

Categorical Exclusion Determination

Bonneville Power Administration
Department of Energy



Proposed Action: North Bend Land Acquisition

Project No.: TER ID 23-0023

Project Manager: Azadeh Yazdani, NWMS-1

Location: Coos County, Oregon

Categorical Exclusion Applied (from Subpart D, 10 C.F.R. Part 1021): B1.24 Property Transfers

Description of the Proposed Action: Bonneville Power Administration (BPA) proposes to purchase property near North Bend, Oregon. BPA currently operates facilities in this area and the acquisition of land near North Bend would secure BPA's ability to consider future expansion of facilities, as remaining vacant land suitable for future development may become unavailable.

Specifically, BPA proposes to purchase (a portion of, or in its 21-acre entirety) tax lot # 24S13W11500, in Coos County, Oregon. Should BPA only purchase a portion of the lot, BPA would pursue a property line adjustment through the county. The parcel is currently owned by the Hauser Community Church. BPA would not acquire ground water rights and would conduct environmental analysis for any proposed facility or new construction on the lot, if and/or when the actions are proposed.

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, Jul. 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.

Becky Hill
Environmental Protection Specialist

Concur:

Katey C. Grange
NEPA Compliance Officer

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 21-acre parcel of land is in T24S R13W Section 11, near the community of Hauser, Oregon. Hauser is located about 6 miles north of North Bend, Oregon, in Coos County. The parcel is located immediately west of HWY 101 and north of a large RV campground facility. The Pacific Ocean is located about 1.6 miles to the west, and land located between the parcel and the Pacific Ocean is managed by the United States Department of Agriculture, Forest Service, Siuslaw National Forest, Central Coast Ranger District. Hauser Community Church and Coos County own two parcels adjacent to, and north of, the 21-acre parcel. The local area contains residences, churches, schools, light industrial buildings, and recreation opportunities in the Oregon Dunes National Recreation Area. Coastal wetlands, sloughs, creeks, and lakes are scattered throughout forested lands and sand areas surrounding the parcel of land. A gravel road (Charlotte Lane) bisects the parcel, and a local transmission distribution line runs parallel to HWY 101 on the eastern edge of the parcel.

Evaluation of Potential Impacts to Environmental Resources

1. Historic and Cultural Resources

Potential for Significance: No

Explanation: On June 17, 2024, BPA's archaeologist determined that the proposed property acquisition would have No Potential to Cause Effect on historic properties or cultural resources. No ground disturbance or construction proposed; property acquisition only.

2. Geology and Soils

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

3. Plants (including Federal/state special-status species and habitats)

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

4. Wildlife (including Federal/state special-status species and habitats)

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

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

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

6. Wetlands

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

7. Groundwater and Aquifers

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

8. Land Use and Specially-Designated Areas

Potential for Significance: No

Explanation: The parcel is currently owned by Hauser Community Church and is zoned for recreation. The church currently occasionally uses the land for large group gatherings. The current taxable market value of the 21-acre parcel is about \$1,600 per fiscal year, and there is an annual assessment for fire patrol of \$53.44. Because the church is a 501c3 organization, they are exempt from paying the property taxes, but has paid the fire patrol assessment each year.

BPA would change the zoning to light industrial under federal fee ownership, which would remove the parcel from the county tax rolls. Because the church is not currently paying property tax, there would be no change in the local tax base. BPA would continue to pay the county fire patrol assessment, just as the church had done.

Therefore, the sale of land from the church to BPA would not significantly change land use and would not impact the tax roll income for the county.

9. Visual Quality

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

10. Air Quality

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the ground disturbance. Property acquisition only.

11. Noise

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the-ground disturbance. Property acquisition only.

12. Human Health and Safety

Potential for Significance: No

Explanation: There would be no effect due to the property purchase, which does not include on-the-ground disturbance. Property acquisition only.

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: N/A

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

Explanation: N/A

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: On February 14, 2024, BPA performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM 1527-27 to identify recognized environmental conditions and to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the property. The Phase I ESA did not reveal any environmental factors that would pose a significant liability for remedial action or cleanup under the Comprehensive Environmental Recovery, Compensation, and Liability Act (CERCLA).

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: N/A

Landowner Notification, Involvement, or Coordination

Description: BPA's Realty Specialist has been in communication with the Hauser Community Church board of directors, who currently owns the 21-acre parcel of land.

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

Signed:

Becky Hill
Environmental Protection Specialist