



State Revolving Fund Loan Programs

Drinking Water, Clean Water, Nonpoint Source

ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT

CITY OF CROWN POINT WASTEWATER UTILITY/ CSO IMPROVEMENTS – PHASE 2 SRF PROJECT WW 24 53 45 00

DATE: May 5, 2025

PUBLIC COMMENTS DUE BY: June 4, 2025

I. INTRODUCTION

The above entity has applied to the Clean Water State Revolving Fund (SRF) Loan Program for a loan to finance all or part of the Clean Water project described in the accompanying Environmental Assessment (EA). As part of facilities planning requirements, an environmental review has been completed which addresses the project's impacts on the natural and human environment. This review is summarized in the attached EA, which can also be viewed in color at <http://www.in.gov/ifa/srf/>.

II. PRELIMINARY FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The SRF Clean Water Program has evaluated all pertinent environmental information regarding the proposed project and determined that an Environmental Impact Statement is not necessary. Subject to responses received during the 30-day public comment period, and pursuant to Indiana Code 5-1.2-3, it is our preliminary finding that the construction and operation of the proposed facilities will result in no significant adverse environmental impact. In the absence of significant comments, the attached EA shall serve as the final environmental document.

III. COMMENTS

All interested parties may comment upon the EA/FONSI. Comments must be received at the address below by the target approval date above. Significant comments may prompt a reevaluation of the preliminary FONSI; if appropriate, a new FONSI will be issued for another 30-day public comment period. A final decision to proceed, or not to proceed, with the proposed project shall be effected by finalizing, or not finalizing, the FONSI as appropriate. Comments regarding this document should be sent within 30 days to:

**Jenni Curry
Environmental Section Manager
State Revolving Fund
100 N. Senate Ave. IGCN 1275
Indianapolis, IN 46204
463-261-6943
jecurry@ifa.in.gov**

ENVIRONMENTAL ASSESSMENT

I. PROJECT IDENTIFICATION

Project Name and Address: Wastewater Utility/CSO Improvements – Phase 2
City of Crown Point
101 N. East Street
Crown Point, IN 46307

SRF Project Number: **WW 24 53 45 00**

Authorized Representative: Peter D. Land, Mayor

II. PROJECT LOCATION

The proposed project is located in Lake County, Ross and Center Townships, Crown Point 24k USGS Quadrangle, Township 35N, Range 8W, and Sections 29, 31-33; Township 35N, Range 9W, Section 36; Township 34N, Range 8W, and Sections 2-11, 13-24, 26-27. See **Figure 1**.

III. PROJECT NEED AND PURPOSE

The primary goal of the Downtown Interceptor is to completely divert flow from the west to a new large diameter gravity interceptor. The route for a gravity interceptor is limited due to the topography of Crown Point. Due to these limitations, the recommendation is that flow from the downtown combined sewer system be redirected into the proposed Downtown Interceptor at key locations to alleviate future Long Term Control Plan (LTCP) non-compliance concerns from the proposed growth areas.

IV. PROJECT DESCRIPTION

The Downtown Interceptor Project includes the construction of approximately 17,746 feet of gravity sanitary sewer (ranging in size from 8- to 48-inch diameter), approximately 163 feet of force main, approximately 96 manhole structures, approximately 6,026 feet of storm sewer, approximately 76 storm manhole/inlet structures, approximately 614 feet of jack and bore casing pipe; disconnection/reconnection of approximately 250 sewer service laterals; and project-related appurtenances.

V. ESTIMATED PROJECT COSTS, AFFORDABILITY, AND FUNDING

The total cost of this project is estimated to be approximately \$62,500,000. The City of Crown Point intends to finance the project with a loan from the Clean Water SRF Loan Program for a term and annual fixed interest rate to be determined at loan closing. Monthly user rates and charges may need to be analyzed to determine if adjustments are required for loan repayment.

VI. DESCRIPTION OF EVALUATED ALTERNATIVES

The “**No Action**” alternative is not practical, environmentally sound or economical. There are several areas of concern in the wastewater collection system and treatment facility that are stressed to the point of being on the verge of long term control plan (LTCP) non-compliant. Infrastructure improvements are needed to prevent CSO non-compliance, which would pose risk to citizens’ health

and degradation of the environment. For these reasons, the “no action” alternative was dismissed from further consideration.

Downtown Interceptor Alignment Alternatives: Several alignments were considered for the downtown interceptor project. These alignments were analyzed based on minimizing impacts to local drainage ditches, construction disturbances, and impacts to the Erie Lackawanna Trail. Ultimately the alignment chosen is broken down into four segments. Segment 1 is from the wastewater treatment plant to Summit Street, Segment 2 from Summit Street to Pratt Street, Segment 3 from Pratt Street to South Street, and Segment 4 along South Street. This alignment avoids drainage ditch crossings, land acquisition is not needed, minimizes impacts to the Erie Lackawanna Trail, and will result in a more cost-effective solution.

VII. ENVIRONMENTAL IMPACTS OF THE FEASIBLE ALTERNATIVES

A. Direct Impacts of Construction and Operation

Disturbed/Undisturbed Land: Work related to the installation Downtown Interceptor will occur in disturbed rights-of-way, adjacent to and within roadways, alleys and existing utility trenches. All areas have been previously disturbed by previous construction activity.

Structural Resources: Construction and operation of the project will not alter, demolish or remove historic properties. If any visual or audible impacts to historic properties occur, they will be temporary and will not alter the characteristics that qualify such properties for inclusion in or eligibility for the National Register of Historic Places. The SRF’s finding pursuant to Section 106 of the National Historic Preservation Act is: “*no historic properties affected.*”

Surface Waters (Exhibit 4): The project will not adversely affect outstanding state resource waters listed in 327 IAC 2-1.3-3(d), exceptional use streams listed in 327 IAC 2-1-11(b), Natural, Scenic and Recreational Rivers and Streams listed in 312 IAC 7-(2), or Salmonid Streams listed in (327 IAC 2-1.5-5(a)(3) or streams on the Outstanding River List for Indiana. There are no stream crossings as part of this project.

Wetlands (Exhibit 4): The project will not impact wetlands. Mitigation measures to lessen and compensate for wetland impacts cited in comment letters about the project from the Indiana Department of Natural Resources and the U.S. Fish and Wildlife Service will be implemented.

Floodplain (Figure 2/Exhibit 1): The project will not include dredge or fill in the floodway without a permit from IDNR Division of Water. No change in grade will occur within the floodplain.

Groundwater: The project will not impact a drinking water supply or sole source aquifer.

Plants and Animals: The proposed project items will be implemented to minimize impact to non-endangered species and their habitat. Mitigation measures cited in comment letters from the Department of Natural Resources and the U.S. Fish and Wildlife Service will be implemented.

Prime Farmland: The project will convert prime farmland.

Air Quality: Construction activities may generate some noise, fumes and dust, but should not significantly affect air quality.

Open Space and Recreational Opportunities: The project will neither create nor destroy open space or recreational opportunities.

Lake Michigan Coastal Program: The project will not affect the Lake Michigan Coastal Zone.

National Natural Landmarks: Construction and operation of the proposed project will not affect National Natural Landmarks.

B. Indirect Impacts

The City of Crown Point's PER states: *The City, through the authority of its council, planning commission, or other means, will ensure that future development, as well as the future collection system or treatment works projects connecting to SRF-funded facilities, will not adversely impact wetlands, wooded areas, steep slopes, archaeological/historical/structural resources, or other sensitive environmental resources. The City will require new development and treatment works projects to be constructed within the guidelines of the U.S. Fish and Wildlife Service, IDNR, IDEM, and other environmental review authorities.*

C. Comments from Environmental Review Authorities

In correspondence dated April 11, 2025, the Indiana Department of Natural Resources Division of Historic Preservation and Archaeology stated:

Pursuant to Indiana Code 5-1.2-10, Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), and 36 C.F.R. Part 800, the Indiana State Historic Preservation Officer ("Indiana SHPO") is conducting an analysis of the materials dated and received by the Indiana SHPO on March 21, 2025, for the above indicated project in Crown Point, Lake County, Indiana.

In regard to buildings and structures, we have identified the following properties within the probable area of potential effects, and we believe that they may meet the criteria of eligibility for inclusion in the National Register of Historic Places:

House, 205 E. South Street, Site #089-142-77007

House, 219 East South Street, Site #089-142-77008

Based on our analysis, it has been determined that no historic properties will be altered, demolished, or removed by the proposed project.

If any prehistoric or historic archaeological artifacts or human remains are uncovered during construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646. Be advised that adherence to Indiana Code 14-21-1-27 and 29 does not obviate the need to adhere to applicable federal statutes and regulations, including but not limited to 36 C.F.R. 800.

In correspondence dated March 10, 2025, the United States Fish and Wildlife Service stated:

The USFWS concluded that the proposed project impacts, Project Code 2025-0066688 would have "no effect" on the Northern long-eared bat (*Myotis septentrionalis*). It has also been determined the project will have a "no effect" on the Indiana bat (*Myotis sodalis*). Trees suitable for Indiana bat or Northern Long-eared bat roosting should not be cut from April 1 through September 30.

In correspondence dated March 27, 2025, the Department of Natural Resources Environmental Unit stated:

The Department of Natural Resources replied stating that the Natural Heritage Program's database was checked and that no plant or animal species listed as state or federally threatened, endangered, or rare have been reported in the project vicinity.

The Division of Fish and Wildlife recommendations to avoid and minimize impacts to fish, wildlife, and botanical resources to the greatest extent possible in the proposed project area include:

- 1. Revegetate all bare and disturbed areas that are not currently mowed and maintained with a mixture of grasses (excluding all varieties of tall fescue) and legumes as soon as possible upon completion; turf-type grasses (including low-endophyte, friendly endophyte, and endophyte free tall fescue but excluding all other varieties of tall fescue) may be used in currently mowed areas only.*
- 2. Minimize and contain within the project limits all tree and brush clearing.*
- 3. Do not cut any trees suitable for Indiana Bat or Northern Long-eared Bat roosting (3 inches or greater diameter-at-breast height, living or dead, with loose hanging bark, or with cracks, crevices, or cavities) from April 1 through September 30.*
- 4. Appropriately designed measures for controlling erosion and sediment must be implemented to prevent sediment from entering the waterbody or leaving the construction site; maintain these measures until construction is complete and all disturbed areas are stabilized.*
- 5. If erosion control blankets are used, they shall be heavy-duty, biodegradable, and net free or use loose-woven/Leno-woven netting to minimize the entrapment and snaring of small-bodied wildlife such as snakes and turtles (follow manufacturer's recommendations for selection and installation); seed and apply mulch on all other disturbed areas.*
- 6. Plant two trees of 3-gallon stock or larger for each tree which is removed that is 10 inches or greater in diameter-at-breast height.*

In correspondence dated February 25, 2022, the Natural Resources Conservation Service stated:

The proposed project to make wastewater utility system improvements within the City of Crown Point, Lake County, Indiana as referred to in your letter received January 10, 2022, will cause a conversion of prime farmland.

VIII. MITIGATION MEASURES

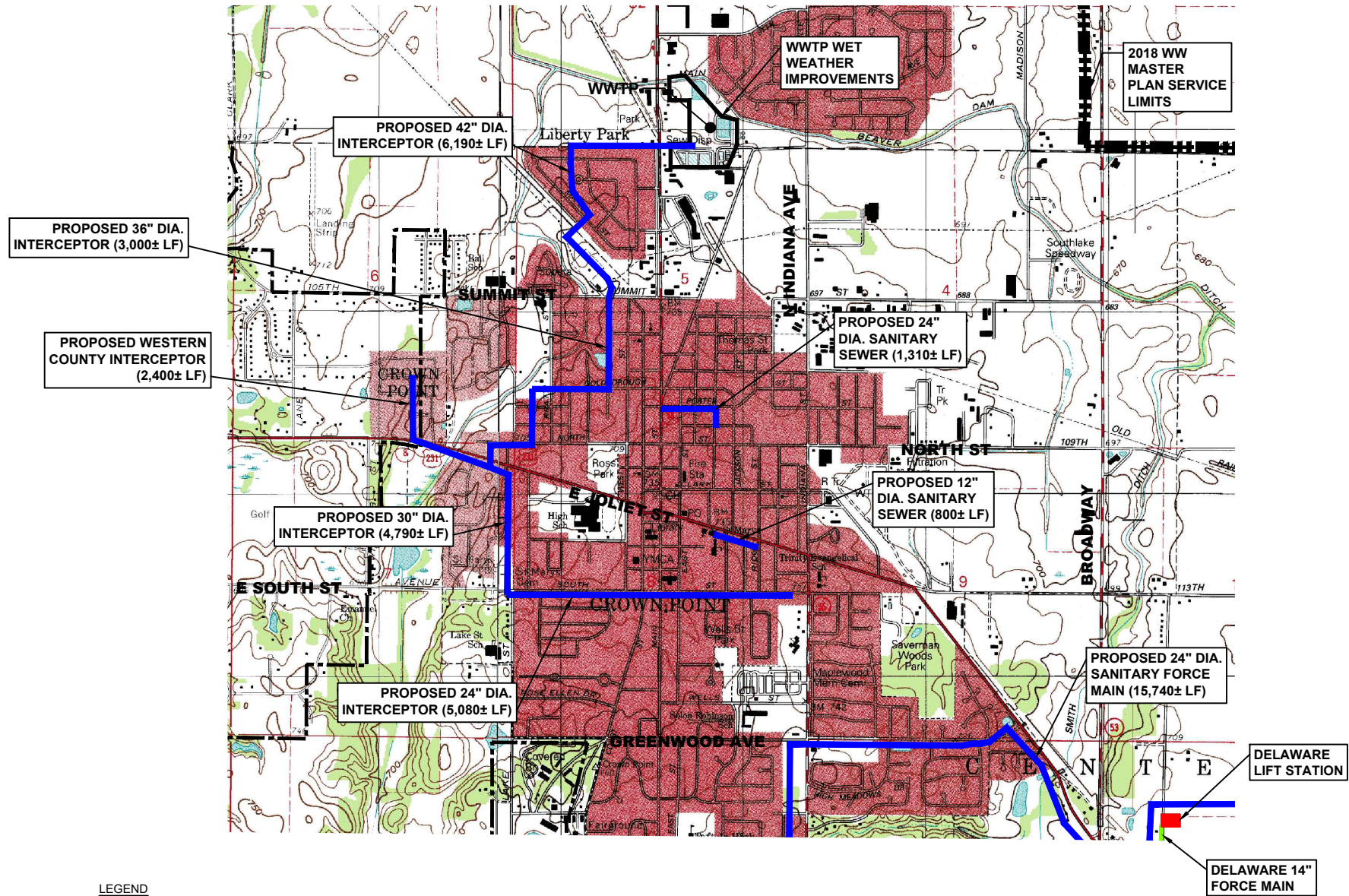
City of Crown Point's PER states:

The majority of the environmental impacts will occur during construction of the proposed improvements. These impacts will be temporary. No long-term significant impacts to environmental, historical, or other regulated resources are expected. Temporary construction impacts include potential noise, dust, and construction site erosion. Provisions will be included in the construction specifications to limit such problems and to provide erosion control in accordance with current state standards.

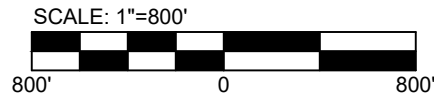
The work is expected to be completed during normal working hours, restricting any work-related nuisances to those hours. As mentioned above, all construction equipment will be required to have mufflers to reduce noise pollution. Additionally, reasonable and proper construction techniques and clean up practices will be required by the contractor to reduce dust emissions. Proper surface wetting practices will be required. Erosion control measures including seeding, drainage inlet protection, and silt fencing will also be utilized.

IX. PUBLIC PARTICIPATION

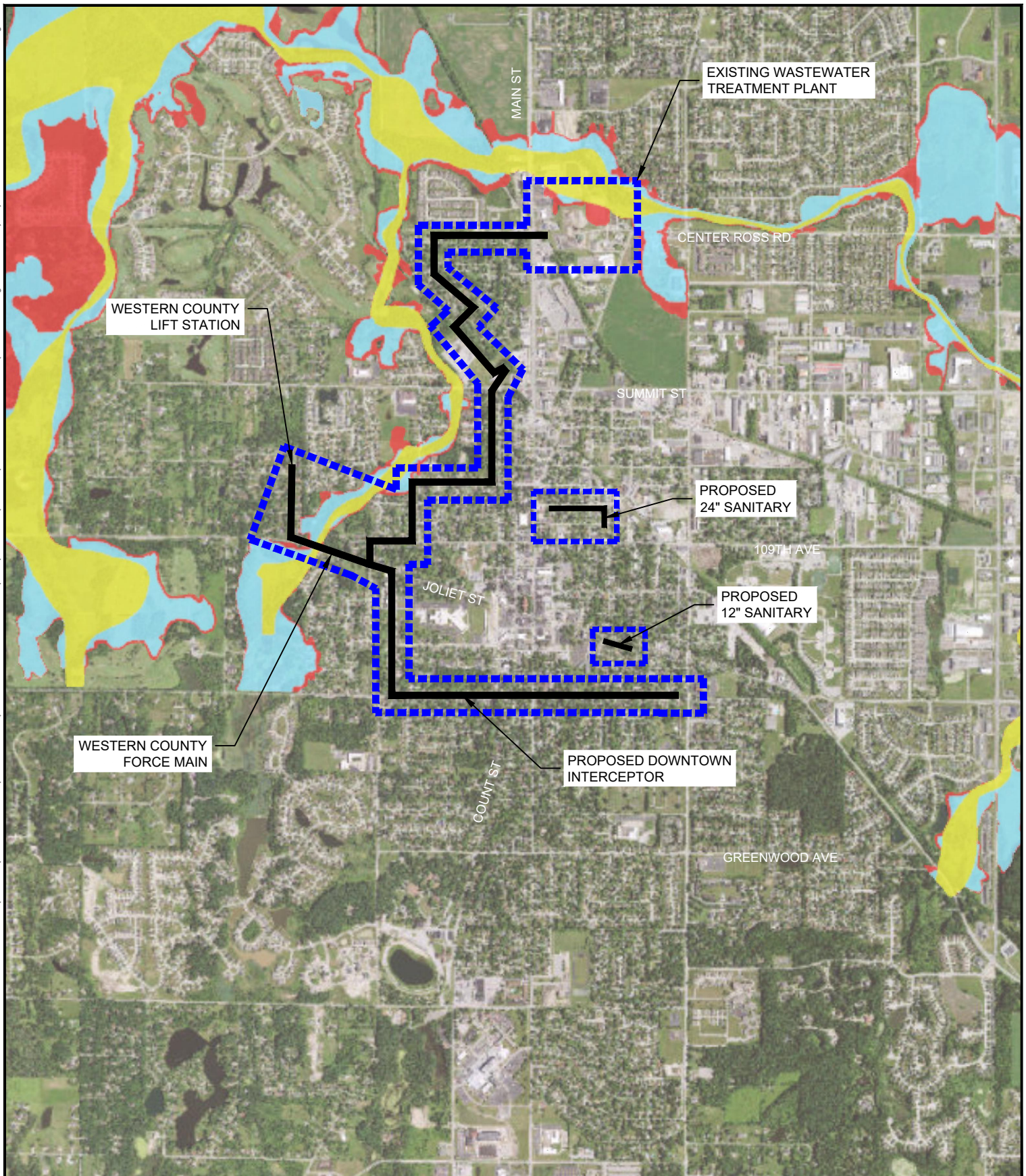
A properly noticed public hearing was held on March 12, 2025, at 11:00 am at the City Hall Chambers at 101 N. East St, Crown Point, IN, 46307, to discuss the PER. No written comments were received during the 5-day comment period following the hearing.



- LEGEND**
- 2018 SERVICE AREA
 - CORPORATE BOUNDARY
 - PROPOSED SANITARY IMPROVEMENTS
 - PROPOSED WWTP SITE
 - OPTIONS/ALTERNATIVE LOCATIONS
 - PROPOSED LIFT STATIONS



CITY OF CROWN POINT, INDIANA
LAKE COUNTY
PRELIMINARY ENGINEERING REPORT
TOPOGRAPHIC MAP - OVERALL
FIGURE 1



LEGEND

- PROJECT AREAS
- PROPOSED SANITARY

- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance, Protected by Levee
- 0.2% Annual Chance Flood Hazard



SCALE: 1"=2250'



0 2250'



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CITY OF CROWN POINT
LAKE COUNTY

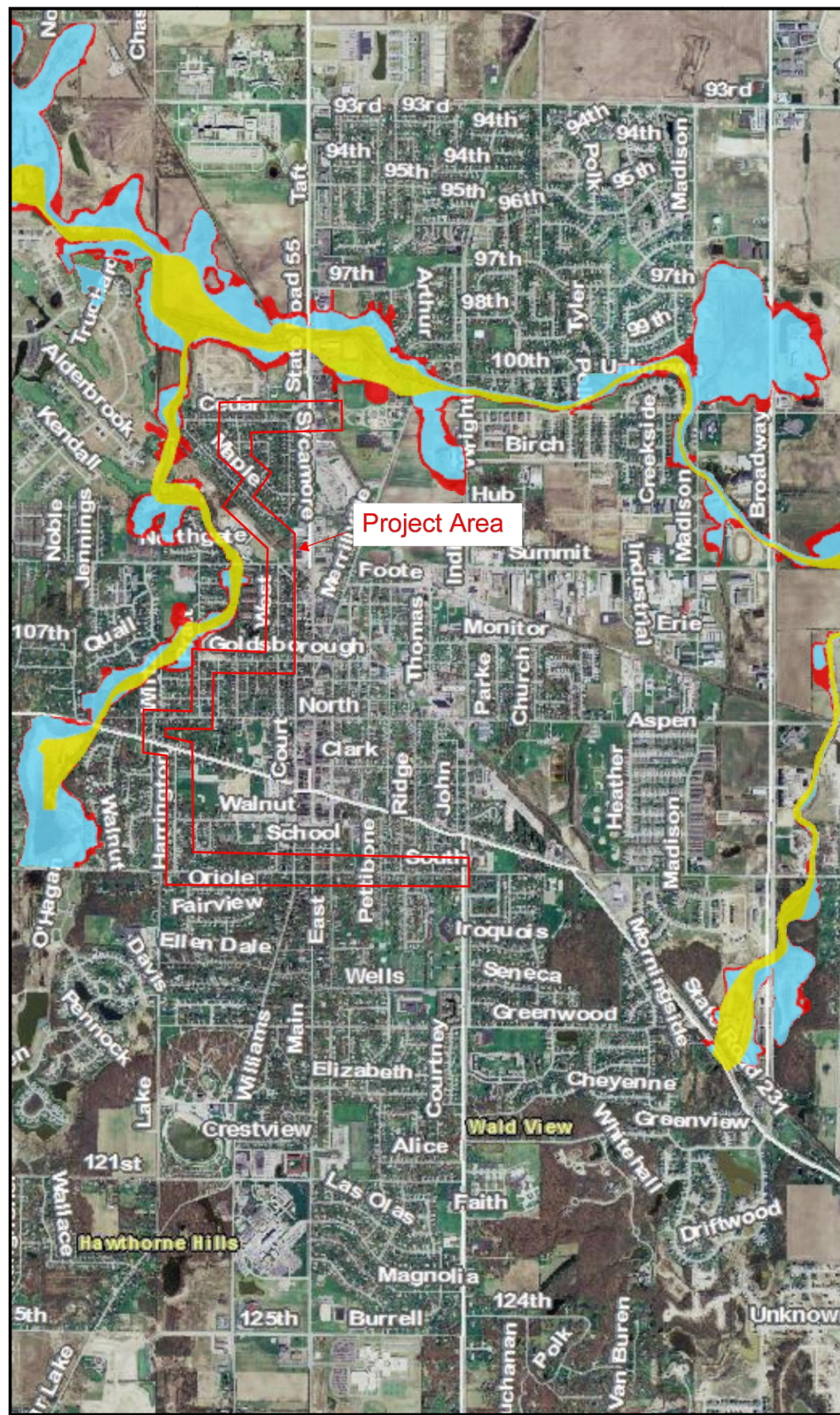
PRELIMINARY ENGINEERING REPORT

FLOODPLAIN MAP - DOWNTOWN INTERCEPTOR -
FIGURE 2

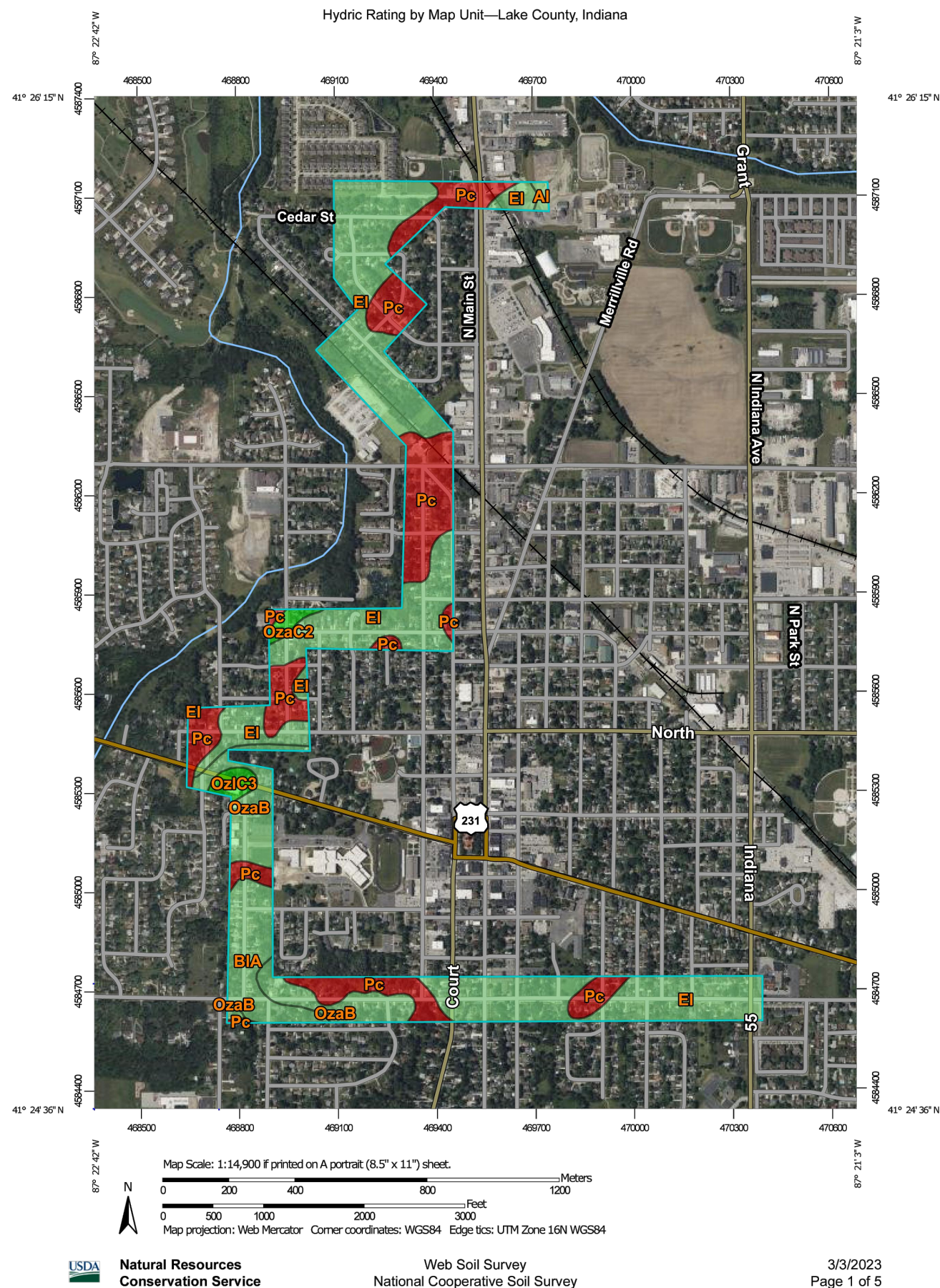
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Sheet: 2/10/2025 12:12:02 PM Issue: 2/10/2025 4:46:09 PM Content User: Jeff Henry (LCS06637) (r)

Exhibit #1 Floodplain Map

Date: 3/3/2023



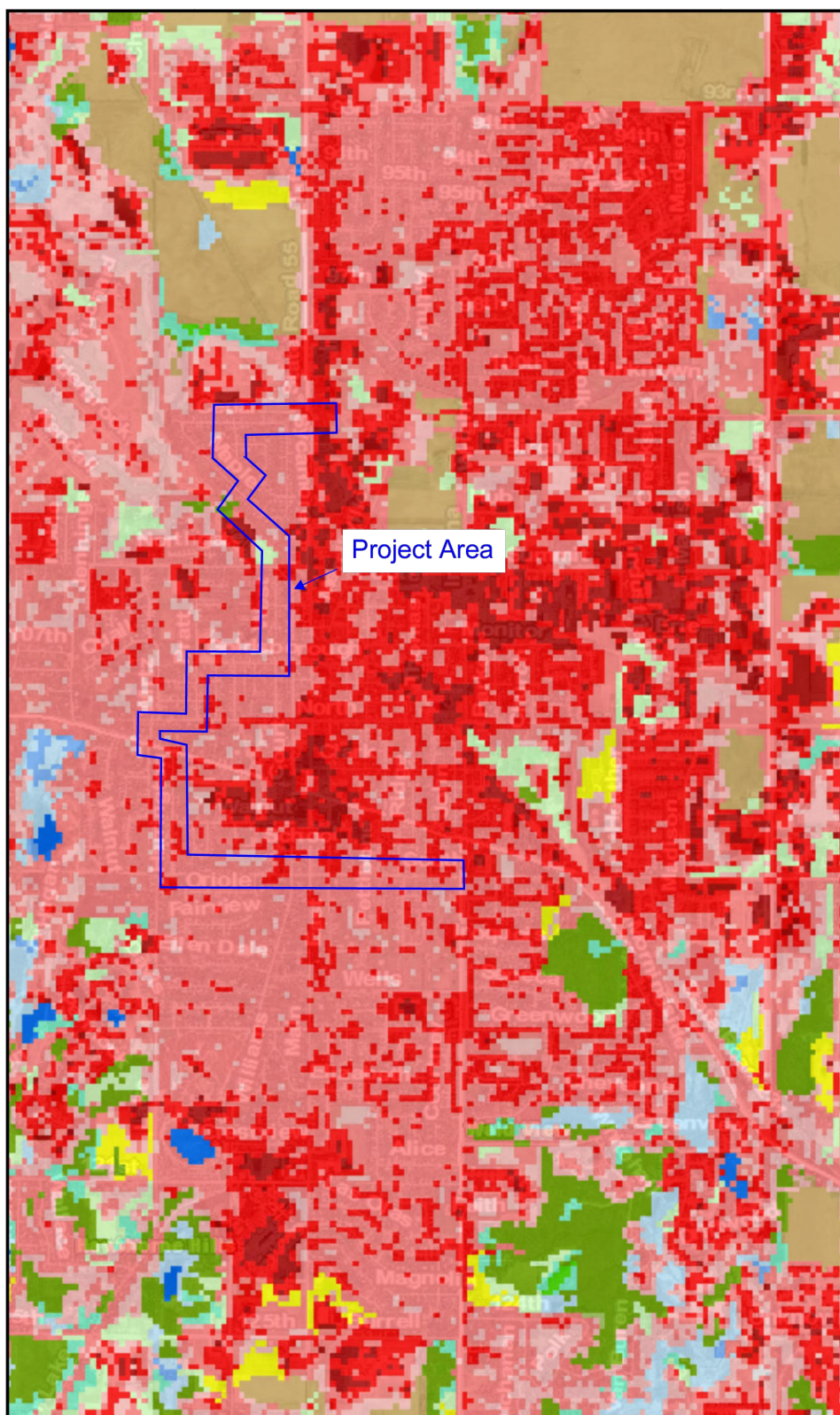
FLOODWAY MAP



SOILS MAP

Exhibit #2 Land Use Map

Date: 3/3/2023



LAND USE MAP

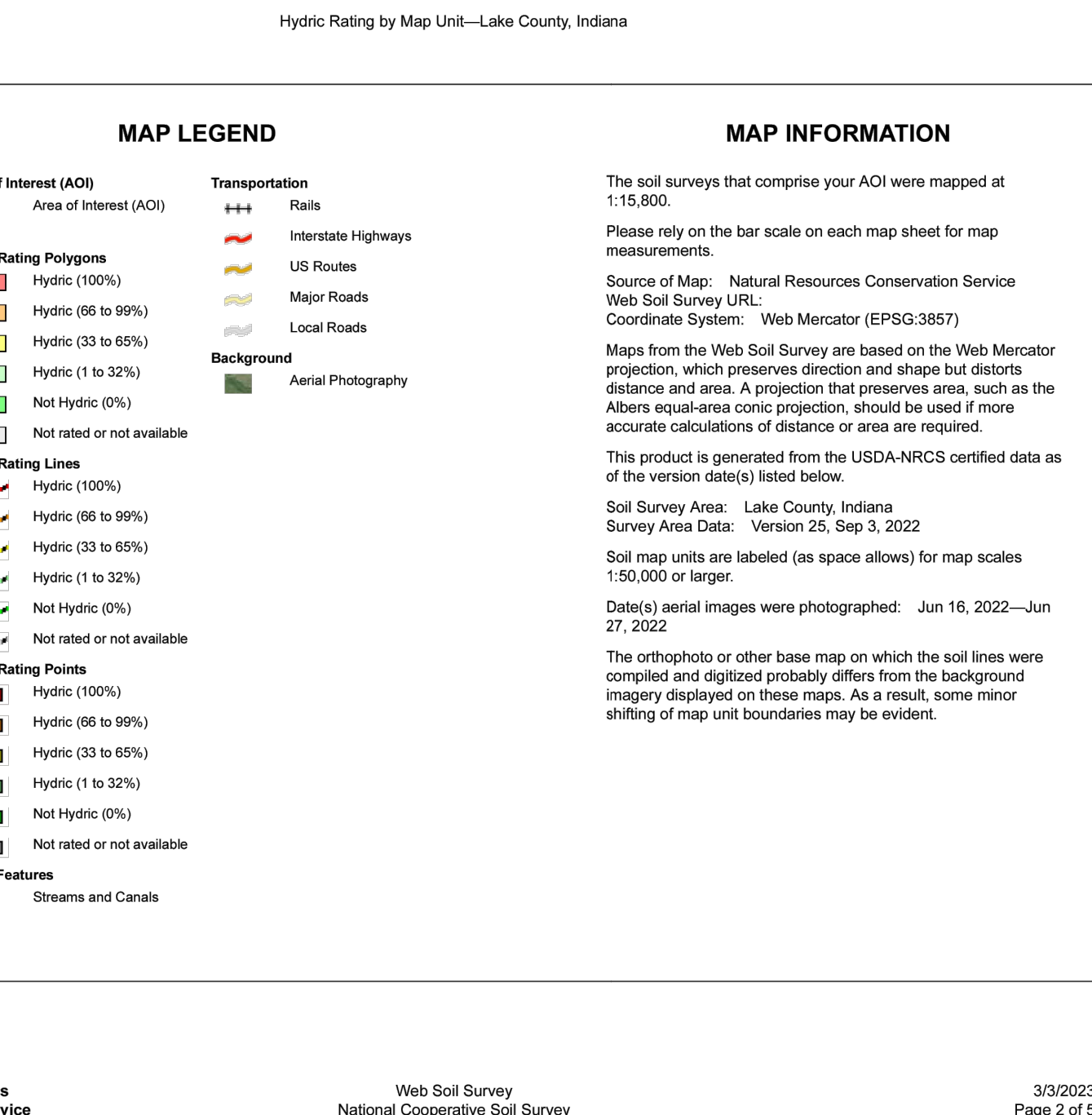
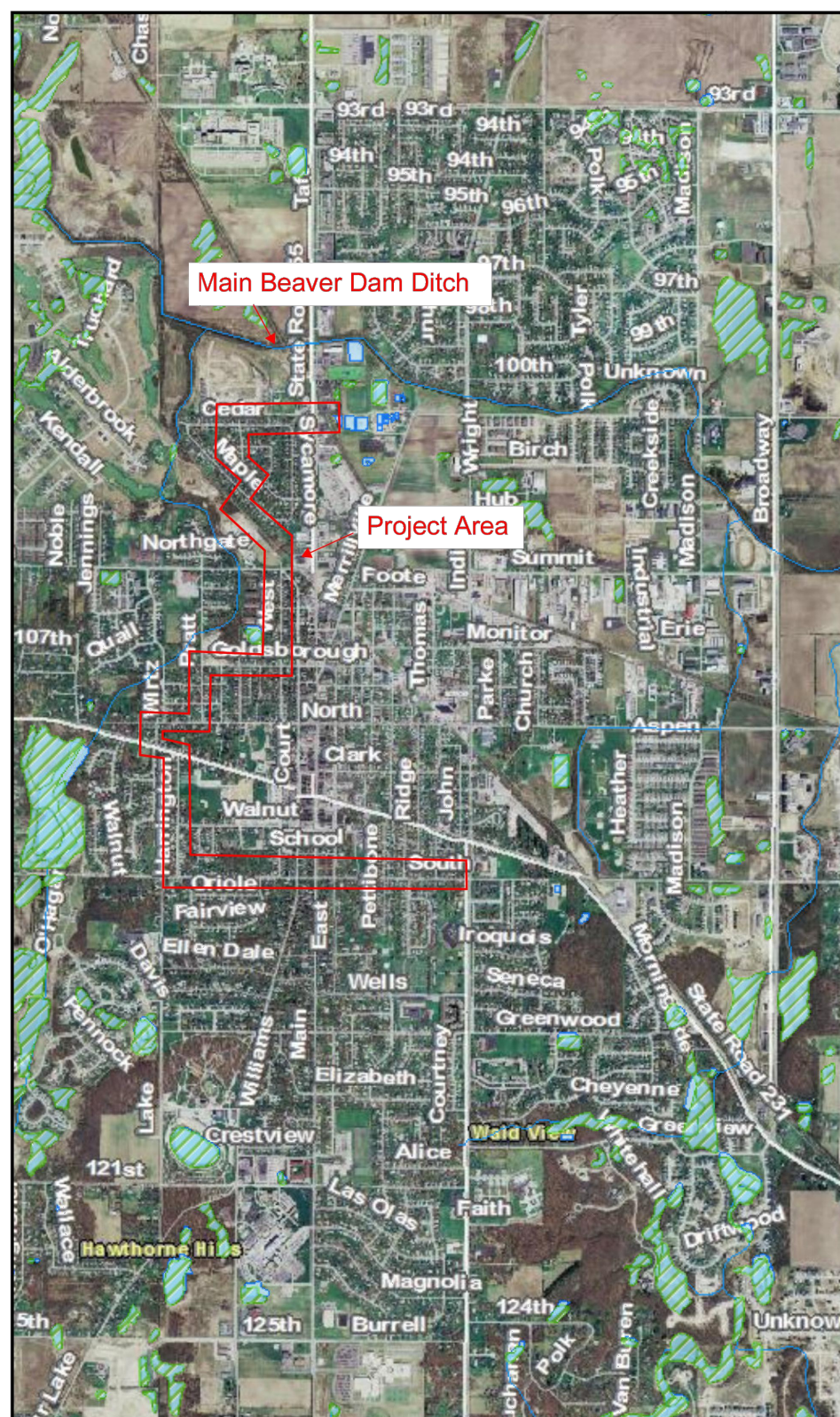


Exhibit #4 Surface Waters & Wetlands Map

Date: 3/3/2023



SURFACE WATERS AND WETLANDS MAP

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OFFICE LOCATIONS IN:
INDIANAPOLIS, IN (2)
EVANSVILLE, IN
FORT WAYNE, IN
CROWN POINT, IN
BOWLING GREEN, KY
SOUTH BEND, IN

ALBERT C. STOG
REGISTERED
No. 10201336
STATE OF INDIANA
PROFESSIONAL ENGINEER

Signature: _____ Date: 11-27-24

CITY OF CROWN POINT
LAKE COUNTY, INDIANA
DOWNTOWN INTERCEPTOR
IMPROVEMENTS PROJECT

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Indiana 811

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(IT'S THE LAW)

No.	Submission / Revision	By	Date

Designed By: ACS	Drawn By: AH	Checked By: ZF
Issue Date: 08/2024	Project No: S21129	Scale: AS SHOWN

STORMWATER
POLLUTION
PREVENTION PLAN
FIGURES

Drawing No:
EC0-3
Sheet: 09 OF 350