

FINDING OF NO SIGNIFICANT IMPACT TENNESSEE VALLEY AUTHORITY

ECONOMIC DEVELOPMENT GRANT PROPOSAL FOR PROPOSED INDUSTRIAL SITE PURCHASE

An integral part of Tennessee Valley Authority's (TVA) mission is to promote the economic development of the TVA service area. TVA provides financial assistance to help bring to market new improved sites and facilities within the TVA service area and position communities to compete successfully for new jobs. TVA proposes to provide an economic development grant to the Shelbyville-Bedford County Chamber of Commerce for the purchase of an 86.5-acre tract of land for use as a proposed industrial site. This site is located on the north side of Frank Martin Road near Shelbyville, Bedford County, Tennessee. The primary purpose of this project is to enable the City of Shelbyville and Bedford County to purchase the project area for use as a future industrial site. The City of Shelbyville and Bedford County have committed to provide funds for the project, but do not have sufficient funds to complete the purchase. TVA's proposed action to fund approximately 35 percent of the property purchase would facilitate the purchase of the site for potential future development.

The proposal is the subject of an EA prepared by TVA, which is incorporated herein by reference. In the EA, TVA addressed potential impacts of the proposed project as well as the alternative of not implementing the action (i.e., taking no action). Under the No Action Alternative, TVA would not provide funding to the Shelbyville-Bedford County Chamber of Commerce for the land purchase. In this event, the Chamber would likely seek alternate funding for the proposed action. If the Chamber were to obtain alternate funding and proceed with its current plans, the overall environmental consequences would be similar to those expected from implementing the Action Alternative.

Under the Action Alternative, TVA would provide funding to the Shelbyville-Bedford County Chamber of Commerce for use towards the purchase of an 86.5-acre tract of land for use as a proposed industrial site. After the purchase of the site, Shelbyville-Bedford County would perform clearing and demolition activities to prepare the site for future light industrial use. The one onsite farm building and its contents would be disposed of per federal and state regulations. Any marketable timber would be removed from the site, the remaining woody debris would be burned on-site in accordance with a local burn permit obtained by the Shelbyville-Bedford County Chamber of Commerce. The Chamber would take appropriate feasible measures, such as implementing best management practices (BMPs) and best construction practices, to minimize or reduce the potential environmental effects of the proposed project to insignificant levels. These practices would include but are not limited to installation of sediment and erosion controls (silt fences, sediment traps, etc.); management of fugitive dust; and limiting work hours to day time. No plans currently exist for any activities associated with the eventual build-out, occupation, and future use of the site.

TVA has determined that the proposed actions, subsequent to TVA's selection of the Action Alternative, would have no impact or negligible impacts on floodplains, natural areas, public recreation opportunities, terrestrial life (plants), managed areas, solid and hazardous wastes, Nationwide Rivers Inventory streams or Wild and Scenic Rivers.

The future clearing and demolition activities would result in minor impacts to air quality, transportation, aesthetics (noise and visual resources), water resources, aquatic resources, and

terrestrial life (wildlife). The proposed clearing activities are expected to have only minor beneficial impacts to the local economy or workforce as work would only be 6 months in duration. The eventual development of the site for commercial purposes would create additional jobs and would likely have long-term beneficial effects to the local economy.

Three wetland areas totaling 5.15 acres exist within the project area. Under the Action Alternative, the property would be purchased and would then be cleared and developed for light industrial use. Project engineering and site constraints will determine the degree of wetland impacts. If it is necessary to develop the property such that wetlands would be impacted, state and federal wetland regulatory requirements would likely require mitigation at a minimum of 2:1 ratio. This level of mitigation is expected to minimize wetland impacts to an insignificant level. TVA would also require that no activities will occur in wetlands identified by TVA in this assessment without the prior written approval of TVA. Any proposed construction or fill will be evaluated by TVA at that time for project-specific impacts to wetlands. With this restriction in place, there would be no impacts to wetlands consistent with Executive Order 11990. The proposed project would have no significant direct, indirect, and/or cumulative impacts to wetland areas and the associated wetland functions and values provided within the project area and general watershed.

One historic locus (SHB001), five isolated finds, and one archaeological site (40BD244) were identified during a Phase I cultural resources survey of the project area. Site 40BD244 was determined to be ineligible for the National Register of Historic Places. Accordingly, TVA determined that no historic properties would be affected by the proposed action. In a letter dated July 22, 2015 the Tennessee SHPO concurred with TVA's finding of no effect.

TVA assessed the project area for presence of summer roosting habitat for Indiana bat and northern long-eared bat. Twenty suitable roost trees were identified across two forest fragments, totaling 9.85 acres. Habitat quality ranged from moderate to high, based on the presence of trees with exfoliating bark (i.e., 12 snags and 8 live trees) in the proposed project footprint. In its grant providing financial assistance, TVA would require that no tree clearing will occur in those areas identified by TVA as suitable habitat unless the impact of any such clearing is assessed in coordination with the U.S. Fish and Wildlife Service. With the implementation of this mitigation measure, there would be no potential impacts to Indiana and northern long-eared bats.

Mitigation

To minimize or reduce the environmental effects of future clearing and demolition activities associated with the proposed action, the Shelbyville-Bedford County Chamber of Commerce or its contractors will ensure all clearing and grading activities are in compliance with storm water permitting requirements and will utilize applicable BMPs to minimize and control erosion and fugitive dust during these actions. TVA will also require the below commitments in its grant providing financial assistance for this project in order to reduce, minimize or mitigate environmental impacts associated with future construction and demolition activities.

- No tree clearing will occur in those areas identified by TVA as suitable habitat (9.85 acres) unless the impact of any such clearing is assessed in coordination with the U.S. Fish and Wildlife Service under the Endangered Species Act.
- No activities will occur in the 5.15 acres of wetlands identified by TVA in this assessment without the prior written approval of TVA.

Conclusion and Findings

Based on the findings listed above and the analyses in the EA, we conclude that the proposed action of TVA providing funding to the Shelbyville-Bedford County Chamber of Commerce for purchase of an 86.5-acre site for light industrial development, would not be a major federal action significantly affecting the environment. Accordingly, an environmental impact statement is not required.



August 25, 2015

Amy B. Henry
Manager
NEPA Program and Valley Projects
Environmental Permitting and Compliance
Tennessee Valley Authority

Date Signed