

## FINDING OF NO SIGNIFICANT IMPACT

### TENNESSEE VALLEY AUTHORITY

#### ECONOMIC DEVELOPMENT GRANT PROPOSAL FOR THE BULLINGTON SITE

Lincoln County, Tennessee (Fayetteville)

An integral part of Tennessee Valley Authority's (TVA) mission is to promote economic development within 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 and capital investment. TVA proposes to provide an economic development grant through InvestPrep funds to the Fayetteville-Lincoln County Industrial Development Board (FLCIDB) to assist with the development of the Bullington Site (Proposed Action or Project). The area of TVA's Proposed Action (herein referred to as the Project Area) comprises approximately 22.9 acres and is located just east of Fayetteville, Tennessee (TN), northeast of the intersection of Franke Boulevard and State Highway 15 (United States [U.S.] Highway 64) in Lincoln County, TN. There would be minor impacts as a result of the Proposed Action.

The proposal is the subject of an environmental assessment (EA) prepared by TVA, which is incorporated herein by reference. In the EA, TVA evaluated potential impacts of the Proposed Action (i.e., the Action Alternative) as well as the alternative of not implementing the action (i.e., the No Action Alternative). Under the No Action Alternative, TVA would not provide InvestPrep funds to the FLCIDB. TVA would not be furthering its mission of promoting economic development by assisting the local community to compete successfully for new jobs and capital investment through the Proposed Action. The FLCIDB may seek alternate funding to combine with their existing funds to develop the site. Success in obtaining alternate funding would result in similar impacts and benefits as the Action Alternative. If the FLCIDB were not able to secure the funding for the Proposed Action, the land use at the site would likely remain unchanged, no environmental impacts would be anticipated, and the economic benefits associated with the Action Alternative would not be realized. Under the Action Alternative, TVA would provide InvestPrep funds to the FLCIDB to assist with tree clearing, grading of a 100,000-square foot (expandable to 200,000-square foot) compacted dirt building pad, construction of a gravel access road, and grading of two detention basins. The Action Alternative would require disturbance of approximately 22.9 acres and would result in clearing of approximately 8.6 acres of trees.

Implementation of the Action Alternative would result in disturbance of the entire 22.9-acre Project Area in preparation for industrial use. The FLCIDB, or its contractors, would be expected to implement appropriate measures, such as best management practices (BMPs), to minimize or reduce negative potential environmental impacts of the Action Alternative to insignificant levels. These practices include, but are not limited to, installation of sediment and erosion

controls (silt fences, sediment traps, etc.); management of fugitive dust; and a restriction allowing work during daytime work hours only. They would also be expected to obtain all required permits and follow all permit conditions.

TVA's preferred alternative is the Action Alternative. This alternative would meet the purpose of the Project and would further promote TVA's mission to promote economic development in the TVA service area.

The potential impacts of the Action Alternative are described in detail in the EA. Implementation of the Action Alternative would have no impacts on floodplains, land use, prime farmland, wetlands, aquatic ecology, managed and natural areas, or recreation. Minor adverse impacts related to groundwater, soils, and botany would occur due to the site grading and construction.

One wet weather conveyance (WWC) was delineated within the Project Area totaling approximately 115 feet. This WWC was assumed to be potentially jurisdictional, and a Preliminary Jurisdictional Determination was received from the U.S. Army Corps of Engineers on January 9, 2023. As such, a dredge and fill authorization from the USACE under Section 404 of the CWA would be required for impacts to the WWC.

An environmental survey of the Project Area was conducted on November 7, 2022. Tree removal is proposed for winter 2023. Impacts to wildlife would be insignificant.

The environmental survey identified approximately 7.3 acres of summer roosting habitat (trees) for Indiana bat (*Myotis sodalis*), northern long-eared bat (*Myotis septentrionalis*), and tricolored bat (*Perimyotis subflavus*). No winter bat habitat was observed within the Project Area. As part of the actions under the Action Alternative, the 7.3 acres of suitable summer roost habitat are proposed for removal. A number of activities associated with the Action Alternative, including tree removal and burning, were addressed in TVA's programmatic consultation with the United States Fish and Wildlife Service on routine actions and federally listed bats in accordance with Endangered Species Act Section 7(a)(2) completed in April 2018 and updated in May 2023. For those activities with potential to affect bats, TVA committed to implementing specific conservation measures. These activities and associated conservation measures are identified on page 5 of the TVA Bat Strategy Project Screening Form (Attachment 2 of EA) and must be reviewed/implemented as part of the Action Alternative. With implementation of these conservation measures, no significant impacts are expected to the Indiana or northern long-eared bats. In addition, the Action Alternative would not jeopardize the continued existence of tricolored bat.

A Phase I cultural resources survey, which consisted of an archaeological survey and a historic architectural study, was conducted in January 2023 that covered the Project Area and surroundings. The archaeological survey identified one isolated find that is not eligible for listing in the National Register of Historic Places (NRHP). No further archaeological work was recommended in the Project Area. The historic architectural survey identified seven properties that are 50 years or older within the Area of Potential Effect for the Project, which included the immediate 22.9-acre Project Area and an unobstructed 0.5-mile viewshed. None of the properties were considered eligible for listing in the NRHP. TVA consulted with the Tennessee State Historic Preservation Office in a letter dated March 28, 2023, regarding TVA's findings and recommendations. In a letter dated March 29, 2023, the Tennessee State Historic Preservation Office concurred with TVA's finding of no effect. Pursuant to 36 Code of Federal Regulations 800.3(f)(2), TVA also consulted with federally recognized Indian tribes regarding properties that

may have religious and cultural significance to their tribe and be eligible for the NRHP and no responses were received.

Construction vehicles and equipment visible during construction activities would have a low visual impact during the temporary construction period. Therefore, implementation of the Action Alternative would result in a low impact to visual quality.

Noise would be localized and temporary, and no receptor would be exposed to significant noise levels for an extended period. Further, construction activities would be expected to be conducted during daylight hours only, when ambient noise levels are often higher and most individuals are less sensitive to noise. Thus, noise-related impacts resulting from implementation of the Action Alternative are anticipated to be temporary and minor.

Minor beneficial socioeconomic impacts during construction would occur through increases in construction wages and equipment purchases/rentals. No disproportionate impacts to low-income or minority communities in the area are anticipated as a result of the Action Alternative.

Additional traffic would be generated during construction activities. However, the amount of additional traffic generated would be minor and have a negligible impact on overall traffic volumes.

Construction-related activities would result in minor and short-term impacts to air quality and climate change. With the use of BMPs, impacts would be minimal, temporary, and localized; and would not be anticipated to result in any violation of applicable ambient air quality standards or impact regional air quality.

### **Mitigation**

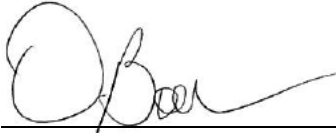
To minimize or reduce the environmental effects of site activities associated with the Action Alternative, the FLCIDB, or its contractors, would be expected to ensure all clearing and grading activities conducted are in compliance with stormwater permitting requirements and utilize applicable BMPs to minimize and control erosion and fugitive dust during these actions. These actions include, but are not limited to, installation of sediment and erosion controls (silt fences, sediment traps, etc.); management of fugitive dust; and a restriction allowing work during daytime work hours only. Additionally, a dredge and fill authorization from the USACE would be obtained for impacts to the WWC.

Operations involving chemical or fuel storage or resupply and vehicle servicing are expected to be handled outside of riparian areas and in such a manner as to prevent these items from reaching a watercourse. Earthen berms or other effective means are expected to be installed to protect nearby surface waters from direct surface runoff. Servicing of equipment and vehicles is expected to be done with care to avoid leakage, spillage, and subsequent surface or ground water contamination. Oil waste, filters, and other litter are expected to be collected and disposed of properly.

Specific avoidance and conservation measures would be implemented as a part of the Action Alternative to reduce effects to the Indiana bat, northern long-eared bat, and tricolored bat. These measures are identified in the TVA Bat Strategy Project Screening Form (see Attachment 2 of EA).

**Conclusion and Findings**

Based on the findings listed above and the analyses in the EA, we conclude that the Proposed Action of TVA funding the improvement of the Project Area within the Bullington Site would not be a major federal action significantly affecting the environment. This finding is dependent on implementation of the mitigation measures described above. Accordingly, an environmental impact statement is not required.



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Dawn Booker  
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NEPA Program

05/03/2023

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Date Signed