



**August 29, 2025**

**Preliminary Finding of No Significant Impact  
To All Interested Citizens, Organizations, and Government Agencies**

**Board of County Commissioners of Hamilton County, Ohio – Hamilton County  
Kenwood Hills Local Sewer  
Loan Number: CS391525-0186**

The attached Environmental Assessment (EA) is for a sewer extension project in Hamilton County which the Ohio Environmental Protection Agency intends to finance through its Water Pollution Control Loan Fund (WPCLF) below-market interest rate revolving loan program. The EA describes the project, its costs, and expected environmental benefits. We would appreciate receiving any comments you may have on the project. Making available this EA and seeking your comments 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 program review and approval process. We have concluded that the proposed project should not result in significant adverse environmental impacts. More information can be obtained by contacting the person named at the end of the attached EA.

Any comments on our preliminary determination should be sent to the email address of the contact named at the end of the EA. We will not act on this project for 30 calendar days from the date of this notice. In the absence of substantive comments during this period, our preliminary decision will become final. After that, the Board of County Commissioners of Hamilton County, Ohio can then proceed with its application for the WPCLF loan.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Courtright".

Kathleen Courtright, Assistant Chief  
Division of Environmental & Financial Assistance

Attachment

## ENVIRONMENTAL ASSESSMENT

### **Project Identification**

Project: Kenwood Hills Local Sewer

Applicant: Board of County Commissioners of Hamilton County, Ohio  
1600 Gest Street  
Cincinnati, Ohio 45204

Loan Number: CS391525-0186



**Figure 1. Hamilton County**

### **Project Summary**

The Board of County Commissioners of Hamilton County, Ohio (Board) has requested funding from the Ohio Water Pollution Control Loan Fund (WPCLF) to finance the Kenwood Hills Local Sewer project. The proposed project consists of the extension of sewer service to 161 properties.

### **History & Existing Conditions**

The Board, based in Hamilton County (Figure 1), manages the Metropolitan Sewer District of Greater Cincinnati (MSDGC), also known as the Metropolitan Sewer District (MSD). MSD operates a number of different wastewater treatment plants (WWTPs) and a collection system within the City of Cincinnati and surrounding areas.

Residents within the Kenwood Hills subdivision and the Carriage Hill subdivision approached MSD with a citizen's petition requesting the extension of public sanitary sewer service to their homes, which are currently serviced by household sewage treatment systems (HSTS). Hamilton County Public Health reported poor effluent quality from the HSTS in these neighborhoods in 2008 and recommended construction of public sanitary sewer. The Hamilton County General Health District also came to the same conclusion in a 2001 report. Sanitary sewer has not been installed previously in the area due to steep inclines. MSD determined that the best way to connect the neighborhoods to existing sewer was to use directional bore from Camargo Road underneath the railroad up the hill to Cabana Club Drive.

### **Population and Flow Projections**

MSD serves a population of about 830,600 people, with no expectations of major population growth.

The projected flows from the 161 properties being served by the project equal about 60,000 gallons per day (GPD). These daily flows will go to the Little Miami WWTP. This WWTP currently treats an average daily flow of 30 million GPD, with plenty of capacity to handle the additional wastewater.

## **Alternatives**

MSD considered four options for this project. The first option consisted of the construction of deep gravity sewer, the second would be shallow gravity sewer, the third is low-pressure force main, and the fourth is a hybrid of shallow gravity sewer and low-pressure force main. MSD ultimately chose this last option as it minimizes the amount of pumped force main needed while keeping costs reasonable.

## **Selected Alternative**

The project will install approximately 7,400 linear feet of 8-inch gravity sewer and 5,000 linear feet of 3- and 2-inch low-pressure force main to serve 161 properties, including one community pool. Property owners will be responsible for installing 1.5-inch laterals to the right-of-way, and any necessary pumps. All existing HSTS will be eliminated. See Figure 2 at the end of this document for a map of the project area.

## **Implementation**

The Board proposes to borrow \$11.8 million from the Ohio WPCLF at the regionalization discount interest rate of 0.00% for a 20-year loan. Interest rates are set monthly and may change for a later loan award. This project is eligible to receive \$4 million in principal forgiveness, the loan portion that does not need to be repaid. The Board could save approximately \$6.8 million over the life of the loan compared to the current market rate of 4.88%.

The Board will not be raising sewer rates in order to pay for this project. The average annual sewer bill for residents served by the Board is \$619. This is 0.9% of the median household income (MHI: \$68,249) and is higher than the Ohio average annual sewer bill, \$528. Construction is scheduled to begin September 2025 and is scheduled to be completed in approximately 16 months.

## **Public Participation**

MSD initially began planning to extend sewer to this area in 2016 as a result of a citizen's petition, which asked MSD for the extension of their services. This project was discussed at an informational meeting with affected residents in July 2022, when feedback on alternatives was solicited. There were two additional public hearings held in October 2024 and January 2025. The project is also listed on the MSD website, which includes presentations from the public hearings and a memo summarizing comments that have been received. Finally, MSD has sent out numerous letters to approximately 170 residents that will be affected by the project.

Ohio EPA is unaware of any controversy about or opposition to this project. This Environmental Assessment (EA) and preliminary Finding of No Significant Impact (FNSI) will be posted on the Ohio EPA Division of Environmental and Financial Assistance website. Additionally, the EA and FNSI have been provided to the Board of County Commissioners of Hamilton County, Ohio to be made available according to their public notification procedures.

## **Environmental Impacts**

The project has the potential to affect the following features, but the effects will be reduced or mitigated to acceptable levels as explained below.

### **Air Quality**

Contractors will ensure fugitive dust is minimized during construction by applying water or other environmentally benign dust suppressants. The local air pollution contribution by construction vehicles will be temporary and similar to that of vehicles regularly transiting the construction area. For these reasons, the project should have no significant adverse short-term or long-term impacts on local air quality.

### **Archaeological and Historical Resources**

The State Historic Preservation Office (SHPO) map does not indicate that there are any historic buildings within the project area. Given that the project construction will be taking place within the road right-of-way, archaeological finds are not expected during construction.

In the event of archaeological finds during construction, Ohio Revised Code Section 149.53 requires contractors and subcontractors to notify SHPO of any archaeological discoveries in the project area, and to cooperate with the Office in archaeological and historic surveys and salvage efforts when appropriate. Work will not resume until a survey of the find and a determination of its value and effect has been made, and Ohio EPA authorizes work to continue.

### **Endangered Species, Terrestrial Habitat**

This project is within the range of the endangered Indiana bat and proposed endangered tricolored bat. This project will take place primarily within the road in residential neighborhoods, an area that does not contain environmentally sensitive habitat. Directional boring will be used to install pipes in areas that are not a roadway in order to reduce potential habitat impact. Any tree removal that will occur for this project will be done in the appropriate season in order to avoid impacting these species.

### **Energy Consumption**

This project will result in an increase in energy consumption as new pumps will be installed for the pressurized force main.

### **Local Economy**

Homeowners will be responsible for removing their existing HSTS and rerouting their private plumbing as needed. There is also a one-time fee of \$480 per property to connect to the new sewer that will be paid at the time of connection. The 161 properties obtaining sewer service through this project will have a new monthly sewer bill, however the residents have specifically requested this.

### **Noise, Traffic, Aesthetics, and Safety**

Construction noise will be locally audible and similar to that of small machinery used in the local area. Construction will involve excavation in road rights-of-way and residential yard areas adjacent to streets. Temporary disruption to local traffic will be controlled by use of standard measures (barricades, detours, signs, barrels, flaggers) to ensure safety. Trenches will be covered or filled at the end of each workday to help protect public safety. After construction is complete and road surfaces

replaced and lawns restored, aesthetics will be little changed from pre-construction conditions. For these reasons, this project will result in no significant adverse long-term impacts to noise, traffic, safety, or aesthetics.

#### Unaffected Features

Based on the project's scope, location, and prior disturbances, the Board's proposed project is not expected to affect aquatic habitat, coastal zones, farmland, floodplains, groundwater resources, land use, safe drinking water, sole source aquifers, surface water resources, wetlands, or wild and scenic rivers.

#### **Conclusion**

Based upon Ohio EPA's review of the planning information and the materials presented in this Environmental Assessment, we have concluded that there will be no significant adverse impacts from the proposed project as it relates to the environmental features discussed previously. This is because these features do not exist in the project area, the features exist but will not be adversely affected, or the impacts will be temporary and mitigated. This project will result in approximately 160 residential homes connecting to public sewer and abandoning/removing their existing HSTS.

#### **Contact information**

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Ohio Environmental Protection Agency  
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**Figure 2. Homes that will receive new sewer service**