

FINDING OF NO SIGNIFICANT IMPACT
TENNESSEE VALLEY AUTHORITY
ECONOMIC DEVELOPMENT GRANT PROPOSAL FOR THE
DEVELOPMENT OF THE GREENFIELD PENTECOST PROPERTY
WEAKLEY COUNTY, TENNESSEE (GREENFIELD)
EAXX-455-00-000-1737714589

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 or improved sites and facilities within the TVA service area and positions communities to compete successfully for new jobs and capital investment. TVA proposes to provide an economic development grant through InvestPrep funds to the City of Greenfield (Greenfield) in collaboration with the Weakley County Joint Economic Development Corporation to assist with the development of a portion of the Greenfield Pentecost Property (GPP) in Weakley County, Tennessee. The area of TVA's Proposed Action (herein referred to as the Project Area) encompasses 17.8 acres of mostly open grassy land with some small, forested areas located adjacent to Bean Switch Lane and Highway 43/45E, in Greenfield, Tennessee.

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 Greenfield. 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. Greenfield may seek alternate funding (if available) 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. In the event the Project was postponed, any effects would be delayed for the duration of the postponement. If Greenfield were not able to secure the funding for the Proposed Action, the site would likely remain unchanged, no environmental impacts would be anticipated, and the economic benefits associated with the Action Alternative would not be accomplished.

Under the Action Alternative, TVA would provide InvestPrep funds to Greenfield, to be matched with non-TVA funds to facilitate the development of a portion of the GPP. TVA funds for the 17.8-acre Project Area would be used for the purchase of the 1.42-acre P&J Petroleum property, followed by demolition of the existing P&J Petroleum building and signage, with debris disposal at a local landfill. Following the demolition, the Project would install new signage with associated lighting and landscaping. The P&J Petroleum asphalt parking lot and driveway would remain. Grading of a berm and planting of vegetation on top of the berm for visual screening of Brock Cemetery (cemetery) would also be accomplished. Clearing and grubbing of 1.57 acres of trees located in the central part of the Project Area along a fence line is also proposed. Felled trees and stumps would be cut and burned on site. Following the site improvements, the disturbed areas would be stabilized with seed and mulch. Activities required for the Action Alternative would occur

over approximately nine months and would require a small workforce that would most likely be assigned through a local contractor.

TVA's preferred alternative is the Proposed Action Alternative. This alternative would meet the purpose of the Project and would further 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 impact on floodplains, surface water, aquatic zoology, land use, managed and natural areas, and recreation.

Resources that could potentially be impacted (negatively or positively) by implementing the Action Alternative include air quality and climate change, solid and hazardous wastes, groundwater, soils, prime farmland, wetlands, terrestrial zoology, and botany. Implementation of the Action Alternative could create potential impacts to the human environment, including cultural resources, visual effects, noise, socioeconomics, and transportation issues.

Construction-related activities, including the burning of trees and stumps, would result in minor and short-term impacts on air quality and climate change. With the use of best management practices (BMPs), impacts would be minimal, temporary, and localized; and would not be anticipated to result in any violation of applicable ambient air quality standards, impact regional air quality, or affect nearby persons.

A Phase I Environmental Site Assessment report for the Project Area indicated no evidence of recognized environmental conditions (RECs), controlled RECs, or historical RECs. As noted above, demolition of the existing P&J Petroleum building is a component of the Action Alternative, along with transportation and disposal of the debris. Implementation of the Action Alternative would result in generation of solid waste and could result in hazardous waste if unknown hazardous materials are present inside the P&J Petroleum building. Waste materials would be tested and properly disposed of per state and federal guidelines, resulting in no impacts from generation of solid waste and hazardous waste (if applicable).

Near-surface grading activities would not intersect with the water supply aquifer in the area, and effects to groundwater would be minor. Soils disturbed by grading would be stabilized after construction, thereby preventing erosion and sedimentation. There are no petroleum facilities associated with the P&J Petroleum building, and its demolition does not pose a risk to groundwater resources. It is not anticipated that construction activities would encounter hazardous substances during the Proposed Action.

Soils would be disturbed by the Proposed Action, including tree clearing, tree and stump burning, demolition of P&J Petroleum building and signage, as well as site grading for the construction of a visual berm. Stabilization of disturbed soils following grading to sufficiently reduce sedimentation would occur by the implementation of erosion control measures in accordance with a project-specific construction general permit/stormwater pollution prevention plan. BMPs would be used during site development to avoid runoff of sediment into surface water downgradient of the Project Area. These factors would effectively avoid or minimize impacts on soils from soil erosion.

Of the five soil map units in the Project Area, two are considered prime farmland and account for approximately 27 percent of the Project Area. Under the Action Alternative, 4.74 acres of prime farmland in the Project Area could be disturbed by the Proposed Action. The completion of the Form AD-1006 documentation was required and completed by TVA in coordination with the Natural Resources Conservation Service. The impacts to prime farmland would be considered minor on a county level, and based on available data, the Action Alternative would convert only 0.003 percent of the prime farmland in Weakley County, Tennessee.

The Action Alternative could affect one palustrine emergent wetland by grading and site stabilization. Coordination with the U.S. Army Corps of Engineers (USACE) and Tennessee Department of Environment and Conservation (TDEC) regarding wetland W001 has not yet occurred, and its jurisdictional status is undetermined at this time. Direct and unavoidable impacts to a regulated wetland, if required, would be coordinated with the USACE and TDEC. Applicable permitting and any associated compensatory mitigation would ensure impacts would not be significant. Erosion control measures would be implemented, in accordance with a project-specific construction general permit/stormwater pollution prevention plan, to sufficiently reduce sedimentation. These efforts would ensure that this TVA-funded Proposed Action would be compliant with the Clean Water Act Sections 401 and 404 and Executive Order 11990. No streams or ponds were identified in the Project Area, so surface waters and common aquatic species would not be impacted. No rare, threatened, or endangered aquatic species protected under the Endangered Species Act (ESA), or habitat suitable for listed aquatic species occur in the Project Area.

The Proposed Action would not be likely to affect populations of wildlife species common to the area, as the amount of habitat to be removed is relatively small, of lower quality, and similar herbaceous habitats and forested fragments exist in the surrounding landscape. In accordance with Section 7 of the Endangered Species Act, the Proposed Action would not jeopardize the continued existence of the proposed threatened alligator snapping turtle due to lack of nesting habitat in the Project Area. The Proposed Action would not jeopardize the existence of the experimental population of the whooping crane due to lack of available migration or overwintering habitat in the Project Area. Grading could impact proposed threatened monarch butterfly's foraging habitat; however, significant impacts would not be anticipated as these impacts would be expected to be minor due to the small quantity of habitat present in the Project Area. The Proposed Action would not jeopardize the continued existence of the monarch butterfly. The Action Alternative would have no effect on the bald eagle.

No caves or other hibernacula for the proposed endangered tricolored bat exist in the project footprint or would be impacted by the Proposed Action. Approximately 0.91 acre of suitable summer roosting habitat for tricolored bat is proposed for removal as part of proposed activities. Weakley County, Tennessee, is considered within the range where tricolored bats hibernate. TVA recommends that Greenfield remove trees outside of the pup season (May 15–July 31) to avoid direct impacts to tricolored bats. Proposed actions would not jeopardize the continued existence of tricolored bat.

Impacts on common plant species removed or disturbed would be minor and insignificant. Approximately 1.57 acres of trees would be cleared in the Project Area. No habitat for uncommon or rare plant communities is present within the Project Area or would be affected by the Proposed Action. No plants protected under the ESA, or habitat suitable for listed plant species, or state-listed plants are present in the Project Area.

Impacts on cultural resources are not anticipated because no archaeological sites were documented within the Area of Potential Effect (APE) during a 2020 survey, and there would be no effects on historic structures and sites. Brock Cemetery is located directly west and southwest of the APE. The Proposed Action includes the construction of an earthen berm with trees planted on the top along the fence line adjacent to the cemetery to provide a visual screen between the Project Area and the cemetery. TVA contacted the Tennessee Historical Commission (THC) regarding cultural resources in the Project Area and referencing the 2020 study in a letter dated October 28, 2024. The THC concurred that no historic properties would be affected by the Proposed Action in a letter also dated October 28, 2024 (see Attachment 2 in EA). No responses were received from the consulted Tribes .

Construction vehicles and equipment visible during construction activities would have a minor visual impact over the temporary construction period, as well as a minor permanent impact due to tree clearing, demolition of the P&J Petroleum building, and grading of a visual berm. This change would be minor given the brief period that drivers would be in the area. As noted above for cultural resources, a berm would be constructed with trees planted on top to provide visual screening for Brock Cemetery. Implementation of the Action Alternative would result in a minor decrease in visual quality for residents in the viewshed.

Construction 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, when ambient noise levels are often higher, and most individuals are less sensitive to noise. It is anticipated that sound levels would not exceed 85 decibels at the Project Area boundary per Occupational Safety and Health Administration standards. Thus, noise-related impacts resulting from the implementation of the Action Alternative are anticipated to be temporary and minor.

Minor beneficial socioeconomic impacts during the construction of the Proposed Action would occur. No long-term impacts on community services are anticipated and there would be no impacts on low-income communities in the area.

Additional traffic would be generated during construction activities. Because of the anticipated limited volume of workers on the site required for tree clearing activities, grading, and the relatively short timeframe of the proposed work, direct or indirect impacts to local traffic are anticipated to be temporary and minor.

Mitigation

To minimize or reduce the environmental effects of site activities associated with the Action Alternative, Greenfield, or its contractors, would ensure all grading activities conducted would be in compliance with stormwater permitting requirements and use applicable BMPs to minimize and control erosion and fugitive dust during these actions.

Operations involving chemical or fuel storage or resupply and vehicle servicing would 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 would be installed to protect nearby stream channels from direct surface runoff. Servicing of equipment and vehicles is expected to be done with care to avoid leakage, spillage, and subsequent surface or groundwater contamination. Oil waste, filters, and other litter would be collected and disposed of properly.

The transport and disposal of debris associated with the demolition of the P&J Petroleum building would be conducted in accordance with state and federal guidelines.

Coordination with the NRCS was completed regarding potential impacts on prime farmland. Greenfield would comply with NRCS requirements if applicable.

Measures, such as compensatory mitigation, may be required in coordination with the USACE and/or TDEC and associated permitting based on unavoidable impacts to the identified wetland if the wetland is determined to be regulated.

Specific avoidance and conservation measures would be recommended as a part of the Action Alternative to reduce potential effects to the tricolored bat.

The Proposed Action includes the construction of an earthen berm with trees planted on the top along the fence line adjacent to Brock Cemetery to provide a visual screen for the Project Area.

Conclusion and Findings

Based on the findings listed above and the analyses in the EA, we conclude that the Proposed Action of TVA funding to assist with the development of a portion of the GPP would not be a major federal action significantly affecting the environment. This finding is dependent on the implementation of the mitigation measures described above. Accordingly, an environmental impact statement is not required.



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May 28, 2025

Date Signed