



Mike DeWine, Governor
Jon Husted, Lt. Governor
Laurie A. Stevenson, Director

October 25, 2021

Limited Environmental Review and Finding of No Significant Impact

**South Point – Lawrence County
4th St Area WL Replacement & Wellfield Upgrade
Loan number: FS390868-0010**

The attached Limited Environmental Review (LER) is for a waterline replacement project in South Point which the Ohio Environmental Protection Agency intends to finance through its Water Supply Revolving Loan Account (WSRLA) below-market interest rate revolving loan program. The LER describes the project, its costs, and expected environmental benefits. Making available this LER fulfills Ohio EPA's environmental review and public notice requirements for this loan program.

Ohio EPA analyzes environmental effects of proposed projects as part of its WSRLA program review and approval process. We have concluded that the proposed project should not result in significant adverse environmental impacts. This project's relatively narrow scope and lack of environmental impacts qualifies it for the LER rather than a more comprehensive Environmental Assessment. More information can be obtained by calling or writing the person named at the end of the attached LER.

Upon issuance of this Finding of No Significant Impact (FNSI) determination, award of funds may proceed without further environmental review or public comment unless new information shows that environmental conditions of the proposed project have changed significantly.

Sincerely,

Jonathan Bernstein

Jonathan Bernstein, Assistant Chief
Division of Environmental and Financial Assistance

Attachment

LIMITED ENVIRONMENTAL REVIEW

Project Identification

Project: 4th St Area WL Replacement & Wellfield Upgrade

Applicant: Jeff Gaskin, Mayor
Village of South Point
415 Solida Road,
South Point, OH 45680

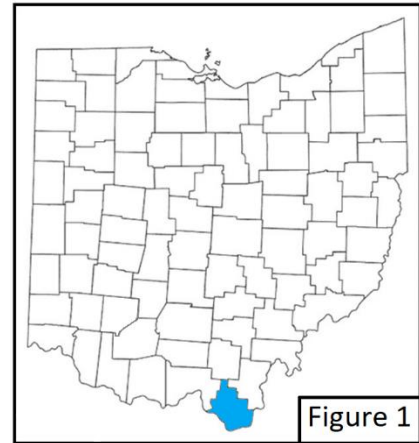
Loan Number: FS390868-0010

Project Summary

The Village of South Point has applied to the Water Supply Revolving Loan Account (WSRLA) for \$1,866,197 to replace old and failing waterlines on 4th Street and the area south of 4th Street. All waterline and lateral replacement work will be within the village street, sidewalks, and residential rights-of-way and will affect no important or valuable environmental features.

History & Existing Conditions

The Village of South Point is in Lawrence County on the Ohio River (Figures 1 and 2). The Village sources their water from the Teay Valley Aquifer, from six wells rated to produce 1,600 gallons per minute. The village water plant is rated to produce up to 2.1 million gallons per day (MGD). The average water demand is currently 750,000 gallons per day (GPD) in the summer months, and approximately 650,000 GPD in the winter months.



South Point distributes water to 2,038 customers and has a population of approximately 3,958 people. South Point anticipates a population growth of 2% every five years after 2020, to account for potential residential, commercial, and industrial growth. The current waterline distribution system was installed in the 1950's and will exceed its useful life of approximately 80 years within the next 10 years. The old waterlines are not able to hold pressure above 65 pounds per square inch (psi). The proximity to the Ohio River increases the rate of deterioration of the distribution system near the river. There have been 38 water line breaks in the past four years.

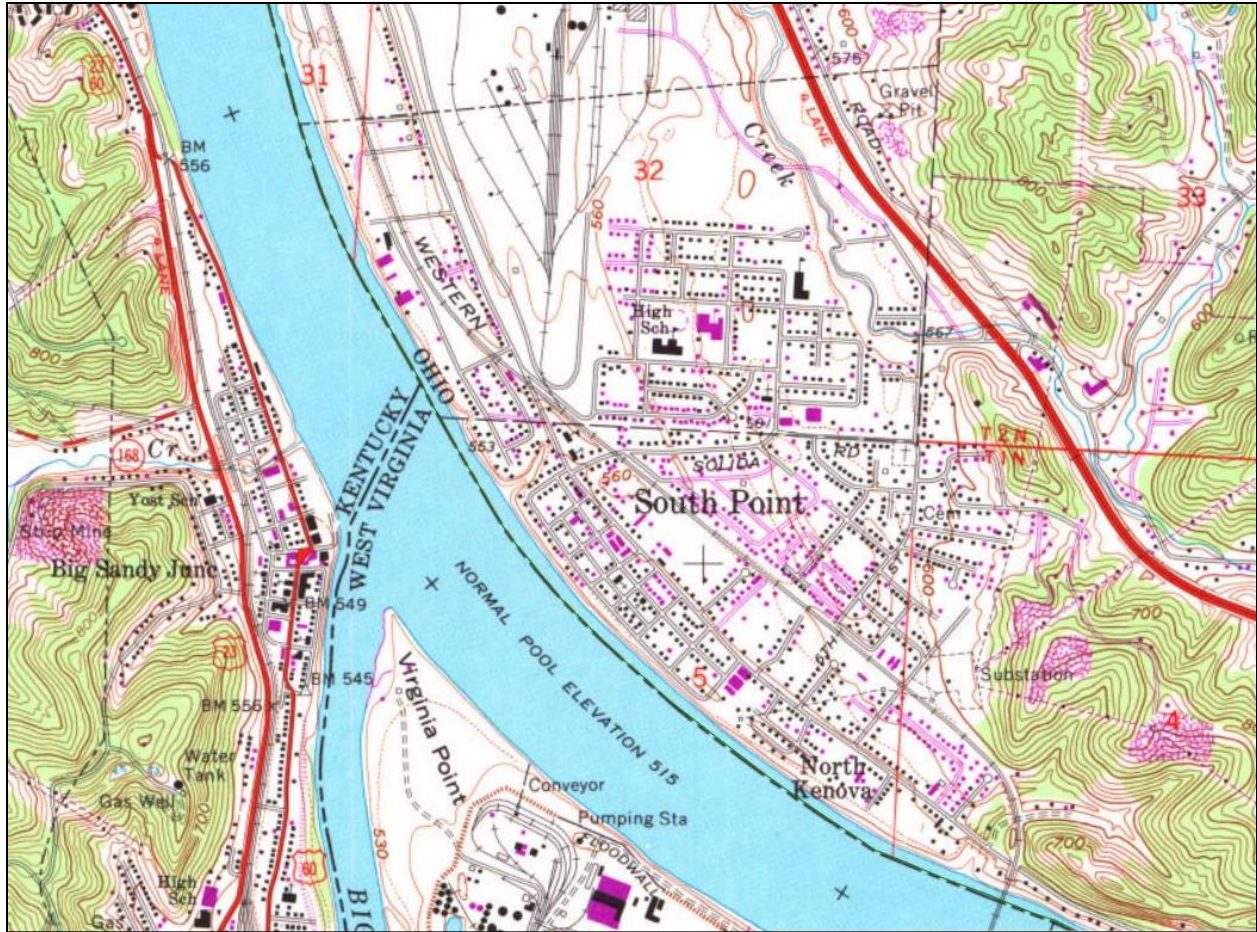


Figure 2. Map of Solida along the Ohio River

Project Description

The project will install approximately 15,500 linear feet of polyvinyl chloride (PVC) new waterline along 4th street, Davidson St, 3rd St, Elm St, Ferry St, Mulberry St, Virginia St, Anna Clinton St, Virginia St, 2nd St, Ashland Dr, Hooper Dr, Ferguson St, Columbus St, Wood Lane Dr., Spence St, and Solida Drive (See Figures 2-4 below). 1200 feet will be horizontally directionally drilled underground to cross a railroad. The project is within Village streets, paved lots, sidewalk/curb and treelawn right-of way. Individual lateral waterlines along these streets will be replaced where residents and local businesses are connected to the old waterline. Additionally, 30 fire hydrants, water pits, valves and appurtenances will be replaced with the waterlines (See Figure 3 for project map). The service lines will be replaced under the sidewalk and along residential streets. This cost is included in the project and is at no additional cost to customers.

This project will replace old, failing waterlines under residential streets and sidewalks. There are no valuable, unique, or important ecological resources in the project area that will be affected by this project, and no trees will be cut down.

The project title includes a wellfield upgrade, but it was decided not to include the replacement and relocation of the one well in this project at this time. Water pits will be replaced with this project, and water meters will not be included with this particular project.



Figure 3. Map of project area shown in orange

Implementation

South Point will borrow approximately \$1,891,391 from the WSRLA at the small-community interest rate, currently at 0.30%. During the 30-year loan period, South Point will save approximately \$510,900 by using WSRLA dollars at this rate, compared to the market rate of 1.90%.

A typical residential water customer currently pays a flat bill of \$21 per month for water. The last water rate increase was 12.3% in 2021, and rates will be raised to \$24.62 per month for this project. According to the 2014-2018 American Community Survey, the estimated median household income (MHI) for a resident of South Point is \$58,155. After the next rate increase in 2022, the average yearly water utility bill costs will amount to \$291.60/year, which is 0.50% of the MHI and compares favorably to the average Ohio water bill of \$639.

Anticipating loan award in January 2022, construction and implementing the proposed changes will begin after award and be complete approximately 6 months later.

Public Participation

This project has been discussed at multiple village council meetings over the past year, with an opportunity for questions from the public during these sessions. The project has also been mentioned on the village Facebook page, and in a recent August 2021 news article in The Herald-Dispatch.

Ohio EPA will make a copy of this document available to the public on its web page: <http://epa.ohio.gov/defa/ofa.aspx#169638770-wsrla-documents-for-review-and-comment> and distribute it to interested parties.

Conclusion

The proposed project meets the project type criteria for a Limited Environmental Review (LER); namely, it is an action within an existing water distribution system, which involves the functional replacement of and improvements to existing waterlines. Furthermore, the project meets the other qualifying criteria for an LER; specifically, the proposed project:

Will have no effect on high-value environmental resources, will have no significant environmental effect, and will require no specific impact mitigation because all work will be within the pavement and rights-of way, mowed lawns, residential driveways, and sidewalks with no important or sensitive environmental resources disturbed.

Is cost-effective and not a controversial action because the choice to replace the old and failing waterlines was determined to be more cost-effective than patching sections of waterlines that have a record of frequent breaks and leaks. This project cost will be repaid through a small water rate increase. The rate increase has been publicized and South Point's water rate is lower than the Ohio average water rate of \$639. Ohio EPA is unaware of any controversy or opposition to the project.

Does not create a new, or relocate an existing discharge to surface or ground waters, and does not create a new source of water withdrawals from either surface or ground waters, or significantly increase the amount of water withdrawn from an existing water source, and will not provide capacity to serve a population substantially greater than the existing population because this project will only be replacing existing watermain, water pits, hydrants, valves, and water line laterals, and no new connections will be made. No new water withdrawals or discharges will be made for this project.

Contact information

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