

**MEMORANDUM TO FILE: ADMINISTRATIVE CORRECTION**  
**Clarifying a Floodplains/Flood Risk Easement Condition in the**  
***Rockwood Campground and Marina Environmental Assessment***  
Roane County, Tennessee

April 18, 2022

This memorandum has been prepared to document the rationale for modifying an easement condition in the final *Rockwood Campground and Marina Environmental Assessment and Finding of No Significant Impact*. This memorandum records the determination of NEPA adequacy, in compliance with the Council on Environmental Quality's NEPA implementing regulations at 40 CFR 1502.9(d) and TVA's NEPA procedures at 18 CFR 1318.101(d).

**Description of the Issue**

In December 2021, TVA completed the *Final Rockwood Campground and Marina Environmental Assessment* (FEA). In the Finding of No Significant Impact (FONSI) signed in December 2021, TVA decided to implement the preferred alternative identified in the Final EA: Action Alternative - issue a deed modification to allow for commercial recreation on 9.85 acres originally transferred to the City of Rockwood for public recreation. TVA would issue Blue Ridge Development, LLC (Developer) a thirty-year term commercial recreation easement for the construction and operation of a commercial marina and campground on 24.60 land-based acres. Finally, TVA would issue a Section 26a permit for all facilities built below the 750-foot contour elevation and the 10.30-acre harbor limit area, including bank stabilization activities. Construction activities would occur throughout the 44.75-acre Project Area.

In reviewing the CEO memo package, the Floodplains subject matter expert realized the second easement condition in the FEA and FONSI contained an incorrect elevation. The correct elevation for "TVA Flood Risk Profile elevation plus 2 vertical feet" is 749.3, not 747.3 as previously stated in the FEA.

**Proposed Change**

TVA proposes the following edit to the second easement condition, to not only correct the flood elevation, but also clarify the area of potential effect (APE) over which the condition applies.

**Easement Condition as it Appears in the FEA and FONSI**

Any future facilities or equipment subject to flood damage would be located at or above the 747.3-foot contour elevation (TVA Flood Risk Profile elevation plus 2 vertical feet).

### Corrected Condition

Any future facilities or equipment subject to flood damage that would be located outside the 750-foot contour elevation boundaries as shown in Figure 2-2 of the EA would be located at or above the 749.3-foot contour elevation (TVA Flood Risk Profile elevation plus 2 vertical feet).

### **Impact of the Proposed Change**

The change would not affect the floodplains analysis or conclusion in the FEA. The change would not affect the scope of the project. The change would not affect the plans the applicant has shown TVA. The change would not affect the CEO memorandum itself. The change *would* affect the rights table in the CEO memorandum package, to make it accurate and clear for development of the commercial campground easement and deed modification. The change would align the easement condition to the campground layout shown and analyzed in the draft and final EA (Figure 1.).

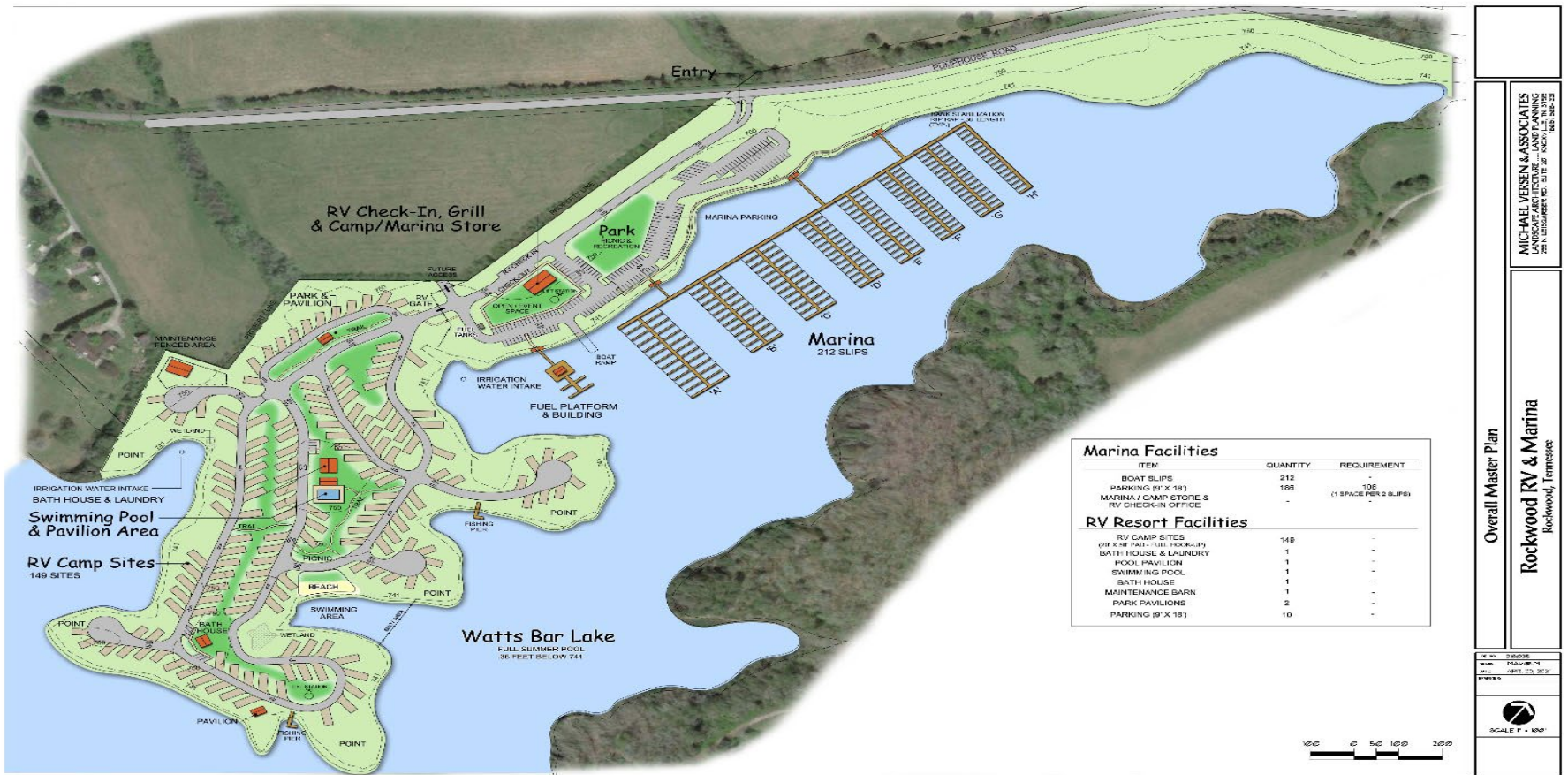


Figure 1. Rockwood Campground and Marina from the Final EA

## **Applicable Documents**

Related environmental documents and materials were reviewed concerning this assessment.

- *Rockwood Campground and Marina Final Environmental Assessment (TVA 2021)*. The EA was prepared to support TVA's goal to provide new recreation amenities for the surrounding community.

## **NEPA Adequacy Criteria**

In accordance with 40 CFR 1502.9 and 18 CFR 1318.101(d), the NEPA Program must evaluate and document whether the proposed action described above is already covered under an existing NEPA review. The following questions record the evaluation of four criteria for making this determination.

### **1. Is the new proposed action essentially similar to the previously analyzed action?**

The Final EA evaluated all disturbances below the corrected elevation; therefore, no additional analyses is required. The proposed elevation change is similar to the previously analyzed action.

### **2. Are the previously analyzed alternatives adequate for the new action?**

Section 2.1.2 of the Final EA describes the proposed action that was selected in the Finding of No Significant Impact. TVA selected the Action Alternative. Under the Action Alternative, TVA would issue a deed modification to allow for commercial recreation on 9.34 acres (the City Tract) originally transferred to the City of Rockwood for public recreation. TVA would issue Blue Ridge Development, LLC a thirty-year term commercial recreation easement for the construction and operation of a commercial marina and campground on 23.57 land-based acres (the Easement Tract). Finally, TVA would issue a Section 26a permit for all facilities built below the 750-foot contour elevation and the 10.30-acre harbor limit area (collectively, the Section 26a Permit Area). Construction activities would occur throughout the 44.75-acre Project Area depicted in Figure 1. As previously mentioned, the corrected elevation falls under the preferred action alternative.

TVA discussed the proposed change with in-house subject matter experts (floodplains, natural resources, NEPA). All agree this change doesn't require additional analysis.

### **3. Are there significant new circumstances or information relevant to environmental concerns that would substantially change the analysis in the existing NEPA document(s)?**

The final EA analyzed all resources that fall within the APE area to ensure no significant impacts would occur. The proposed change is to simply adjust the flood risk elevation from 747.3 to 749.3, therefore, the analysis under the final EA is still accurate.

#### **4. Are there effects that would result from the new action that were not addressed in the previous NEPA document(s)?**

There would not be any new effects. The applicant did not propose a new action. The modified easement condition would not only correct the flood elevation, but also clarify the areas of the APE over which the condition applies.

#### **Consultation and Public Involvement**

##### *Public and Agency Review of the Draft EIS*

TVA issued a public notice on March 11, 2020, requesting comments for the proposed action. TVA expressed interested in receiving comments regarding the action's potential to affect the environment or historic properties, and to identify any other issues associated with this request. During the public comment period occurring through April 8, 2020, TVA received ten comments, all in favor of the proposed action, citing favorable location, minimal impact to residential areas and boater traffic and increased recreational opportunities.

TVA issued a public notice in the Roane County News on May 12, 2021, announcing the 30-day public comment period of the Draft EA soliciting comments. Federal, state and local agencies, interested federally recognized Native American Tribes, elected officials, and other stakeholders were sent notification announcing the draft EA's availability for review and comment for a 30-day period. An electronic version of the draft EA was posted on the TVA project website (<https://www.tva.com/environment/environmental-stewardship/environmental-reviews/nepadetail/rockwood-campground-and-marina>) where comments could be submitted electronically. In response to public comments requesting additional time to prepare and submit comments on the Draft EA, TVA extended the public review period through July 9, 2021.

TVA received responses via United States mail, e-mail, and via TVA's website. At the end of the public review period TVA had received a total of 207 individual submittals, 206 from private citizens and one from the Tennessee Department of Environment and Conservation (TDEC). Individual submittals included letters, e-mails, petition-style submissions, and submissions through the project Web site. The individual submittals included an additional 335 signatures for submissions consisting of text and a list of names of those who supported the comments. Each of these sets of identical comments was treated as a single comment. TVA carefully reviewed comments received on the draft EA and addressed them, as appropriate, in the final EA. Therefore, the previous public involvement and agency consultation adequately covers the current proposed correction.

**Preparers and Persons Consulted**

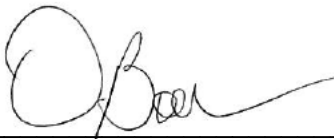
The following individuals have reviewed the proposal and assisted in making the determination of potential environmental effects of the proposal and that the previous NEPA documents provide sufficient analysis of the proposal.

<u>Name</u>	<u>Title</u>	<u>Resource / Agency Represented</u>
Elizabeth Smith	NEPA Specialist	NEPA/TVA
Dana Nelson	Environmental Program Manager	Environmental Program Manager/TVA
Aurora Pulliam	Project Manager	Project Manager/TVA

A complete list of all specialists contributing to the previous reviews are available in each of the documents listed in the “Applicable NEPA Documents” section of this memorandum. Those documents are all available at <http://www.tva.gov/nepa>.

**Conclusion**

Based on the evaluation documented herein, I conclude that the NEPA documentation, including the Finding of No Significant Impact (dated 12/02/2021), fully covers the proposed action and constitutes TVA’s compliance with the requirements of NEPA. The requirements for evaluating and documenting this determination at 40 CFR 1502.9 and 18 CFR 1318.101 have been met.



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Dawn Booker  
Manager  
NEPA Program

04/21/2022  
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Date Signed