



DRINKING WATER STATE REVOLVING LOAN FUND PROGRAM

FINDING OF NO SIGNIFICANT IMPACT

TO: All Interested Citizens, Government Agencies and Public Groups

In accordance with the Nebraska Drinking Water State Revolving Fund environmental review process, which is based on the National Environmental Policy Act, an environmental review has been performed on the proposed agency action below.

This information reviews the environmental impact likely from a project. This project is planned to be state funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, please provide them at this time. The Nebraska Department of Environmental Quality encourages public input in this decision-making process.

**PROJECT NAME: New Well, Upgrade Existing Well, Storage and Meters
Raven's Nest Subdivision, Nebraska**

DWSRF PROJECT NUMBER: D311621

TOTAL PROJECT AMOUNT: \$421,000

PROPOSED DWSRF LOAN AMOUNT: \$421,000

The Raven's Nest Homeowners Association (HOA) has applied for funding for the above-referenced project through the Drinking Water State Revolving Fund (DWSRF) program jointly administered by the Nebraska Department of Health and Human Services (DHHS), Division of Public Health and the Nebraska Department of Environmental Quality (NDEQ).

This project has been ranked as a high priority and was included on the Funding List in the proposed DWSRF State Fiscal Year 2019 Intended Use Plan. Based on supporting documentation on file with the NDEQ, the HOA was determined to be eligible for DWSRF assistance for the infrastructure portion of the project. Funding can be provided to the HOA in accordance with the Intended Use Plan as of July 1, 2018.

The Raven's Nest Subdivision is located in northern Cass County, approximately 2.5 miles north of Cedar Creek. The subdivision has 19 service connections and a population of 53 based on data obtained from the HOA Board. An additional 21 lots are available for construction of homes within the development. The subdivision has been issued a permit to operate a public water system (PWS) under the provisions of the Nebraska Safe Drinking Water Act and the Regulations Governing Public Water Supply Systems, Title 179. The Raven's Nest PWS is currently under an Administrative Order (AO) issued by the DHHS for failing to comply with Siting and Design Standards set forth in Title 179 Chapter 7, Siting, Design and Construction of Public Water Systems.

In November 2017, the subdivision's Engineer provided a Preliminary Engineering Report approved by DHHS that evaluated Ravens Nest's water system needs. The PWS consisted of three municipal wells (Nos. 1, 2 & 3), no water storage, and a distribution system. Well #3 was connected to the system but inactive for some time. In May of 2017, Wells #2 and #3 were disconnected from the water distribution system. Well #2 was disconnected as per the direction provided in the AO because of shallow depth and potential contamination from surface water. The engineering report recommended construction of a new water supply well and transmission main to replace lost capacity from Well #2, modification of Well #1 to bring it up to equivalent Title 179 design standards, a pressure tank to meet minimum storage requirements, and water meters.

The proposed project was reviewed by numerous federal and state agencies for environmental impacts. Several responses indicated that the project would have no adverse effect, had no objection or noted that the project was not subject to that agency's authority. Two responses raised concerns that will be addressed during final design and construction, or were resolved in the preliminary project design. The Nebraska State Historical Society (NSHS) noted that the proximity of the project to multiple previously identified archeological sites and the project areas' immediate proximity to stable water sources will require areas slated for ground disturbing activities associated with construction be surface surveyed and subsurface tested by a professional archeologist or archeological firm prior to project start.

The new wells will be registered with the Nebraska Department of Natural Resources and a new well construction permit will be required from the Lower Platte South Natural Resources District. A National Pollutant Discharge Elimination System Construction Stormwater permit will be required by NDEQ if more than one acre of land is disturbed. The well will be installed on land acquired by the HOA.

The PWS is eligible for a 20-year loan at an interest rate of 2 percent on 100% of the estimated project costs. In addition to principal and interest payments, an administrative fee of 1 percent of the loan balance will be assessed each year. The revenues from Ravens Nest's water usage fee and a special assessment will be dedicated to repay the loan. The projected annual DWSRF Debt Service (including 10% coverage) is \$32,791. Raven's Nest's current water rate for a typical residential connection is \$900 annually. That equates to an average water bill

of \$75 per month. In addition to the annual water rate, a \$750 annual assessment for each lot (occupied or unoccupied) is currently in effect to cover the debt service for water system capital improvements.

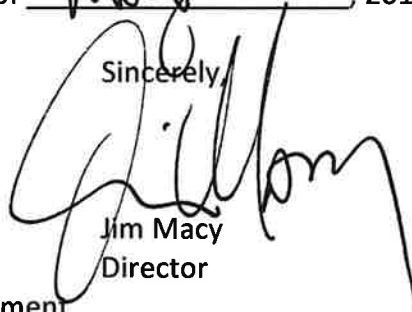
The Raven's Nest HOA annual meeting was held on November 5, 2017. Written notice of the meeting was provided to the lot owners via email at least 10 days prior to the meeting, as required by the Raven's Nest covenants for approval of special assessments for capital improvements. A quorum of HOA members was present at the meeting (79% members present). The proposed project was presented and a vote by HOA members was held on two matters, approval of authorization to borrow money for water system improvements and special assessment on each lot to repay loans related to water system improvements. Both matters were approved with more than the three-fourths votes required by HOA covenants to approve special assessments.

The proposed project is determined by DHHS, Division of Public Health to bring the public water system back into compliance. The infrastructure investment in a replacement well, storage and meters are in line with the stated goals of the U.S. Environmental Protection Agency's Drinking Water Infrastructure Sustainability Policy. No significant environmental impacts have been identified to date that would result from the proposed action. All necessary permits for construction will be obtained from the appropriate agencies (i.e., NDNR, NDEQ, etc.) if necessary. Consequently, a preliminary decision has been made that an Environmental Impact Statement will not be prepared.

This action is taken on the basis of a careful review of the environmental assessment, the preliminary engineering report and other supporting data that are on file with NDEQ. The latter are available for public review upon request and the environmental assessment is attached. The NDEQ will not take any administrative action on the project for at least 30 calendar days from the date shown below. Persons having a comment on this determination are encouraged to submit directly to Cyril Martinmaas at (402) 471-0513 or email cyril.martinmaas@nebraska.gov of Nebraska Department of Health and Human Services, Division of Public Health, or John Danforth at (402) 471-3373 or email john.r.danforth@nebraska.gov of the Water Division of NDEQ.

Signed this 18th day of May, 2018.

Sincerely,



Jim Macy
Director

Attachments: Environmental Assessment
Distribution List
Map