

U.S. DEPARTMENT OF ENERGY
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY
NEPA DETERMINATION



RECIPIENT: Portland General Electric

STATE: OR

PROJECT TITLE : SmartGrid Advanced Load Management & Optimized Neighborhood (SALMON)

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-FOA-0002206	DE-EE0009778	GFO-0009778-002	G09778

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Policy 451.1), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

A9 Information gathering, analysis, and dissemination

Information gathering (including, but not limited to, literature surveys, inventories, site visits, and audits), data analysis (including, but not limited to, computer modeling), document preparation (including, but not limited to, conceptual design, feasibility studies, and analytical energy supply and demand studies), and information dissemination (including, but not limited to, document publication and distribution, and classroom training and informational programs), but not including site characterization or environmental monitoring. (See also B3.1 of appendix B to this subpart.)

B1.16 Asbestos removal

Removal of asbestos-containing materials from buildings in accordance with applicable requirements (such as 40 CFR part 61, "National Emission Standards for Hazardous Air Pollutants"; 40 CFR part 763, "Asbestos"; 29 CFR part 1910, subpart I, "Personal Protective Equipment"; and 29 CFR part 1926, "Safety and Health Regulations for Construction"; and appropriate state and local requirements, including certification of removal contractors and technicians).

B1.34 Lead-based paint containment, removal, and disposal

Containment, removal, and disposal of lead-based paint in accordance with applicable requirements (such as provisions relating to the certification of removal contractors and technicians at 40 CFR part 745, "Lead-Based Paint Poisoning Prevention In Certain Residential Structures").

B5.1 Actions to conserve energy or water

(a) Actions to conserve energy or water, demonstrate potential energy or water conservation, and promote energy efficiency that would not have the potential to cause significant changes in the indoor or outdoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, manufacturers, and designers), organizations (such as utilities), and governments (such as state, local, and tribal). Covered actions include, but are not limited to weatherization (such as insulation and replacing windows and doors); programmed lowering of thermostat settings; placement of timers on hot water heaters; installation or replacement of energy efficient lighting, low-flow plumbing fixtures (such as faucets, toilets, and showerheads), heating, ventilation, and air conditioning systems, and appliances; installation of drip-irrigation systems; improvements in generator efficiency and appliance efficiency ratings; efficiency improvements for vehicles and transportation (such as fleet changeout); power storage (such as flywheels and batteries, generally less than 10 megawatt equivalent); transportation management systems (such as traffic signal control systems, car navigation, speed cameras, and automatic plate number recognition); development of energy-efficient manufacturing, industrial, or building practices; and small-scale energy efficiency and conservation research and development and small-scale pilot projects. Covered actions include building renovations or new structures, provided that they occur in a previously disturbed or developed area. Covered actions could involve commercial, residential, agricultural, academic, institutional, or industrial sectors. Covered actions do not include rulemakings, standard-settings, or proposed DOE legislation, except for those actions listed in B5.1(b) of this appendix. (b) Covered actions include rulemakings that establish energy conservation standards for consumer products and industrial equipment, provided that the actions would not: (1) have the potential to cause a significant change in manufacturing infrastructure (such as construction of new manufacturing plants with considerable associated ground disturbance); (2) involve significant unresolved conflicts concerning alternative uses of available resources (such as rare or limited raw materials); (3) have the potential to result in a significant increase in the disposal of materials posing significant risks to human health and the environment (such as RCRA hazardous wastes); or (4) have the potential to cause a significant increase in energy consumption in a state or region.

B5.16 Solar photovoltaic systems

The installation, modification, operation, and removal of commercially available solar photovoltaic systems located on a building or other structure (such as rooftop, parking lot or facility, and mounted to signage, lighting, gates, or fences), or if located on land, generally comprising less than 10 acres within a previously disturbed or developed area. Covered actions would be in accordance with applicable requirements (such as local land use and zoning requirements) in the proposed project area and would incorporate appropriate control technologies and best management practices.

Rationale for determination:

The U.S. Department of Energy (DOE) is proposing to provide funding to Portland General Electric (PGE) to design, develop, retrofit, and operate energy efficient technologies in select buildings in Portland, OR.

All project planning, modeling, testing, community outreach, and installation would be carried out by PGE, the EnergyTrust of Oregon, and the Community Energy Project in Portland, OR. The National Renewable Energy Laboratory (NREL) in Golden, CO would also help develop software and assist in analyses.

This award would be carried out in five budget periods (BPs). A prior NEPA Determination (ND) (GFO-0009778-001; CX A9) was signed on 04/11/2022 which reviewed all of Budget Period (BP) 1, as well as Task 6 and Subtask 7.1 in BP2. This ND reviews the remaining tasks in BP2, as well as BP3, BP4, and BP5.

The proposed project activities in the remaining BPs would consist of site assessments, technology analyses, implementation of distributed energy resources (DERs) and energy efficiency measures (EEMs), system model testing, test bed demonstrations, field demonstration of grid operations, and regional sharing of lessons learned.

DER installation would take place at multiple potential site locations in Portland, OR. As some of the potential sites may be listed on the National Register of Historic Places (NRHP) or be potentially eligible for listing on the NRHP, only those activities that would have no potential to affect historic properties, even if those properties were assumed to be present, are covered here with no requirement for further review. Any activities beyond the scope of this ND would require further NEPA review. This ND covers only the following DERs, listed below.

Installation and/or replacement of the following DERs/EEMs and/or carrying out the following award activities would not have the potential to affect historic properties, even if assumed to be present:

1. Fiberglass or cellulose loose-fill insulation for attics, floors, and walls
2. Weatherstripping for interior access doors
3. Installation of Smart Thermostats
4. Installation of rigid foam insulation, baffles, dams, and vapor-permeable air barriers
5. Home air sealing at all mechanical, electrical, and plumbing penetrations
6. Replacement of heat pump water heaters, ductless heat pumps, and other heat pumps and water heaters
7. Metal ducting replacement
8. LED light replacement
9. Appliance replacement with Energy Star appliances
10. Exhaust fan and device venting replacement
11. Blower door testing
12. Combustion safety testing
13. Lead paint and asbestos testing and removal
14. Mold mitigation
15. Pest mitigation
16. Drywall patching
17. Soffit vent baffle installation and/or replacement
18. Radon mitigation (where the radon mitigation stack is not visible from the public right-of-way)
19. Exterior wall insulation installation and/or replacement where the exterior siding is not replaced (if replacement is necessary, exterior siding must be replaced with siding that is in-kind)

Installation and/or replacement of the following DERs/EEMs may have the potential to affect historic properties, if present, and so will require further review if a location where this work would occur is on the NRHP, the building is 50 years old or older, or the activities are occurring within a historic district:

1. Installation of spray foam insulation
2. Replacement of doors and windows
3. Installing solar panels and equipment

Hazards associated with DER/EEM installation include working with electrical circuits and/or natural gas. Award activities may result in the disturbance of lead paint and/or asbestos. The project team would use licensed contractors in accordance with federal, state, and local regulations in order to mitigate hazards.

DOE has considered potential impacts on resources of concern, including those of an ecological, historical, cultural, and socioeconomic nature. DOE does not anticipate impacts on these resources with the above stipulations.

NEPA PROVISION

DOE has made a final NEPA determination.

Include the following condition in the financial assistance agreement:

Installation of spray foam insulation, replacement of doors and windows, and installation of solar panels and equipment at locations listed on the National Register of Historic Places, on buildings 50 years old or older, or within a historic district are prohibited unless and until the following conditions have been met:

- (1) The Recipient provides the location and description of activities planned to the DOE at gonepa@ee.doe.gov;
- (2) If DOE determines it necessary, DOE completes Section 106 (National Historic Preservation Act) consultations for the applicable project locations; and
- (3) The Recipient receives written authorization from the DOE Contracting Officer to move forward with the activities stated above.

Notes:

Building Technologies Office (BTO)
NEPA review completed by Alex Colling on 09/20/2023.

FOR CATEGORICAL EXCLUSION DETERMINATIONS

The proposed action (or the part of the proposal defined in the Rationale above) fits within a class of actions that is listed in Appendix A or B to 10 CFR Part 1021, Subpart D. To fit within the classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, a proposal must be one that would not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators), but the proposal may include categorically excluded waste storage, disposal, recovery, or treatment actions or facilities; (3) 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; (4) have the potential to cause significant impacts on environmentally sensitive resources, including, but not limited to, those listed in paragraph B(4) of 10 CFR Part 1021, Subpart D, Appendix B; (5) 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 listed in paragraph B(5) of 10 CFR Part 1021, Subpart D, Appendix B.

There are no extraordinary circumstances related to the proposed action that may affect the significance of the environmental effects of the proposal.

The proposed action has not been segmented to meet the definition of a categorical exclusion. This proposal is not connected to other actions with potentially significant impacts (40 CFR 1508.25(a)(1)), is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1508.27(b)(7)), and is not precluded by 40 CFR 1506.1 or 10 CFR 1021.211 concerning limitations on actions during preparation of an environmental impact statement.

The proposed action is categorically excluded from further NEPA review.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature:  _____ Date: 10/5/2023
NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

- Field Office Manager review not required
- Field Office Manager review required

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____
Field Office Manager