

## ENVIRONMENTAL ASSESSMENT DOCUMENT

### A. Project Identification:

**Applicant:** Village of Pleasanton  
**Project No.:** D311596  
**Village:** Pleasanton    **County:** Buffalo    **State:** NE  
**Total Project Amount:** \$360,734  
**DWSRF Loan:** \$329,747  
**DWSRF Loan Forgiveness:** \$30,987

### B. Community Description:

**Location:** Pleasanton is located in central part of Nebraska, on State Highway 10, north of the City of Kearney.

**Population:** The community has a population of 341 according to the 2010 census, which has slightly declined over the past decade.

**Current Water System Facilities:** The public water system consists of three active municipal wells, an elevated 100,000 gallon water storage tower, and a distribution system. One of the system's wells is nearly 60 years is age.

**C. Project Description:** In December 2013, the Village's Engineer completed a Preliminary Engineering Report that evaluated Pleasanton's water system needs. Due to the age of the existing wells, this replacement well project will ensure that the Village can provide an adequate supply of safe drinking water to its residents. Further, another one of the remaining wells has an elevated level of radium-228 at 4.40 pCi/L, which remains just below the drinking water standard of 5 pCi/L.

### D. Alternatives Considered:

Two main alternatives studied were:

1. No Project, or
2. Replacement Well;

**Evaluation and Selection of the Alternative:** As noted, the Village's well planned for replacement is nearly 60 years in age. The average operational life of a public water system well in Nebraska is approximately 35 years, so Pleasanton's well has significantly exceeded its expected service life. Further, another one of the remaining wells has an elevated level of radium-228 at 4.40 pCi/L, just below the drinking water standard of 5 pCi/L. If no project were to be constructed, it is possible that in the future due to both issues the Village could be reduced to a single well system without a backup supply.

**E. Environmental Impact Summary:**

**Primary:**

**Construction:** Temporary impacts caused by construction include noise and dust, a limited potential for soil erosion, and fuel/oil spills. The Village will make application to the Lower Loup Natural Resources District for a well construction permit. The new well will be registered with the Nebraska Department of Natural Resources. Review and approval for a construction permit will be required from the Engineering Services Program of the DHHS.

**Environmental:** The construction contracts will require that the contractors return the area to its original or better condition. All of the land area to be disturbed during construction was previously disturbed through residential property construction. Based on a review of the available mapping, the project lies within the 100-year flood plain. Therefore, a permit will be required from the local floodplain administrator.

The proposed project was reviewed by numerous Federal and State agencies for environmental impacts. The majority of responses indicated that the project would have no affect or impact, was unlikely to have any impact adverse or otherwise, or should have no potential to adversely affect, while two others indicated it was not subject to its jurisdiction or offered no objections.

**Financial:** An application for a DWSRF loan has been received. The estimated project cost is \$360,734 to fund the system improvements. The Village is eligible for a 20-year loan with an interest rate of 2% plus an administrative fee of 1% on the outstanding principal balance assessed annually. Further, Pleasanton qualifies for 8.59% of loan forgiveness on all eligible project costs based on the existing program criteria. Therefore, the projected annual DWSRF Debt Service (including 10% coverage) is estimated at \$25,684. The revenues from Village's water utility will be dedicated to repay the loan. Pleasanton's current water rate for a typical residential connection is \$23 per month, with a \$1.60 use charge for every 1,000 gallons of water furnished. That equates to a water bill of \$36 per month, based on a common household water use of 8,000 gallons. Based on 193 active service connections, monthly household rates may need to be raised \$11 to address the new debt service, to approximately \$47 per month. Following construction, Pleasanton will make a final assessment of revenues and cost to determine what rate adjustments are necessary.

## **Secondary:**

**Population Impacts:** The replacement well is not needed for future growth, but rather to maintain an adequate backup supply source for redundant water supply needs.

**Land Use and Trends:** The location of the proposed well is within Village limits, in a residential neighborhood. The pitless well unit will take up little land in an area previously disturbed during residential property construction. The well site has been approved by the DHHS. In addition, all new water mains will be placed below ground at depths that will not interrupt any planned practices.

The National Park Service noted that the connecting water transmission main would cross onto Pleasanton Park where an existing well is located. However, that water main will be buried below ground and thus no area of the park will be converted to other than public outdoor recreation uses. The Nebraska State Historical Society noted that the project will have no effect for archeological, architectural, or historic properties.

**Environmental:** The proposed project will have no effect on the availability of water quantity in the area. The minimal amount of solid waste generated by the project will be disposed in a licensed landfill. No safety, vibration, noise or aesthetic considerations were identified other than the normal noise and disruptions associated with well and water main construction.

**Environmental Justice:** The proposed project will not produce any environmental justice concerns. All structures will be placed in areas previously disturbed or on Village owned property, and the services provided by the proposed project will be available to everyone in Pleasanton, equally. No segment of the community's population is impacted disproportionately from related effects.

### **Mitigation measures necessary to eliminate adverse environmental effect:**

Proper construction techniques will be utilized to minimize soil erosion and other potential impacts of construction. Traffic flow may be affected by construction when water main construction is being done near Village roads; however, safety control measures (i.e., signs, etc.) will be implemented. An NPDES Construction Stormwater permit for runoff associated with construction activity and a Stormwater Pollution Prevention Plan will be required by NDEQ for this project if more than one acre of land is disturbed. The Community can designate the General Contractor as the authorized representative on the stormwater permit notice of intent submitted to the NDEQ. Authorization of stormwater runoff from the construction activity must be in place prior to commencing construction.

**Irreversible and irretrievable commitment of resources:** The resources committed to the project include the equipment, materials and energy used in construction.

**F. Measures Taken to Insure Environmental Soundness:**

**Public Involvement:** A public meeting was held February 11, 2014. The Engineer was present to discuss the details of the water study noted below. No comments were made by the public at that time. A Public Hearing was held on January 13, 2015 by the Village Board on the proposed new well project noted, with at least 30 days advanced posted notice.

**Public Opposition or Opinions:** The project was discussed by the Board with their engineer present, and there were no comments received from Village residents in attendance and no other input was received from the public.

**Coordination and Documentation with Other Agencies and Special Interest Groups:**

**Facility Planning:** Preliminary Engineering Report, Village of Pleasanton, JEO Consulting Group, Inc., December 2013

**Federal:** Corps of Engineers, September 19, 2014, letter  
Fish and Wildlife Service, October 9, 2014, letter  
National Park Service, October 7, 2014, letter

**State:** Department of Aeronautics, September 24, 2014, email  
Department of Health and Human Services, July 1, 2013 and August 12, 2014, letters  
Department of Natural Resources, September 30, 2014, memorandum  
Game and Parks Commission, October 28, 2014, letter  
State Historical Society, September 10, 2014, letter  
State Fire Marshall, September 10, 2014, letter

**Other:** Pawnee Nation, Office of Historic Preservation, September 22, 2014, letter

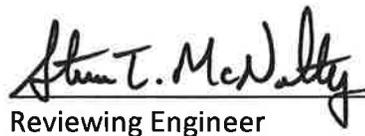
**Consulting Engineers:** JEO Consulting Group, Inc., Grand Island, NE

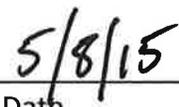
**Public Groups:** Village of Pleasanton Residents

**G. Positive Effects to be Realized from the Proposed Project:** The project will allow Pleasanton to maintain compliance with the Nebraska Safe Drinking Water Act and ensure future water availability. Historical monitoring shows that the proposed well should meet all drinking water standards per Title 179, Regulations Governing Public

Water Supply Systems. The well phase achieves the goals of the U.S. Environmental Protection Agency's Drinking Water Infrastructure Sustainability Policy for the upgrade and/or replacement of existing infrastructure. As such, the project is considered reasonable, not contrary to conservation or the public welfare and is a beneficial use of resources by the Village of Pleasanton.

- H. **Reasons for Concluding there will be no Significant Impacts:** Review of the engineering reports and supporting information indicates that the proposed project will result in no significant impact on the environment. Federal and State agencies reported no impact will result to threatened or endangered species, historical or groundwater resources. All necessary permits for construction will be obtained from the appropriate agencies (i.e., local floodplain administrator, NRD, NDEQ, etc.), if necessary.

  
\_\_\_\_\_  
Reviewing Engineer

  
\_\_\_\_\_  
Date

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Kearney, NE 68848-1988

LOWER LOUP NRD  
PO Box 210  
Ord, NE 68862-0210



**Village of Pleasanton,  
Nebraska**

**Water System Map**

- Curb Stop
- Water Valve
- ▲ Air Relier Valve
- ▲ Yard Hydrant
- Water Meter
- Fire Hydrant
- Water Manhole
- W Well
- WS Curb Stop Not GPS
- Water Valve (Not GPS)
- Water Meter (Not GPS)
- 2" or Smaller Main
- 4" Main
- 6" Main
- 8" Main
- Approx. Service Line



Note (Nebraska State plane zone 2500 projection) Elevations are referenced to NAVD 1988.



Created By: A. Hamilton  
 Date: November 2013  
 Software: ArcGIS 10  
 File: 121204

This map was created using data collected by JEO surveying crews equipped with Trimble R4 CHS survey equipment. Reported elevations and other information presented on this map are based on the best available data and are not a guarantee of accuracy.