

# Categorical Exclusion Determination

Bonneville Power Administration

Department of Energy



**Proposed Action:** McNary Substation Maintenance Warehouse Demolition

**Project No. (if applicable):** 911

**Project Manager:** Rudy Krohn-TESE-2

**Location:** Umatilla County, Oregon

**Categorical Exclusion Applied (from Subpart D, 10 C.F.R. Part 1021):** B1.23 Demolition and disposal of buildings

**Description of the Proposed Action:** BPA proposes to demolish the McNary Substation Maintenance warehouse because an assessment made of the building in 2006 determined the cost to repair and maintain the building exceeded the value of structure. The 3186-square foot building is located within the McNary Substation complex and is surrounded by an asphalt parking. The building itself is wood framed with an external covering of replacement Transite-type panels. Demolition would involve dismantling the building using a crane with the subsequent debris being transported by dump trucks to an appropriate disposal site. The building, approximately 48 years old, contains hazardous materials including lead and asbestos. Additionally the uses and services once provided by the maintenance warehouse have also been replaced by three new buildings (completed June 2014) located approximately 600 feet to the east of the building.

**Findings:** In accordance with Section 1021.410(b) of the Department of Energy's (DOE) National Environmental Policy Act (NEPA) Regulations (57 FR 15144, Apr. 24, 1992, as amended at 61 FR 36221-36243, July 9, 1996; 61 FR 64608, Dec. 6, 1996, 76 FR 63764, Nov. 14, 2011), BPA has determined that the proposed action:

- (1) fits within a class of actions listed in Appendix B of 10 CFR 1021, Subpart D (see attached Environmental Checklist);
- (2) does not present any extraordinary circumstances that may affect the significance of the environmental effects of the proposal; and
- (3) has not been segmented to meet the definition of a categorical exclusion.

Based on these determinations, BPA finds that the proposed action is categorically excluded from further NEPA review.

/s/ Laura Roberts

Laura Roberts

Environmental Protection Specialist

Concur:

/s/ Stacy Mason

Stacy L. Mason

NEPA Compliance Officer

Date: February 26, 2015

Attachment(s):

Environmental Checklist

## Categorical Exclusion Environmental Checklist

This checklist documents environmental considerations for the proposed project and explains why the project would not have the potential to cause significant impacts on environmentally sensitive resources and would meet other integral elements of the applied categorical exclusion.

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### Project Site Description

The McNary Substation Maintenance Warehouse building is part of the McNary Substation complex which is located in the southeast quarter of Section 9, Township 5 North, Range 28 East within Umatilla County, Oregon. The Substation Maintenance Warehouse, found on the western side of the complex, is built atop a concrete slab foundation and is predominantly surrounded by either graveled or asphalt parking lot.

### Evaluation of Potential Impacts to Environmental Resources

Environmental Resource Impacts	No Potential for Significance	No Potential for Significance, with Conditions
1. <b>Historic and Cultural Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Explanation:</u> BPA has determined that McNary Substation Maintenance Warehouse is eligible as a contributing element to the McNary Substation Historic District and that demolishing the building will have an adverse effect on a historic property. BPA will follow all stipulations agreed upon by BPA and Oregon SHPO in Memorandum of Agreement for the project.		
2. <b>Geology and Soils</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> Minimal soil disturbance; erosion control measures would be used.		
3. <b>Plants</b> (including federal/state special-status species)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> All work is in an existing substation complex; no plants are present at the proposed project site.		
4. <b>Wildlife</b> (including federal/state special-status species and habitats)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> All work is in an existing substation complex; no wildlife is present at the proposed project site.		

5. **Water Bodies, Floodplains, and Fish**  
(including federal/state special-status species and ESUs)



Explanation:

All work is in an existing substation complex; no water bodies, floodplains or fish are present at the proposed project site.

6. **Wetlands**



Explanation:

All work is in an existing substation complex; no wetlands are present at the proposed project site.

7. **Groundwater and Aquifers**



Explanation:

No new wells or use of ground water proposed; maximum depth of disturbance would be about 2 feet; spill prevention measures would be present.

8. **Land Use and Specially Designated Areas**



Explanation:

All work is in an existing substation complex.

9. **Visual Quality**



Explanation:

Although the substation maintenance warehouse building demolition would result in a void where the building once existed, this would not significantly impact the visual quality of the surrounding environment and would be only minimally noticeable from the nearest county road.

10. **Air Quality**



Explanation:

Temporary dust and vehicle emission due to demolition.

11. **Noise**



Explanation:

Temporary noise due to demolition equipment.

12. **Human Health and Safety**



Explanation:

Building demolition and the resulting debris disposal would be carried out according to all applicable lead and asbestos laws.

### Evaluation of Other Integral Elements

The proposed project would also meet conditions that are integral elements of the categorical exclusion. The project would not:

- Threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders.

Explanation, if necessary:

- Require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators) that are not otherwise categorically excluded.

Explanation, if necessary:

- Disturb hazardous substances, pollutants, contaminants, or CERCLA excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases.

Explanation, if necessary: A qualified contractor certified in lead and asbestos abatement and building demolition would be used. Demolition debris would be handled and disposed of according to all applicable hazardous waste laws.

- Involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those of the Department of Agriculture, the Environmental Protection Agency, and the National Institutes of Health.

Explanation, if necessary:

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### **Landowner Notification, Involvement, or Coordination**

Description: The Substation Maintenance Warehouse is located on BPA fee owned land.

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Based on the foregoing, this proposed project does not have the potential to cause significant impacts on any environmentally sensitive resources.

Signed: /s/ Laura Roberts  
Laura Roberts  
Environmental Protection Specialist

Date: February 26, 2015