

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



RECIPIENT: Mosier Community School/ North Wasco School District 21

STATE: OR

PROJECT TITLE: Mosier Community School: Energy Efficiency and Renewables Project

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-FOA-0002756	DE-SE0000716	GFO-SE0000716-001	

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.)
- B2.1 Workplace enhancements** Modifications within or contiguous to an existing structure, in a previously disturbed or developed area, to enhance workplace habitability (including, but not limited to, installation or improvements to lighting, radiation shielding, or heating/ventilating/air conditioning and its instrumentation, and noise reduction).
- 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.
- B5.23 Electric vehicle charging stations** The installation, modification, operation, and removal of electric vehicle charging stations, using commercially available technology, within a previously disturbed or developed area. Covered actions are limited to areas where access and parking are 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 Mosier Community School/North Wasco County School District 21 (Mosier) to install energy efficiency upgrades, a rooftop solar photovoltaic (PV) array, and electric vehicle (EV) charging stations at the Mosier Community School in Mosier, OR. This funding opportunity is part of a DOE initiative to execute high impact energy efficiency and health improvements as well as innovative energy technology packages in K-12 schools across the country. Overall goals include addressing historic inequities in school facilities investments, reducing school energy expenditures, helping schools lead the nation in solving the climate crisis, and creating well-paying union jobs.

Award activities include the installation of a heating, ventilation, and air conditioning (HVAC) system, a 112-kilowatt (kW) rooftop solar PV array, and two (2) EV charging stations, in addition to, roof work, weatherization activities, and window and light-emitting diode (LED) lighting replacements. Windsor Engineers (Vancouver, WA) would serve as the electrical engineering firm for the award. Piper Mechanical (Vancouver, WA) would be responsible for the design of the HVAC system. Project management activities and grant administration duties would be handled by Kaylor Built, Inc. (Mosier, OR) and Frog County LLC (Mosier, OR), respectively. Additionally, Comunidades, a non-profit project of Columbia Riverkeeper located in Hood River, OR, would complete administrative work related to implementing a pre-apprenticeship program at the school.

Outdoor work associated with the award includes the installation of the HVAC system, two (2) EV charging stations, and the 112-kW rooftop solar PV array. The proposed HVAC system would require heat pump condensers and associated air system components to be installed on a 700 square foot concrete pad immediately adjacent to the building and within a previously disturbed gravel area. Two (2) EV charging stations would require two trenches measuring a maximum of three (3) feet deep by two (2) feet wide by fifty (50) feet long to supply power to the chargers. One trench would extend across the school's existing parking lot and the second trench would extend across a disturbed gravel area. Each charging station would be double charging stations and require a six (6) square foot concrete pad at the end of each trench. The rooftop solar PV array would require 274 panels or 5,855 square feet of rooftop. No modifications to the roof are necessary, other than the installation of a roof hatch to service and maintain the system.

Proposed interior work to the Mosier Community School would include the in-kind replacement of fifty (50) windows on the north side of the building as well as the replacement of interior lighting with LED lighting. Additionally, the award proposes to insulate the roof with brown cellulose insulation via the ceiling cavity as well as weatherize and seal the building's penetrations and doors with weather stripping and caulking.

Award activities would involve typical hazards associated with construction and electrical work, including operation of potentially hazardous equipment and site-specific environmental hazards. Additionally, the Mosier Community School is known to contain both lead paint and asbestos due to the age of the building. Workers and subcontractors would be warned to not disturb any areas that may have lead paint or asbestos. All State of Oregon lead regulations would be followed, and surface lead testing would be conducted after window replacements as an additional safeguard. Existing health, safety, and environmental policies and procedures would be followed to mitigate hazards to acceptable levels including Occupational Safety and Health Administration regulations. Mitigated hazards would pose negligible risks to the public and environment. All activities would comply with existing federal, state, and local laws and regulations.

Under DOE's executed Historic Preservation Programmatic Agreement (PA) with Oregon, Mosier completed consultation with the Oregon Heritage/State Historic Preservation Office (OR SHPO). Mosier received a letter of concurrence from the OR SHPO (1/19/2024) stating that the proposed changes would not adversely affect the historic property. Per Section XIV(c) of the executed PA, DOE requires that Mosier submit an annual Historic Preservation Report summarizing all award undertakings and reviews occurring from September 1st through August 31st. These reports are due to DOE annually for the life of the award and are to be received no later than September 15th each year.

DOE has considered the scale, duration, and nature of proposed activities to determine potential impacts on resources, including those of an ecological, historical, cultural, and socioeconomic nature. DOE does not anticipate impacts on these resources which would be considered significant or require DOE to consult with other agencies or stakeholders aside from the consultation already mentioned.

NEPA PROVISION

DOE has made a final NEPA determination.

Include the following condition in the financial assistance agreement:

Per Section XIV(c) of the PA, DOE requires that Mosier submit an annual Historic Preservation Report summarizing all award undertakings and reviews occurring from September 1st through August 31st. These reports are due to DOE annually for the life of the award and are to be received no later than September 15th each year.

Notes:

Office of State and Community Energy Programs – Renew America's Schools
This NEPA determination requires legal review of the tailored NEPA provision.
NEPA review completed by Corrin MacLuckie, 1/29/2024.

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:


NEPA Compliance Officer

Date: 1/29/2024

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:

Field Office Manager

Date: