

# Categorical Exclusion Determination

Bonneville Power Administration  
Department of Energy



**Proposed Action:** Bell Substation Property Disposal

**Project No.:** LURR 20250046

**Project Manager:** Amanda Raymond, TERR-BELL-1

**Location:** Spokane County, Washington

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

**Description of the Proposed Action:** The Bonneville Power Administration (BPA) proposes to sell approximately 0.3 acres of fee-owned property (Parcel 36152.9088) to Harley C. Douglas, Inc. for construction of a paved driveway to access an adjacent development. The parcel is located approximately 0.2 mile east of the Bell Substation.

BPA authorizes the use of and manages its fee-owned lands pursuant to its authority under sections 2(e) and 2(f) of the Bonneville Project Act. 16 U.S.C. § 832a(e)-(f).

**Findings:** In accordance with Section 1021.102 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; 90 FR 29676, July 3, 2025 [Interim Final Rule]) and *DOE National Environmental Policy Act (NEPA), Implementing Procedures* (dated June 30, 2025), BPA has determined the following:

- 1) The proposed action fits within a class of actions listed in Appendix B of 10 CFR 1021;
- 2) The proposal has not been segmented to meet the definition of a categorical exclusion; and
- 3) There are no extraordinary circumstances related to the proposed action that may affect the significance of the environmental effects of the proposal (see attached Environmental Evaluation).

Based on these determinations, BPA finds that the proposed action is categorically excluded from further NEPA review. <sup>1</sup>

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<sup>1</sup> 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 the interim final rule to revise DOE NEPA regulations implementing NEPA at 10 C.F.R. Part 1021 and NEPA Implementing Procedures (dated June 30, 2025), to meet its obligations under NEPA, 42 U.S.C. §§ 4321 et seq.

Jeremy Doschka  
Environmental Protection Specialist

Concur:

Katey C. Grange  
NEPA Compliance Officer

Attachment(s): Environmental Checklist

# Categorical Exclusion Environmental Evaluation

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.

**Proposed Action:** Bell Substation Property Disposal

## **Project Site Description**

The parcel comprises the western end of a small undeveloped stand of secondary growth ponderosa pines (*Pinus ponderosa*) with sparse grasses and is bordered by North Parksmith Drive to the northwest and East Hawthorne Road to the southwest in Township 26 North, Range 43 East, Section 15. The surrounding area is mapped as Heavy Industrial. There are no wetlands or waterways on the parcel.

## **Evaluation of Potential Impacts to Environmental Resources**

### **1. Historic and Cultural Resources**

Potential for Significance: No

**Explanation:** On May 12, 2025 BPA initiated Section 106 consultation (BPA CR Project No.: WA 2025 055) with the Spokane Tribe of Indians, the Confederated Tribes of the Colville Reservation, the Kalispel Tribe of Indians, and the Washington Department of Archaeology and Historic Preservation (DAHP). DAHP concurred with BPA's area of potential effects (APE) on May 13, 2025. No other responses were received.

BPA conducted background research and conducted a pedestrian survey and subsurface testing that resulted in no historic properties identified. BPA determined that selling the parcel would result in a determination of no historic properties affected. On July 28, 2025, BPA sent a determination letter and report to the consulting parties. DAHP concurred with the determination on July 29, 2025 (Log No.: 2025-04-02113) with the stipulation for an unanticipated find plan. The Spokane Tribe of Indians concurred with the determination on July 29, 2025 with the stipulation for an inadvertent discovery plan. No other responses were received.

### **2. Geology and Soils**

Potential for Significance: No

**Explanation:** Future construction of a paved driveway across the parcel would result in shallow ground disturbance. It is assumed that driveway construction would follow all applicable state and local stormwater and erosion control requirements to limit soil erosion. No impacts to geology would be anticipated.

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

Potential for Significance: No

**Explanation:** The parcel contains ponderosa pine with a sparse grassy understory. It is anticipated that tree removal would be required for future construction of the driveway. No plants listed under the Endangered Species Act or state special-status plant species or habitats occur on the parcel.

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

Potential for Significance: No

Explanation: The parcel is located within a developed industrial area with limited wildlife habitat. No Federal or state special-status species occur on the parcel. It is assumed that future driveway construction would comply with applicable state and federal regulations related to wildlife regarding tree removal or other construction activities.

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

Potential for Significance: No

Explanation: There are no water bodies, floodplains, or fish species or their habitats located on the parcel.

**6. Wetlands**

Potential for Significance: No

Explanation: There are no wetlands located on the parcel.

**7. Groundwater and Aquifers**

Potential for Significance: No

Explanation: Future construction of a paved driveway on the parcel would not reach depths that would impact groundwater or aquifers.

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

Potential for Significance: No

Explanation: The disposal of the parcel would not result in a change in land use and the parcel is not located within a specially-designated area. It is assumed that future driveway construction would be consistent with the existing land use designation and would comply with applicable federal, state, and local laws, permits, and ordinances.

**9. Visual Quality**

Potential for Significance: No

Explanation: Future driveway construction would result in the removal of trees; however, all trees in the adjacent parcel have been removed as part of future planned development, therefore, the visual quality of the parcel would be consistent with the surrounding area.

**10. Air Quality**

Potential for Significance: No

Explanation: Future driveway construction would result in a minor and temporary increase in dust and emissions in the local area during construction. There would be no long-term change in air quality following completion of the future construction.

**11. Noise**

Potential for Significance: No

Explanation: Future driveway construction could temporarily and intermittently produce noise at levels greater than current ambient conditions. Any noise generated from future development would be consistent with ambient noise in the area and it is assumed would comply with applicable federal, state, and local laws, permits, and ordinances.

**12. Human Health and Safety**

Potential for Significance: No

Explanation: Future driveway construction would not be expected to impact human health and safety. It is assumed that any future development would comply with applicable federal, state, and local laws, permits, and ordinances.

### **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: The parcel has been reviewed by BPA for possible sources of contaminants. The parcel does not appear to pose a substantial CERCLA potential and the area is not known to have been impacted by historical industrial contaminants.

**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: The parcel for disposal is BPA fee-owned property. No landowner notification, involvement, or coordination is required.

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

Signed:

Jeremy Doschka  
Environmental Protection Specialist