

APPENDIX A



FINDING OF NO SIGNIFICANT IMPACT

JOHNSON CITY, TENNESSEE CUSTOMER SERVICE CENTER

The Proposed Action

TVA has prepared an environmental assessment for a proposal to construct and operate a Johnson City, Tennessee Customer Service Center (CSC). Under this proposal, TVA would purchase the land, construct and operate a CSC designed to improve TVA's overall efficiencies and customer service.

Background

In order to improve customer service, and improve over-all efficiency, TVA plans to build a Customer Service Center at Johnson City, Tennessee. The proposed site location is approximately one half mile south of I-181, exit 38 at 2544 Boones Creek Road. This project consists of constructing a new single story Customer Service Center with office space, vehicle bays, storage, shop areas, and parking facilities.

Current facilities are inefficient and substandard for modern equipment and operations. Construction of TVA's Johnson City CSC would promote convenience and efficiency to TVA operations. The new building would also help TVA achieve the function, form, economy, and time goals, set forth in the Energy Policy Act of 1992.

Alternatives

TVA considered two alternatives, the proposed action and no action. Under the no action alternative, TVA would not implement the proposed action and would continue to use the current facility. Under the proposed action, TVA would purchase the proposed site and construct a new CSC in Johnson City, Tennessee.

The preferred alternative is the construction of a new Customer Service Center.

Impacts Assessment

There were no resources judged to have potentially significant adverse effects in the proposed alternative. No threatened or endangered species would be encountered. The survey of the site identified no significant historical or archaeological resources. Any impacts on aquatic ecology, and air quality would be insignificant by implementing Best Management Practices in conjunction with construction activities and would limit impacts from erosion and sediment transport. Hazardous waste generated during construction would be properly managed by the contractor generating the waste. Solid waste generated during construction would be segregated and placed in designated receptacles and transported to appropriate disposal and recycling facilities. The generation of fugitive dust and air pollutants would be minimal, temporary, and intermittent. Energy efficiencies would be achieved through facility design, lighting, and energy technologies used in construction. Due to the industrial/commercial zoning of the site and planned development, cumulative impacts associated with the preferred action would not be significant.



Mitigation and Commitments:

The following environmental comments and mitigative measures were identified as necessary to ensure that potential environmental effects during construction are insignificant:

There will be no open burning on site during construction of the CSC. Fugitive dust generated during construction would be managed with water when applicable.

- The waste would be recycled, re-used or disposed of in a locally approved landfill.
- The wastes would be managed in accordance with applicable state and local regulations.

Construction activities occurring within the Streamside Management Zone of the wet weather conveyance should follow Standard Stream Protection (Category "A") guidelines as outlined in TVA Transmission Construction Guidelines Near Streams. The Best management Practices Plan will be Written by the Contractor and approved by TVA. TVA shall submit the Notice of Intent for construction activity to The Tennessee Department of Environment and Conservation.

Proper application of standard TVA environmental controls including: handling, storage, and disposal of all wastes and stormwater runoff so as to prevent potential pollutants from entering the receiving waters will be implemented.

Construction activities will be conducted in accordance with BMPs prescribed by *A Guide for Environmental Protection and Best Management Practices for TVA Transmission Construction and Maintenance Activities*.

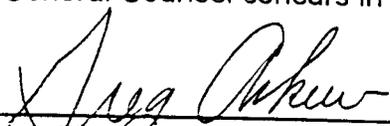
The dense grass meadow on all disturbed slopes will be re-established. Planting will be provided to screen the service yard from view of residences to the east.

Trees and other planting will be added to visually soften the principal development features such as parking.

Use Best Management Practices to protect the visual character of all undisturbed areas.

Conclusion and Finding

Environmental Management's NEPA Administration staff reviewed the Environmental Assessment (EA.) for the Johnson City Customer Service Center and determined that the potential environmental consequences of TVA's proposed action to purchase the land, construct, and operate the CSC have been addressed and that the proposed action is not a major federal action significantly affecting the quality of the environment. Accordingly, an environmental impact statement is not required. The Office of the General Counsel concurs in this determination.


Jon M. Loney, Manager
Environmental Management
Tennessee Valley Authority

7-28-99
Date

APPENDIX B

September 25 , 2001

Terrell M. Burkhart, ET 7A-K

ENVIRONMENTAL ASSESSMENT (EA) AND FINDING OF NO SIGNIFICANT IMPACT (FONSI) - SALE OF PERMANENT EASEMENT OVER TVA TRACT JCPSC-1 (JOHNSON CITY POWER SERVICE CENTER) IN JOHNSON CITY, WASHINGTON COUNTY, TENNESSEE

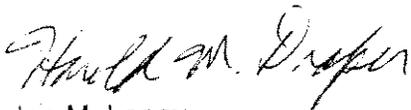
Environmental Policy and Planning's NEPA staff has reviewed the subject EA regarding the sale of the Johnson City Power Service Center and determined that the potential environmental consequences of TVA's action have been addressed. We considered the impacts of this action together with the impacts of the connected action (analyzed in a July 1999 EA incorporated by reference) of building a new Power Service Center on Boones Creek Road in Johnson City. We conclude that taken together, with all cumulative impacts, the proposed actions of selling the tract and building the replacement Power Service Center will not have a significant impact on the quality of the environment. Accordingly, an environmental impact statement is not required.

The proposed action includes one mitigation measure related to the sale of the easement:

- To minimize impacts of the sale on air quality, TVA commits to notify the buyer of asbestos containing materials which must be properly removed prior to demolition of the facility.

Mitigation measures related to the construction of the new Power Service Center are listed in the July 28, 1999, FONSI previously prepared for that action. A copy of that FONSI is attached to the EA for the sale of the easement

Copies of the EA and this FONSI will be retained in TVA's NEPA documents room and in the TVA Corporate Library.



Jon M. Loney
Manager, NEPA Administration
Environmental Policy and Planning
WT 8C-K

PKS:TMH
Attachment
cc (Attachment):

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Files, EP&P, CST 17B-C
EDMS, WR 4Q-C

Prepared by Peter K. Scheffler (EP&P) with concurrence of D. Mark Hastings (OGC)

JCPSC. FONSI

LAST COPY: DO NOT REMOVE

Index No: 7:1

Title: Sale of Johnson City Power Service Center, Johnson City, Tennessee, Washington County, Tennessee, Tract

APPENDIX C

Comment: The comment period is too short and should be the usual 30 days or even longer. Also, there should be a 30 day comment period on the Finding of No Significant Impact because the nature of the proposed action is without precedent.

Response: TVA's procedures for complying with the National Environmental Policy Act do not require a public meeting or comment period for an EA and do not specify a comment period of any particular length (except in circumstances not applicable here). TVA is well aware of the varying public views about the proposed sale. The Final EA includes a sentence acknowledging the "Save the Beech Trees" petition which has been signed by over 4000 people and was provided to TVA during MSHA's attempt to rezone the property (with over 3500 signatures at that time). Considering the public dialogue that has already occurred concerning future uses of the CSC site, the November 26-December 15 period TVA provided for public comment is considered sufficient. In addition, TVA has qualified bidders based on holding the public auction this year and it may lose one or more of these bidders if the auction is delayed.

TVA disagrees with the assertion that the nature of the action is without precedent. TVA has sold many tracts of land at auction. Nor is the proposed action remotely similar to the kinds of actions for which TVA's NEPA procedures specify that an environmental impact statement should normally be prepared. Those actions, such as constructing a new power generating facility, have very large environmental footprints consisting of several hundred (if not thousands) of acres and typically are located on greenfield sites. The proposed action involves the sale and redevelopment of approximately 11 acres of previously developed and disturbed property. TVA's proposed action also would remove a nonconforming use—TVA's existing quasi-industrial operations—from an area of Johnson City that now has a small business, commercial focus.

Comment: TVA should give the property to the city or fairly negotiate with the city because the property was given to TVA at no charge by the Department of the Army

Response: The site was transferred to TVA and is carried on TVA's books as an asset of the TVA power system. Obtaining fair market value for the property supports TVA's mission of providing affordable power. Johnson City has qualified as a bidder and it has the opportunity to now acquire the property.

Comment: Retail use should not be considered as the "best and most suitable" use of the property, especially because the city has already denied rezoning twice for proposed commercial and retail uses.

Response: The Final EA has been changed to reflect that now there are three qualified bidders with different proposals for use of the property, and only Mr. Taylor proposes retail use. However, retail use is still used as the basis for assessing impacts because it would probably be a more intense use of the property than either of the other proposals.

Comment: TVA needs to restrict site uses to those compatible with the city's plan for the Med-Tech Corridor or to preserve the area of the site with the trees as a park

Response: Restriction of site uses is an option of the City Commission through the zoning process. If the city is the successful bidder it can designate part of the site as a park, or it could buy that part of property from the successful bidder. All of the qualified

Final Environmental Assessment

bidders have expressed their intentions to try to preserve the five large beech trees on the site.

Comment: The new owner could cut the trees immediately upon purchase of the site.

Response: The Final EA has been revised to clarify that the terms of sale would prohibit any alteration of the site during TVA's lease of it without TVA permission. TVA would provide at least a year's notice before vacating the site, so the trees could not be cut for at least a year after the sale. If the City is not the successful bidder, this will provide the City or others interested in establishing a park on part of the site time to work out arrangements with the successful bidder. We note that MSHA, a principal in BRMMC and one of the qualified bidders, has indicated it remains willing to transfer the part of the site with the beech trees to the City.

Comment: TVA needs to protect the trees with a conservation easement, other guarantee of protection, or requirement for innovative land development techniques to protect the beech trees.

Response: Each of the qualified bidders has indicated the intent to preserve the trees, and TVA has determined that the loss of the trees would not be a significant impact if it were to occur. Therefore a TVA requirement to protect the trees is not appropriate. The City Commission, through its zoning ordinances, has substantial control over development of the site and it can protect the beech trees on the site if it chooses to do so.

Comment: A large area of land would need to be kept undeveloped so that the shallow roots of the trees can be protected from damage.

Response: The text of the Final EA has been revised to make this point better.

Comment: The open space and trees are valuable to the attractiveness and livability of the city.

Response: The text of the Final EA has been revised to incorporate this comment.

Comment: Beech trees of this size and age in the urban environment are increasingly rare.

Response: The text of the Final EA has been revised to incorporate this comment.

Comment: The State Naturalist has estimated that the trees are over 300 years old.

Response: TVA is aware that the State Naturalist estimated that the trees are this age. In addition, the Johnson City Forester has commented to TVA that he estimates, without doing any coring, that the average age of the trees is around 120 to 150 years old. The text of the Final EA has been revised to include these estimates.

Comment: Under the National Historic Preservation Act, TVA needs to consider the historical value of and preserve the site as part of the original farm of Robert Young, a Revolutionary War soldier who killed British Colonel Ferguson at the Battle of Kings Mountain, a turning point in the war.

Final Environmental Assessment

Response: TVA has considered this and has added a section on Cultural Resources to the Final EA.

Comment: Redevelopment of the site will increase traffic congestion and accidents and hinder emergency response, and the sale should be postponed until adequate time is allowed to consider these impacts and ensure that development plans have adequately dealt with them.

Response: TVA has obtained additional information from City Engineering and the Planning Director and has revised the Traffic section of the Final EA in response to this comment. Because TVA would continue to occupy the site for at least a year after it is transferred, this provides time for the City, if it is not the successful bidder, and the successful bidder to work out arrangements that may be needed to better address increased traffic at this location.

Comment: The City Engineer noted that part of the site drains into King Creek, so that maximum storm water management methods will be needed to cancel the effects of creating additional impervious surface.

Response: TVA has revised the Storm Water and Surface Water Quality section of the Final EA to incorporate these comments.

Comment: A number of commenters preferred the No Action alternative (TVA remaining on the site) if it is feasible.

Response: The No Action alternative is not feasible or reasonable because it does not meet TVA's purpose and need. See the discussion of the No Action Alternative in the Final EA.

Comment: Increased traffic would increase air pollution, particularly ozone, in an area which is already declared as nonattainment for ozone and needs to take steps to reduce emissions

Response: See the Air Quality section of the Final EA. Washington County, which includes Johnson City, is in the process of being designated nonattainment for EPA's new eight-hour ozone standard. In response to this, the Tennessee Department of Environment and Conservation is working with officials in Washington County and surrounding counties to develop measures to attain the new standard. It appears that most, if not all, of the emission reductions that are expected to be necessary to attain the standard in Washington County will result from federal and statewide emission reduction programs. These include use of cleaner fuels, improved motor vehicle engines, and reductions being made by large coal-fired boilers, including by TVA at its coal-fired power plants. Other possible measures being considered are motor vehicle emission inspection and control system maintenance requirements at either the county- or statewide level. The traffic increase that may result from new uses of the site, including the most intense use of the site, retail businesses, would represent an increase at this particular location but would not be a material, if any, increase in traffic county-wide. Accordingly, emissions associated with this are not expected to contribute noticeably to emission levels in and projected for the area.

Final Environmental Assessment

Comment: Moving to an existing facility as opposed to a green field site has environmental benefits and is sound land use.

Response: TVA agrees.

Comment: TVA should use and showcase energy reduction techniques, to include modeling of energy productivity and Green-Power-Switch renewable energy services in the new or renovated CSC.

Response: The use of energy reduction techniques would be integral to the new CSC (CSC). TVA would consider showcasing these, as well as other measures such as energy modeling and renewable energy services, as opportunities are available.

Comment: The CSC site also contains several fairly large maple trees.

Response: The Final EA has been revised to note this.

Comment: The city does not require tree preservation but does provide incentives for preserving trees.

Response: The Final EA has been revised to note this.

APPENDIX D

TVA VISUAL RESOURCES
SCENIC VALUE CRITERIA
FOR SCENERY INVENTORY AND MANAGEMENT

The criteria for classifying the quality and value of scenery has been adapted from a scenic management system developed by the U.S. Forest Service and integrated with current planning methods used by the Tennessee Valley Authority. The classification process is also based on fundamental methodology and descriptions adapted from Landscape Aesthetics, A Handbook for Scenery Management, Agriculture Handbook Number 701, U.S. Forest Service, U.S.D.A. 1995.

The process and criteria are used to compare the value of scenery to other resource values during inventory and land planning tasks. They are also used to evaluate the extent and magnitude of visual changes that could result from proposed projects, as part of the environmental review required under NEPA. In addition they can be useful to help establish management objectives for improving or maintaining the scenic quality of managed lands.

Scenic Attractiveness - 3 levels

Attractiveness is a measure of scenic quality based on human perceptions of intrinsic beauty as expressed in the forms, colors, textures, and visual composition of each landscape. The combination of rock outcrops, water bodies, landforms, vegetation patterns, and other natural features that shape landscape character also help define scenic importance. The presence or absence of these features, along with valued attributes such as variety, uniqueness, mystery, pattern, order, vividness, harmony, and balance are used to classify the scenic attractiveness of a landscape.

Category 1: Distinctive - Areas where the variety of land forms, rock, vegetation patterns, water, and other features have outstanding or unique visual quality. These areas have strong, positive attributes that are relatively uncommon in the characteristic landscape. This category also includes areas in visually strategic locations that have somewhat more common attributes.

Category 2: Common - Areas where the land forms, rock, vegetation patterns, water, and other features have ordinary or common visual quality. These areas have generally positive but typical attributes, with a basic variety of forms, colors, and textures that are normally seen throughout the characteristic landscape.

Category 3: Minimal - Areas where the natural features have little change in form, line, color or texture resulting in low visual quality. Rock forms and vegetation patterns of any consequence are often not present, and these areas generally have weak or missing attributes. All areas not classified as 1 or 2 are included in this category.

Scenic Integrity - 4 levels

Integrity is a measure of scenic importance based on the degree of visual unity and wholeness of the natural landscape character. Human alteration can sometimes raise integrity, such as an impounded water body that unifies the landscape while adding variety, mystery, harmony, and balance. Most often scenic integrity is lowered by human alteration and the addition of visually disruptive elements. The presence and degree of discordant alteration is used to classify the scenic integrity of a landscape.

- High:** Areas where the valued landscape character appears to be intact and unaltered, with very minor deviation. Any deviation present must repeat the form, line, color, texture and pattern of the landscape so closely and at such a scale that they are not evident.
- Moderate:** Areas where the valued landscape character appears to be slightly altered. Noticeable deviations must be visually subordinate to the landscape being viewed, and borrow much of the natural form, line, color, texture and pattern.
- Low:** Areas where the valued landscape character appears to be modestly altered. Deviations begin to dominate the landscape being viewed, but the alterations should share natural color, shape, edge pattern, and vegetation characteristics in order to remain compatible or complimentary.
- Very Low:** Areas where the valued landscape character appears to be heavily altered. Deviations strongly dominate the landscape and may not share any of the visual attributes. The alterations may be visually disruptive and provide significant negative contrast to the natural landscape characteristics.

Scenic Visibility - 2 parts, 3 levels each

Landscape visibility is a measure of scenic importance based on several essential interrelated considerations which include viewer context and sensitivity, number of viewers, frequency and duration of view, level of detail seen, and seasonal variation. A large number of highly concerned viewers who view the landscape for a long time period may raise the scenic importance significantly. The importance may be much lower when only a few viewers with low concern see the landscape for a brief period. These considerations are combined in two parts which are used to classify the scenic visibility of a landscape.

Sensitivity: The level of scenic importance based on expressed human concern for the scenic quality of land areas viewed. Sensitivity may be derived/confirmed by resident and visitor surveys.

- Level 1:** High - Areas seen from the reservoir, lake shore residents, and lake view residents, where the number of viewers and concern for scenic quality are normally quite high.
- Level 2:** Moderate - Areas seen from principle roadways, use areas, and other public viewing areas. Concern for scenic quality is generally high while the number of viewers, view frequency and duration are moderate.
- Level 3:** Low - Areas seen from secondary travel routes, use areas, and any not included in the other levels. Concern may be high in some areas, but number of viewers is generally low.

View Distance: A principal indicator of scenic importance based on the distance an area can be seen by observers, and the degree of visible detail within that zone.

- Foreground:** From 0 feet to mile. A distance zone where the individual details of specific objects are important and easily distinguished. Details are most significant within the immediate foreground, 0 - 300 feet.
- Middleground:** From mile to 4 miles. The zone where most object characteristics are distinguishable, but their details are weak and they tend to merge into larger patterns. When landscapes are viewed in this zone they are seen in broader context. Human alteration may contrast strongly with the larger patterns and make some middleground landscapes more sensitive than the foreground.
- Background:** From 4 miles to the horizon. The distant landscape, where specific features are not normally discernible unless they are especially large, standing alone, or have a substantial color contrast. Details are generally not visible and colors are lighter.

Scenic Value Class - 4 levels

The value class of a landscape is determined by combining the levels of scenic attractiveness, scenic integrity and visibility. The selection matrix below shows the various combinations and the resulting scenic class. It is a guide that is intended to complement both a thorough field analysis and careful review of the visual absorption capacity.

Excellent: Areas with outstanding natural features that appear unaltered. Very minor deviations may be present but are generally unnoticeable even in the foreground. These areas are highly visible in the foreground and middleground from both land and water. Unaltered areas that may be less outstanding but are in a visually strategic location are also classified as excellent scenic value.

Good: Areas with attractive but common scenic quality and no distinctive natural features. Minor human alteration may be seen in the foreground but is barely noticeable in the middleground. These areas have relatively high visibility from both land and water.

Fair: Areas of common or minimal scenic quality with little or no interesting features. Moderate human alteration provides discordant contrast that is seen in the foreground but is less distinct in the middleground due to compatible form and color. These areas have relatively high visibility from both land and water.

Poor: Areas that have very little scenic importance and/or visually significant disturbances resulting from human activity. The alterations provide discordant contrast in the natural landscape due to incompatible size, shape, color, and material. The areas are clearly visible in the foreground and middleground, and have relatively high visibility from both land and water.

Severity of impact

A threshold indicator of possible significance is the extent or magnitude of alteration to the existing landscape that is sufficient to change the Scenic Value Class by two levels or more.

SCENIC VALUE CLASS SELECTION MATRIX													
Visibility: Level Distance	Sensitivity View	1 foreground			1 Middle ground			2 foreground			2 Middle ground		
		1	2	3	1	2	3	1	2	3	1	2	3
Scenic Attractiveness Categories		1	2	3	1	2	3	1	2	3	1	2	3
Scenic Integrity Levels	High	E	G	F	E	E	G	E	G	F	E	E	G
	Moderate	G	G	F	E	G	F	G	G	F	E	G	F
	Low	F	F	P	F	F	P	F	F	P	F	F	P
	Very low	P	P	P	F	P	P	P	P	P	F	P	P
		Scenic Value Class: E = Excellent; G = Good; F = Fair; P = Poor											

Visual Absorption Capacity

Absorption capacity indicates the relative ability of a landscape to accept human alteration with the least loss of landscape character and scenic value. These indicators are useful to help predict potential difficulty or success with proposed development and scenic management. They are based on characteristics of the physical factors found in a landscape. Each characteristic has a capacity range from less to more, and the primary ones are shown in the list below. Visual absorption is also affected by the variety of landscape patterns, and the amount of screening provided by landforms, rock, water bodies, and vegetation.

<u>Factor</u>	<u>Least Capacity to Absorb Change</u>	<u>Greatest Capacity to Absorb Change</u>
Slope	Steep Unstable geology	Level Stable geology
Vegetation	Sparse cover Low cover, grasses and shrubs Few species, little or no pattern	Dense cover Tall cover, trees Multiple species, diverse pattern
Landforms	Simple shape	Diverse shapes, heavily dissected
Soils	Easily eroded Poor; slow re-vegetation	Erosion resistant Rich; fast re-vegetation
Shoreline	Simple line, little or no interruption	multiple interruptions, diverse features
Color	Narrow range of indigenous colors	Broad range of indigenous colors

Desired Landscape Character

Scenic attractiveness and the existing level of scenic integrity serve as the foundation for selecting the preferred landscape character. Lake adjacency and ecosystem trends should be considered along with the historic visual character to help any changes be more complete, attractive, and sustainable. Several types of landscape character and the related long range objectives for scenic integrity are described below.

Natural Evolving landscape character expressing the natural change in ecological features and processes with very limited human intervention.

Natural Appearing landscape character that expresses predominantly natural qualities but includes minor human interaction along with cultural features and processes that are relatively unobtrusive.

Pastoral landscape character expressing dominant human developed pasture, range, and meadow, along with associated structures, reflecting historic land uses, values, and lifestyles.

Rural landscape character that expresses sparse but dominant human residential and recreational development, along with associated structures and roadways that reflect current lifestyles.

Urban landscape character expressing concentrations of human activity in the form of commercial, residential, cultural, and transportation, facilities, along with supporting infrastructure.

Visual Management Objectives

Based on the scenic value class, management objectives may be developed to accomplish or maintain the visual character desired for each area.

Preservation:

Areas classified Excellent, and managed for a natural evolving landscape character. Only very low impact recreational and scientific activities are allowed, and no facilities are permitted.

Retention:

Areas classified Good, and managed for a natural appearing landscape character. Permitted activity or minor development should repeat the natural form, line, color, and texture of the area and remain visually subordinate to the surrounding landscape. Changes in the size, intensity, direction and pattern of activity should be unobtrusive and not readily evident.

Modification:

Areas classified Good or Fair, and managed for pastoral or rural landscape character. Permitted activity and development may dominate the original character but should remain visually compatible with the remaining natural landscape. Vegetation and landform alterations should repeat the natural edges, forms, color, and texture of the surrounding area. The scale and character of structures, roads, and other features should borrow naturally established forms, lines, lines, colors and patterns to provide the greatest possible visual harmony.

Maximum Modification:

Areas classified Fair or Poor, and managed for urban landscape character. Permitted activity and development generally dominates the original visual character. Vegetation and landform alterations should remain visually harmonious with the adjacent landscape. When seen in the foreground and middleground, they may not fully borrow the surrounding natural forms, lines, colors and textures. Likewise, development features seen from the same distances may be out of scale and have significant details that are discordant with the natural landscape character. Overall development should be directed toward achieving the greatest possible visual harmony.

Enhancement:

Any area classified less than Excellent, with a relatively short term management objective intended to restore and/or improve the desired scenic quality. Rehabilitation activities may include alteration, concealment, or removal of obtrusive and discordant elements. Enhancement activities may include addition or modification of natural elements and man-made features to increase the variety and attractiveness of spaces, edges, forms, colors, textures, and patterns.