

FINDING OF NO SIGNIFICANT IMPACT

TENNESSEE VALLEY AUTHORITY

ECONOMIC DEVELOPMENT GRANT PROPOSAL FOR THE GOBBLE SITE

Lawrence County, Tennessee (Ethridge)

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 Economic Development Corporation of Lawrence County to assist with the purchase of the Gobble Site for future industrial use (Proposed Action or Project). The area of TVA's proposed action (herein referred to as the Project Area) comprises approximately 151 acres and is located just north of Lawrenceburg, Tennessee (TN), to the east of US Route 43/State Route 6/Andrew Jackson Highway (US-43) North at Hagan Road in Lawrence County, TN.

The primary purpose of the Proposed Action is to enable the Economic Development Corporation of Lawrence County to purchase the Project Area for use as an industrial site prior to expiration of the option on the property in June 2023. Proposed funding would lead to an increased probability of achieving TVA's core mission of job creation and capital investment. Target industries for the Project Area include food processing and electric vehicle related companies.

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 Economic Development Corporation of Lawrence County. 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 Economic Development Corporation of Lawrence County may seek alternate funding to combine with their existing funds to purchase the Project Area. Success in obtaining alternate funding would result in similar impacts and benefits as the Action Alternative. If the Economic Development Corporation of Lawrence County were not able to secure the funding for the proposed actions, 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 Economic Development Corporation of Lawrence County to assist with purchase of the 151-acre Project Area. TVA funds would be used for purchase of the Project Area only and would not be used for improvements or development of the Project Area. Therefore, impacts to natural areas are not anticipated under the Action Alternative.

TVA's preferred alternative is the Action Alternative, which is the provision of funds for purchase of the Project Area. 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 land use, public recreational opportunities, soils and prime farmlands, groundwater, floodplains, surface water, aquatic ecology, terrestrial zoology, botany, cultural resources, natural and managed areas, and air quality and climate change. Implementation of the Action Alternative would have negligible impact on socioeconomic conditions in Lawrence County, Tennessee and would not create potential impacts to the human environment, including visual effects, noise, environmental justice, and transportation issues.

A preliminary water resources assessment of the Project Area was conducted on July 15, 2021. Three wet weather conveyances totaling approximately 3,926 feet in length and two wetlands totaling approximately 0.25 acres in area were identified. The wet weather conveyances provide drainage across the site during wet weather events. The wetlands were identified along the eastern boundary of the Project site. The Action Alternative would not impact these resources.

A threatened and endangered species habitat assessment report was prepared in July 2021. No suitable habitat for threatened and endangered fish, reptiles, amphibians, or mammals was identified. Potential roosting habitat (trees with exfoliating bark) for the Indiana bat (*Myotis sodalis*), northern long-eared bat (*Myotis septentrionalis*), and tricolored bat (*Perimyotis subflavus*) was observed along the Project site boundary and associated with the wetlands. The Action Alternative would not impact these species.

A Phase I archaeological survey and a historic architectural study was conducted in December 2021 that covered the Project Area and a 0.25-mile radius around the Project Area. 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. A subsequent historic architectural survey conducted in February 2023 identified 13 properties that are 50-years or older within the Area of Potential Effect for the Project, which included the immediate 151-acre Project Area and an unobstructed 0.5-mile viewshed surrounding the Project Area. None of the properties were considered eligible for listing in the NRHP. TVA consulted with the Tennessee State Historic Preservation Office (SHPO) in a letter dated April 4, 2023 regarding TVA's findings and recommendations. In a letter dated April 4, 2023 the Tennessee SHPO concurred with TVA's findings 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; no responses have been received to date.

Implementation of the Action Alternative could increase tax revenue paid to the state of Tennessee and Lawrence County, but it is anticipated that any increase would be negligible and would have a negligible impact on socioeconomic conditions in Lawrence County, Tennessee. No disproportionate impacts to low-income or minority communities or limited English proficiency communities are anticipated as a result of the Action Alternative.

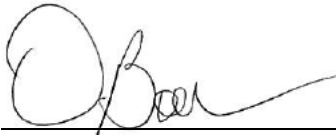
Mitigation

Implementation of the Action Alternative as the Proposed Action is not anticipated to require implementation of BMPs and mitigation measures. The future use of the site has not been fully

defined; therefore, an analysis of the potential impacts to the environmental resources described in this EA resulting from future development is beyond the scope of this EA.

Conclusion and Findings

Based on the findings listed above and the analyses in the EA, we conclude that the Proposed Action of TVA providing funds to assist with the purchase of the Project Area for future industrial use would not be a major federal action significantly affecting the environment. Accordingly, an environmental impact statement is not required.



Dawn Booker
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NEPA Program

05/05/2023

Date Signed