitigation necessary.

Additional Studies Performed: Phase 1 by Bear Creek Archeology

Field Inspection (Date and completed by): Shannan Potts, Regional Planner, March 31, 2026

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Bear Creek Archeology
Greene County Farm Service Agency
Iowa DNR
Fish and Wildlife Services
National Park Service
FEMA
State Historic Preservation Office

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]: A public hearing was conducted to give the public an opportunity to provide input on the project. No questions or comments were received before or during the hearing.

Cumulative Impact Analysis [24 CFR 58.32]: Overall, this project will have no adverse environmental impact. There are no concerns with contaminated substances. No endangered species will be impacted by the project.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]: An alternative that was considered was to transform an old church in Churdan into the daycare facility. This option was rejected as the estimates to do so came in much higher than anticipated and made a new building a more financially feasible option. The rehabilitation of the church would have included the necessary utilization of an elevator for ADA accessibility, which could cause financial strain on the center if something were to go wrong.

No Action Alternative [24 CFR 58.40(e)]: The no action alternative for the Paton Churdan Early Learning Center would be to remain in the same building. This option was rejected as the building has deteriorated and is starting to pose hazards to the staff and children who utilize the facility. The current building was not intended to be utilized as long as it has, and therefore the insulation within the building has deteriorated, increasing the heating and cooling bills to abnormally high amounts.

Summary of Findings and Conclusions: Overall, this project will have little impact on the community, its natural resources, the local climate, or other evaluated areas. Any impact that this project will have on the community will be beneficial in nature which leads to no mitigation measures being necessary.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

None.

Law, Authority, or Factor	Mitigation Measure

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
 The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
 The project may significantly affect the quality of the human environment.

Preparer Signature: Shannan K Potts Date: 4/20/26

Name/Title/Organization: Shannan Potts, Regional Planner, Region XII _____

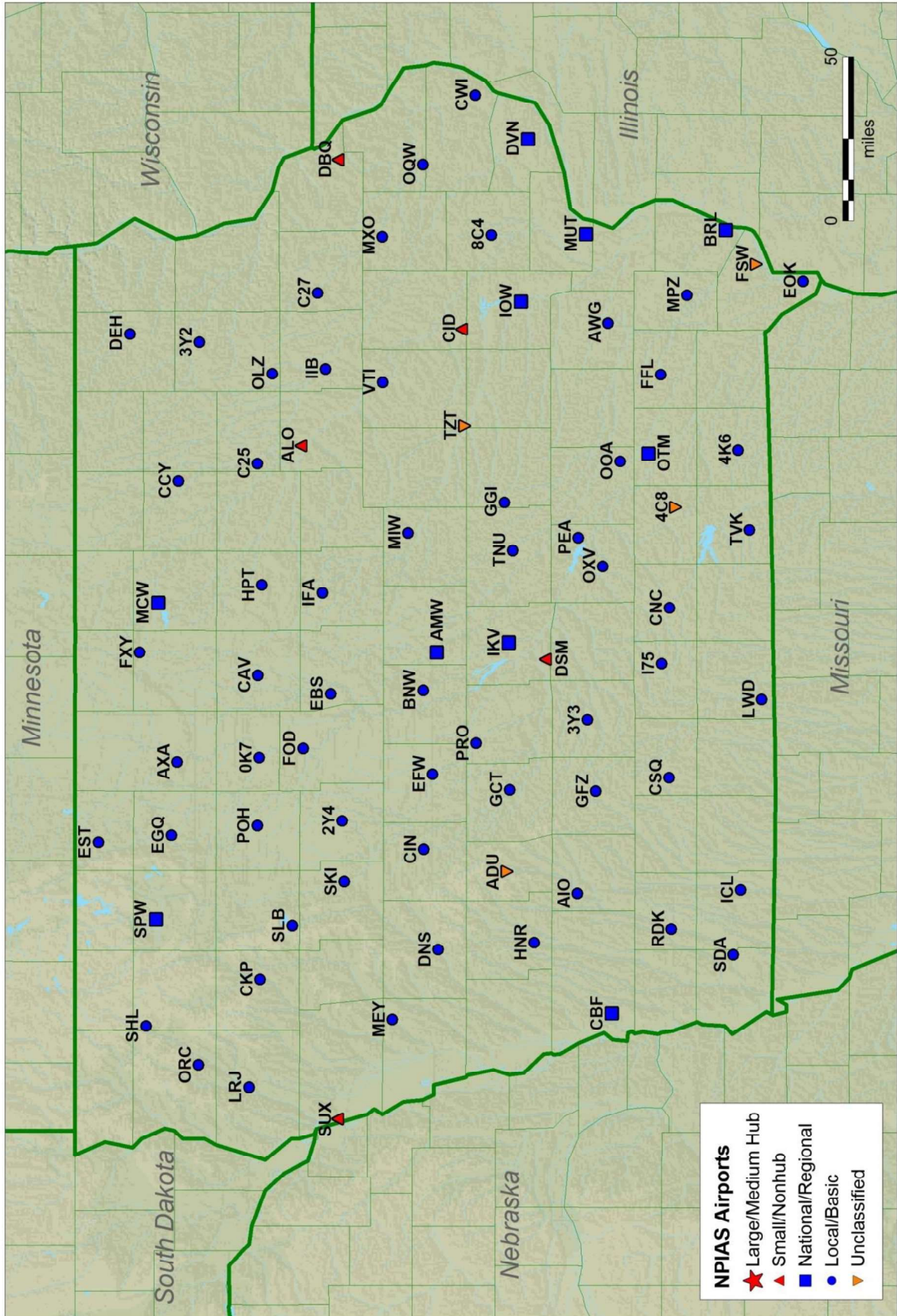
Certifying Officer Signature: Dawn Rudolph Date: 4-20-2026

Name/Title: Dawn Rudolph, Supervisor, Greene County Dawn Rudolph, Chair
Greene County Board of Supervisors

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendix A

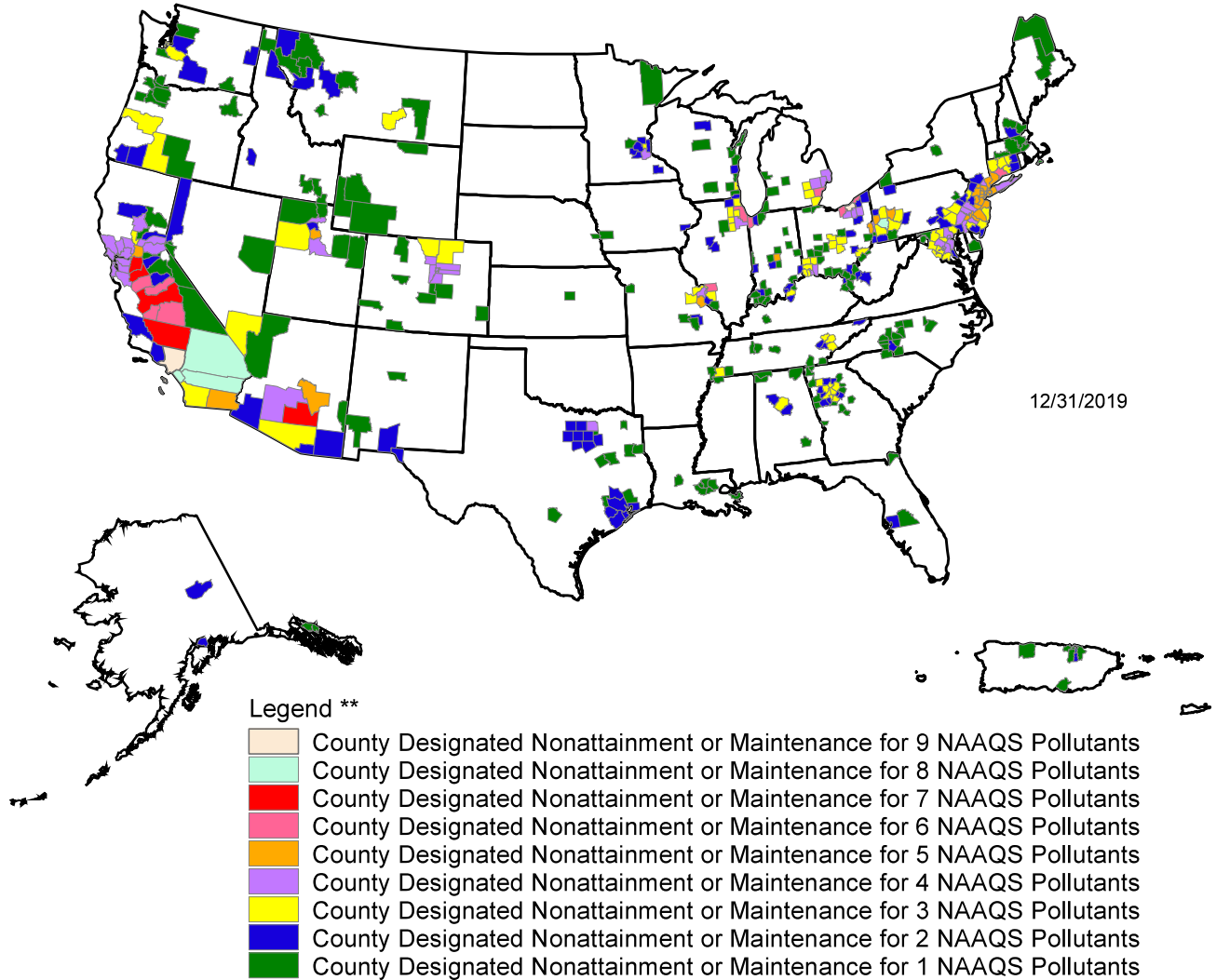
Iowa



Appendix B

Counties Designated "Nonattainment" or "Maintenance"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



Guam - Piti and Tanguisson power stations are designated nonattainment for the SO₂ (1971) NAAQS

Piti and Cabras power stations are designated nonattainment for the SO₂ (2010) NAAQS

* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts ** are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

Appendix C

Untitled map

Last edit was seconds ago

Add layer Share Preview

606 Adrian Street, Churdan, IA

606 Adrian St

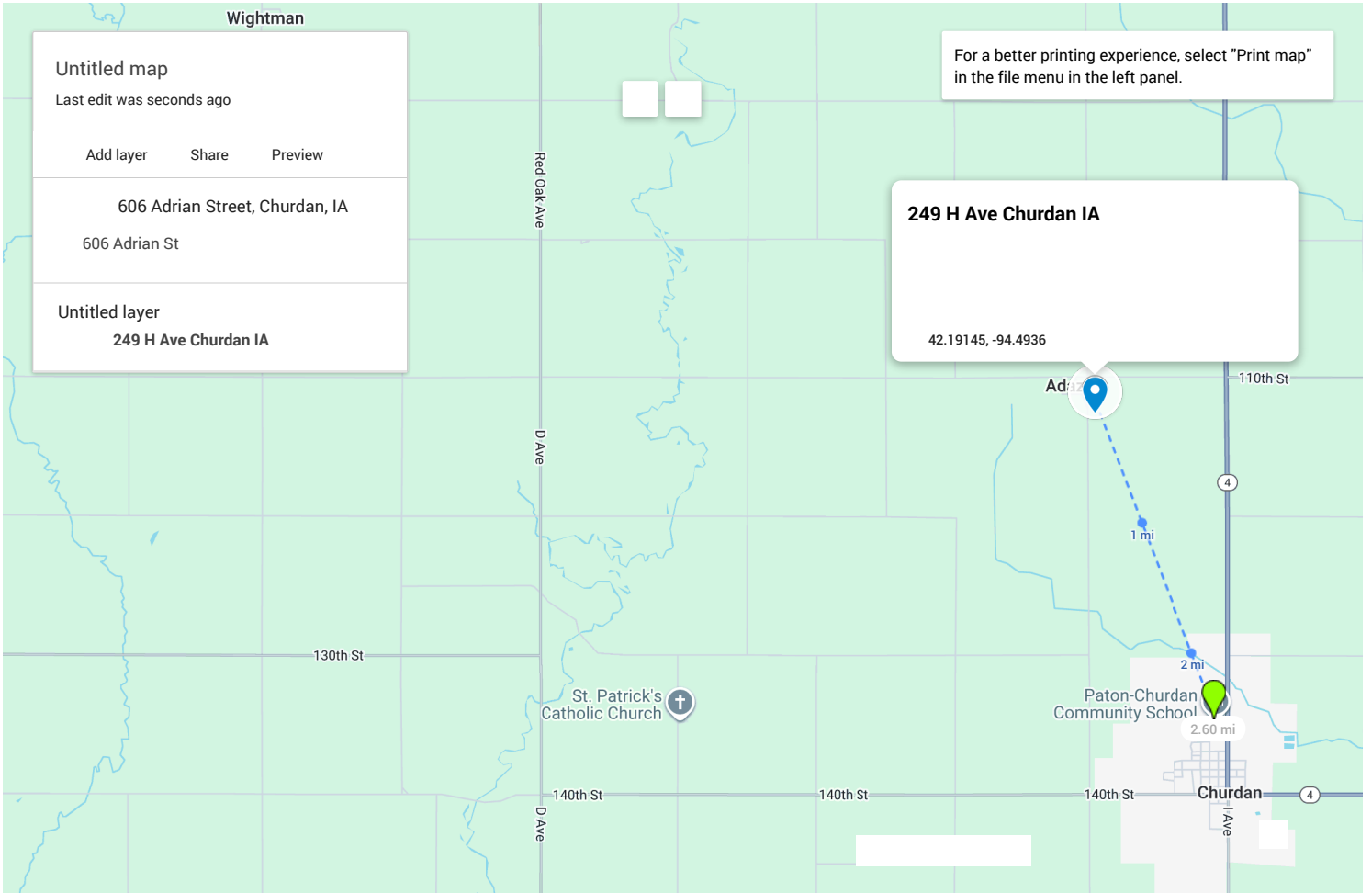
Untitled layer

249 H Ave Churdan IA

For a better printing experience, select "Print map" in the file menu in the left panel.

249 H Ave Churdan IA

42.19145, -94.4936



249 H Ave Churdan
606 Adrian Churdan

CONTAMINATED SITES

[Sign in](#)

Site Search

Sites may be searched by entering text in one text boxes at the base of the columns (name, address, city or program). Other search criteria may also be entered the general text box including county, zip code, project manager, alternative name, or ownership type.

The system will start sorting as a search is initiated in the general text search box; pressing an enter or return key isn't necessary. The best results are obtained by using the column text boxes in combination with the general text box to narrow the search list.

Copy CSV Print Clear

Show entries

Search:

ID	Name	Address	City
2860	Former Adaza Grain Storage (USDA IA-601)	249 H Ave	Churdan
	<input type="text" value="Search"/>	<input type="text" value="Search"/>	<input type="text" value="churdan"/>

Showing 1 to 1 of 1 entries (filtered from 2,564 total entries)

Previous Next



IOWA DEPARTMENT OF
NATURAL RESOURCES
Underground Storage Tanks Database

1/19/2026 12:27 PM user: [Login](#)

[Advanced](#) search UST Registration Number ▼ for [Go](#)

Advanced Search

UST LUST AST UST 3rd Party Inspections UST Certifications

Leak Number:

Leak Risk Classification:

Site Name:

Site Address:

Site City:

County:

Site Status:

[Search](#)

[Export Results](#)

No LUST Records Found

DISCLAIMER: The information on this website represents data provided to the DNR from outside entities. Although believed to be generally reliable, its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. The Tanks database does not display nor contain all the records submitted for a site. Additional information may be obtained from the DNR Records Center at 515-725-8480 or DNR.Records@dnr.iowa.gov.

The Above Ground Storage Tank (AST) information on this website is no longer maintained. The DNR does not regulate ASTs. For additional information on ASTs, please contact the State Fire Marshal office at (515)-725-6145.

ECHO web services and searches will be unavailable on Monday, January 19 from 5 to 6:30 pm EST for scheduled maintenance.

Facility Search Results

Georgia, Michigan, Nebraska, North Carolina, Pennsylvania, Vermont, Washington, West Virginia, and Wisconsin are working with EPA to fix problems with their Clean Water Act violation data. [Read More...](#)

Drinking water data displayed on ECHO are not real-time data. [Read More...](#)

Map Legend | Zoom To: churdan ia

Resync map and table

Facility Summary

Select a facility row from the search results table.

Current Search

7 Facilities Found

Selected Criteria

Media Selected: All Media Programs

Active/Operating: Yes

City, State, and/or ZIP Code: churdan ia

Explore Enforcement and Compliance Criteria

0 Facilities with Current Violations

0 Facilities with Significant Violations

1 Facilities with Violations (3 years)

0 Facilities with Formal Enforcement Actions (5 years)

2 Facilities with Informal Enforcement Actions (5 years)

Map Legend | Zoom To: churdan ia

Resync map and table

Facility Summary

Select a facility row from the search results table.

Current Search

7 Facilities Found

Selected Criteria

Media Selected: All Media Programs

Active/Operating: Yes

City, State, and/or ZIP Code: churdan ia

Explore Enforcement and Compliance Criteria

0 Facilities with Current Violations

0 Facilities with Significant Violations

1 Facilities with Violations (3 years)

0 Facilities with Formal Enforcement Actions (5 years)

2 Facilities with Informal Enforcement Actions (5 years)

Modify Search

Facility Name	Mapped	Street Address	City	State	FIR ID	Reports	Compliance Monitoring Activity (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
CHURDAN CITY OF STP	<input checked="" type="checkbox"/>	EAST OF TOWN ON SAND STREET	CHURDAN	IA	11001003531	C E L X	1	No	5	0
CHURDAN HOT WOODS	<input checked="" type="checkbox"/>	900 FITZPATRICK ST	CHURDAN	IA	110012214987	C	0	No	0	0
CHURDAN WATER SUPPLY	<input checked="" type="checkbox"/>	-	CHURDAN	IA	11001307690	C	0	No	0	0
JERRY WHITE	<input checked="" type="checkbox"/>	700 BELL	CHURDAN	IA	110011763763	C E	0	No	0	0
LANDUS KOOPERATIVE - CHURDAN	<input checked="" type="checkbox"/>	302 SAND STREET	CHURDAN	IA	110007253774	C E	0	No	0	0
NEW COOPERATIVE, INC.	<input checked="" type="checkbox"/>	1077 140TH STREET	CHURDAN	IA	110071894103	C	0	No	0	0
PAYSON CHURDAN COUNTRY SQU	<input checked="" type="checkbox"/>	606 ADRIAN	CHURDAN	IA	110036352853	C	0	No	0	0

Customize Columns | Download Data | Quick CSV Download

Source Data | Results Guide | Reports Legend

Filter Facilities

Not Filtering on 7 Facilities

Only Show Matches

Facility Characteristics

Facility Type

Major Non-Major

Facility Permit ID

1 Has Water Permit (ICIS-NPDES) 2 Has ICIS-Air ID

3 Has RCRA ID 0 Has TRI Releases

Enforcement and Compliance Characteristics

1 Facilities with Violations (1 or more quarters within the past 3 years)

Facilities with Formal Enforcement Actions (5 yrs)

0 Yes 7 No

Appendix D



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To:

01/21/2026 16:51:18 UTC

Project Code: 2026-0039072

Project Name: Greene County Paton- Churdan Early Learning Center

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website <https://ipac.ecosphere.fws.gov> at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project "may affect" listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have "no effect" on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude "no species habitat or species present" and document your finding in your project records. For example, if the project area is located entirely within a "developed area" (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project's immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, 'may affect' is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species' resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a 'no effect' determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: <https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance>.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - <https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines>
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - <https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation>

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (*Perimyotis subflavus*) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and "take" will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website <https://www.fws.gov/library/collections/bald-and-golden-eagle-management>. We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office

Illinois & Iowa Ecological Services Field Office

1511 47th Ave

Moline, IL 61265-7022

(309) 757-5800

PROJECT SUMMARY

Project Code: 2026-0039072
Project Name: Greene County Paton- Churdan Early Learning Center
Project Type: Commercial Development
Project Description: This project is for the site preparation, construction of a foundation, and the placement of a modular building to serve as a new Early Learning Center at 606 Adrian St, Churdan, Iowa.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.15977695,-94.47713799835478,14z>



Counties: Greene County, Iowa

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

FISHES

NAME	STATUS
Topeka Shiner <i>Notropis topeka</i> (=tristis) Population: Wherever found, except where listed as an experimental population There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4122	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA). Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED.
PLEASE VISIT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html) OR CONTACT THE FIELD
OFFICE FOR FURTHER INFORMATION.

IPAC USER CONTACT INFORMATION

Agency: County of Greene
Name: Shannan Potts
Address: 1009 E Anthony St
City: Carroll
State: IA
Zip: 51401
Email: spotts@region12cog.org
Phone: 7127929914

LEAD AGENCY CONTACT INFORMATION

Lead Agency: County of Greene

Appendix E

← → ↻ iowa.imagetrendlicense.com/lms/public/portal#/lookup/service ☆ 📄 🗨️ 🌐 Finish update | All Bookmarks

Account Login

🔍 **Lookup**

Applicant

Business

Goods (Structure/Tank)

Complaints

Business Lookup

Enter any search criteria to view the licensing information of any active or past licensed contractor.

Results are real-time. Please report any errors.

Visit the [HELP](#) page for contact information to the different programs.

You can list all licensed types of contractors by selecting the applicable Service Classification from the drop down list. All **active & currently?** licensed contractors in that classification will be listed.

(Example: to list all licensed fire protection contractors, select Fire Protection from the Service Classification drop down list and click the Search button.)

Business Name:

License Number:

Business/Site Classification: Tanks (registration) ▼

Business Address City: Churdan

Business Address County:

Endorsement(s): Select Endorsement(s) ▼

Search Results

Name	Street Address	City	County	Active
Fancy Bar M LLC - Tanks	500 Jay St Box 76	Churdan	Greene	Yes

Records 1-1 of 1 First/Previous/Next/Last Page 1 of 1 Per Page 10

Iowa Department of Inspections, Appeals, and Licensing
6200 Park Ave, Suite 100 | Des Moines, Iowa 50321-1270 | 515-725-6145

🌤️ 47°F Cloudy 🔍 Search 🌐 2:57 PM 4/1/2026

← → ↻ iowa.imagetrendlicense.com/lms/public/portal#/lookup/service/detail/67944647-eab2-e511-80d0-001dd8b71ce2 ☆ 📄 🗨️ 🌐 Finish update | All Bookmarks

Account Login

🔍 **Lookup**

Applicant

Business

Goods (Structure/Tank)

Complaints

Business Lookup Detail

Licenses for companies with no responsible managing employee (RME) are INVALID and all technician licenses are INVALID until RME information is updated.

Results are real-time. Please report any errors.

Visit the [HELP](#) page for contact information to the different programs.

Business: Fancy Bar M LLC - Tanks

Classification: Tanks (registration) Address: 500 Jay St Box 76 Churdan IA 50050
 Phone: 515-370-1065 Expiration Date: 10/01/2018
 Endorsement(s): None Primary License Number: AST03608
 Consumer Fireworks Site Type: None Consumer Fireworks Quantity: None
 Iowa Contractor Registration #: None License Status: Expired

Tank Location	Tank Permit Number	Contents	Size	Serial Number	Registration Expiration Date	Status
494 H Ave-Churdan	19191	DIESEL	12000	19191	10/01/2018	Active

Personnel Name	Personnel License Endorsement	Personnel License Expiration Date	Personnel License Number	Personnel License Status
AST03608, point of contact			AST03608	

Iowa Department of Inspections, Appeals, and Licensing
6200 Park Ave, Suite 100 | Des Moines, Iowa 50321-1270 | 515-725-6145

🌤️ 47°F Cloudy 🔍 Search 🌐 2:58 PM 4/1/2026

This tank is a 12,000 gallon diesel storage tank. It is non pressurized and has a 20x20 foot dike surrounding it.

← → ↻ hudexchange.info/programs/environmental-review/asd-calculator/ ☆ 📄 🗨️ 🌐 Finish update ⋮
 All Bookmarks

HUD EXCHANGE Programs ▾ Resources ▾ Trainings ▾ Program Support ▾ Grantees ▾ News 🔍

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground? Yes: No:

Is the container under pressure? Yes: No:

Does the container hold a cryogenic liquified gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)	400
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	
ASD for Thermal Radiation for Buildings (ASDBPU)	
ASD for Thermal Radiation for People (ASDPNPD)	105.48
ASD for Thermal Radiation for Buildings (ASDBNPD)	17.40

For mitigation options, please click on the following link: [Mitigation Options](#)

Related Information

- ASD User Guide
- ASD Flow Chart

🌡️ 47°F Cloudy 🔍 Search 🗨️ 🌐 📄 🗨️ 🌐 3:02 PM 4/1/2026

← → ↻ google.com/maps/edit?mid=1AthqNVndk0naCODZzqWcgPPVjUvS3U0&ll=42.15220438223149%2C-94.49349652950217&z=15

Untitled map
 4 views
 Last edit was 5 days ago

📄 Add layer 👤 Share 👁 Preview

✕ 🔍 494 H Avenue, Churdan, IA
 📍 494 H Ave

✔️ Untitled layer
 📄 Import
 Add places to this layer by drawing or importing data. [Learn more](#)

☐ Untitled layer
 ▾ Base map

Google My Maps

Map data ©2026 Terms
 🌡️ 47°F Cloudy 🔍 Search 🗨️ 🌐 📄 🗨️ 🌐 3:04 PM 4/1/2026

Project is outside of the separation distance. No mitigation needed.

Appendix F

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request			
Name of Project		Federal Agency Involved			
Proposed Land Use		County and State			
PART II (To be completed by NRCS)		Date Request Received By NRCS		Person Completing Form:	
Does the site contain Prime, Unique, Statewide or Local Important Farmland? <i>(If no, the FPPA does not apply - do not complete additional parts of this form)</i>		YES <input type="checkbox"/>	NO <input type="checkbox"/>	Acres Irrigated	Average Farm Size
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres: %		Amount of Farmland As Defined in FPPA Acres: %		
Name of Land Evaluation System Used	Name of State or Local Site Assessment System		Date Land Evaluation Returned by NRCS		
PART III (To be completed by Federal Agency)		Alternative Site Rating			
		Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly					
B. Total Acres To Be Converted Indirectly					
C. Total Acres In Site					
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland					
B. Total Acres Statewide Important or Local Important Farmland					
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted					
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value					
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)					
PART VI (To be completed by Federal Agency) Site Assessment Criteria <i>(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i>		Maximum Points	Site A	Site B	Site C
1. Area In Non-urban Use		(15)			
2. Perimeter In Non-urban Use		(10)			
3. Percent Of Site Being Farmed		(20)			
4. Protection Provided By State and Local Government		(20)			
5. Distance From Urban Built-up Area		(15)			
6. Distance To Urban Support Services		(15)			
7. Size Of Present Farm Unit Compared To Average		(10)			
8. Creation Of Non-farmable Farmland		(10)			
9. Availability Of Farm Support Services		(5)			
10. On-Farm Investments		(20)			
11. Effects Of Conversion On Farm Support Services		(10)			
12. Compatibility With Existing Agricultural Use		(10)			
TOTAL SITE ASSESSMENT POINTS		160			
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)		100			
Total Site Assessment (From Part VI above or local site assessment)		160			
TOTAL POINTS (Total of above 2 lines)		260			
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>			
Reason For Selection:					
Name of Federal agency representative completing this form:					Date:

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fppa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$$

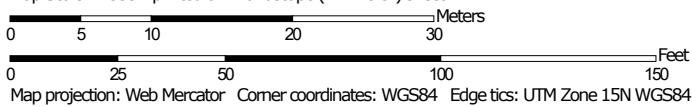
For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

Soil Map—Greene County, Iowa
(Paton Churdan Daycare)




Map Scale: 1:535 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Greene County, Iowa

Survey Area Data: Version 31, Sep 8, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Oct 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

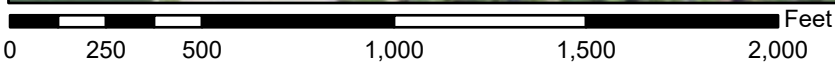
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
107	Webster clay loam, 0 to 2 percent slopes	1.1	100.0%
Totals for Area of Interest		1.1	100.0%

Appendix G

National Flood Hazard Layer FIRMMette



94°28'56"W 42°9'48"N



1:6,000

94°28'18"W 42°9'21"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/19/2026 at 4:49 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix H

From: Betty.Gillespie@email.iowaeda.com
To: [Robert Jonet](#)
Cc: [SHPO 106](#)
Subject: R&C 260437072 - 00061072 - HUD - Greene - Churdan Early Learning Center
Date: Wednesday, April 15, 2026 1:02:07 PM

Dear Robert Jonet,

We have received your submittal for the above referenced federal undertaking. We provide the following response in accordance with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulations 36 CFR 800.

Regarding this project, please see the following comments:

R&C 260437072 - 00061072 - HUD - Greene - Churdan Early Learning Center - The city of Churdan is constructing a modular building on their public schoolgrounds for pre-school education. The building will take up roughly 6,510 square feet.

- Concur with the federal agency and/or their designated representative (No Historic Properties Affected - No Properties).

You will not receive a hard copy of this email. It is the submitter's responsibility to maintain the official file of record. If you have any questions or comments, please feel free to contact our office.

Sincerely,

Betty Gillespie
Built Environment Reviewer
State Historic Preservation Office
betty.gillespie@iowaeda.com | +1 (515) 348-6293 | culture.iowaeda.com/shpo

Iowa Economic Development Authority 

PHASE I ARCHEOLOGICAL SURVEY
AHEAD OF BUILDING CONSTRUCTION
IN THE CITY OF CHURDAN,
GREENE COUNTY, IOWA.

Section 20, T85N, R31W

BCA 3953

**THIS VOLUME MAY CONTAIN SITE LOCATION INFORMATION
NOT FOR PUBLIC DISTRIBUTION**

Prepared for
Paton-Churdan Early Learning Center
606 Adrian Street
Churdan, Iowa 50050

Prepared by
Jeremy L. Skeens
(Principal Investigator)

Bear Creek Archeology, Inc.
P.O. Box 347
Cresco, Iowa 52136
Derek V. Lee, Director

March 2026

MANAGEMENT SUMMARY

This report presents the results of a Phase I archeological survey conducted for the Region XII Council of Governments of Carroll, Iowa, by Bear Creek Archeology, Inc., of Cresco, Iowa, for a proposed building construction project in the city of Churdan, Greene County, Iowa. The project area is set within a slight depression along the till plain in an active recreational field immediately north of Adrian Street. The Paton-Churdan Community School parking lot abuts the east perimeter. The project area is located in the SW¼, SE¼, NE¼ of Section 20, T85N, R31W, Greene County, Iowa. The total project area covers approximately 0.3 ha (0.6 ac). The fieldwork for this investigation was conducted in March 2026.

The archival search indicated no previously conducted cultural resource surveys or recorded archeological sites mapped within the project area boundary. Additionally, no archeological sites occur in a 1.6 km (1 mi) radius. Three previous archeological surveys are recorded within 1.6 km (1 mi) of the project area. Seven inventoried historic structures are mapped in Churdan within 0.8 km (0.5 mi) of the project area. None of the nearby structures should be affected by the proposed project.

Surface cover for the project area consisted of grass across the surface of the recreational field. The geomorphic evaluation identified a project area generally comprised of disturbed surficial deposits overlaying the relatively intact former surface which transitioned to the poorly drained subsoil. A total of six shovel tests were successfully excavated during the field investigation. Attempted shovel tests near the extant parking lot could not penetrate the gravelly surface. No cultural material was encountered during the excavation of the subsurface tests. No further cultural resource investigations are recommended for the identified project area.

Information contained in this report relating to the nature and location of archeological sites is considered private and confidential and not for public disclosure in accordance with Section 304 of the National Historic Preservation Act (54 U.S.C. § 307103); 36 CFR Part 800.6(a)(5) of the Advisory Council on Historic Preservation's rules implementing Sections 106 and 110 of the National Historic Preservation Act; Section 9(a) of the Archaeological Resource Protection Act (54 U.S.C. § 100707), and Chapter 22.7, subsection 20 of the Iowa Code.

INTRODUCTION

The following report presents the results of a Phase I archeological survey conducted for the Region XII Council of Governments of Carroll, Iowa, by Bear Creek Archeology, Inc. (BCA) of Cresco, Iowa, for a proposed building construction project in Greene County, Iowa. The Phase I archeological survey was conducted in accordance with the National Historic Preservation Act (Advisory Council on Historic Preservation 2004, 2016) and the Secretary of the Interior's standards for the identification of historic properties (National Park Service [NPS] 1983). The investigation meets or exceeds the guidelines for Iowa archeological investigations offered by the Association of Iowa Archaeologists (AIA; 2023). The fieldwork for these investigations was conducted by BCA personnel on March 11–12, 2026. The fieldwork, data analyses, and report production were conducted by the principal investigator. The resulting field notes and other records generated by BCA during this project are housed at BCA's office in Cresco, Iowa.

PROJECT AREA LOCATION AND DESCRIPTION

Positioned in the Des Moines Lobe Physiographic Region (Figure 1), the project area is located in the city of Churdan along the north side of Adrian Street, approximately 0.5 km (0.3 mi) southwest of Happy Run (Figure 2). The project area generally covers a portion of the practice field for Paton-Churdan Community School. The school parking lot abuts the east perimeter (Figure 3). The project area occurs at a lower elevation within the till plain, with a circular depression covering most of the west half. A drainageway associated with Happy Run is present along the Adrian Street public right-of-way (ROW) at the south perimeter. The project area consists of a roughly 51 x 51 m (167 x 167 ft) square within a grass lot. The total project area covers approximately 0.3 ha (0.6 ac). The project area is located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 20, T85N, R31W, Greene County, Iowa.

INVESTIGATION PREMISES

The purpose of this investigation is to document the cultural resources within the project area at the Phase I level of investigation. The goals of the Phase I survey are based on the Secretary of the Interior's Standards and Guidelines for the Identification of Archeological Properties (NPS 1983:44716–44728). These standards are summarized and annotated within the archeological guidelines for Iowa (AIA 2023). Phase I surveys are intended to provide basic data on the occurrence, location, and identification of cultural resources within a given area.

The survey strategy of this Phase I investigation was based on an analysis of the project area and the landforms that exist within it. Archeological sites are integrated into the environment by natural processes and may be viewed not only as cultural remains, but also

as geological deposits. The geographic and pedologic character of a region is conditioned by geological processes, and an awareness of these processes is fundamental to any evaluation of the archeological record. Landform and soil attributes have a strong influence on the presence, absence, and distribution of the plant and animal populations utilized by human groups. Geological processes affect not only the patterns of human habitation and environmental exploitation, but they are also largely responsible for the preservation, destruction, and manipulation of the archeological record. Therefore, archeological sites should be viewed as a product of both cultural and geological processes (Bettis and Green 1991).

This perspective on site location takes into account both the geological processes and cultural interactions of an area, allowing archeologists to use landform modeling to predict site occurrence and patterned distributions within a given region (Bettis and Benn 1984; Bettis and Thompson 1981). Such an approach also proves useful in investigator recognition of post-settlement alluvium (PSA), made land, plowzones, and other disturbances that may have modified the area under investigation.

As a tool of cultural resource management, this type of landform modeling is critical to the development and implementation of survey strategies. More sensitive strategies toward geomorphological context allow the investigator to focus on those areas where the probabilities of site occurrence are highest. This reduces or eliminates the cost of surveying areas where sites should not sensibly occur in situ (e.g., made land, heavily disturbed areas, and landforms consisting entirely of recent alluvium, etc.). Informed survey strategies such as the one outlined above allow for the determination of the depth and distribution of subsurface tests necessary for the detection of buried cultural resource deposits. Additionally, the nature of the proposed impacts can be assessed in terms of the landforms present.

GENERAL INVESTIGATION METHODOLOGY

Prior to beginning the fieldwork, online site and previous survey records at the Office of the State Archaeologist (OSA; 2026) in Iowa City were examined to determine if previously reported properties are recorded within or near the project area. To check for nonextant structures, digital copies of the nineteenth-century General Land Office (GLO) map, historic plat maps, and aerial photographs stored on the BCA server were also consulted.

Also preceding the fieldwork, a brief geomorphic review was conducted to assess the general landform context of the survey area. A 3/4" hand probe was used to inspect subsurface deposits and monitor the depth of the plowzone and other modern impacts. Representative soil profiles were recorded for various landscape positions, supplemented by visual assessments of the project area. Upon completion of this assessment, the site discovery stage of the investigation utilized the excavation of shovel tests on those landforms determined by the geomorphic evaluation to have suitable potential for cultural

materials coupled with either low surface visibility and/or the presence of an intact soil stratigraphy. When undertaken, subsurface tests were advanced at 15 m (49.2 ft) intervals, with the removed matrix screened through ¼” hardware mesh. Subsurface tests were a minimum of 35 cm in diameter. All subsurface tests were excavated to a maximum depth of 85 cm below surface, or well into the subsoil (i.e., Bg horizon). All tests were backfilled.

ENVIRONMENTAL CONTEXT AND LANDFORM MODELS

Physiographic Region

The project area is located in central Iowa within the Des Moines Lobe Physiographic Region where it is positioned approximately 3.1 km (1.9 mi) northeast of the Altamont end moraine (Prior 1991; Figures 1 and 4). The Des Moines Lobe Physiographic Region was created during the extension of the Wisconsinan Laurentide ice sheet into Iowa approximately 14,000 years ago (Kemmis et al. 1981). Because this area was covered with glacial ice, the thick deposition of loess common in most of Iowa was prevented (Prior 1991). Subsequently, the Late Wisconsinan-age glacier deposited materials commonly referred to as the Dows Formation (cf. Hoyer 1980; Kemmis et al. 1981; Ruhe 1969). Relief on the Des Moines Lobe is generally low. As the region has only been free of glacial ice for 12,000 years, the drainage system is still developing. Glacial till, more resistant to erosion than loess, further slows the process of valley incision.

Project Area Soil and Landscape Analysis

The project area is located within a slight depression along the till plain, bordering an intermittent drainageway flowing east to Happy Run, a tributary of Hardin Creek. The Soil Survey of Greene County, Iowa (Sherwood 1985) and the Natural Resources Conservation Service (Soil Survey Staff 2024, 2026a, 2026b) map the entire project area as nearly level Webster clay loam (map symbol 107; Figure 5). This soil series consists of poorly drained till deposits formed within glacial depressions along ground moraines.

A review of the topographic map (Figure 2) and lidar imagery (Figure 6) indicates a near level landform within a swale along the till plain. A large circular depression created by past earthmoving is present in the west half of the project area. Additional ground disturbance from nearby development related to the school parking lot is likely along the east perimeter. The archeological potential of the project area is considered low based on the likelihood of poorly drained deposits within the glacial depression and ground disturbance from past development of the surrounding area. Further disturbance caused by the initial construction of Adrian Street and a paved walking trail is likely near the public ROW at the south perimeter of the project area.

While soil survey and topographic map analyses are essential at the prefield level, field investigation is necessary to determine if the reported information from these sources is accurate. Because much of the soil survey information is documented without localized

field inspection and landforms are constantly evolving, one must accurately document the current landscape to determine a given project area’s archeological potential.

ARCHIVAL REVIEW RESULTS

Previously Recorded Sites, Surveys, and Other Available Cultural Resource Data

Prior to fieldwork, information regarding previously documented archeological sites, former surveys, inventoried historic properties/structures, and possible cultural resource locations within or near the project area was obtained from the online resource managed by the OSA (2026). The archival search indicated no previously recorded archeological sites within a 1.6 km (1 mi) radius of the project area. Three previous archeological investigations have been conducted within 1.6 km (1 mi) of the project area (Table 1). No sites were recorded as a result of the nearby surveys (Billeck 1987; Kendall 2014; Rickers 2009). Seven inventoried historic structures are mapped within 0.8 km (0.5 mi) of the project area, all of which occur in Churdan (Table 2). These structures include six houses (37-0000085, 37-0000105 37-0000188, 37-0000222, 37-0000249, and 37-0000253) built in the early to mid-twentieth century and the Saint Columbkille Catholic Church (37-0000377). The closest inventoried structure (Leo Thornton House [37-0000105]) is located 65 m (212.5 ft) southwest of the project area along Hill Street. The Saint Columbkille Catholic Church (37-0000377) is the only nearby historic structure recommended eligible for nomination to the National Register of Historic Places (NRHP). None of the nearby structures will be directly affected by the proposed project. One Notable Location (Highland Cemetery [XX2496]) is mapped along the east perimeter of Churdan between Sand Street and Iowa Highway 4, 0.8 km (0.5 mi) southeast of the project area. There are no entries on the Historic Indian Location Database within 1.6 km (1 mi) of the project area.

Table 1. Previously conducted archeological surveys within 1.6 km (1 mi) of the project area.

Survey #	Investigation Type	Results	Reference
19870337050	Phase I	no sites	Billeck 1987
20091237092	Phase I	no sites	Rickers 2009
20140537047	Phase I	no sites	Kendall 2014

Table 2. Previously recorded historic properties within 0.8 km (0.5 mi) of the project area.

Site				Consultant
Inventory #	Property Name	Location	Year Constructed	Recommendation
37-0000085	MacDonald House	906 Jay Street	ca. 1900	not eligible
37-0000105	Leo Thornton House	206 Hill Street	1912	not eligible
37-0000188	Kathy Hoyle House	1007 Sand Street	ca. 1900	not eligible
37-0000222	Hoyle House	904 Jay Street	ca. 1920	not eligible
37-0000249	House	902 Jay Street	ca. 1950	not eligible
37-0000253	Vicki Sutton House	207 Hill Street	ca. 1920	not eligible

Table 2. Previously recorded historic properties within 0.8 km (0.5 mi) of the project area, continued.

Site Inventory #	Property Name	Location	Year Constructed	Consultant Recommendation
37-0000377	Saint Columbkille Catholic Church	805 Head Street	1931	eligible (Criterion C, Consideration A)

Historic Maps and Aerial Photographs

The 1853 GLO map, an 1875 (Andreas) statewide atlas, and three additional late nineteenth- to early twentieth-century (Midland Map Company 1909; Northwest Publishing Company 1896; Ogle 1917) plat maps were also examined during the background research for this project. The GLO (1853) map and 1875 (Andreas) atlas do not indicate any cultural features within the project area (Figures 7 and 8). The subsequent plat maps show the project area near the north perimeter of Churdan with a railroad line approximately 165 m to the west (Midland Map Company 1909; Northwest Publishing Company 1896; Ogle 1917; Figures 9–11). The project area is in a grass-covered lot directly north of Adrian Street in all of the aerial photographs (Figures 12–17). A drainage channel can be seen crossing the northeast corner of the project area in the 1939 aerial photograph (Figure 12). The Paton-Churdan Community School and adjoining parking lot first appear in the 1958 photograph. The drainage channel was also diverted south of the project area by this time (Figure 13). Ground disturbance is visible within the circular depression (likely used as a baseball diamond) in the west half of the project area and along the east perimeter in the 1965–1983 aerial photographs (Figure 14–16). A recreational trail extends north from Adrian Street at the southwest corner of the project area by 1995 (Figure 17).

While historic plat maps and aerial images can provide a wealth of information regarding historic properties, structures may exist that were not recorded and those that are recorded can occur in a different location than that depicted. It is for these reasons that historic plat maps must be substantiated through field investigation.

SURVEY RESULTS

Geomorphic Evaluation

To begin the investigation, a geomorphic evaluation was conducted across the project area. Based on the landscape evaluation, the project area is located within a slight depression along the till plain west of Happy Run. Based on the soil data, there is the potential for poorly drained, loamy till within the field, though past development related to the school has likely impacted the surficial deposits. The geomorphic evaluation utilized visual assessments and the extraction of three hand soil cores, resulting in two representative soil profiles for the project area. Landforms and the soil probe locations are reproduced in Figure 3.

The project area was generally situated within an active recreational field abutting the Paton-Churdan Community School parking lot. Gravel extended west from the parking lot into the east perimeter of the project boundary. A visible depression occurred within the west half of the project area. Protective fencing and benches were installed along the southeast edge of the depression at the south-central perimeter of the project area. The Churdan Lions Walking Trail abutted the southwest corner. A pad with shot put rings was constructed at the north-central perimeter (Figures 18–21).

A soil core extracted from the depression in the west half of the project area exposed the poorly drained original surface buried by fill that had been distributed across the surface of the field. The relatively intact Ag horizon gradually transitioned to the gleyed subsoil. Redoximorphic features became more prevalent with depth. Water was encountered at approximately 90 cm (Soil Profile [SP] 1; Figures 22–24). An additional layer of clayey fill was recorded at the surface near the north perimeter of the project area (SP 2; Figures 25–27). An attempt to retrieve a soil core near the east perimeter of the project area was unsuccessful due to gravel obstruction at approximately 5–10 cm.

DESIGNATION: SP 1

LANDSCAPE POSITION: depression

PARENT MATERIAL: glacial till

VEGETATION: grass, <10% ground surface visibility (GSV)

SLOPE: 0–2%

METHOD: hand probe

DATE DESCRIBED: 3/11/2026

DESCRIBED BY: J. Skeens

COMMENTS: This soil profile was recorded in the center of a circular depression within the east half of the project area.

Depth (cm)	Soil Horizon	Description
0–17	fill	Very dark gray (2.5Y 3/1), dark grayish brown (2.5Y 4/2), and light yellowish brown (2.5Y 6/4) sandy clay loam; massive; friable/sticky; abundant, fine gravels; few, very fine roots near the surface; abrupt boundary.
17–45	Ag	Black (2.5Y 2.5/1) clay loam; massive; friable/sticky; very few, very fine roots; gradual boundary.
45–85	Bg	Dark grayish brown (2.5Y 4/2) sandy clay loam; weak, fine and medium, subangular blocky structure; firm/sticky; few, fine, manganese concretions; gradual boundary.
85–98	Cg	Olive gray (5Y 5/2) sandy clay; massive; firm/sticky; water at approximately 90 cm; common, very fine, light yellowish brown (2.5Y 6/4) redoximorphic concentrations; few, fine light olive gray (5Y 6/2) depletions. End.

DESIGNATION: SP 2

LANDSCAPE POSITION: till plain

PARENT MATERIAL: glacial till

VEGETATION: grass, <10% GSV

SLOPE: 0–2%

METHOD: hand probe

DATE DESCRIBED: 3/11/2026

DESCRIBED BY: J. Skeens

COMMENTS: This soil profile was recorded near the northwest corner of the project area.

Depth (cm)	Soil Horizon	Description
0–20	fill 1	Very dark gray (2.5Y 3/1), dark grayish brown (2.5Y 4/2) , and light yellowish brown (2.5Y 6/4) sandy clay loam; massive; friable/sticky; abundant, fine gravels; few, very fine roots near the surface; abrupt boundary.
20–45	fill 2	Mixed olive yellow (2.5Y 6/6), gray (2.5Y 6/1), and very dark gray (2.5Y 3/1) clay loam; massive; firm; abrupt boundary.
45–85	Ag	Black (2.5Y 2.5/1) clay loam; massive; friable/sticky; very few, very fine roots; gradual boundary.
85–100	Bg	Dark grayish brown (2.5Y 4/2) sandy clay loam; weak, fine and medium, subangular blocky structure; firm/sticky; few, fine, manganese concretions; gradual boundary.

Most of the project area possesses low potential of containing in situ archeological deposits due to the disturbed surficial deposits recorded within the active recreational field. If present, in situ cultural material should occur between the disturbed surface and the Bg horizon. However, the poorly drained nature of the relatively intact soil recorded beneath the fill suggests the landform would not have been ideal for past human occupation.

Archeological Survey

The survey strategy utilized for this investigation was determined by the results of the archival review, conditions observed in the field, the geomorphic investigation, and the potential of a given landform to contain cultural resources. For the purposes of site discovery and evaluation, systematic subsurface testing was utilized due to the regular occurrence of relatively intact soil stratigraphy beneath the disturbed surficial deposits. During the initial site discovery stage, a total of six shovel tests were excavated.

At the time of the investigation, the project area was covered in grass (<10% GSV). Based on the inadequate surface visibility throughout the project area, a series of shovel tests ($n = 6$) were placed at 15 m intervals in two similarly spaced transects (Figures 3 and 28–30). The Ag horizon recorded during the geomorphic evaluation (SPs 1 and 2) was encountered at five of the test locations and ranged in thickness from 10–30 cm. Depth of the fill along the surface ranged from 15–50 cm, with the shallowest occurring closest to the Adrian Street public ROW. Subsurface testing was attempted at three equally spaced locations near the east perimeter of the project area. All three of these tests ended due to gravel obstruction at 8–10 cm. Because they were obstructed so near the surface, these tests were not mapped or recorded. No cultural material was observed or collected during the field investigation.

SUMMARY AND RECOMMENDATIONS

The preceding report presents the results of a Phase I archeological survey conducted across the project area for a proposed building construction project in the city of Churdan, Greene County. The project area is set within a slight depression along the till plain in an

active recreational field immediately north of Adrian Street. The Paton-Churdan Community School parking lot abuts the east perimeter.

The archival search indicated no previously conducted cultural resource surveys or recorded archeological sites mapped within the project area boundary. Additionally, no archeological sites occur in a 1.6 km (1 mi) radius. Three previous archeological surveys are recorded within 1.6 km (1 mi) of the project area. Seven inventoried historic structures are mapped in Churdan within 0.8 km (0.5 mi) of the project area. None of the nearby structures should be affected by the proposed project.

Surface cover for the project area consisted of grass (<10% GSV) across the surface of the recreational field. The geomorphic evaluation identified a project area generally comprised of disturbed surficial deposits overlaying the relatively intact former surface which transitioned to the poorly drained subsoil. A total of six shovel tests were successfully excavated during the field investigation. Attempted shovel tests near the extant parking lot could not penetrate the gravelly surface. No cultural material was encountered during the excavation of the subsurface tests. No further cultural resource investigations are recommended for the identified project area.

No technique of modern archeological research is adequate to identify all archeological sites or cultural deposits within a given area. In the event that any cultural materials not recorded by this investigation are discovered in the course of the proposed development activities, the State Historic Preservation Office should be contacted immediately. It is the responsibility of the developer to protect cultural resources from disturbance until a professional examination can be made or authorization to proceed is granted by the State Historic Preservation Office or a designated representative.

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FIGURES

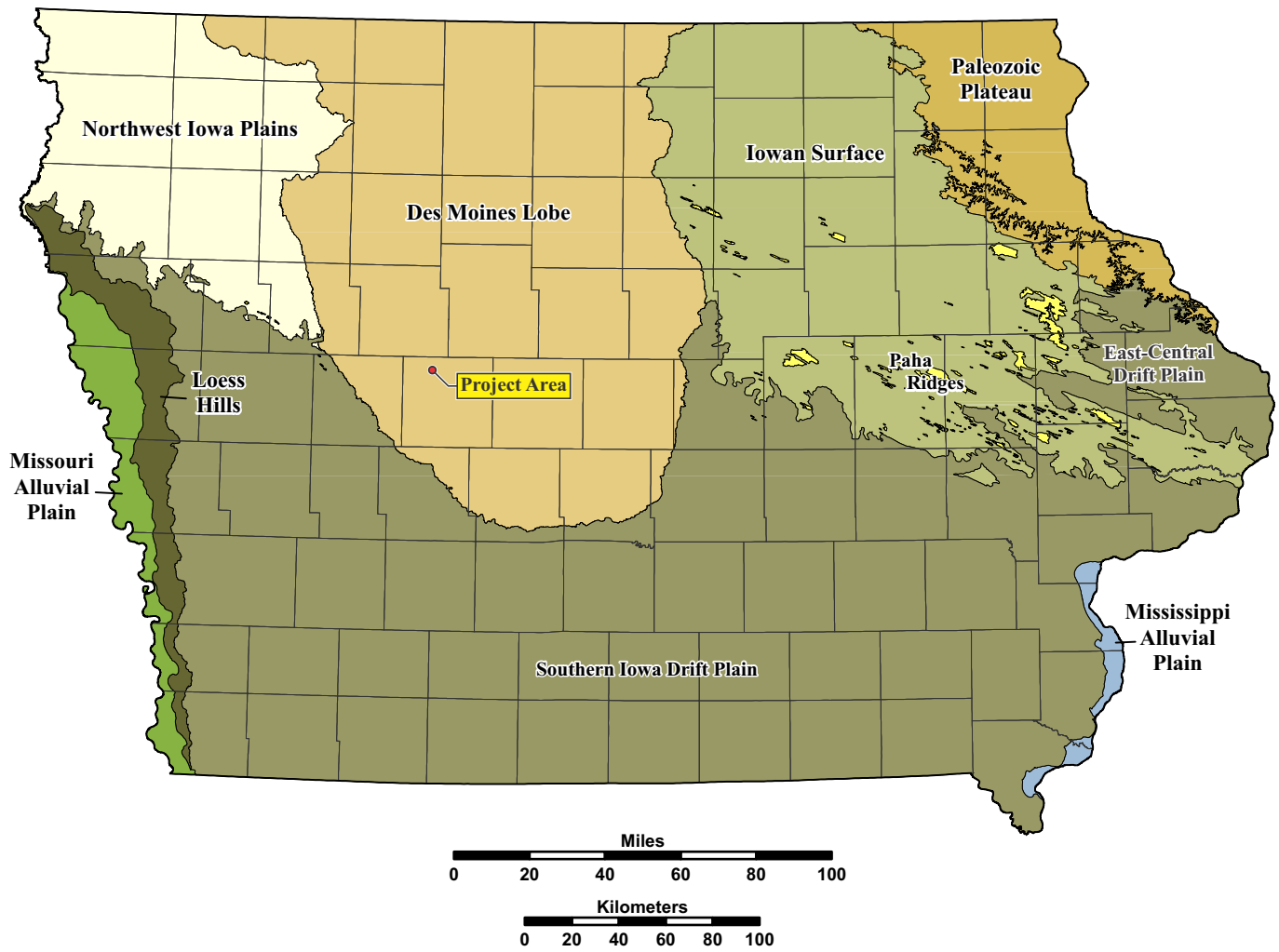


Figure 1. Physiographic location of the project area (adapted from Prior [1991:31]).

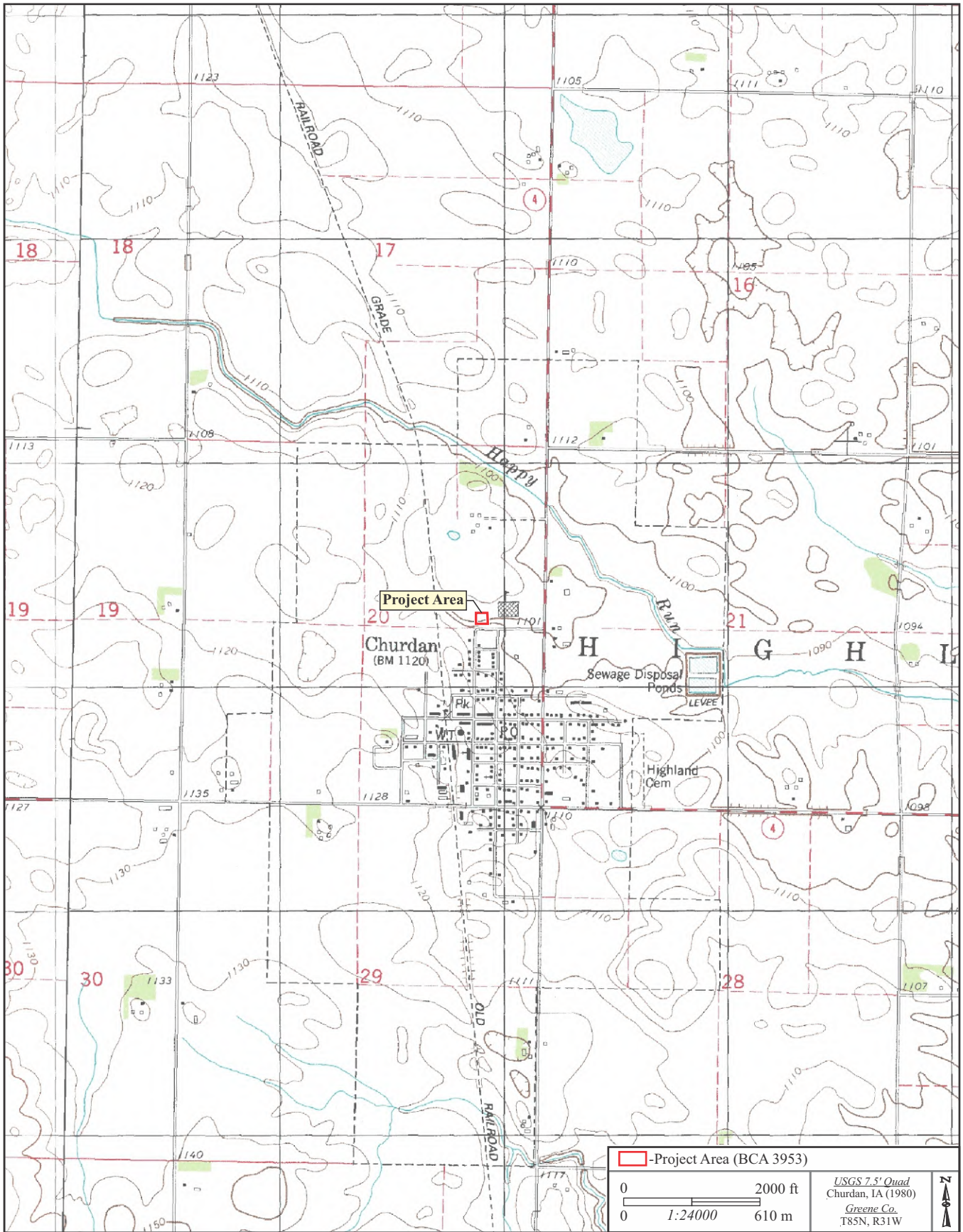


Figure 2. Topographic coverage of the project area.



Figure 3. Scale map of the project area.

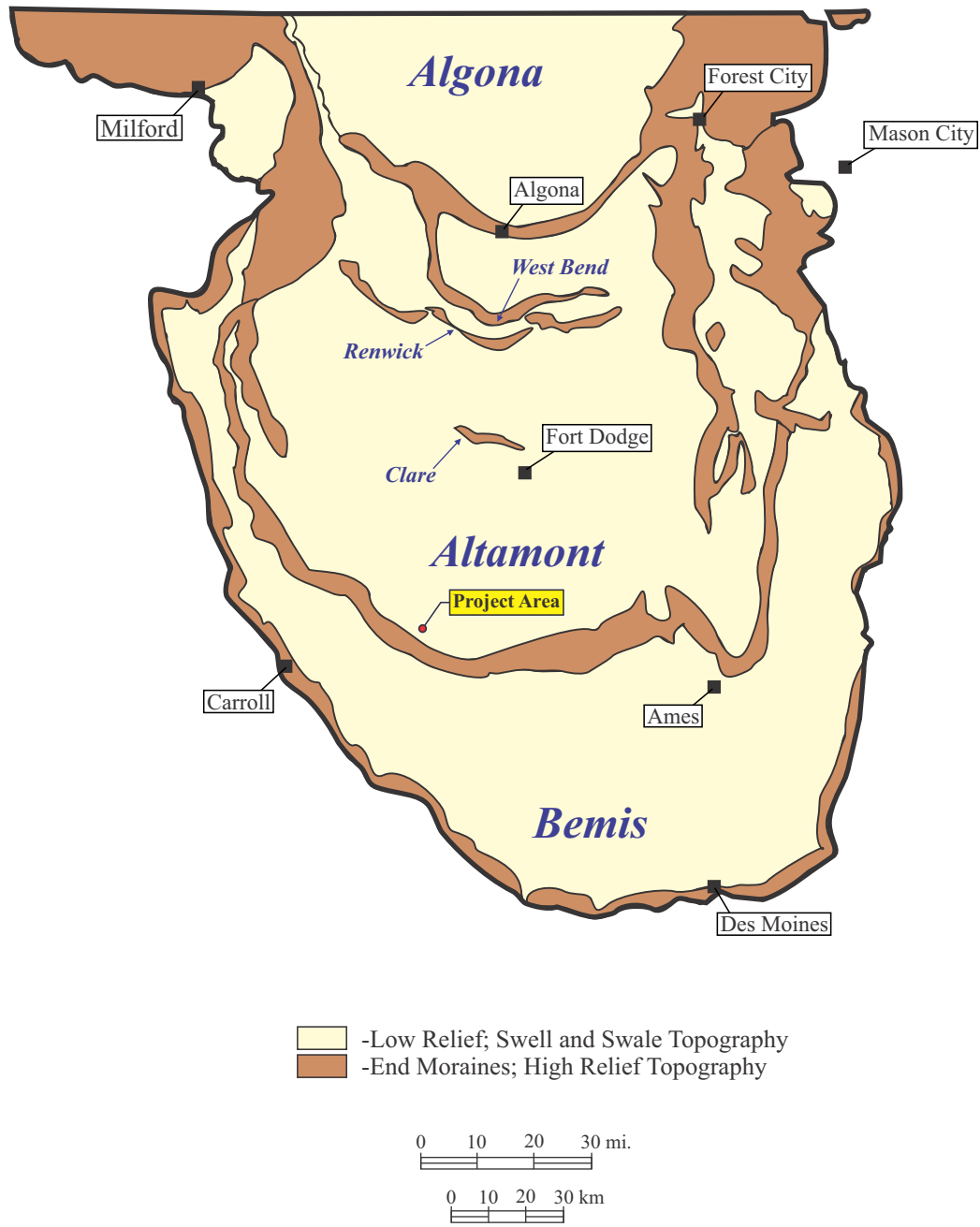


Figure 4. Location of the project area in the Des Moines Lobe (adapted from Prior [1991:38]).



Figure 5. Soil map of the project area (Soil Survey Staff 2024).

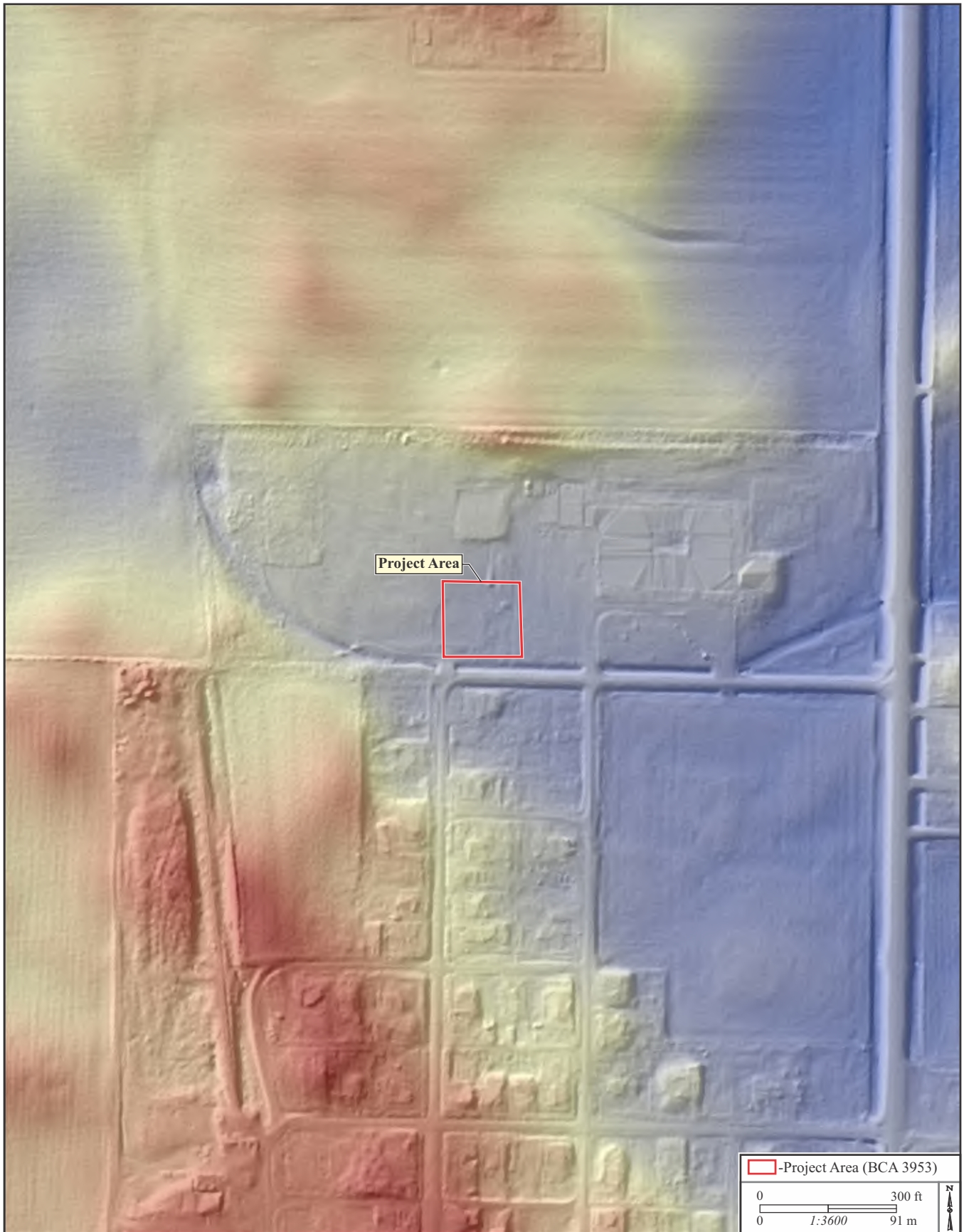


Figure 6. Lidar image of the project area.

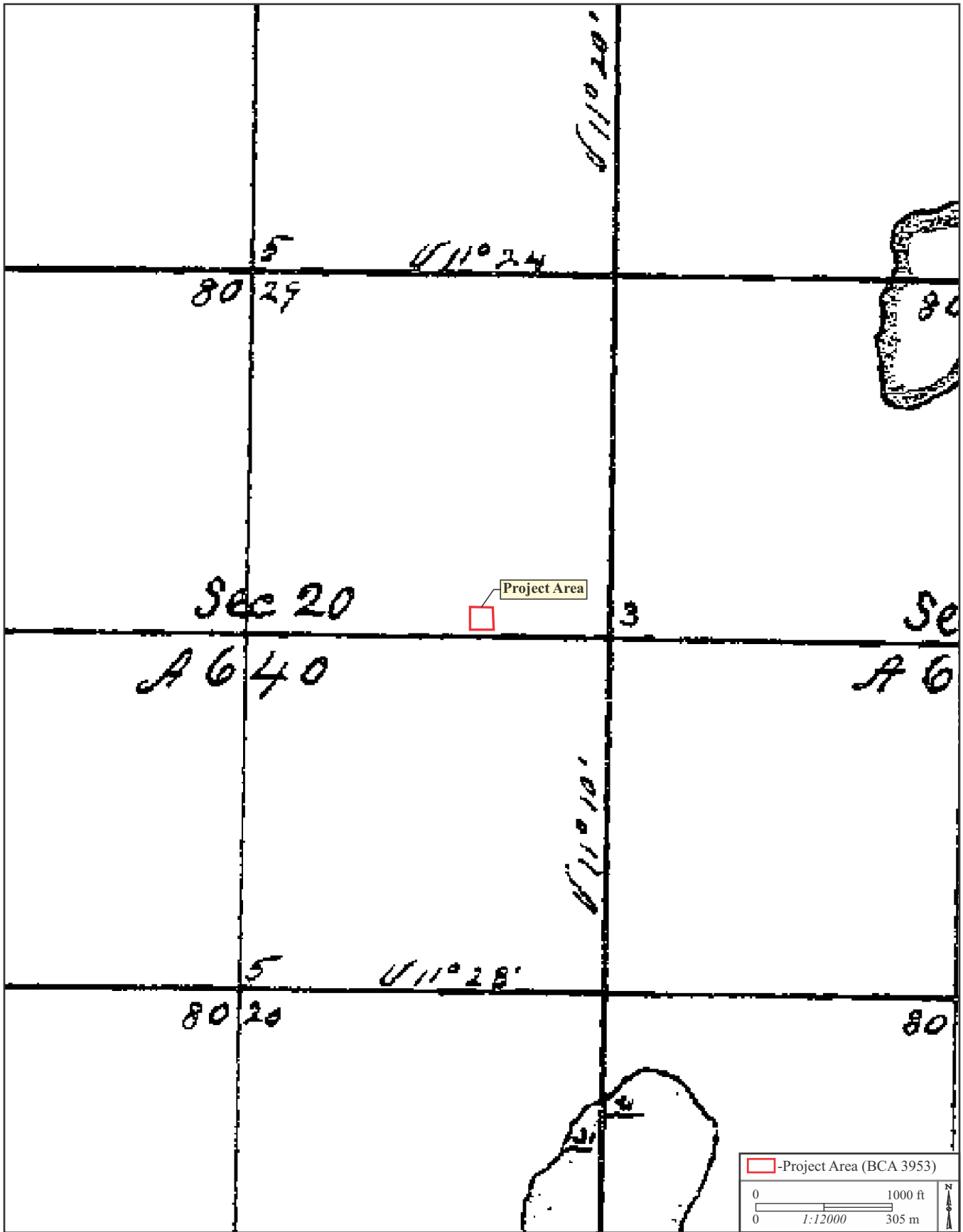


Figure 7. 1853 map of the project area (GLO).

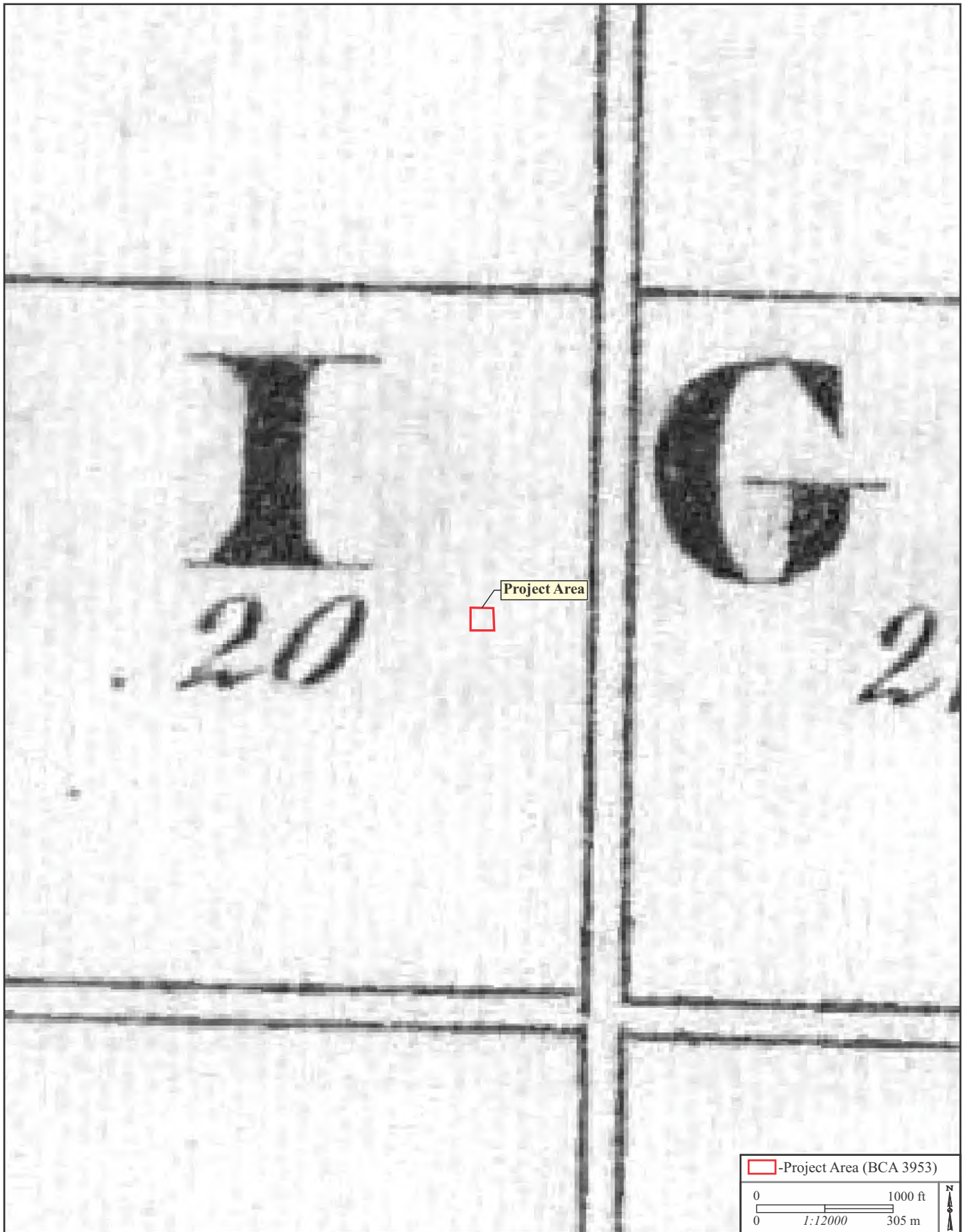


Figure 8. 1875 map of the project area (Andreas).

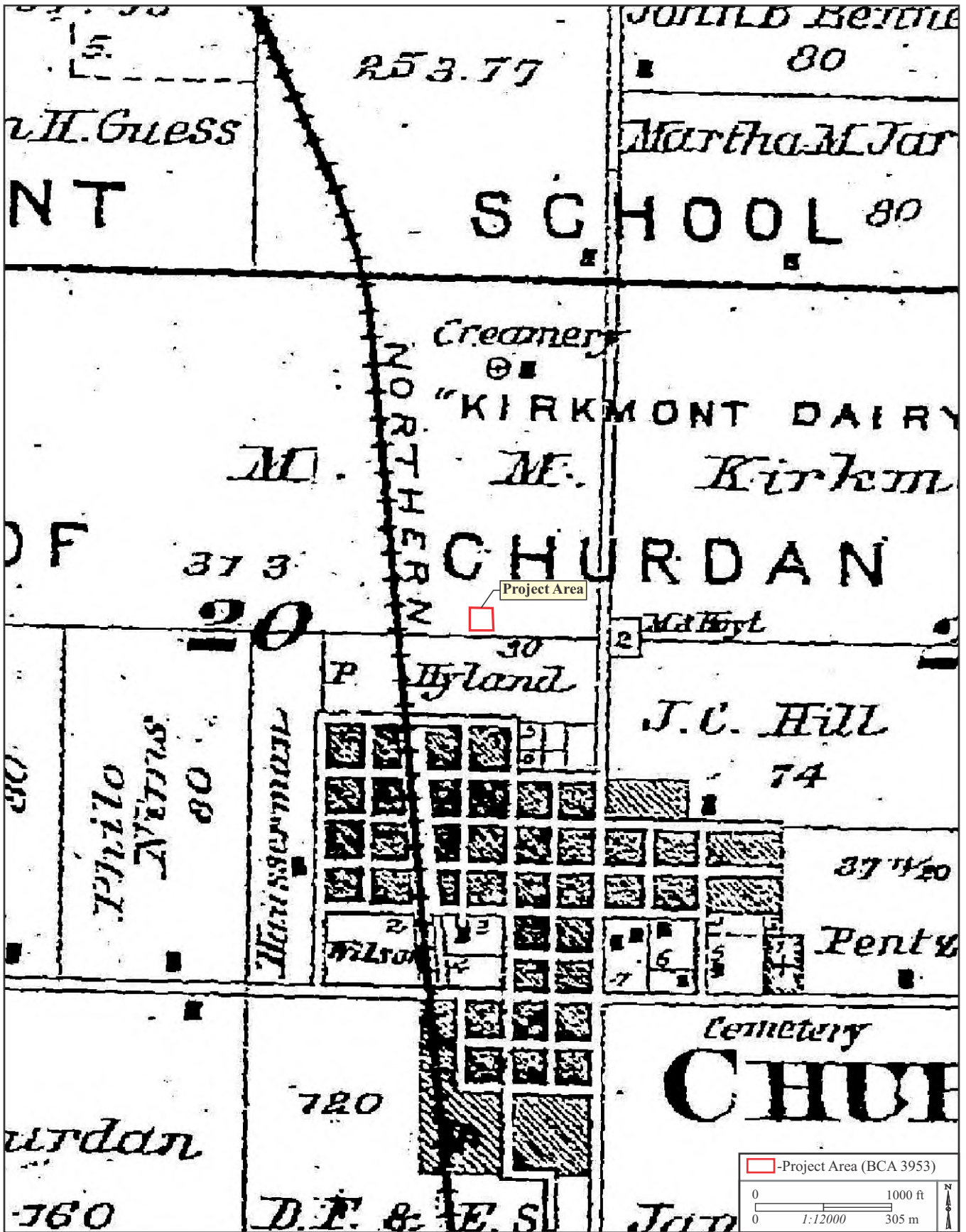


Figure 9. 1896 map of the project area (Northwest Publishing Company).

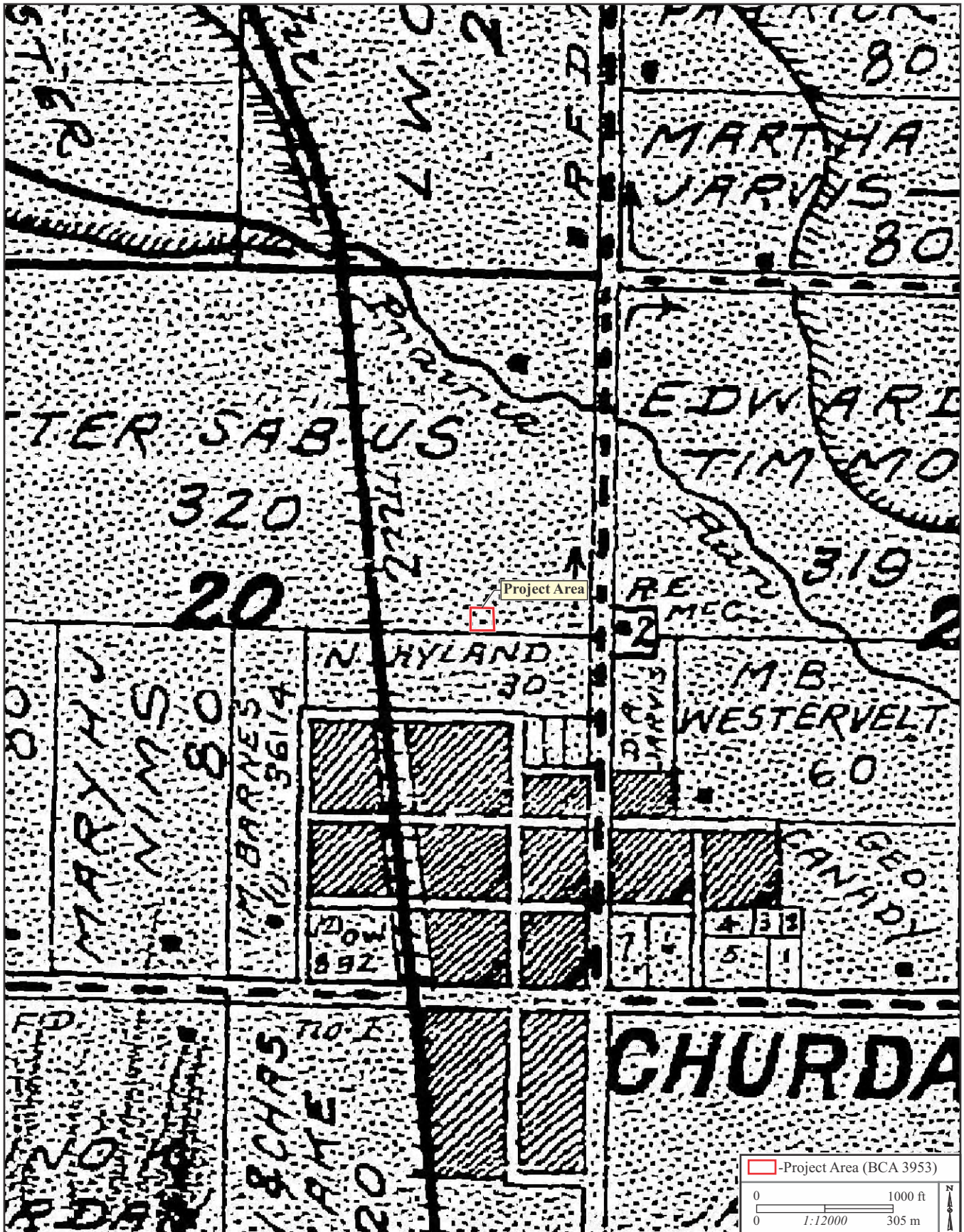


Figure 10. 1909 map of the project area (Midland Map Company).



Figure 12. 1939 aerial photograph of the project area.



Figure 13. 1958 aerial photograph of the project area.



Figure 14. 1965 aerial photograph of the project area.

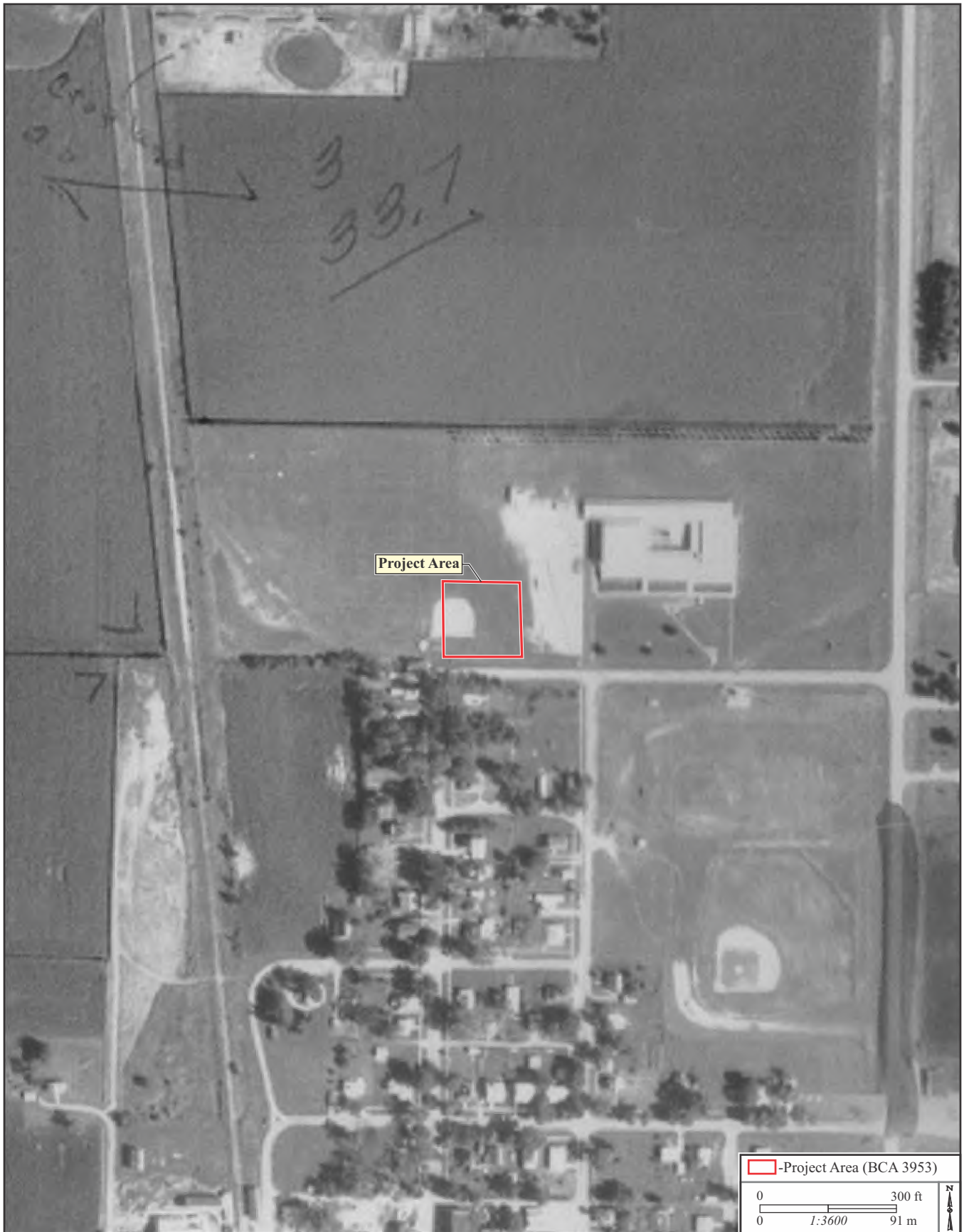


Figure 15. 1972 aerial photograph of the project area.

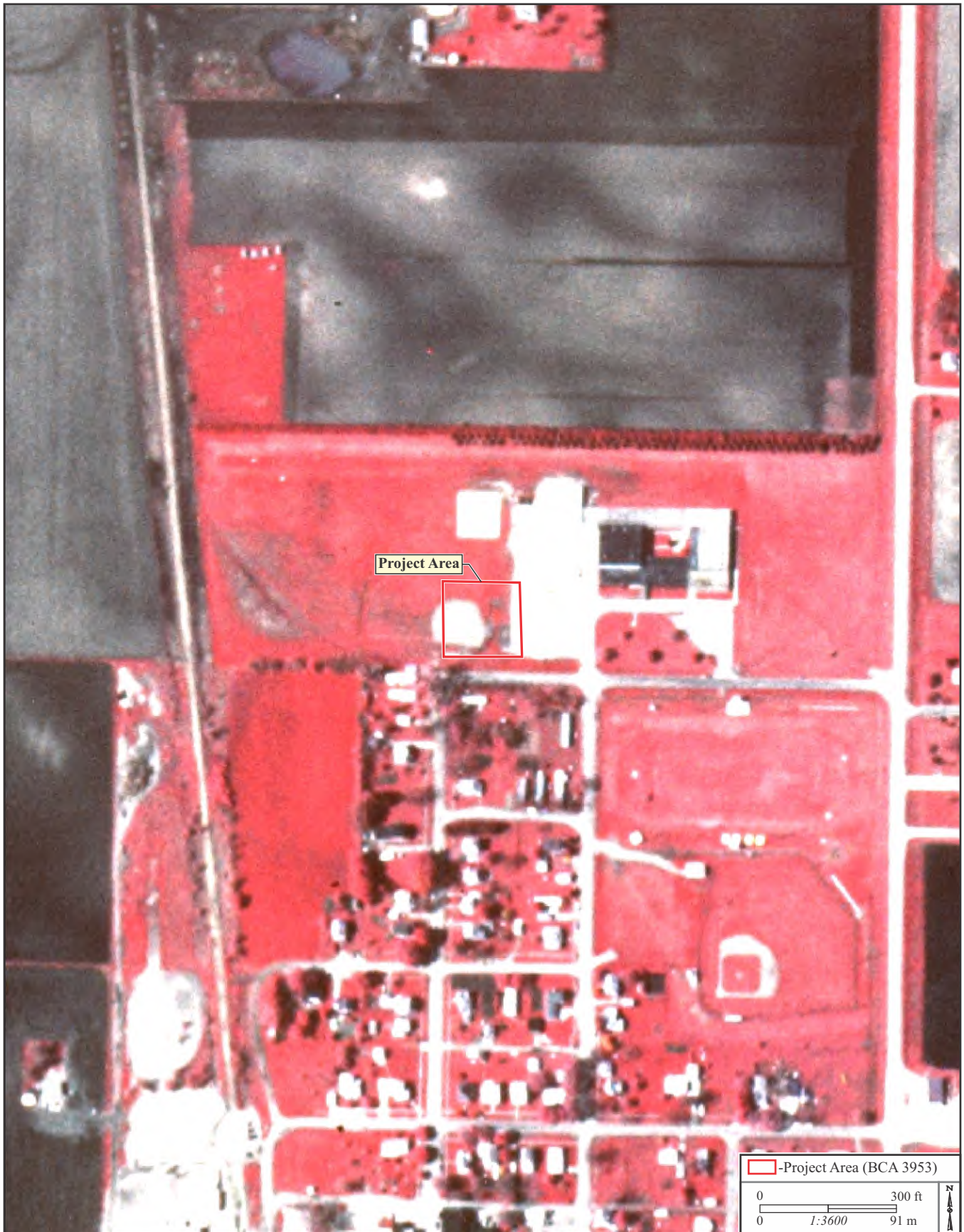


Figure 16. 1983 aerial photograph of the project area.



Figure 17. 1995 aerial photograph of the project area.



Figure 18. West portion of the project area. View to the north (3/11/26).



Figure 19. South portion of the project area. View to the northeast (3/11/26).



Figure 20. East portion of the project area. View to the north-northwest (3/11/26).



Figure 21. North portion of the project area. View to the west (3/11/26).



Figure 22. Soil Profile 1, 0-34 cm (3/11/26).



Figure 23. Soil Profile 1, 34-62 cm (3/11/26).



Figure 24. Soil Profile 1, 62-98 cm (3/11/26).



Figure 25. Soil Profile 2, 0-35 cm (3/11/26).



Figure 26. Soil Profile 2, 35-65 cm (3/11/26).



Figure 27. Soil Profile 2, 65-100 cm (3/11/26).



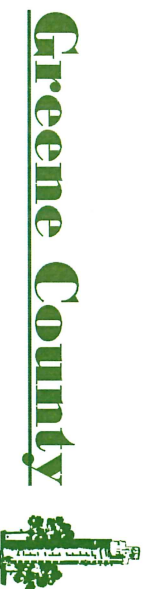
Figure 28. Typical shovel test, plan view (3/12/26).



Figure 29. Typical shovel test, profile view (3/12/26).



**Figure 30. Marked shovel test locations within the project area.
View to the northeast (3/12/26).**



January 9, 2026

RE: Request for Comment

Greene County - Paton-Churdan Early Learning Center
114 North Chestnut Street
Jefferson, IA 50129

Dear Officer Grignon,

Greene County, Iowa requests your review and comment on a proposed project in their community. The project will be located along Adrian Street in Churdan, Iowa. A map of the project area is included.

The project involves the purchase, site preparation for the building, and installation of a modular daycare center to be placed on the west side of the Paton-Churdan Community School. It will allow the community to replace the current failing daycare building with a new, energy efficient facility, eliminating costly maintenance issues, reduce utility expenses, and provide a safe and healthy environment for children. We are asking for your comments on the site due to ground disturbance for site preparation. We will contact your office immediately if any remains are found during construction.

Project costs are estimated to be \$2,154,812 with federal involvement of \$600,000 from CDBG funds. The rest of the funding will be from local funds.

Please respond in writing within 45 days (February 24, 2026) of receipt of this letter with any comments. If I do not hear from you prior to this date, your concurrence will be assumed. I can be contacted by mail, phone, or email with my information listed below.

Thank you,

A handwritten signature in blue ink, appearing to read "John Muir".

John Muir
Chair, Greene County Board of Supervisors
(515)-386-5680
Johnmuir5977@gmail.com



January 9, 2026

RE: Request for Comment

Greene County - Paton-Churdan Early Learning Center
114 North Chestnut Street
Jefferson, IA 50129

Dear Officer Cooper,

Greene County, Iowa requests your review and comment on a proposed project in their community. The project will be located along Adrian Street in Churdan, Iowa. A map of the project area is included.

The project involves the purchase, site preparation for the building, and installation of a modular daycare center to be placed on the west side of the Paton-Churdan Community School. It will allow the community to replace the current failing daycare building with a new, energy efficient facility, eliminating costly maintenance issues, reduce utility expenses, and provide a safe and healthy environment for children. We are asking for your comments on the site due to ground disturbance for site preparation. We will contact your office immediately if any remains are found during construction.

Project costs are estimated to be \$2,154,812 with federal involvement of \$600,000 from CDBG funds. The rest of the funding will be from local funds.

Please respond in writing within 45 days (February 24, 2026) of receipt of this letter with any comments. If I do not hear from you prior to this date, your concurrence will be assumed. I can be contacted by mail, phone, or email with my information listed below.

Thank you,

John Muir
Chair, Greene County Board of Supervisors
(515)-386-5680
Johnmuir5977@gmail.com



January 9, 2026

RE: Request for Comment

Greene County- Paton-Churdan Early Learning Center
114 North Chestnut Street
Jefferson, IA 50129

Dear Officer Massey,

Greene County, Iowa requests your review and comment on a proposed project in their community. The project will be located along Adrian Street in Churdan, Iowa. A map of the project area is included.

The project involves the purchase, site preparation for the building, and installation of a modular daycare center to be placed on the west side of the Paton-Churdan Community School. It will allow the community to replace the current failing daycare building with a new, energy efficient facility, eliminating costly maintenance issues, reduce utility expenses, and provide a safe and healthy environment for children. We are asking for your comments on the site due to ground disturbance for site preparation. We will contact your office immediately if any remains are found during construction.

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Thank you,

A handwritten signature in blue ink, appearing to read "John Muir".

John Muir

Chair, Greene County Board of Supervisors
(515)-386-5680
Johnmuir5977@gmail.com



January 9, 2026

RE: Request for Comment

Greene County - Paton-Churdan Early Learning Center
114 North Chestnut Street
Jefferson, IA 50129

Dear Director Keahna,

Greene County, Iowa requests your review and comment on a proposed project in their community. The project will be located along Adrian Street in Churdan, Iowa. A map of the project area is included.

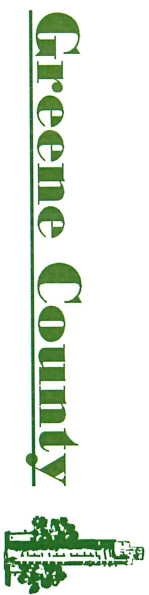
The project involves the purchase, site preparation for the building, and installation of a modular daycare center to be placed on the west side of the Paton-Churdan Community School. It will allow the community to replace the current failing daycare building with a new, energy efficient facility, eliminating costly maintenance issues, reduce utility expenses, and provide a safe and healthy environment for children. We are asking for your comments on the site due to ground disturbance for site preparation. We will contact your office immediately if any remains are found during construction.

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Thank you,

John Muir
Chair, Greene County Board of Supervisors
(515)-386-5680
Johnmuir5977@gmail.com



January 9, 2026

RE: Request for Comment

Greene County - Paton-Churdan Early Learning Center
114 North Chestnut Street
Jefferson, IA 50129

Dear Chairperson Carnes,

Greene County, Iowa requests your review and comment on a proposed project in their community. The project will be located along Adrian Street in Churdan, Iowa. A map of the project area is included.

The project involves the purchase, site preparation for the building, and installation of a modular daycare center to be placed on the west side of the Paton-Churdan Community School. It will allow the community to replace the current failing daycare building with a new, energy efficient facility, eliminating costly maintenance issues, reduce utility expenses, and provide a safe and healthy environment for children. We are asking for your comments on the site due to ground disturbance for site preparation. We will contact your office immediately if any remains are found during construction.

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Thank you,

John Muir
Chair, Greene County Board of Supervisors
(515)-386-5680
Johnmuir5977@gmail.com

n City Trail



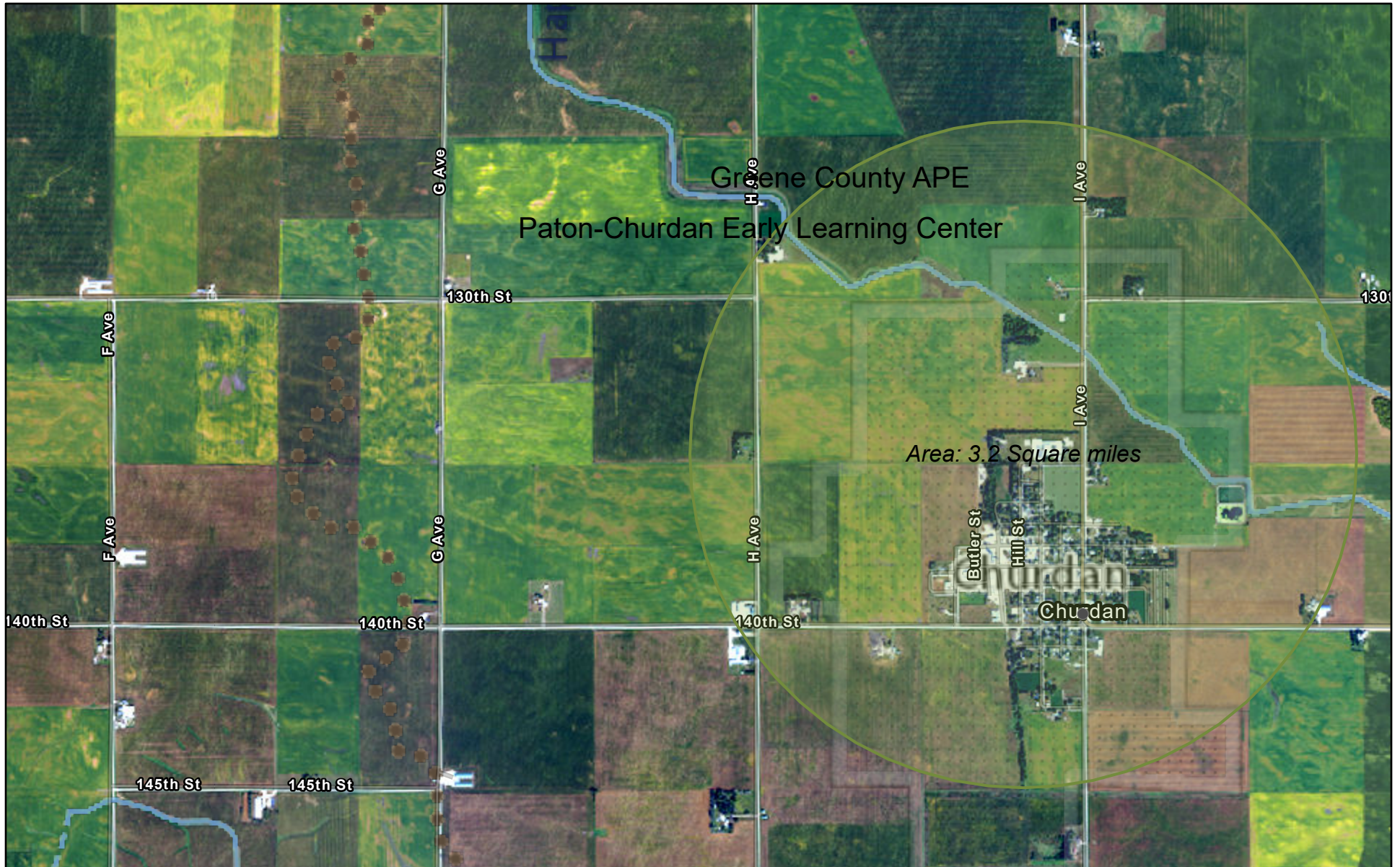
District Parking lot 



Paton-Churdan
Community School

BARRE

Iowa Geographic Map Server



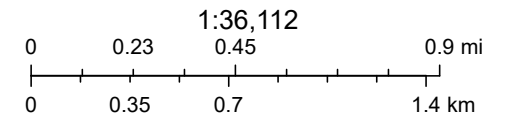
3/6/2026, 1:24:51 PM

World Hydro Reference Overlay

Areas

- Override 2
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Iowa - 2025 Orthophotos



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Source: Esri

Paton Churdan Early Learning Center

The project is for the purchase and placement of a new modular building to serve as the new Paton Churdan Early Learning Center. Currently the Paton Churdan Early Learning Center is operating in a modular building that was designed to be temporary and is now more than 30 years old and severely deteriorated. The structural problems in the current building are not only creating an inefficient and costly environment, but they are also compromising the comfort and safety of the children and staff. The new building will replace the failing structure with a new, energy-efficient facility and will expand the center’s capacity to serve 25 additional children. The new building will be placed on a slab foundation with a foundation depth of 6”. The location of the future building is shown on the following aerial photo.



As this is a modular building- there is no engineering plan. The estimated size of the building is 6,510 square feet.

The site is currently a grassy field next to a parking lot. The following are pictures taken on 3/18/26.



This picture was taken from the south west corner of the parking lot directly next to the project site for the new facility and faces west.



This picture was taken from the south west corner of the parking lot directly next to the project site for the new facility and faces south west.



This picture was taken from the south west corner of the parking lot directly next to the project site of the new facility and faces north west.



This picture was taken from the south west corner of the parking lot directly next to the project site of the new facility and faces north.

The proposed project, a new modular building for the Paton Churdan Early Learning Center, will be in close proximity to Paton Churdan Community School. The Paton Churdan School is not a historic building. The following pictures are of the Paton Churdan Community School.



This photo was taken from the southside of the school on Adrian St.



This photo was taken from the southeast side of the school grounds. The school is on the left side of the picture and the current daycare is on the right side of the picture. The current, outdated daycare building is directly to the east of the Paton Churdan School building. The new building will be to the southwest side of the school.



This photo was taken from the southwest side of the building.



This photo was taken from the northwest side of the building.



This photo was taken from the southwest side of the building.

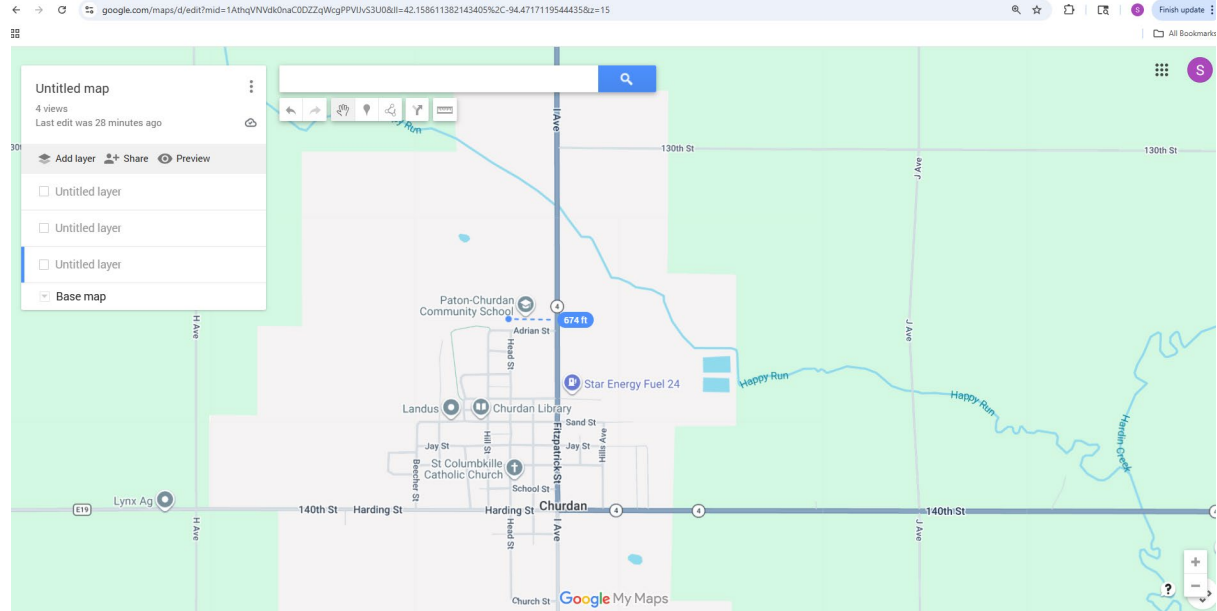


This photo was taken from the northeast side and shows the back (north) side of the school building.

Appendix I

Noise Analysis

The location for the proposed Paton Churdan Early Learning Center is approximately 674 feet from the nearest major/busy road which in this case is Highway 4.



The following chart from the 2024 traffic book shows that at the northern city limits of Churdan, the ADT on Hwy 4 is 570. It is noted that the ADT on the eastern city limits of Churdan on Hwy 4 is 750 however the distance is over 1000 feet from the project site.

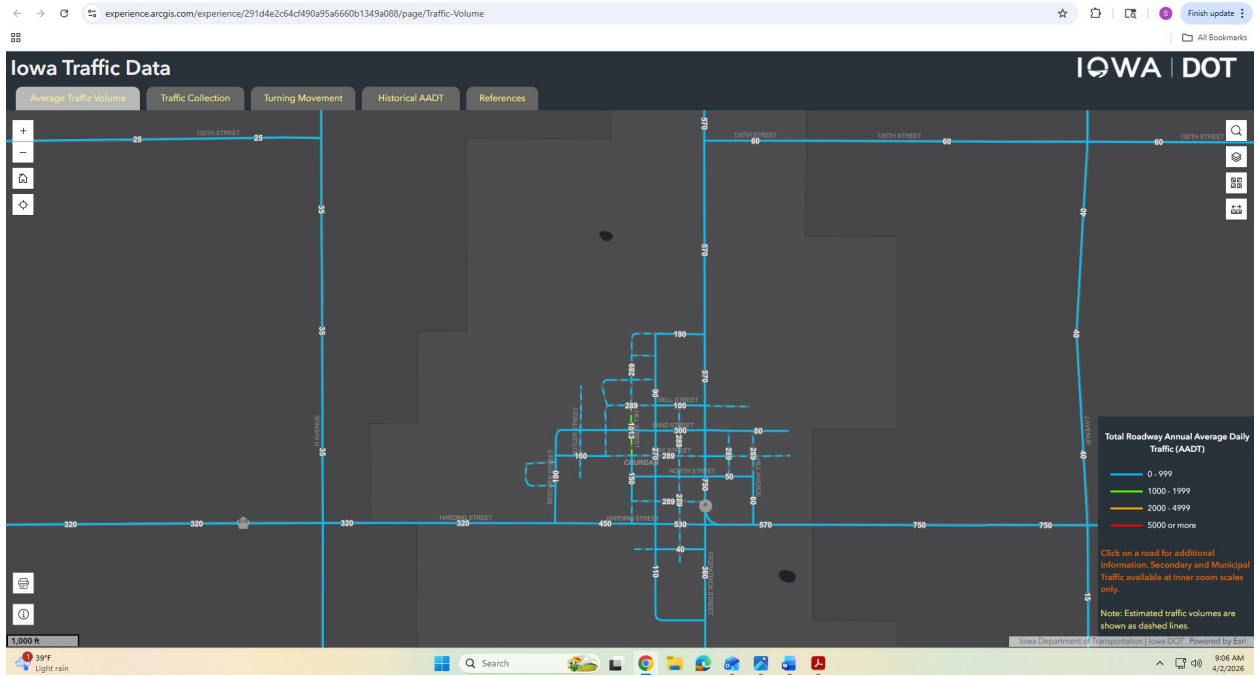
chrome-extension://efadimnbnmcbpcjgclcfmfkma/https://secure.iowadot.gov/maps/transdataftp/1530140/2024TrafficBook.pdf?_gl=1*15mhmz*_gc_lau*MTA30TjMtc5H4xNzIIMDc2O...

time with a document summary Generative AI User Guidelines

2024 Traffic Book Page 9

COUNTY	ROUTE	DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	ADT	MOTORCYCLE	Passenger Cars, Vans, Pickups	Total Trucks and Buses	BUS	SUZUKLE	SUZUKLE	SUZUKLE	OTAXLE	OTAXLE	OTAXLE	Multiple Trailer	ALL VEHICLES VMT	TRUCKS AND BUSES VMT
28	4		NORTH JUNCTION IA 341	R	0.4488	3,490	13	3,191	325	15	92	12	1	22	166	7	10	1,099	145
28	4		SOUTH LINE OF OSBERG COUNTY	R	1.2058	1,950	3	1,290	297	11	68	9	1	23	169	7	10	2,074	376
27	4		SOUTH JUNCTION CO RD E57	R	0.9921	1,950	5	1,298	297	11	68	9	1	22	169	7	10	6,208	1,195
27	4		JUNCTION 28TH STREET	R	0.0287	1,980	6	1,277	297	11	68	9	1	22	169	7	10	7,295	1,200
27	4		SOUTH LIMITS OF BEVERSON	R	1.1961	2,950	9	2,185	356	16	113	15	1	22	169	7	10	3,064	426
27	4		INTERSECTION RUSSELL STREET	M	0.9000	3,510	12	3,142	396	16	114	16	2	21	161	11	15	3,485	353
27	4		INTERSECTION LINCOLN WAY	M	0.4858	4,760	16	4,388	396	16	114	16	2	21	161	11	15	2,365	177
27	4		INTERSECTION ADAMS STREET	M	0.2048	6,400	22	6,022	396	16	114	16	2	21	161	11	15	1,312	73
27	4		INTERSECTION CENTRAL AVENUE	M	0.5403	7,000	25	6,619	396	16	114	16	2	21	161	11	15	5,761	150
27	4		INTERSECTION US 30	M	0.5778	6,200	21	5,798	421	23	164	23	3	21	161	11	15	3,392	243
27	4		NORTH LIMITS OF BEVERSON	M	0.2702	4,760	16	4,241	443	23	163	23	3	21	176	13	17	1,270	120
27	4		JUNCTION CO RD E33	R	2.7402	2,290	8	1,999	283	7	40	5	0	25	187	8	11	6,276	793
27	4		JUNCTION CO RD P29	R	0.4024	1,910	7	1,620	283	7	40	5	0	25	187	8	11	9,605	1,394
27	4		S.W. 1/4 S CURVE	R	0.2450	570	2	253	95	2	11	2	0	2	16	1	1	540	9
27	4		EAST LIMITS OF CHURDAN	R	0.5008	790	3	683	64	3	20	3	0	4	29	2	3	3,382	288
27	4		JT HARDING ST & FITZPATRICK ST	M	0.2476	570	2	504	64	3	20	3	0	4	29	2	3	141	16
27	4		N.E. 1/4 CURVE	M	0.1470	290	1	271	16	1	5	1	0	1	8	1	1	14	1
27	4		INTERSECTION JAY STREET	M	0.1470	290	3	683	64	3	20	3	0	4	29	2	3	111	9
27	4		NORTH LIMITS OF CHURDAN	M	1.0305	590	2	568	64	3	20	3	0	4	29	2	3	650	88
13	4		SOUTH LINE OF CALHOUN COUNTY	R	2.7551	370	1	365	64	3	20	3	0	4	30	1	1	1,008	176
13	4		EAST JUNCTIONAL 175 & CO RD P13	R	0.3758	420	1	343	76	3	20	3	0	5	40	2	3	1,670	302
13	4		EAST LIMITS OF LOHNSVILLE	R	2.8488	1,510	5	1,367	199	8	46	6	1	15	112	5	7	4,610	567
13	4		INTERSECTION MAPLE STREET	R	0.9999	1,930	4	1,128	196	6	46	6	1	14	107	8	10	1,290	198
13	4		WEST LIMITS OF LOHNSVILLE	M	0.7288	1,440	5	1,237	198	6	46	6	1	14	107	8	10	1,049	144
13	4		JUNCTION 175	R	4.2025	1,440	9	1,237	199	6	46	6	1	15	112	5	7	6,033	826
13	4		JUNCTION HIGH STREET	R	0.1613	580	3	229	148	7	40	5	0	10	75	3	4	7,974	1,243
13	4		JUNCTION 270TH STREET	R	1.0004	1,980	5	1,327	248	12	71	9	1	17	125	5	8	1,261	248
13	4		US 20 INTERCHANGE	R	0.4025	1,980	4	688	248	12	71	9	1	17	125	5	8	3,076	807
13	4		JUNCTION CO RD E05	R	1.6090	2,980	9	2,172	799	10	60	8	1	77	585	24	34	4,796	1,200
13	4		SOUTH JUNCTION IA 7 & CO RD C08	R	3.1252	1,980	6	1,474	500	10	60	8	1	45	342	14	20	6,188	1,563
13	4		SOUTH LIMITS OF POMEROY	R	0.8112	2,480	8	1,915	119	6	37	10	1	40	372	15	22	4,403	1,008
13	4		NORTH LIMITS OF POMEROY	R	0.0476	2,480	7	1,918	500	11	75	11	1	46	353	25	33	118	26
13	4		SOUTH LIMITS OF POMEROY AT INTERSECTION HARRISON STREET	R	0.1459	2,480	7	1,918	500	11	75	11	1	46	353	25	33	249	76
13	4		JUNCTION 3RD STREET	R	0.2202	2,440	7	1,879	500	11	75	11	1	46	353	25	33	679	133
13	4		NORTH LIMITS OF POMEROY AT SOUTH LINE OF POCAHONTAS COUNTY	M	0.6880	3,040	9	2,476	505	11	75	11	1	46	353	25	33	2,122	387
76	4		NORTH JUNCTION IA 7 & CO RD C08	R	1.9915	3,040	10	2,473	507	13	75	10	1	49	372	15	22	6,055	1,110
76	4		INTERSECTION CO RD C06	R	0.9992	2,700	9	2,208	465	13	78	10	1	39	284	12	18	6,072	1,560
76	4		INTERSECTION CO RD C49	R	1.9505	2,620	9	2,146	465	13	78	10	1	39	284	12	18	5,900	907
76	4		SOUTH LIMITS OF POCAHONTAS	R	4.7282	2,620	9	2,146	465	13	78	11	1	37	280	20	26	13,284	2,202
76	4		INTERSECTION 3	R	0.2970	2,620	9	2,146	465	13	79	11	1	37	280	20	26	858	138
76	4		INTERSECTION 4TH AVENUE NW	M	0.3144	3,760	12	3,243	525	14	100	14	2	40	304	22	29	1,188	185
76	4		NORTH LIMITS OF POCAHONTAS	R	0.1982	3,150	10	2,585	525	14	100	14	2	40	304	22	29	561	98
76	4		INTERSECTION CO RD C17	R	0.4898	3,760	13	3,112	529	17	89	13	1	42	321	13	19	1,892	299
76	4		JUNCTION IA 10	R	0.5400	3,050	10	2,515	525	17	89	13	1	42	321	13	19	16,912	2,911

The following map is the AADT for the City of Churdan.



Appendix J

Sole Source Aquifers





Esri Community Maps Contributors, Iowa DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Appendix K



January 20, 2026

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.