

Categorical Exclusion Determination

Bonneville Power Administration
Department of Energy



Proposed Action: North Bend Land Acquisition — Viking Lane

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 about 10 acres of the 68-acre tax lot #24S13W11900, in Coos County, Oregon, and would pursue a property line adjustment through the county. The parcel is currently owned by the North Bend School District #13. 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; 89 FR 34074, April 30, 2024), 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.¹

¹ BPA is aware that the Council on Environmental Quality (CEQ), on February 25, 2025, issued an interim final rule to remove its NEPA implementing regulations at 40 C.F.R. Parts 1500–1508. Based on CEQ guidance, and to promote completion of its NEPA review in a timely manner and without delay, in this CX BPA is voluntarily relying on the CEQ regulations, in addition to DOE's own regulations implementing NEPA at 10 C.F.R. Part 1021, to meet its obligations under NEPA, 42 U.S.C. §§ 4321 et seq.

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

Tax lot #24S13W11900 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 about half a mile east of HWY 101 on Viking Lane, and has an elementary school located in the northwest corner of the 68-acre parcel. The Pacific Ocean is located about 2.3 miles to the west. The local area contains residences, churches, schools, light industrial buildings, and recreation opportunities in the nearby Oregon Dunes National Recreation Area. Coastal wetlands, sloughs, creeks, and lakes are scattered throughout forested lands and sand areas surrounding the parcel of land.

Evaluation of Potential Impacts to Environmental Resources

1. Historic and Cultural Resources

Potential for Significance: No

Explanation: On May 21, 2025, 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: Tax lot #24S13W11900 is currently owned by the North Bend School District #13 and is zoned Rural Center (RC). BPA is interested in purchasing a portion of the eastern half of the 68-acre parcel which the school district does not appear to be using. The unused portion of the parcel is heavily wooded, and contains dense, relatively undisturbed vegetation.

The current tax assessed market value of the parent 68-acre parcel is about \$5,407,950. Because the school district is a tax-exempt governmental organization, they are exempt from paying the property taxes and are not assessed for fire patrol from the Hauser Rural Fire Protection District.

BPA would partition approximately 10 acres from the property for a separate parcel and change the zoning to light industrial under federal fee ownership, retaining that portion of the 68-acre parent parcel as non-taxable on the county tax rolls. There would be no change in the local tax base.

BPA would choose to pay the county fire patrol assessment. Therefore, the sale of land from the North Bend School District #13 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: In February 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 North Bend School District #13.

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