

**FINDING OF NO SIGNIFICANT IMPACT**  
**TENNESSEE VALLEY AUTHORITY**  
ECONOMIC DEVELOPMENT GRANT PROPOSAL FOR  
CENTRE 75 BUSINESS PARK  
Loudon County, Tennessee (Loudon)

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 InvestReady funds to the Loudon County Economic Development Agency (LCEDA) to assist with the development of the Centre 75 Business Park (Centre 75). The area of TVA's Proposed Action (herein referred to as the Project Area) comprises 43.4 acres of the Centre 75 site located about 3 miles west of Loudon, Tennessee in Loudon County, 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 InvestReady funds to the LCEDA. 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 LCEDA 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. If the LCEDA 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 accomplished.

Under the Action Alternative, TVA would provide InvestReady funds to the LCEDA, facilitating the improvement of the Project Area within the Centre 75 site. TVA funds would be used for rough grading of a 350,000 square foot building pad (including parking lots and truck aprons), construction of an access road, and site stabilization after grading is complete. Approximately 124,800 cubic yards of cut and fill would be required. No off-site borrow would be needed. The final site elevation would crown at approximately 875 feet above mean sea level. Erosion prevention, sediment control, and stabilization would be implemented after grading activities are completed. The Proposed Action is expected to require a six-month duration and would require a small workforce that would most likely be assigned from a local contractor.

TVA's preferred alternative is the Proposed 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 impact on solid and hazardous wastes, floodplains,

surface waters, wetlands, aquatic zoology, land use, prime farmland, natural areas, archaeology and historic structures and sites, or recreation.

Minor adverse impacts related to air quality and climate change, groundwater, soils, terrestrial zoology, and botany would occur as a result of the site grading and construction. Implementation of the Action Alternative could create potential minor adverse impacts to the human environment, including visual effects, noise, socioeconomics and environmental justice, and transportation issues.

Construction-related activities would result in minor and short-term impacts to 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 or impact regional air quality.

Near-surface grading activities would not intersect with aquifers and effects to groundwater would be minor. Soils disturbed by grading would be stabilized after construction, thereby preventing erosion and sedimentation.

Impacts to common plant species removed and wildlife species removed or disturbed would be minor and insignificant. No habitat for uncommon or rare plant communities are present within the Project Area or would be affected by the Proposed Action. No plants protected under the Endangered Species Act (ESA), or habitat suitable for listed plant species, are present in the Project Area nor would potential habitat be disturbed (potential foraging habitat for bats would not be disturbed as discussed below); therefore, the requirements under Section 7 of that Act have been met. No state-listed protected species would be significantly affected.

No suitable summer or winter roosting habitat exists in the Project Area for Indiana bat or northern long-eared bat. Impacts to seasonal aquatic foraging habitat (ephemeral stream) would be avoided. A number of activities associated with the Action Alternative were addressed in TVA's programmatic consultation with the U.S. Fish and Wildlife Service on routine actions and federally listed bats in accordance with ESA Section 7(a)(2), which was completed in April 2018. 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 affect federally listed bats.

Construction vehicles and equipment visible during grading activities would have a minor visual impact over the temporary construction period. Therefore, implementation of the Proposed Action would result in only a minor overall change in 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 and operation would occur. No long-term impacts to community services are anticipated and there would be no disproportionate impacts to low-income or minority communities in the area.

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.

### **Mitigation**

To minimize or reduce the environmental effects of site activities associated with the Action Alternative, the LCEDA, or its contractors, are expected to ensure all grading activities conducted comply with construction stormwater permitting requirements and utilize applicable BMPs to minimize and control erosion and fugitive dust during these actions. 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.

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 Indiana bat and northern long-eared bat. These measures are identified in the TVA Bat Strategy Project Screening Form (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 Centre 75 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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Date Signed