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DOE/EA-2057D

DRAFT Environmental Assessment

National Energy Technology Laboratory; Albany, Oregon

Building 2 Disposition

Waseyabek-CTI Environmental Services

August 2024

U.S. Department of Energy

National Energy Technology Laboratory

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National Environmental Policy Act (NEPA) Compliance Cover Sheet

Proposed Action:

The Proposed Action under review in this NEPA Action involves the demolition of a single structure, known as B-2, at the Department of Energy (DOE) National Energy Technology Laboratory (NETL), Albany Campus. The structure is generally located within the north-western portion of the 42-acre NETL Albany Campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon. The Proposed Action would occur entirely within the NETL Albany Campus and is limited to the B-2 structure.

Demolition is proposed to mitigate long-standing safety and health concerns resulting from the overall decayed state of the structure. The structure has been vacant since the mid-1990s with controlled access to limit the potential for health and safety concerns. The building is not considered to be safe for occupancy in its current state. All utilities (including municipal water and sewer, electric, and natural gas) have been disconnected from the B-2 building. The demolition of B-2 would be conducted in accordance with applicable Federal, State, and Local requirements.

This EA considers the Proposed Action (demolition of B-2), two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for future occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not address current health and safety concerns; however, it is analyzed in the EA to establish baseline conditions as required by Council on Environmental Quality (CEQ) regulations.

Type of Statement: Draft Environmental Assessment

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Abstract:

The Proposed Action would occur on Parcel Number 11S04W12D 00300, also known as the NETL Albany Campus. The campus is comprised of approximately 42 acres. The structure proposed for demolition currently occupies a footprint of approximately 3,800 square feet and is three stories high. Demolition of the B-2 building would be conducted in accordance with standard industry practices and applicable state and federal regulations, including local ordinances, as applicable.

Currently, no activities are conducted at B-2, and the project site does not contribute to ongoing activities conducted at the NETL Albany Campus as a whole. However, the Proposed Action and its alternatives have the potential for minor incremental effects which require consideration related to the overall effect on the environmental conditions and regulatory obligations for the Albany Campus as a whole. Reasonable efforts have been made in this EA to anticipate potential contributions to site environmental or cultural conditions that may affect the campus in its entirety.

Public Participation:

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) announces the availability for comment of Draft Environmental Assessment (EA), evaluating the potential environmental impacts from the proposed demolition of a single building known as Building 2 (B-2) on the NETL Albany, Oregon campus (Proposed Action), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The Proposed Action would occur entirely within the NETL Albany Campus and is limited to the B-2 structure (**Figure 2**). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE NETL invites public participation through the solicitation of comments on the proposed demolition of B-2 and the Draft EA detailing the results of the comprehensive evaluation of the action. Comments will be accepted for 30 days from the publication of this notice. The Draft EA is available online at the link provided below. Hard copies are available at the Albany Public Library at 2450 14th Avenue SE, Albany, Oregon.

Public written comments may be sent to the NEPA Compliance Officer at the address above, or to the following email address and will be accepted if postmarked or time-stamped on or prior to September 8, 2024 (30 days from publication). When submitting comments, Commenters are asked to include their name and address for reference.

A copy of the Draft EA (DOE/EA-2057D) is available for review at the DOE NETL website located at: https://netl.doe.gov/node/6939. The Draft EA is also available online at the DOE NEPA – EA website located at: https://www.energy.gov/nepa/doe-environmental-assessments.

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ACHP	Advisory Council on Historic Preservation
ACM	Asbestos-containing material
ACDP	Air Contaminant Discharge Permit
AEC	Atomic Energy Commission
amsl	Above Mean Sea Level
ARC	Albany Research Center
B-2	Building 2
BCC	Birds of Conservation Concern
bgs	Below Ground Surface
CAA	Clean Air Act
CEJST	Climate and Economic Justice Screening Tool
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Emergency Response Compensation and Liability Act
CFR	Code of Federal Regulations
CO	Carbon Monoxide
CWA	Clean Water Act
cy	Cubic Yard
DAC	Disadvantaged Communities
dB	Decibels
DOE	Department of Energy
DOGAMI	Oregon Department of Geology and Mineral Industries
EA	Environmental Assessment
ECOS	Environmental Conservation Online System
EO	Executive Order
EPA	Environmental Protection Agency
EPSC	Erosion Prevention and Sediment Control
ERDA	Energy Research and Development Administration
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FFCA	Federal Facility Compliance Act
FIRMette	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FPPA	Farmland Protection Policy Act
ft	Feet or Foot
FUSRAP	Formerly Utilized Sites Remedial Action Program

GLO	General Land Office
GSA	General Services Administration
HABS	Historic American Buildings Survey
HAP	Hazardous air pollutants
hr	Hour
ID#	Identification Number
IICEP	Interagency and Intergovernmental Coordination for Environmental Planning
LBP	Lead-Based Paint
lbs	Pounds
m^2	Square Meters
m^3	cubic meters
mg	milligrams
mg/L	milligrams per liter
MMBTU	Million British Thermal Units
MOA	Memorandum of Agreement
MW	Monitoring Well
NAS	National Academy of Sciences
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NETL	National Energy Technology Laboratory
NHPA	National Historic Preservation Act
NOA	Notice of Availability
NORM	Naturally Occurring Radioactive Material
NOx	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
OAR	Oregon Administrative Rules
OARRA	Oregon Archaeological Records Remote Access
OBIC	Oregon Biodiversity Information Center
ODEQ	Oregon Department of Environmental Quality
ODFW	Oregon Department of Fish and Wildlife
ODOT	Oregon Department of Transportation
ODSL	Oregon Department of State Lands

OHA	Oregon Health Authority
ORAP	Oregon Radon Awareness Program
ORD	Ordinance
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyls
PCE	Perchloroethylene (Tetrachloroethylene)
pCi/L	Picocuries per liter
PPE	Personal Protective Equipment
ppm	Parts per Million
RACM	Regulated Asbestos Containing Material
RBC	Risk-Based Concentrations
RCRA	Resource Recovery and Conservation Act
SDWA	Safe Drinking Water Act
sf	Square Feet
SHPO	State Historical Preservation Office
SIP	State Implementation Plan
SO_2	Sulfur Dioxide
SQG	Small Quantity Generator
SSA	Sole Source Aquifer
SWPPP	Stormwater Pollution Prevention Plan
TCE	Trichloroethylene
TENORM	Technologically Enhanced Naturally Occurring Radioactive Material
TES	Threatened and Endangered Species
TSCA	Toxic Substances Control Act
U.S.	United States
USBM	U.S. Bureau of Mines
USC	U.S. Code
USCB	U.S. Census Bureau
USDA	U.S. Department of Agriculture
USDHS	U.S. Department of Homeland Security
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish & Wildlife Service
USGS	U.S. Geological Survey
USTA	Underground Storage Tank Act
VOC	Volatile Organic Compound
WCES	Waseyabek-CTI Environmental Services

WPCF	Water Pollution Control Facility	

1.0 INTRODUCTION

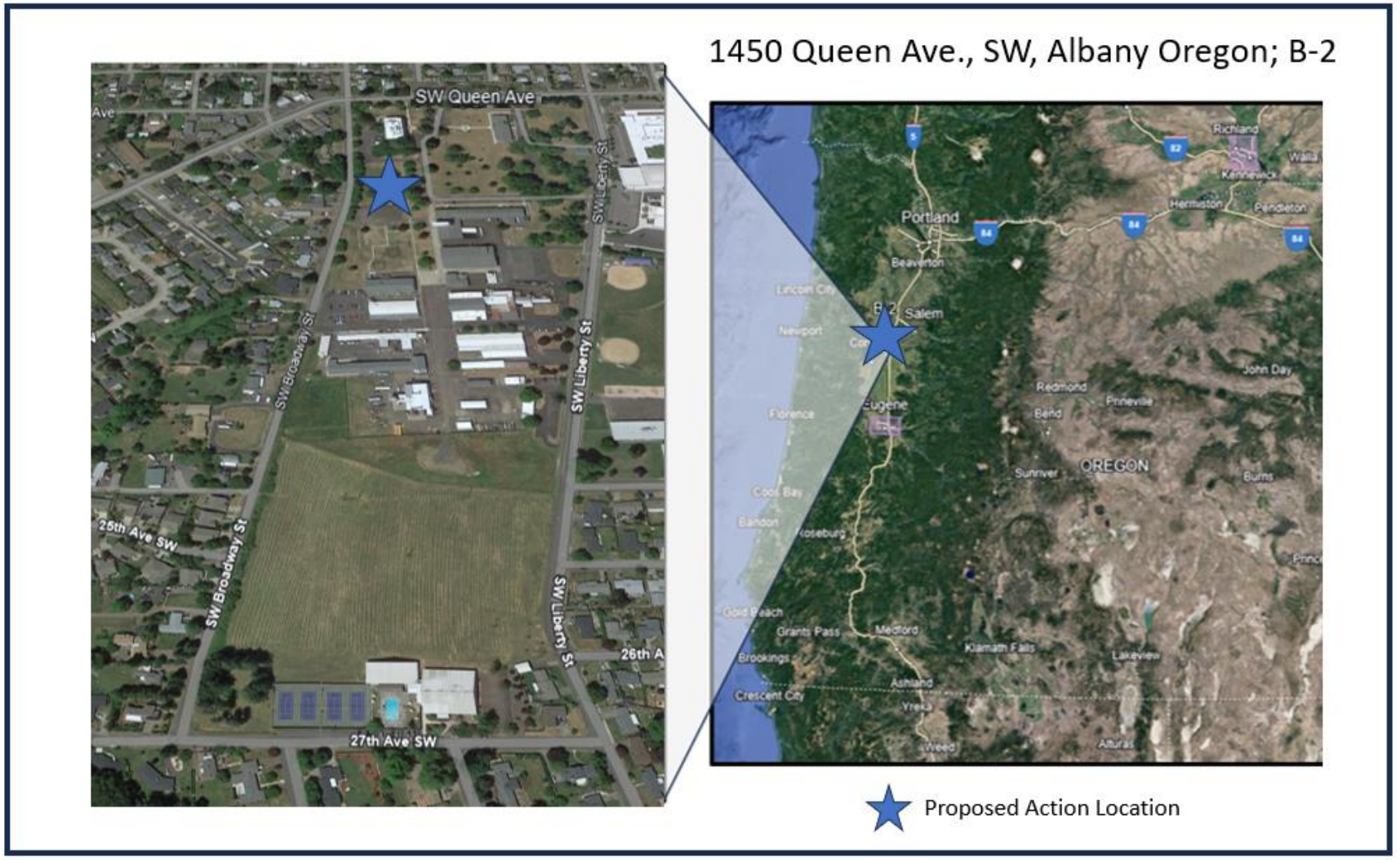
The Department of Energy (DOE) prepared this Draft Environmental Assessment (EA) to evaluate the potential environmental impacts associated with its Proposed Action to demolish a historically significant four-story building located within the campus of the DOE National Energy Technology Laboratory (NETL) in Albany, Oregon. This document has been prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, as amended (42 United States Code [U.S.C.] 4321, et seq.), the Council on Environmental Quality (CEQ) regulations for implementing the procedural provisions of NEPA (40 Code of Federal Regulations [CFR] Parts 1500-1508), and the DOE NEPA implementing procedures (10 CFR Part 1021). Since the demolition would be considered an adverse effect under the National Historic Preservation Act (NHPA) and its implementing regulations (36 CFR Part 800), DOE NETL also plans to coordinate its NHPA Section 106 obligations with the NEPA process.

1.1 Purpose and Need for Agency Action

The Proposed Action would result in the demolition of Building 2 (B-2) located within the campus of the NETL in Albany, Oregon. The purpose of this action is to mitigate conditions of the structural decline and associated health and safety risks related to the subject building (B-2). The building has been unoccupied since the 1990's and there is no predicted future use of the building. In its current and ongoing state, it poses significant health and safety risks to on-site personnel. The costs related to ongoing maintenance, repairs, and management of the heavily decayed structure are significant. Demolition of B-2 accomplishes both health and safety objectives as well as controls excessive management costs associated with the structure. Due to the long-term and continuing deterioration of B-2, NETL has been preparing for the proposed action to ensure health and safety at the Albany Campus. Necessary funding to properly complete the Action has been secured and is available to accomplish this project.

1.2 Location of the Proposed Action

The NETL Albany site is located at 1450 Queen Avenue SW in the City of Albany, Linn County, Oregon (**Figure 1-1**). The site is bounded by Queen Avenue SW to the north, Broadway Street SW to the west, and Liberty Street SW to the east. Private properties (i.e., the Albany Tennis Club and residential properties) adjoin the NETL Albany Campus to the south The Proposed Action would be limited to the building known as B-2. In a letter dated October 9, 1997, the Oregon State Historic Preservation Office (SHPO) determined B-2 to be a contributing element of an Albany Research Center (ARC) Historic District that is eligible for listing in the National Register of Historic Places (NRHP). This determination was based on the NETL Albany Campus' former use by the Albany College and National Youth Administration (1923-1943) and subsequent use as a laboratory integral to the historic work of Dr. William J. Kroll related to research and production of zirconium (1943-1955). The building was constructed in 1875, was moved to its current location in 1926, and has been unoccupied since the mid-1990s.



Source: https://earth.google.com/web/

Figure 1-1: Proposed Action Location Map: 1450 Queen Ave., SW, Albany, OR

1.3 Scope of the Environmental Assessment

Consistent with CEQ regulations, the scope of analysis presented in this EA is defined by the potential range of environmental impacts that may result from implementation of the Proposed Action which is to demolish B-2. This document is prepared such that it is focused on those resources that may be affected by implementation of the Proposed Action.

Resources that have a potential for impact were considered in detail to determine if implementing the Proposed Action would have a significant impact on environmental resources. Resources analyzed in detail include soils and geology, hazardous materials, groundwater, biological resources, cultural resources, air quality, noise, utilities, and safety and occupational health. The affected environment and potential environmental consequences relative to these resources are described in Section 3.0.

1.4 Resource Areas Eliminated from Further Consideration

It has been determined that various resources would either not be affected or would sustain negligible impacts from the Proposed Action at the project area and therefore do not require further evaluation. These include land use, surface water, floodplains, sole source aquifer, socioeconomics, environmental justice, transportation, and considerations related to climate change. The basis for exclusion of each of these resource areas is briefly discussed in this section of the EA and will not be evaluated further.

1.4.1 Land Use

The project area is within an area of long-standing commercial and residential land use and is zoned "residential single family (RS-6.5)" according to the 2020 City of Albany Zoning Designations map (Albany, 2020) and classified as "federal government exempt" by the Linn County Assessing Department. The Proposed Action is not reasonably expected to result in direct impacts to land use as the project area is located within the previously developed NETL Albany Campus. Neither the Proposed Action nor any of the alternative actions considered in this EA represent a significant change to local or regional land use and no change in land use or zoning would be necessary for implementation of the Proposed Action or its alternatives.

1.4.2 Surface Water

The project area is within the drainage basin of the Willamette River, specifically the South Willamette watershed. The nearest surface water is the Calapooia River, a tributary of the Willamette River, approximately 0.40 miles southwest of the project area. Both the Calapooia and Willamette Rivers are listed as impaired waters under Section 303(d) of the Clean Water Act (CWA). Building B-2 is currently disconnected from utilities and neither utilizes surface water nor directly discharges any process or sanitary wastewaters to surface waters. A collection sump on the west exterior of the building previously used to pump stormwater from a recessed pad on the west side of the building to grade has been decommissioned (i.e., the electrical connection was terminated). Similarly, a drain on the south side of the building at a

pedestrian entrance previously discharging to the site stormwater drainage system has been disconnected. Sheet flow of stormwater is the sole surface water discharge remaining in the project area.

No National Pollutant Discharge Elimination System (NPDES) permits, or other groundwater use permits are recorded or otherwise issued to DOE for the NETL Albany Campus which relate to activities conducted at B-2. Stormwater in the City of Albany is regulated and managed by the City of Albany in conjunction with the Oregon Department of Environmental Quality (ODEQ). Stormwater runoff from the project area is ultimately discharged to either the Calapooia River or Willamette River via the City of Albany municipal stormwater drainage system. Potential impacts related to temporary demolition activities associated with the Proposed Action would be minimized through implementation of erosion and sediment control measures required by City of Albany Ordinance (ORD 12.40.030) (Albany, 2022) where ground disturbance greater than 2,000 square feet (sf) would occur.

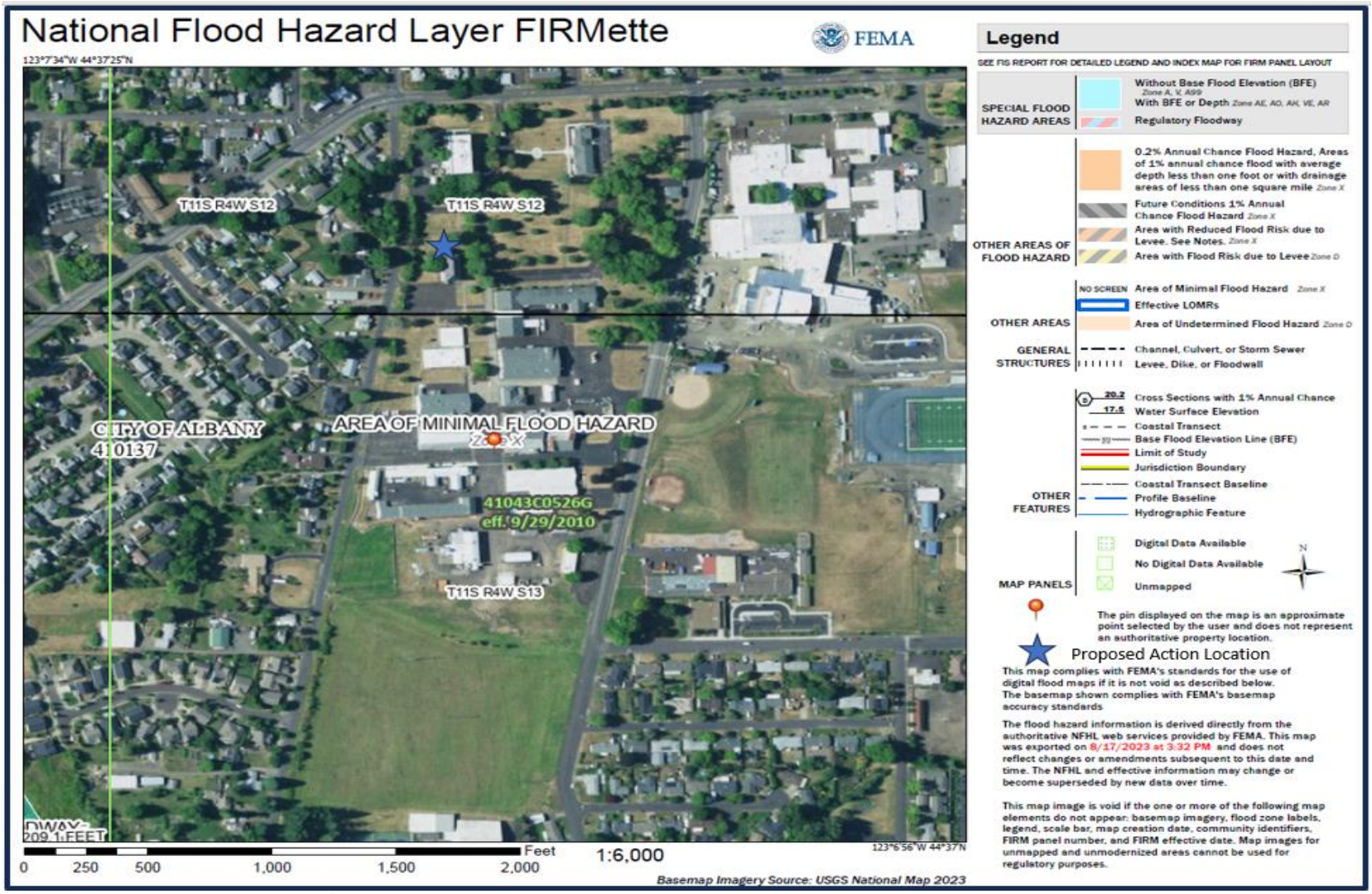
The Proposed Action and/or alternative actions at the project area would neither withdraw water from, nor discharge wastewater directly to surface waters. Therefore, potential impacts on surface waters during activities associated with the actions would be negligible and this factor is not considered further in this EA.

1.4.3 Floodplains

The project site is not located within a Federal Emergency Management Agency (FEMA)-designated floodplain, as shown on **Figure 1-2**. The FEMA Flood Map Service Center database (FEMA, 2010) operated by FEMA identifies the B-2 project site as an "Area of Minimal Flood Hazard" on the localized Flood Insurance Rate Map (FIRMette) number 41043C0526G, effective September 29, 2010. Therefore, it has been determined that a formal floodplain assessment as described in 10 CFR Part 1022 is not required for the Proposed Action or its alternatives and no further evaluation was completed in support of this EA.

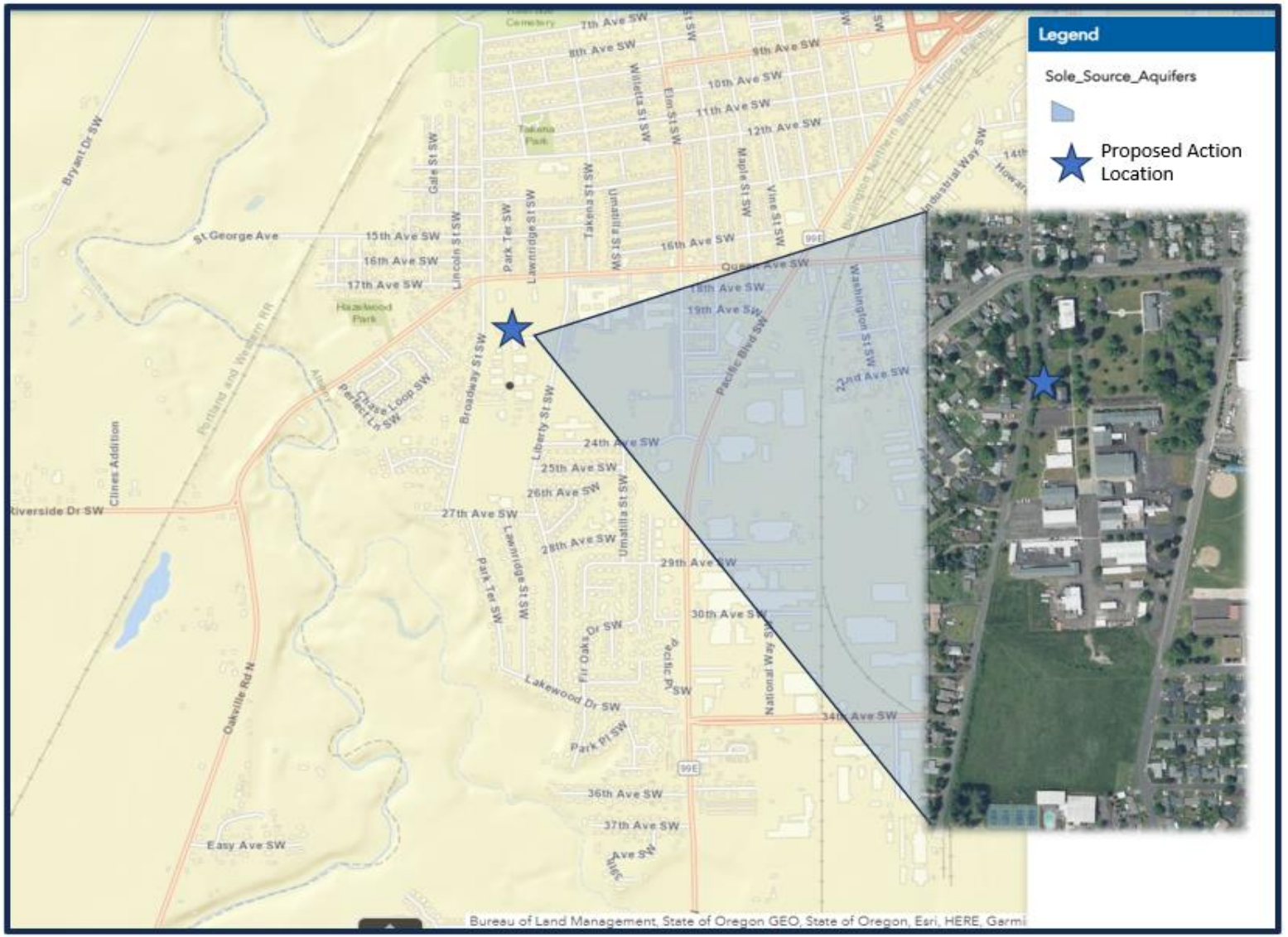
1.4.4 Sole Source Aquifer

Based on a review of the United States Environmental Protection Agency (USEPA) Interactive Map of Sole Source Aquifers (SSA) (USEPA, 2023), the project area is not located within an SSA, as documented on **Figure 1-3**. The nearest SSA's are approximately 65 miles to the southwest and 70 miles to the north of the project site. As there is no reasonable expectation of impact to an SSA, this resource is not analyzed further in this EA.



Source: https://www.fema.gov/flood-maps/national-flood-hazard-layer

Figure 1-2: FEMA Flood Map Service Center Map



Source: https://epa.maps.arcgis.com/apps/webappviewer

Figure 1-3: EPA Sole Source Aquifer Map

1.4.5 Socioeconomics

Except for temporary short-term increases in contractor activity at the NETL Albany Campus, no change in on-site personnel is reasonably expected to occur, and no change in economic conditions would be anticipated. The DOE NETL anticipates that the same number of permanent staff would be retained following the completion of the Proposed Action and each of the Alternative Actions; therefore, no effects to socioeconomics would be expected and no further analysis is conducted in this EA.

1.4.6 Environmental Justice

Executive Order (EO) 12898 (EO, 1994), *Environmental Justice*. Objectives of the EO, as it pertains to this EA, include development of federal agency implementation strategies, and identification of low-income and minority populations potentially affected by proposed federal actions.

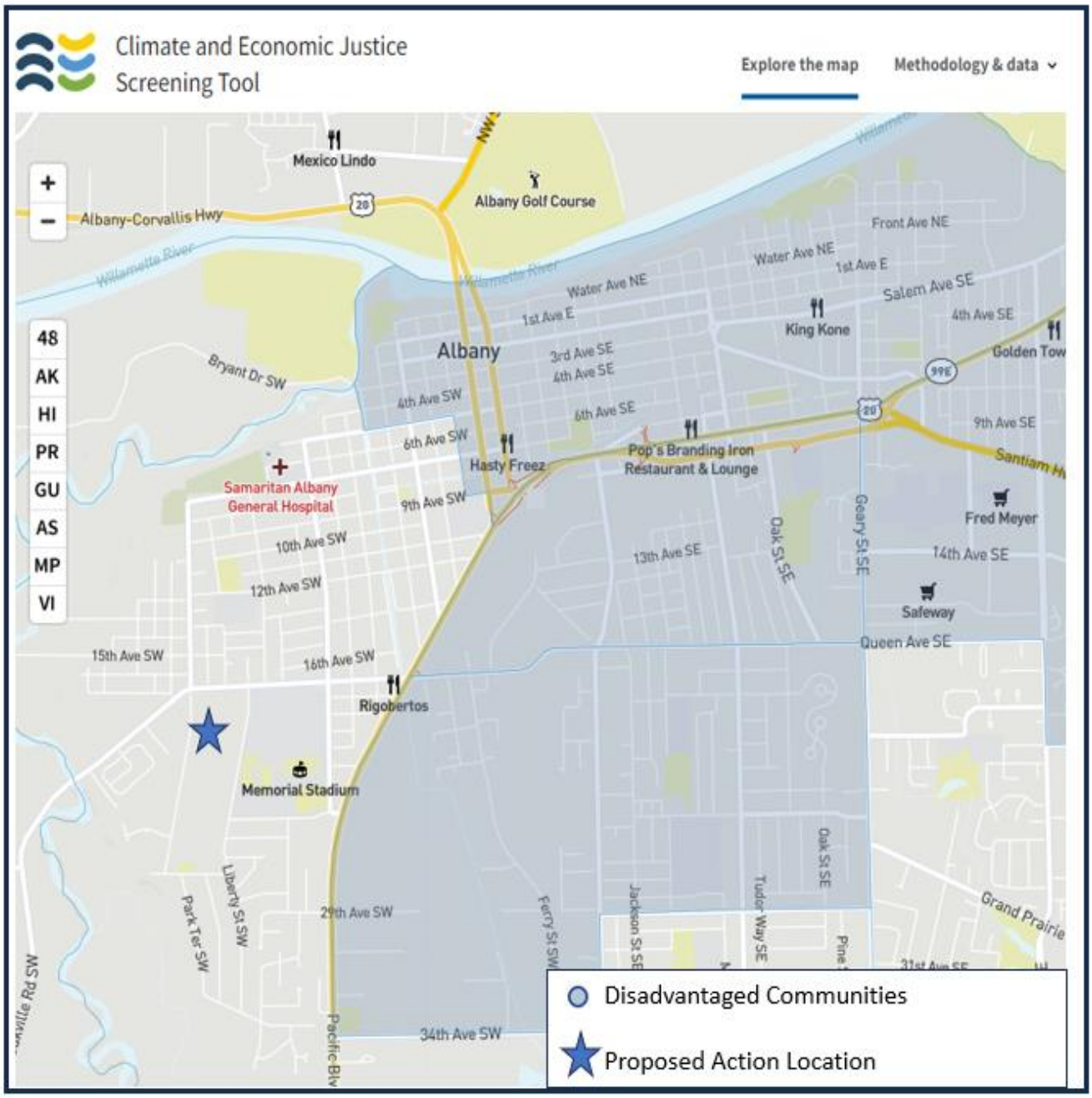
EO 14008 (EO,2021b), *Tackling the Climate Crisis at Home and Abroad*, further directed the Council on Environmental Quality (CEQ) to develop a new tool called the Climate and Economic Justice Screening Tool (CEJST). The tool uses U.S. Census Bureau (USCB) and other data to identify communities that are experiencing burdens or are under-served in the following areas:

1. climate change,
2. energy,
3. health,
4. housing,
5. legacy pollution,
6. transportation,
7. water and wastewater, and
8. workforce development.

DOE has developed an evaluation and scoring process for identifying disadvantaged communities (DAC) using indicators including the CEJST criteria outlined above. Based on data evaluation for the City of Albany (Census tract 41043020300) using both the CEJST Tool (CEQ, n.d.) and the DOE DAC (DOE, n.d.) scoring tool, the tract within which the proposed Action is located is not considered to be a DAC (**Figures 1-4 and 1-5**).

Further, EO 13045 (EO, 1997), *Protection of Children from Environmental Health Risks and Safety Risks* directs federal agencies to identify and assess environmental health and safety risks that may disproportionately affect children. The Proposed Action will occur on property adjacent to public secondary school and a residential area. While children are frequently present in areas proximal to the NETL campus, previous installation of a security fence separating the campus from areas frequented by children preclude direct impacts that may disproportionately affect minors. Further, the short-term effects of demolition under the Proposed Action are not expected to generate significant emissions or other environmental conditions that may affect children in off-site residential or school settings. Potential noise issues which may have an effect on schools are discussed further in Section 3.7.

Neither the Proposed Action, nor the Alternative Actions are reasonably expected to result in disproportional impacts to low-income, minority, or child populations; therefore, these factors are not analyzed further in this EA.



Source: Council on Environmental Quality Climate and Economic Justice Screening Tool
https://screeningtool.geoplatform.gov/en/#12.18/44.6354/-123.0822

Figure 1-4: Climate and Economic Justice Screening Tool

DOE Disadvantaged Community Scoring: Albany Oregon Census Tract

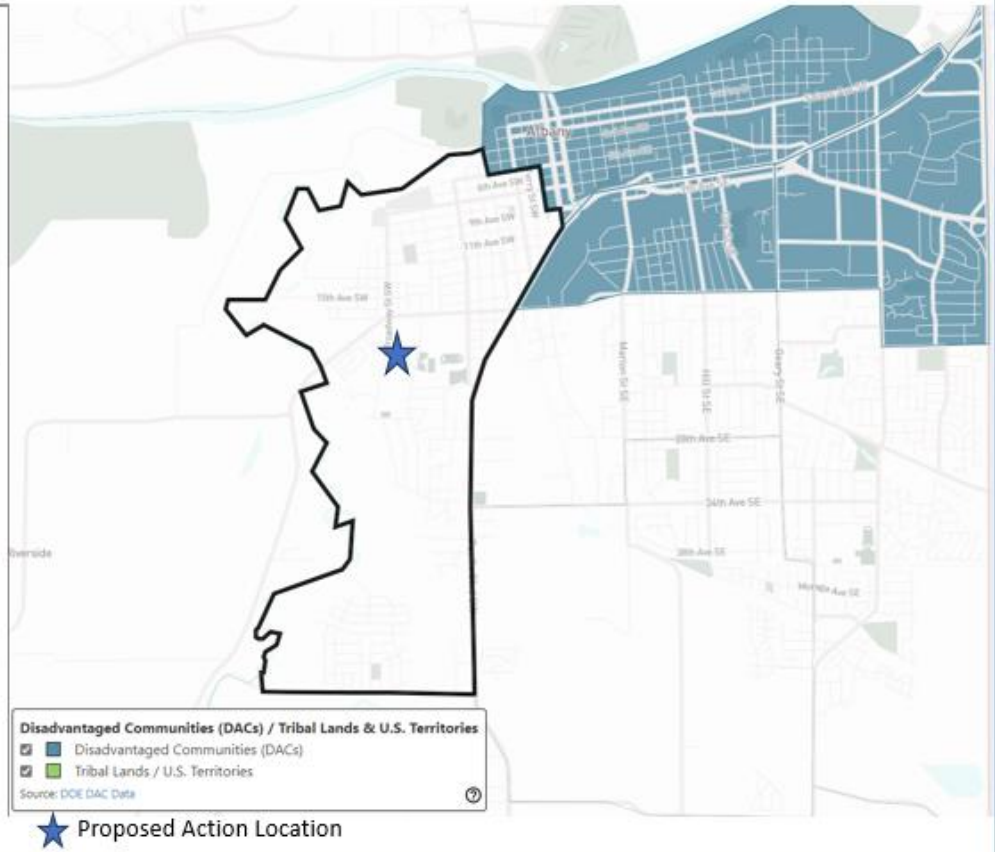
TRACT

TRACT 41043020300

- City: Albany
- County: Linn
- State: OR
- Population: 7,587
- DAC Status: Not Disadvantaged

National Ranking:	State Ranking:	DAC Score:
53%	52%	17

Indicator	National Percentile	Value
RMP Proximity	99%	6.2
Climate Hazards Loss of Life estimates	90%	90.26
Coal employment	87%	0.09%
TSDF Proximity	84%	3.28
Housing Costs	83%	36.7%
NPL Proximity	82%	0.17
Transportation Costs	77%	29%
Disabled population	72%	16%
Unemployed	69%	7%
Water Discharge	69%	0



Source: https://energyjustice.egs.anl.gov/

Figure 1-5: DOE Disadvantaged Community Scoring, Albany Oregon

1.4.7 Transportation

Short-term minor increases in traffic are anticipated in conjunction with implementation of the Proposed Action alternatives involving renovation or decommissioning of B-2. An estimated 1,500 to 2,000 cubic yards (cy) of demolition debris is expected from the complete demolition of B-2. Assuming 40-cy containers are used to transport the debris for recycling/disposal, approximately 50 loads of material may require transportation for proper management off-site. The project duration is estimated to require 5 working days to complete, equating to an average of 10 loads of added heavy truck traffic per day. Linn County has not issued weight limitations or truck routing in the project area based on a review of the Linn County Weight Restricted Bridges and Approved Route List (Linn County, 2020).

Neither Queen Avenue SW nor Broadway Street SW are designated or posted as Traffic Congested Thoroughfares under Albany Ordinance (ORD 13.22) and impact to traffic volume in the area is expected to be of short duration and is not expected to cause significant traffic disruptions.

Specialized equipment that may be required for demolition or renovation under the Proposed Action or its alternatives would be subject to existing requirements for over-dimension load permitting and route restrictions associated with equipment mobilization. Contractors and their transporters will be responsible for compliance with existing regulations and limitations established under Chapter 818 of the Oregon Vehicle Code as implemented by the Oregon Department of Transportation (ODOT). Contractors will be required to comply with restrictions established under City of Albany Ordinance including, but not limited to, seasonal and other load restrictions.

Sufficient area is available for temporary staging of equipment and vehicles in the parking area south of B-2 and encroachment onto street or sidewalk rights of way are not expected. No additional traffic would be anticipated under the No Action Alternative. Based on this information, significant impacts to transportation would not be expected under any of the alternatives and are not analyzed further in this EA.

1.4.8 Greenhouse Gas Emissions and Climate Change

EO 13990 (EO, 2021a) *Protecting Public Health and the Environment and Restoring Science to Tackle the Climate Crisis,* and CEQ Interim Guidance (FR 88 1196) require consideration of potential impacts of project implementation to the production of greenhouse gas emissions and overall influence on climate change objectives. Short-term heavy equipment use associated with potential activities related to the Proposed Action or its alternatives represents the potential for minor temporary impacts to site-wide generation of greenhouse gas emissions. As such, adverse climate change impacts are not expected, and are not considered further in this EA.

1.5 Federal, State, and Local Permits, Licenses, and Fees

In accordance with Article VI of the United States Constitution, the doctrine of Sovereign Immunity has been interpreted to exempt the federal government from State and local requirements except as required under the Federal Facility Compliance Act (FFCA) of 1992. EO 12088 (EO, 1978) *Federal Compliance with Pollution Control Standards*, further requires all federal facilities to comply with federal, state, and

local requirements related to environmental protection under federally promulgated statutes including the Clean Air Act (CAA), Clean Water Act (CWA), Resource Conservation and Recovery Act (RCRA), Underground Storage Tank Act (USTA), Safe Drinking Water Act (SDWA), and the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Common interpretation concludes that federal facilities are not obligated to conform to state and local regulations which are independent of these statutory programs.

Prior to initiation of activities associated with the Proposed Action or its alternatives, DOE NETL or its contractors would be required to file necessary notification and obtain any required federal, state, and local permits and adhere to applicable requirements related to environmental discharges or emissions regulated under resulting from project activities. Adherence to local requirements, including City of Albany ordinances, which are not specifically intended to support the aforementioned regulatory areas is discretionary.

1.6 Coordination, Consultation, and Public Involvement

DOE is the responsible agency for this action and has implemented Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) process as required by NEPA and CEQ regulations. Through the IICEP process, DOE NETL notified relevant federal, state, and local agencies about the Proposed Action to consider stakeholder views in implementing the Proposed Action or its alternatives. On August 9, 2024, a copy of this Draft EA and Consultation Letters (**Appendix A**) were provided to federal, state, tribal, and local agencies, as well as other stakeholders identified in Section 5 soliciting comment on the Proposed Action. The 30-day comment period extends through September 8, 2024. Stakeholder comments will be considered and addressed in development of the Final EA.

Oregon State Historic Preservation Office (SHPO). DOE is required to consult with the Oregon SHPO to determine the potential for the Proposed Action to have an adverse effect on historic properties under Section 106 of the NHPA. In 2017, the Oregon SHPO determined that Building B-2 contributes to the NRHP eligibility of the ARC Historic District and removal of the building constitutes an adverse effect on a historic property. On March 22, 2017, SHPO assigned Case Number 17-0418 for this proposed undertaking. Subsequent consultation between DOE NETL and SHPO determined that a Historic American Building Survey (HABS) report will be completed along with other activities to mitigate the adverse effect of the Proposed Action on B-2.

The HABS collection is among the largest and most used historical resources in the Prints and Photographs Division of the Library of Congress (Library of Congress, n.d.). Administered since 1933 through cooperative agreements with the National Park Service (NPS), the Library of Congress, the private sector, and the NPS have recorded America's built environment in multiformat surveys comprising more than 581,000 measured drawings, large-format photographs, and written histories for more than 43,000 historic structures and sites dating from Pre-Columbian times to the twentieth century. This curated online collection includes digitized images of measured drawings, black-and-white photographs, color transparencies, photo captions, written history pages, and supplemental materials which memorialize cultural history across the country.

DOE is currently developing a Memorandum of Agreement (MOA) for the SHPO's consideration that would stipulate DOE NETL's mitigation requirements. As part of this process, DOE NETL is consulting with federally recognized tribes as described below and other community stakeholders including Restore Oregon, the City of Albany Community Development Department, and the Albany Regional Museum to determine appropriate mitigation activities. A complete list of consultation outreach is included in Section 5. DOE NETL intends to coordinate its obligations under Section 106 of the NHPA with the requirements of NEPA to facilitate further public involvement and complete documentation and procedural requirements of the two Acts.

National Park Service (NPS). In 2023, DOE NETL initiated consultation with NPS to determine the appropriate level of effort for HABS documentation planned for Building B-2. NPS will provide specific directions for HABS documentation once the MOA between DOE and SHPO is finalized. NPS will review the draft HABS report and submit the final report to the Library of Congress.

Native American Tribal Consultation. EO 13175, *Consultation and Coordination with Indian Tribal Governments*, requires Federal agencies to coordinate and consult with Native American tribal governments whose interests might be directly and substantially affected by activities on federally administered lands. Effective consultation requires identification of tribes based on ethnographic and historical data and as well as a tribe's current proximity to a project area. NETL has initiated Section 106 consultation with the Native American Tribes as specified in Section 5.2 including the Confederated Tribes of Grand Ronde, the Confederated Tribes of Siletz Indians, and the Confederated Tribes of Warm Springs. Tribal stakeholders were invited to consult on proposed activities that have the potential to affect properties of cultural, historical, or religious significance to the tribes. Native American tribal government coordination materials for this EA are included in **Appendix A**.

Public Involvement. NEPA and NHPA requirements include the opportunity for public review of information outlining the project and potential impacts associated with proposed activities during the decision-making process and prior to implementation of Proposed Actions. Therefore, a Notice of Availability (NOA) for the Draft EA was published in the Legal Notices sections of the Albany Democrat-Herald and the Corvallis Gazette on August 10 and August 13, 2024, and the Salem Statesman Journal on August 11, 2024. Publication in multiple newspapers was necessary to adequately notify local stakeholders of document availability due to limitations in publication schedules of the individual newspapers. The published notice (**Appendix A**) announces availability of the draft EA during the 30-day comment period (August 9, 2024 – September 8, 2024) as well as instructions for submittal of comments to DOE NETL.

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2.0 PROPOSED ACTION AND ALTERNATIVES

This chapter describes details of the Proposed Action and Alternative Actions considered to meet the project objectives. Relative impacts associated with each alternative have been considered and are provided in the sections below.

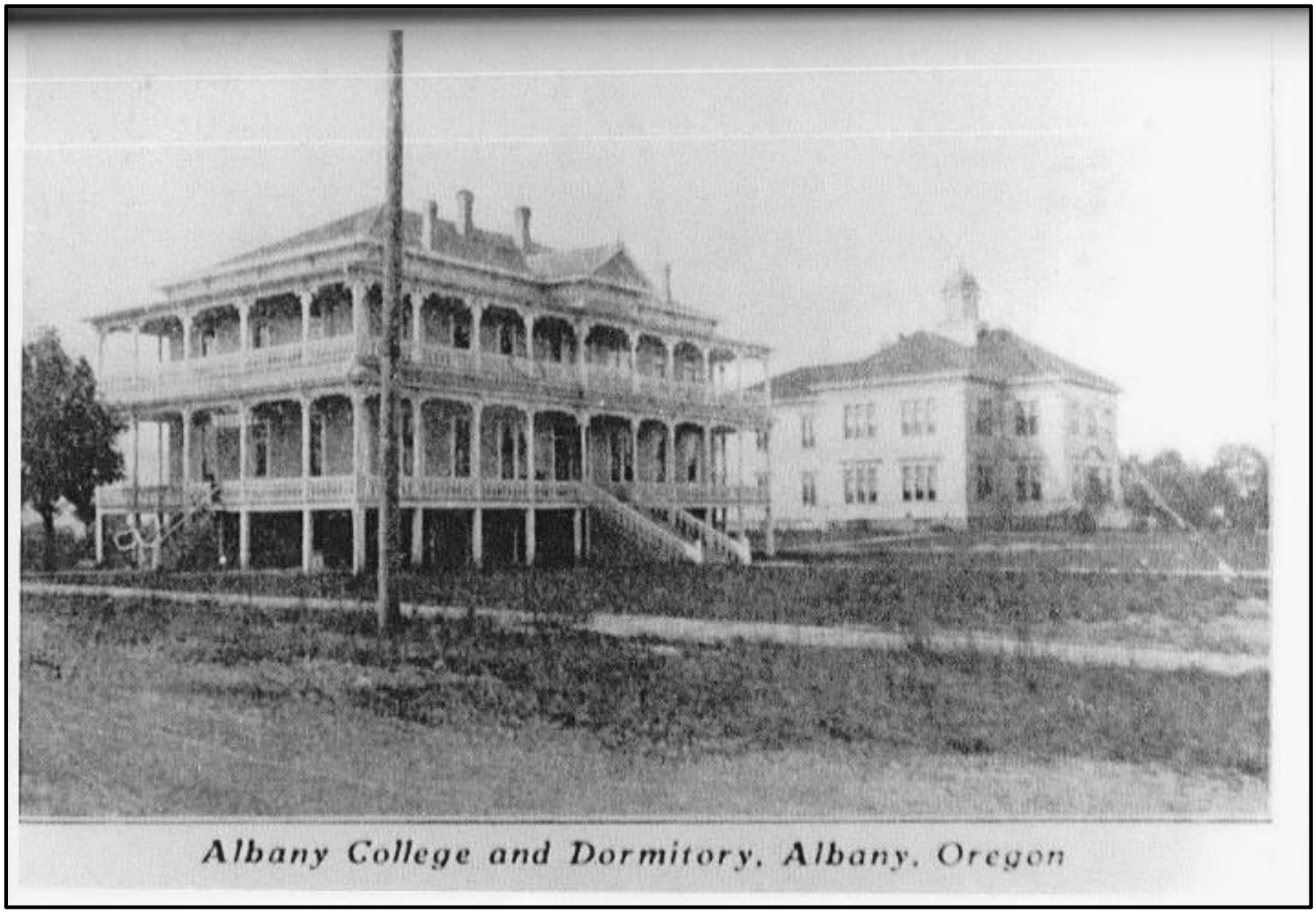
2.1 Introduction

B-2 was originally constructed in the late nineteenth century for use as an orphanage and hospital by the Albany Ladies' Aid Society. The organization was concerned with the welfare of local children and sought to emulate other Oregon cities like Portland where social welfare groups established community resources for the care of children in need. The building site was located on property acquired in Block 70 of Goltra's Park Addition, near present-day Calapooia Middle School. Newspaper articles from the era vary in the accounts of when construction of the building began, with some reports indicating 1890, while others suggest construction began in 1891. The Albany Ladies' Aid Society spent much of 1891 lobbying the local community and Oregon Legislature for funds to complete the building, and by January 1892 a local newspaper noted that the building was erected and ready for the painters. B-2 was erected above a brick basement, composed of a two-story wood frame and wrap around porches on both floors (**Figure 2-1**). Newspaper articles document the sale of the building to Albany College in October 1901; the college intended to move the building immediately.

B-2 has been relocated twice since its construction. The first relocation by Albany College began in 1901 and completed in 1902, when the building was moved to the present-day location of Central Elementary School for use as a women's dormitory (the building was subsequently named Tremont Hall). The building was moved a second time by Albany College in 1926, when the school was relocated to a new campus at the present-day NETL Albany site. At the time of the 1926 relocation, the building was renamed Woodward Hall and consisted of approximately 24 sleeping rooms, three large sleeping porches, a dining room, kitchen, and a social hall. The building's wooden frame was transported to the new location and the building's appearance changed significantly from relocation remodeling into a four-story structure with brick facing and classic detailing (**Figures 2-2 and 2-3**). In 1938, Albany College relocated to Portland, Oregon, and was eventually renamed Lewis & Clark College. Subsequently, the college's Albany Campus was used by the National Youth Administration from 1938 – 1941.

The U.S. Bureau of Mines (USBM) acquired the former Albany College Campus, including B-2, in July 1943. Subsequently, B-2 was utilized by the USBM as office space and for research purposes. Specific activities included corrosion studies on the first floor; assembly room and office spaces on the second floor; offices and a conference room of the Rare Metals branch on the third floor; and offices and a conference room for the Ferrous Metals branch on the fourth floor.

The USBM conducted a variety of research on production of critical metals including magnesium, ductile zirconium, and iron-nickel-chromium ore. In January 1945, Dr. William Kroll began work at the Albany Campus that resulted in the development of techniques for production of metallic zirconium from ore.



Source: An Evaluation of the Historic Significance of the Department of the Interior, Bureau of Mines, Northwest Electrodevelopment Laboratory/ ARC, Albany, Oregon (Vol. 1)

Figure 2-1: Original Construction of B-2 Building Pre-1926

Source: An Evaluation of the Historic Significance of the Department of the Interior, Bureau of Mines, Northwest Electrodevelopment Laboratory/ ARC, Albany, Oregon (Vol. 1)

Figure 2-2: B-2 Building Exterior Post-1926 (Looking Northwest)

Source: An Evaluation of the Historic Significance of the Department of the Interior, Bureau of Mines, Northwest Electrodevelopment Laboratory/ ARC, Albany, Oregon (Vol. 1)

Figure 2-3: B-2 Building Post-1926 (Looking Northwest)

The work was conducted on the Albany Campus, including at Building B-2, until Dr. Kroll's departure from the USBM in February of 1951. The research paved the way for further developments of zirconium use in reactors for Naval and other defense applications. Kroll's work included the operation of a small zirconium pilot plant between the years of 1947 through 1949 on the lower floor of B-2, used for producing ductile zirconium. After the operation of the small pilot plant, the laboratory was used to study process improvements in the production of zirconium, which contributed to the larger scale production of zirconium at Albany in 1949 at Building #26. Nothing of the B-2 pilot plant remains today.

Since its final relocation in 1926, several alterations have been made to Building B-2 by both Albany College and the USBM, including the addition of an upper floor and brick veneer to exterior walls, and extensive reorganization of interior spaces. During USBM's tenure, the basement of the building was converted into a laboratory in which notable research was conducted on zirconium.

In a letter dated October 9, 1997, the Oregon SHPO determined B-2 to be a contributing element of an ARC Historic District that is eligible for listing in the NRHP. This determination was based on the NETL Albany Campus' former use by the Albany College and National Youth Administration (1923-1941) and subsequent use as a laboratory integral to the historic work of Dr. William J. Kroll related to research and production of zirconium (1943-1955). However, B-2 has decayed over time and is currently designated as unsafe for occupancy (refer to site photographs within **Appendix B** for current depiction of B-2). The last documented use of the building occurred in the mid-1990s when it was used as general office space. Since that time, the utilities have been decommissioned or removed including electrical service, plumbing, and mechanical. The presence of unabated asbestos and the potential for lead-based paint (LBP) and mold within B-2 contribute to the internal NETL decision to prohibit occupancy.

The NETL initially proposed demolition of the building based on safety and health concerns to both the General Services Administration (GSA) in 2015 and subsequently to the Oregon SHPO in 2016 (Bochenek, 2017). As a potential alternative to demolition, a feasibility study was conducted to determine the level of effort and cost associated with renovating the structure to restore it to a useable state. The results of correspondence with SHPO and GSA, and the completion of a feasibility evaluation resulted in the determination that an EA was the appropriate course of action to evaluate possible alternatives for the building. NETL issued a determination dated January 13, 2017, outlining the basis for the preparation of an EA and the intention to follow the NEPA process for the Proposed Action of demolition of the structure.

Consideration of reasonable alternatives to demolition has resulted in the development of two additional possible action alternatives; renovation and decommissioning without demolition. The option of no action is also considered in this EA in accordance with NEPA requirements. The Proposed Action and its alternatives are described in Sections 2.2 and 2.3, respectively.

2.2 Proposed Action

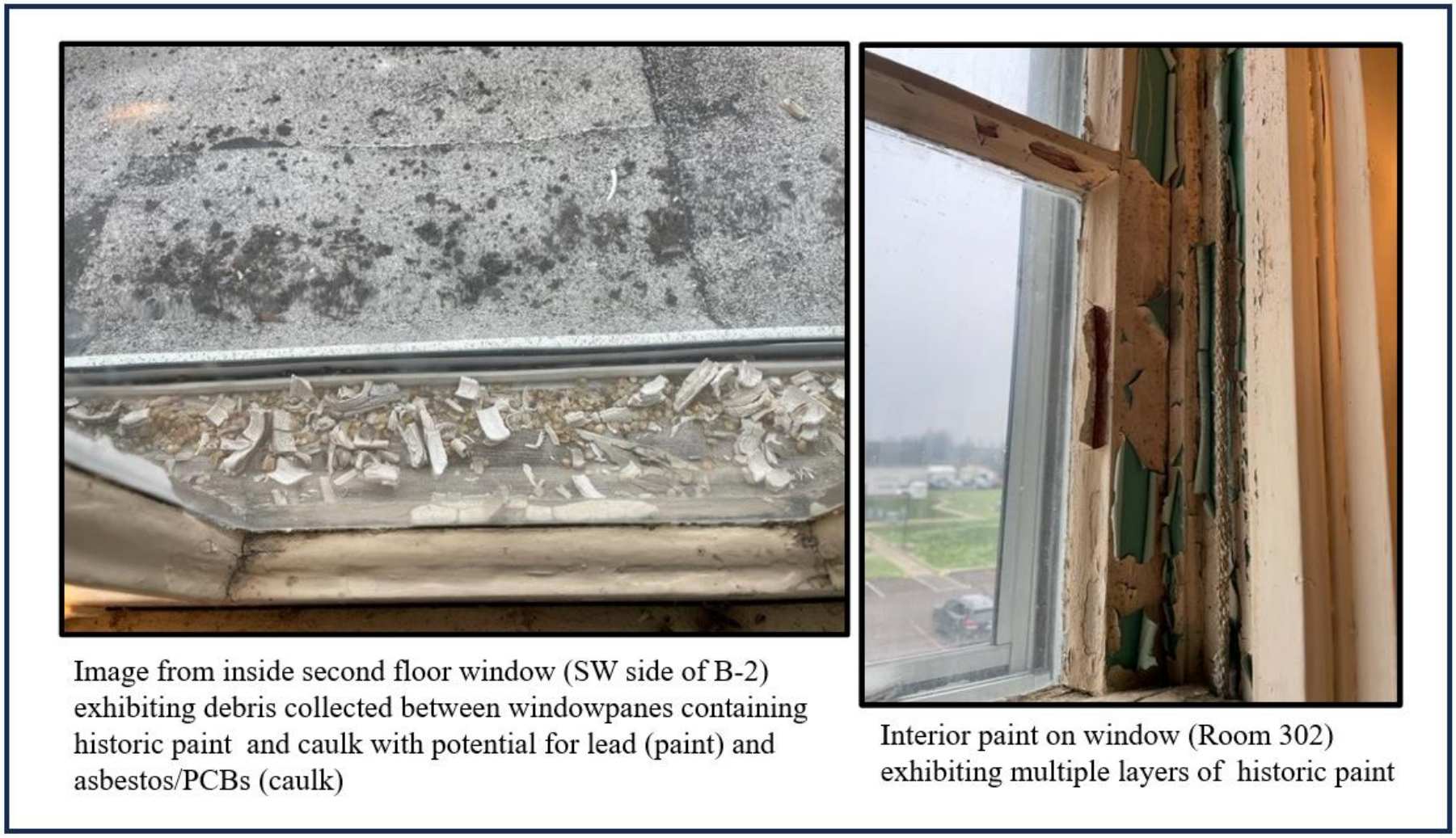
The Proposed Action would demolish B-2 (**Figure 2-4**) at the NETL Albany site to address significant health and safety concerns associated with the decayed state of the building. The demolition would consist of the following actions

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

Figure 2-4: B-2 Exterior (Looking Northeast)

- Identification and abatement of asbestos and other hazardous materials (LBP, potential for polychlorinated biphenyls (PCBs), and mold) currently present in the structure or its building components (**Figures 2-5, 2-6, 2-7** and **Appendix B**).
- Measures to document and/or preserve historical features of the structure in accordance with an anticipated memorandum of agreement with Oregon SHPO.
- Dismantling of B-2 (approximately 3,800 ft of footprint) in accordance with good engineering practices and with respect to federal and state regulations as well as City of Albany ordinances, where applicable.
- Excavation and removal of footings and/or below-grade structural components including remnants of former utilities related to the building.
- Disposal, recycling, and/or reuse of demolition materials in accordance with applicable federal and state regulations as well as City of Albany ordinances, where applicable.
- Restoration of the property to surrounding grade, establishment of surface water drainage, and stabilization of soils to establish vegetation consistent with the surrounding conditions.

Demolition of B-2 would meet the requirements/criteria for abatement of potential hazards associated with safety and hazardous materials currently known to be present in the structure in accordance with applicable laws and regulations.



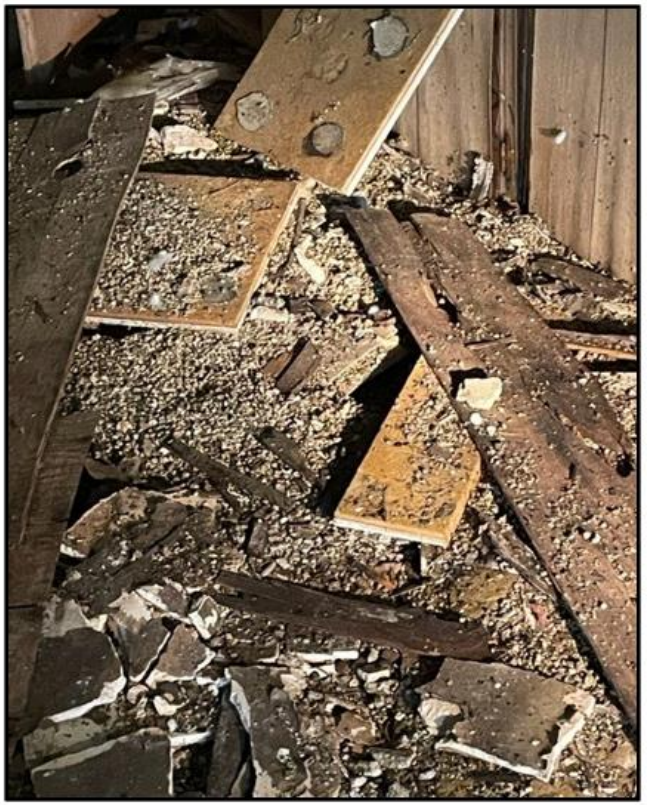
Source: Waseyabek-CTI Environmental Services (WCES), October 18, 2023, Site Visit B-2 Photographs (Appendix B)

Figure 2-5: Photographs of B-2 Window Coatings with Potential Hazardous Materials

Source: WCES, October 18, 2023, Site Visit B-2 Photographs (Appendix B)

Figure 2-6: Photographs of Observed Water Damage and Potential Mold

Example of equipment with potential for containing PCB capacitors (B-2 Basement)



Example of vermiculite and debris suspected of containing regulated asbestos (4th Floor)

Source: WCES, October 18, 2023, Site Visit B-2 Photographs (Appendix B)

Figure 2-7: Photographs of Potential Sources of Polychlorinated Biphenyls and Regulated Asbestos

2.3 Description of Alternatives

NEPA and the CEQ regulations require that reasonable alternatives for the Proposed Action be considered in the evaluation process. "Reasonable alternatives" are those that could be potentially implemented to meet the purpose of and need for the Proposed Action. Per the requirements of 10 CFR Part 1021, selection standards are used to identify alternatives for meeting the purpose of and need for the Proposed Action.

Potential alternatives to the Proposed Action were evaluated based on the following criteria:

- Health and safety of personnel and public.
- Potential building use and functionality.
- Relative potential for environmental and/or health and safety effects.

Each alternative is discussed in detail in Section 2.3.1 and 2.3.2 below. Additionally, a No Action Alternative was considered as required by CEQ regulations which is discussed in Section 2.3.3.

2.3.1 Renovation Alternative

A 2015 evaluation and feasibility study documented significant degradation of B-2 structural elements (photos located in Appendix B) including the roof and load bearing members of the structure (DRS, 2015). Observations obtained during a site visit conducted on October 18, 2023, confirmed the general decayed conditions cited in the 2015 feasibility study report. Restoration of B-2 to a structurally sound condition suitable for occupancy and productive use at the NETL Albany Campus is possible with substantial renovation based on the 2015 evaluation, which considered two scenarios under which the renovation might occur. Both schemes include reducing the building to include only wood framing and floor structure, bearing walls, and exterior framing. The roof would be repaired and minor repairs to the façade, including new windows and paint, would occur. Currently, DOE NETL has no demonstrated or anticipated need for useable space within B-2. In addition, DOE NETL has no available budget to adequately maintain general upkeep of B-2 and/or to accomplish renovation in order to restore B-2 to a functional condition. This alternative is considered due to the historic significance of B-2 as a contributing property to a potential historic district.

2.3.2 Decommissioning Alternative

As an alternative to demolition, this EA considers the potential relative impacts that may be associated with decommissioning the building in-place. Under this alternative, B-2 would remain in its current location without significant renovation and serve as an unoccupied feature at the NETL Albany Campus. The decommissioning would address potential immediate health and safety concerns associated with the presence of friable asbestos and documented safety implications while providing sufficient maintenance to minimize further decay of B-2. Most likely, decommissioning would include a new roof and providing some heat and ventilation and would need to meet Secretary of Interior standards for preservation of historic buildings. B-2 would continue to be regarded as unsafe for occupancy under this alternative.

2.3.3 No Action Alternative

Under the No-Action Alternative, B-2 would continue to exist in its current condition without decommissioning or rehabilitation. Documented safety hazards would continue to be addressed primarily through procedures/practices prohibiting unprotected entry or occupancy. In the no-Action Alternative scenario, B-2 would continue to present health and safety concerns for maintenance personnel and pose an increasing potential for exposure of campus personnel to risks associated with decaying structural integrity and elevated risk of asbestos release from decaying building components. The No-Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in this EA to establish baseline conditions as required by CEQ regulations.

3.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

Resources not previously evaluated and dismissed in Section 1.4 have been reviewed in depth as they pertain to the Proposed Action and each of the previously described alternatives. The results of this evaluation and conclusions regarding potential impacts are provided in this Section.

3.1 Geology and soils

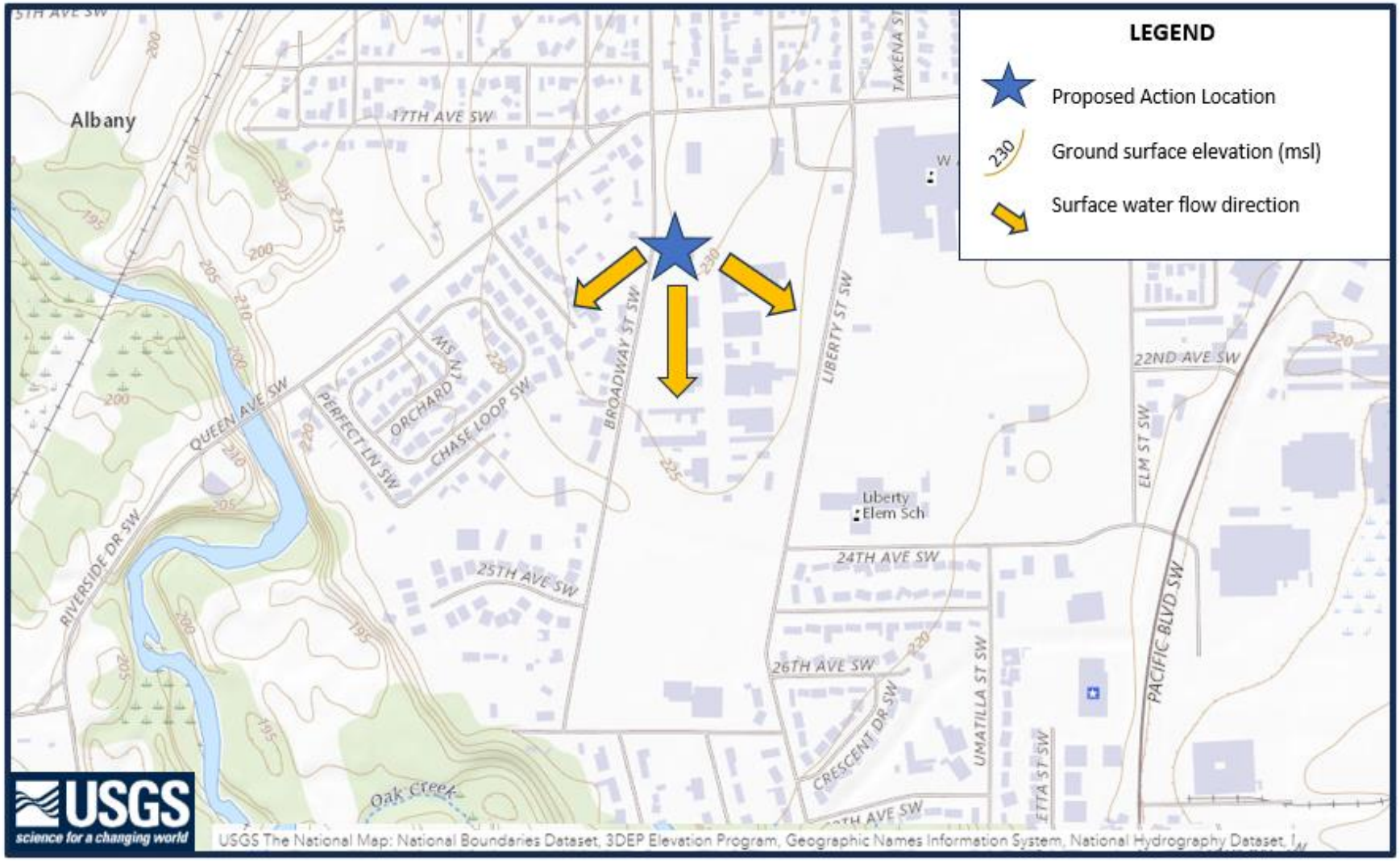
3.1.1 Geology

The project site as shown on the USGS 7.5-Minute Topographic Map of the Albany, Oregon Quadrangle (**Figure 3-1**) is generally flat with a slight slope to the south-southwest towards the Calapooia River. The elevation of the project site is approximately 230 feet (ft) above mean sea level (amsl). The Calapooia River is located approximately 3,400 ft to the west-southwest of the project site and the Willamette River is located approximately 1.25 miles to the north.

The project site is located in the Willamette Lowland, an alluviated valley plain terrace formed by the Willamette River and its tributaries. It is composed of Eocene volcanics, Eocene and Oligocene marine sediments, and four stages of Pleistocene alluvial deposits. The topography is relatively flat and is approximately 220 to 230 ft amsl (**Figure 3-1**). The proposed Action is located in the Albany Quadrangle, an area defined by the Oregon Department of Geology and Mineral Industries (DOGAMI) which consists of a structural and erosional lowland that lies between uplifted marine rocks of the Coast Range and Cascade Range volcanics.

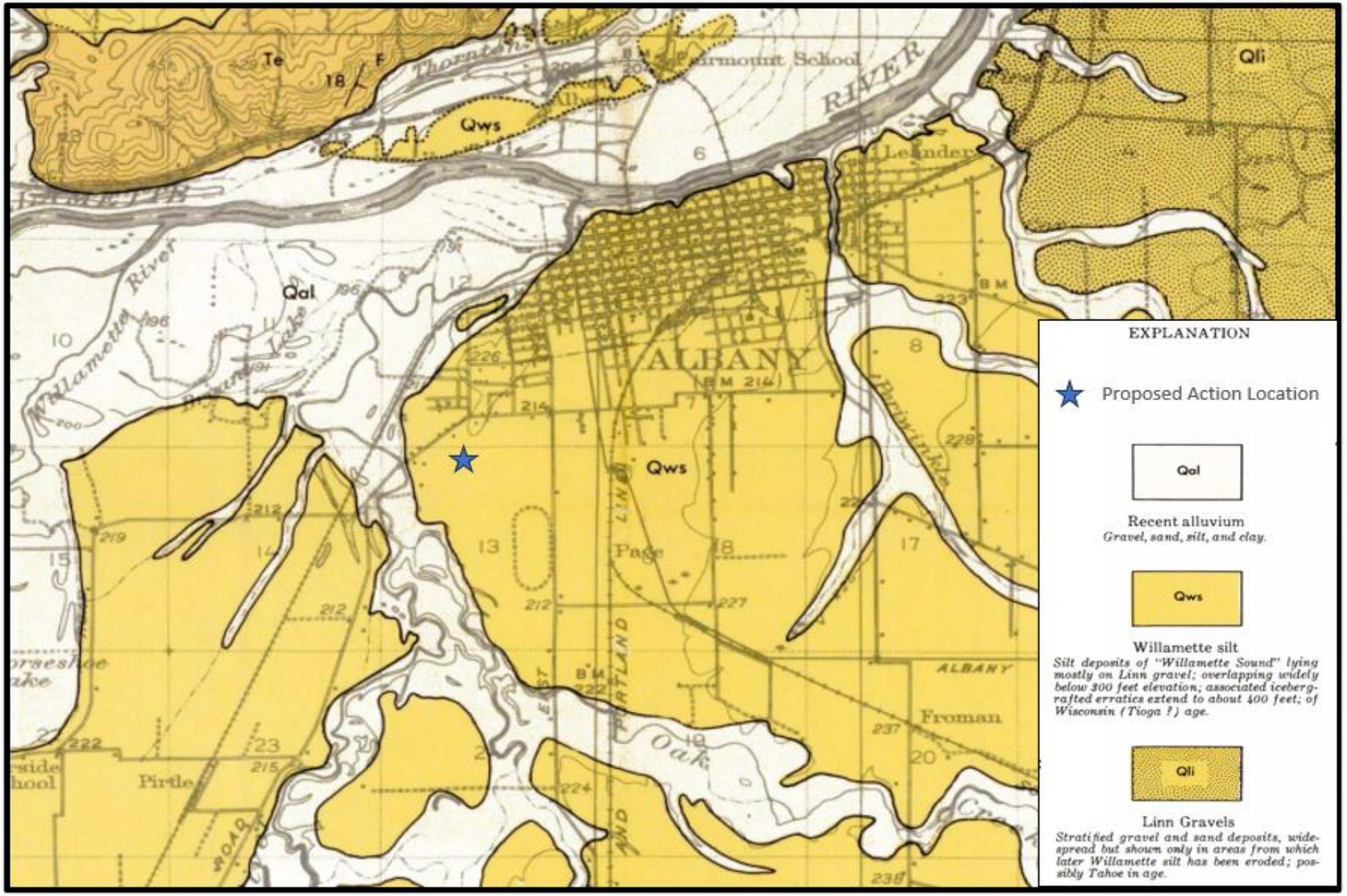
The DOGAMI Geologic Map of Oregon (DOGAMI, n.d.) and Geology of the Albany Quadrangle, Oregon (Allison, 1953), indicate that surficial geology consists of quaternary surficial deposits consisting of the Willamette silt which is interbedded with lenses of sand and gravel at depth (**Figure 3-2**). These deposits occurred during the Pleistocene era from glacial floods which deposited greater than 130 ft of material in the valley.

Geologic faults are identified as a fracture in a zone between rock formations that allow geologic formations to move against one another. Such movement can result in seismic activity, including earthquakes. Earthquakes have the potential to affect the project site. Small to moderate (0 to 5.5 magnitude) earthquakes are possible in Linn County. Four quaternary faults are located proximal to the site (**Table 3-1**). A quaternary fault is one which is visible from the surface and has been active within the last 1.6 million years. Generally, the faults in proximity to B-2 have a slip rate of less than 0.2 mm/year, indicating minor seismic activity (USGS, n.d.).



Source: https://topobuilder.nationalmap.gov/

Figure 3-1: USGS Topographic Map of the Albany, Oregon Quadrangle



Source: Department of Geology and Mineral Industries, Geology of Albany Quadrangle, 1953

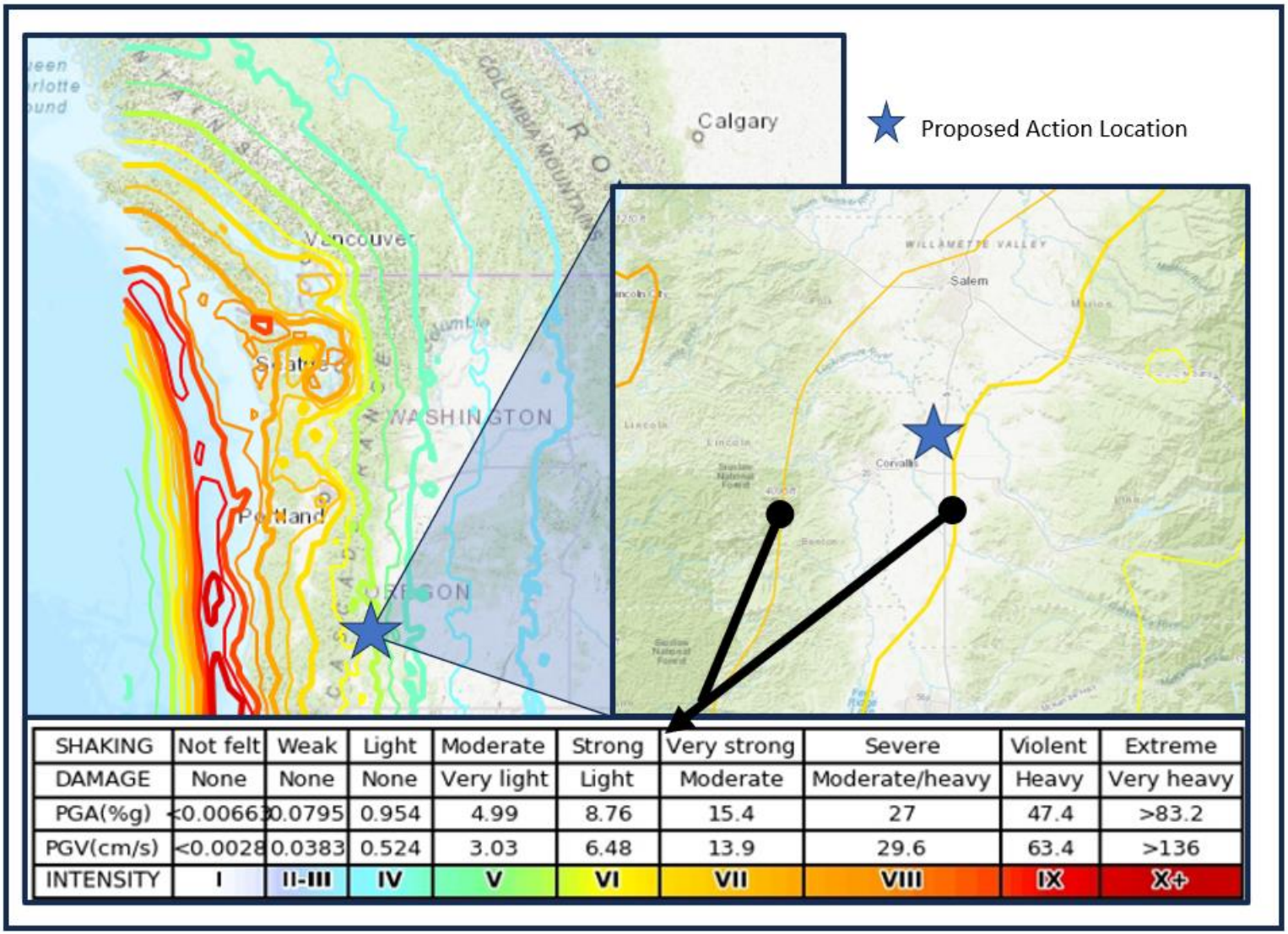
Figure 3-2: Geologic Map of Oregon and Geology of the Albany Quadrangle

Documented earthquakes detected in the project area include two earthquakes of 4.4 magnitude and 2.4 magnitude, respectively, measured in Linn County, Oregon in October 2022 (USGS, ESRI, Garmin, n.d.). The sources of the two seismic events in 2022 were not associated with any of the four known faults. The Cascadia Subduction Zone is a convergent plate boundary located approximately 110 miles west of the project site. Forty-one (41) major (7.5 +) earthquakes have occurred on the fault in the past 10,000 years. According to the DOGAMI Subduction Zone Earthquake Scenario (Burns, et.al., 2008), a 9.0 magnitude earthquake is projected to pose low to moderate risk for the City of Albany (**Figure 3-3**). The last major earthquake related to the Cascadia subduction zone is thought to have occurred in 1700 and generally have occurred once every 500 years on average based on USGS estimates (USDHS, 2011).

Table 3-1: Fault Zones

Fault Name	Approximate Distance from Site (Miles)	Direction
Owl Creek	7	Southwest
Corvalis	7	West-Southwest
Salem-Eola	14	Northeast
Turner and Mill Creek	14	Northeast
Cascadia Subduction Zone	100	West-Southwest

FEMA identifies potential risk associated with earthquakes and projected damage potential relative to construction type. FEMA has concluded that potential earthquake hazards in the City of Albany may include strong to very strong shaking (**Figure 3-3**). Ground shaking would cause minor to substantial damage to buildings varying from good to poor condition (FEMA, 2023). Building B-2 is in poor condition, therefore, damage due to a significant earthquake has the potential to be substantial.



SHAKING	Not felt	Weak	Light	Moderate	Strong	Very strong	Severe	Violent	Extreme
DAMAGE	None	None	None	Very light	Light	Moderate	Moderate/heavy	Heavy	Very heavy
PGA(%g)	<0.0066	0.0795	0.954	4.99	8.76	15.4	27	47.4	>83.2
PGV(cm/s)	<0.0028	0.0383	0.524	3.03	6.48	13.9	29.6	63.4	>136
INTENSITY	I	II-III	IV	V	VI	VII	VIII	IX	X+

1

2 *Source: https://earthquake.usgs.gov/scenarios/eventpage/cszm9ensemble_se/shakemap/intensity*

3 **Figure 3-3: Earthquake Damage Potential Based on USGS Scenario Modeling**

3.1.2 Soils

Based on information obtained from the United Sates Department of Agriculture (USDA) Web Soil Survey (USDA, 2019), soils in the project area are predominately comprised of moderately well-drained Woodburn silty loam (**Figure 3-4**). Woodburn silty loam soils have a relatively low potential for erosion and the slopes in the area are generally flat (0 to 3%), which further limits the potential for erosion of the natural soils at the project site.

3.1.3 Prime and Unique Farmland

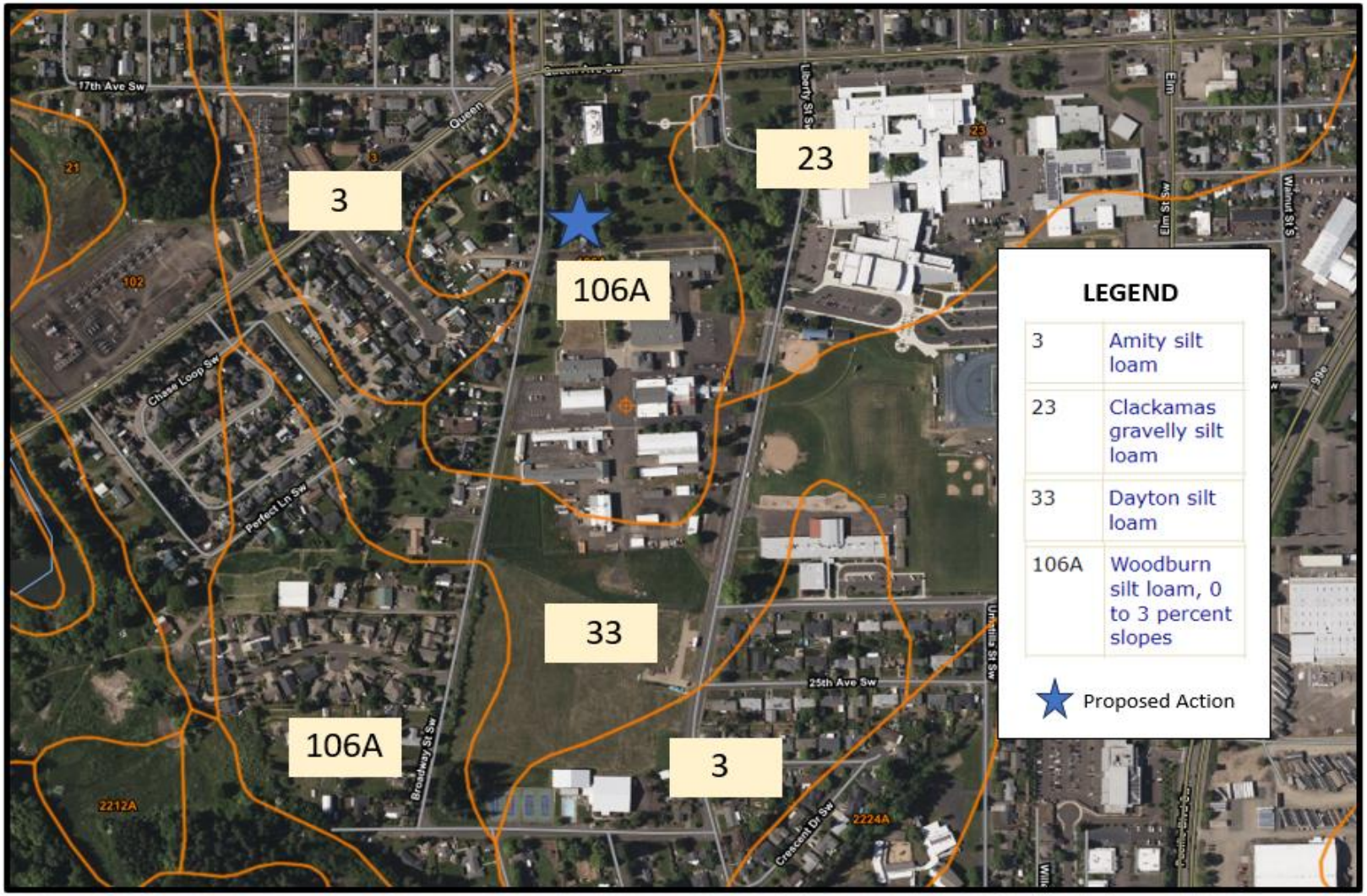
The USDA defines prime and unique Farmlands as land areas including those which have optimal physical and chemical characteristics for producing staple food crops, feed, forage, etc., or those which are uniquely capable of supporting growth of specialty crops such as citrus, olives, nuts, etc. The USDA further defines prime and unique farmlands as being available for these uses and excludes highly developed areas which are not reasonably available for farming. Land areas meeting these characteristics are regulated under the Farmland Protection Policy Act (FPPA), 1981.

Although the project area is identified by USDA Natural Resource Conservation Service (NRCS) as "prime farmland" in its Soil Data Access table (USDA, n.d.b), the project area is not currently available for agricultural /farmland purposes. Further, the area is not considered to be farmland of statewide importance, as defined by USDA due to its current and expected future use and level of development. No agricultural land will be lost or otherwise impacted by the Proposed Action or any of the alternatives considered at the project area. Further, no nearby and/or adjoining properties are utilized for agricultural/farmland purposes. As such, this factor is not considered further in this EA.

3.1.4 Wetlands

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping system (USFWS, 2023c) (**Figure 3-4**) indicates that no regulated wetlands are present within the project area or adjacent areas. Additionally, no state-level wetland areas were identified to be present in the project or adjacent area based on review of the Oregon Department of State Lands (ODSL) Statewide Wetlands Inventory (ODSL, 2018) (**Figure 3-5**).

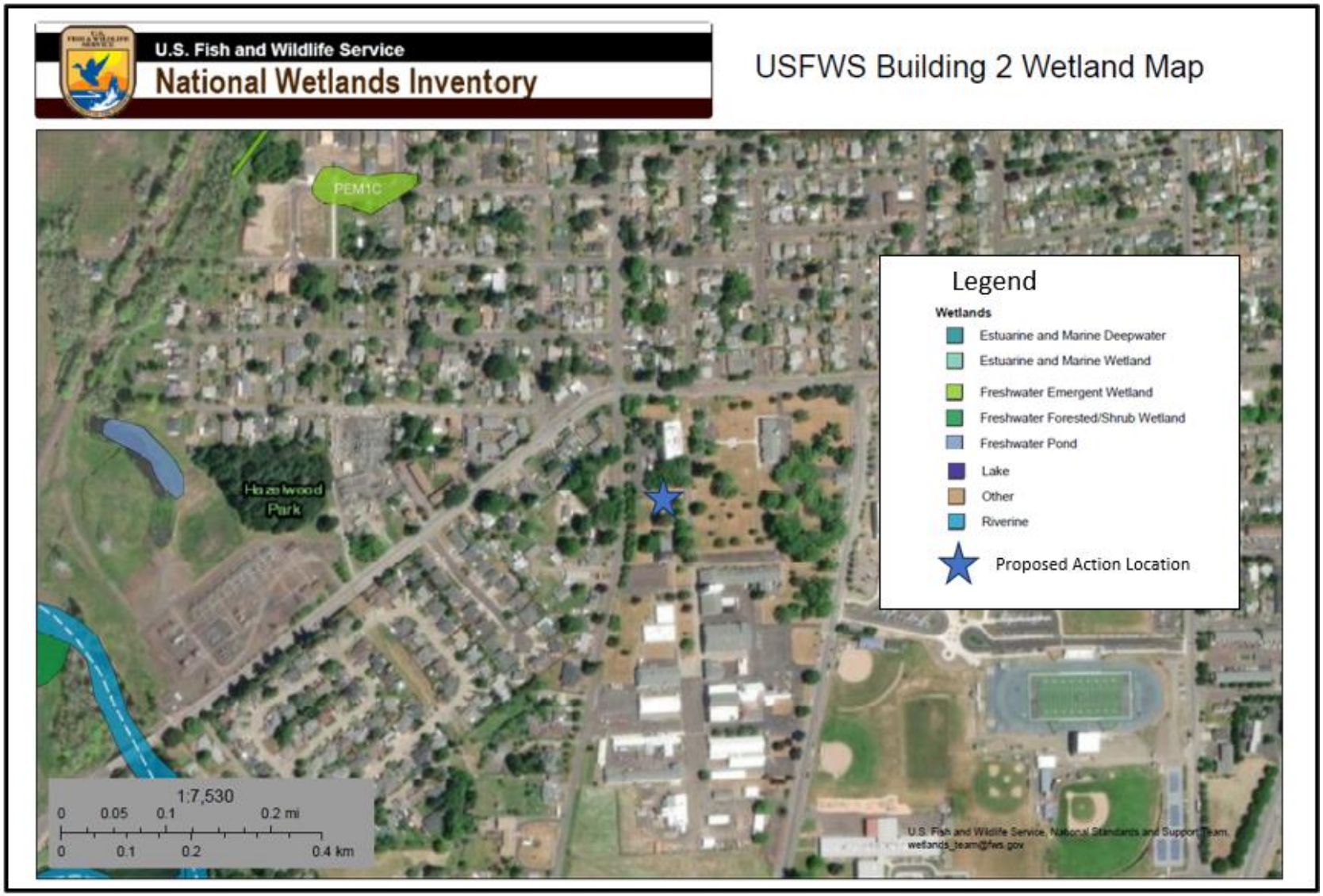
The presence of hydric soils is one of the elements utilized to identify potential wetlands. When poorly drained soils such as Amity silt loam and Dayton Silt Loam are wet for an extended period of time, they are considered hydric soils and are considered to be a factor in evaluating the presence of wetlands (see Section 1.4.6). Amity and Dayton silt loam soils are present in the regional area, however, the area immediately associated with B-2 is classified as Woodburn Silt loam which has not been assigned a hydric rating. The Woodburn Silt loam prevalent in the project area is not listed in the USDA National Resources Conservation Service, State Soil Data Access Hydric Soils List (NRCS, n.d.).



Source: https://wesoilsurvey.nrcs.usda.gov

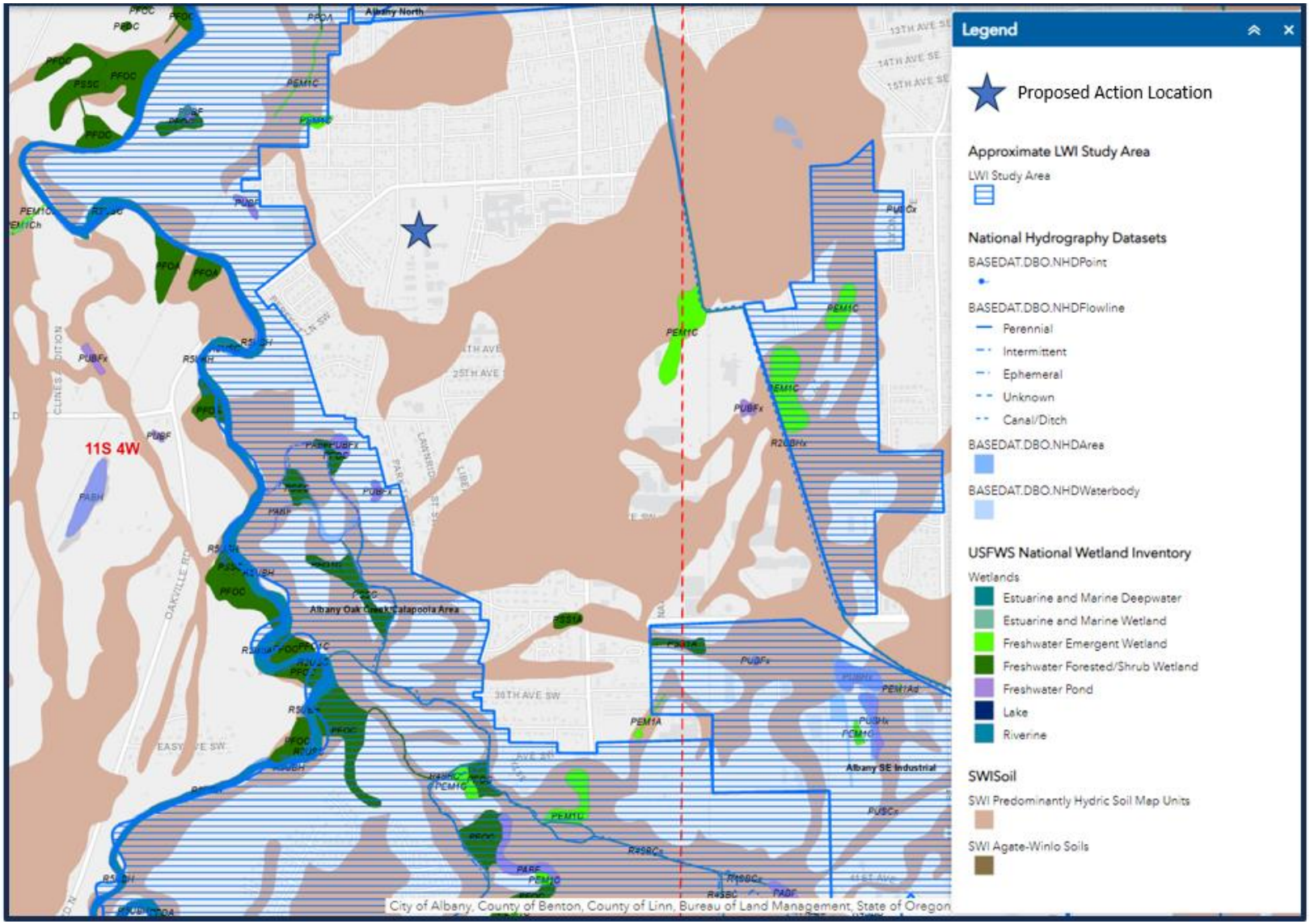
Figure 3-4: USDA Soil Classification

Additionally, based on the well-drained nature of the soil reported by the USDA, it is unlikely to have hydric properties. On-site observations on October 18, 2023, confirmed that wetlands are not a potential concern on the project site. While isolated areas of the NETL campus are underlain by documented hydric soils (**Figure 3-6**), soils across the majority of the campus, including the project area, do not exhibit hydric characteristics based on USDA Web Soil Survey information. Site observations made on October 18, 2023, confirmed the absence of wetland indicators surrounding B-2. As wetlands are not reasonably expected in the immediate or adjacent area surrounding B-2, this resource is not considered further in this EA.



Source: U.S. Fish and Wildlife Service National Standards and Support Team; wetlands_team@fws.gov

Figure 3-5: USFWS National Wetlands Inventory (NWI) Map



Source: https://maps.dsl.state.or.us/swi/

Figure 3-6: ODSL Statewide Wetlands Inventory Map

3.1.5 Environmental Consequences: Soils and Geology

3.1.5.1 Proposed Action

Implementation of the Proposed Action is reasonably expected to result in minor short and long-term impacts. The soils in the demolition area have slight erosion potential as defined in the USDA National Soil Survey Handbook (USDA, 2017) and the topography is relatively flat. Therefore, significant impacts from storm- water runoff events are not anticipated during the short-term demolition project or subsequent to revegetation of soils upon completion of demolition and grading.

Demolition of B-2 would convert approximately 3,800 SF of impermeable building footprint area to pervious area which will allow for a proportion of stormwater to infiltrate rather than being shed as run-off. The EPA National Stormwater Calculator classifies the rainwater infiltration rate for natural soils in the project area as 0.43 in/hr. A rainfall event of 1 inch in an hour may be expected to result in a total rain volume of 2,118 gallons over the footprint area. Under current conditions, 100% of that volume would be shed as sheet flow run-off. Removal of the impervious structure will result in infiltration of approximately 900 gallons of rainwater over the same footprint area resulting in a minor long-term positive effect due to enhanced soil drainage at the site.

As described in Section 1.5, federal facilities are exempted from regulation under local ordinances unless the local requirement is directly related to implementation of federally promulgated statutes. The City of Albany serves as the responsible agency for implementation of erosion control provisions of the Clean Water Act (40 CFR Part 450). As such, local ordinances directly related to compliance with Part 450 apply to federal facilities as described in Section 1.5. Specifically, Albany ordinance (Ord. 5727 § 1, 2010, Section 12.40.030) requires that an erosion prevention and sediment control (EPSC) permit be obtained for land-disturbing activities affecting an area of 2,000 SF or greater. The footprint of B-2 is approximately 3,800 SF and does not meet exemption criteria identified in Section 12.40.031, therefore, a permit and associated EPSC Plan (Ord. 12.40.040) will likely be required unless otherwise exempted from permitting by the City of Albany.

The demolition and re-grading activities for the proposed project must consider the presence of active or abandoned utilities (see Section 3.10). Grading permits may also be required as a function of erosion control for projects managing more than 50 yards of soil on a slope of 12% or greater (Ord. 12.35.010). As current slopes are relatively flat, the provisions of the ordinance do not appear to be applicable for compliance with CWA soil erosion control requirements as implemented by the City of Albany.

3.1.5.2 Renovation Alternative

The building footprint would remain unchanged under the Renovation Alternative action. As described in Section 2.3.1, the 2015 Feasibility Study conducted for B-2 considered two scenarios under which the renovation might occur. Both schemes include reducing the building to include only wood framing and floor structure, bearing walls, and exterior framing. The roof would be repaired and minor repairs to the façade, including new windows and paint, would occur. None of the alterations considered in the feasibility

report are expected to disrupt the soil or geology of the site. The concrete building foundation would remain impermeable under this alternative, thus no improvements to local stormwater drainage would occur.

3.1.5.3 Decommissioning Alternative

The decommissioning of B-2 would not include any significant alterations of the exterior of the structure, therefore, the conditions associated with soils and geology would remain unchanged from current conditions and no significant impacts to soils or geology would be reasonably expected. The concrete building foundation would remain impermeable, thus no improvements to local stormwater drainage would occur.

3.1.5.4 No Action Alternative

No demolition, renovation or unique maintenance activities would occur; therefore, the soils and geology conditions would remain the same as the existing conditions resulting in no significant soils and geology impacts. The concrete building foundation would remain impermeable, thus no improvements to local stormwater drainage would occur.

In the event of a seismic event such as an earthquake, B-2 would be susceptible to damage due to its decayed condition. Asbestos in the building could become airborne and affect health and safety and localized air quality potentially affecting personnel and emergency responders on the campus. Structure fires are common after earthquakes; however, the utilities would remain disconnected so there is little risk of a fire at B-2 resulting from an earthquake. See Section 3.11 for further discussion of potential health and safety implications related to potential damage of B-2.

3.2 Hazardous Materials

Current and historic activities conducted at the NETL Albany Campus entail use of hazardous materials. Materials known to be associated with activities at the complex since 1943 include radioactive isotopes used in historic proprietary research, asbestos building materials, PCBs associated with electrical systems, petroleum products associated with infrastructure and equipment maintenance, pesticide application, solvents and other chemicals used in laboratory and maintenance activities, and hazardous wastes generated by operations at the NETL Albany Campus. Potential impacts associated with hazardous materials related to the Proposed Action and its alternatives are considered in this section.

3.2.1 DOE Formerly Utilized Sites Remedial Action Program

In 1974, the Atomic Energy Commission (AEC) initiated an evaluation of the radiological conditions at the Albany Campus designed to identify and characterize environmental contamination from past activities under the Formerly Utilized Sites Remedial Action Program (FUSRAP). The DOE implemented successful remedial action based on findings of the AEC investigation (DOE, 1993) and is currently responsible for long-term monitoring at the Albany Campus.

Beginning in 1943, the campus now known as NETL was utilized in conjunction with metallurgical research. From 1948 to 1956, the USBM melted, machined, welded, and alloyed thorium at the site for the AEC and related work involving uranium and thorium for the Energy Research and Development Administration (ERDA). Work under these programs continued until 1978 based on documentation included in the Long-Term Surveillance and Maintenance Plan for Completed FUSRAP Sites (DOE, 2022).

Documentation included in the Certification Docket for the Remedial Action performed at the Albany Research Center in Albany, Oregon, 1987-1988 and 1990-1991 (DOE, 1993), demonstrated that radiologic surveys were conducted at the complex in 1978 and 1984. Based on results of the testing, portions of the NETL Albany Campus, including B-2, were included in a two-phase remediation plan. Building B-2 was remediated during Phase I in July 1987 to January 1988.

Specific radionuclides of concern evaluated in the investigations included radium-226, radium 228, thorium-232, and uranium-238. PCBs were also evaluated during the assessment used to guide the remediation. An isolated area of Room 105 on the first floor of B-2 was included in the remediation program. Interior surfaces were remediated to address residual radioactive isotopes detected and no further action was deemed necessary subsequent to remediation.

40 CFR 192 clean-up guidelines were used to identify soils and surfaces requiring remediation. Soils containing radioactivity below the clean-up guidelines were left in-place in accordance with the guidelines. A total of 2,977 cy of soil, 400 cubic meters (m^3) of building material, and 67 m^3 of equipment were removed from the NETL Albany Campus and disposed of off-site at the DOE Hanford facility, Richland, WA. Of this, approximately 32 sf (2.98 square meters (m^2)) of building materials were associated with B-2 (the project site). No soil removal was reported in the immediate vicinity of the B-2 project site. Criteria used during the B-2 remediation are consistent with current clean-up standards used by DOE for remediation of FUSRAP sites, as reported in the Long-Term Surveillance and Maintenance Plan for Completed FUSRAP Sites (DOE, 2022).

Additionally, as part of the FUSRAP soil removal activities, PCB-impacted soils were also excavated from the NETL Albany Campus for off-site disposal. These PCB-soils were located in the vicinity of a three-chambered lime pit, which was formerly utilized for segregating heavy metals from waste residue. This lime pit was located east of Building 31, approximately 400 ft east of B-2. According to Toxic Substances Control Act, 1976 (TSCA) requirements at the time, PCB-containing soils with a concentration greater than 50 ppm and PCB-contaminated surfaces with a concentration greater than 100 milligrams (mg)/100 cm^2 were characterized as PCB-contaminated waste. Clean soil (defined as containing "less than 1 ppm") was used to backfill the lime pit excavation. PCB-impacted soils were not identified in the immediate vicinity of B-2.

3.2.2 Chlorinated Solvents

Other known environmental impacts at, or proximal to the NETL Albany Campus include presence of the following chlorinated solvents in groundwater: tetrachloroethene (PCE), trichloroethylene (TCE), chloroform, and carbon tetrachloride. The identified groundwater plumes exist beneath a majority of the NETL Albany Campus, including B-2, based on information from the NETL 2022 Annual Site

Environmental Report (NETL, 2023). The TCE plume was discovered in 2005 by NETL (previously known as ARC) and was determined to have originated from activities conducted on the NETL Albany Campus. Concentrations of TCE in the vicinity of B-2 are monitored using permanent monitoring wells (MW), with MW-20, located approximately 60 ft west of the Proposed Action location.

Based on the August 2022 groundwater sampling data (DOE, 2023) for MW-20, concentrations of TCE, chloroform, and carbon tetrachloride were detected above Oregon DEQ Risk-Based Concentrations (RBCs) for groundwater. (ODEQ, 2023a). Ongoing monitoring of the plume is being conducted by NETL in accordance with state and federal guidance. The source of the groundwater impact is not related to hazardous materials activities at B-2 based on site history and potentiometric surface maps prepared for ongoing monitoring activities.

A vapor intrusion sampling event was conducted in the basement of B-2 in 2014. Results of the study were provided by NETL staff (L. Jensen, personal communication, February 5, 2024). Analytical results were previously compared in 2014 against the RBC established by ODEQ for vapor intrusion and determined to be below applicable regulatory thresholds by NETL staff. Subsequently, ODEQ RBC values were updated in 2023 (ODEQ, 2023b). Criteria for the detected volatile organic compounds (VOCs) remained unchanged in the 2023 revision, and results continue to be below criteria established by ODEQ (**Table 3-1**).

Table 3-2: 2014 Vapor Intrusion Sampling Results, B-2 Basement

Compound	Concentration (ppb)	Concentration ug/m3	2014 RBC (ug/m3)	2023 RBC (ug/m3)
Chloroform	0.017	0.083	0.53	0.53
Carbon Tetrachloride	0.074	0.465	2.0	2.0
Tetrachloroethene	<0.01	<0.002	47	47
Trichloroethene	<0.005	<0.001	3.0	3.0

3.2.3 Asbestos Containing Materials

Asbestos surveys completed in 2019 (L. Jensen, personal communication, January 10, 2024) identified asbestos containing material (ACM) including roofing material and vermiculite insulation in B-2. Three homogenous area materials that are uniform in texture and color, were identified; ridged cementitious roofing tile, underlayment for roofing tile, and adhesive roofing tar. All three of the areas tested returned results greater than 1% asbestos by weight and are considered to be regulated asbestos-containing material (RACM)

Vermiculite can be visually identified by its pebble-like physical appearance and shiny gray or silver coloration. Vermiculite is a naturally occurring mineral that was broadly used as insulation due to its lightweight and fire-resistant characteristics. A significant proportion of vermiculite mined in the United States was cross contaminated with asbestos due to mining techniques prior to 1990. Vermiculite, which is pervasive in B-2, is assumed to be ACM by NETL as a measure of precaution due to the prevalence of asbestos contamination of commercially available vermiculite.

Management of ACM is regulated under 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (HAPs), 29 CFR 1910 and 1926 Occupational Health requirements, as well as by Oregon Administrative Rules (OAR) at 340, Division 248. Oregon adopted updated regulations in 2018 which may require additional survey requirements prior to removal of ACM in support of the Proposed Action or any alternative requiring disturbance, renovation, or occupancy.

3.2.4 Lead-Based Paint

LBP is known to be toxic to humans and is regulated under TSCA. Paints produced prior to 1978 are reasonably expected to contain lead in varying concentrations. Although no LBP surveys are known to exist related to B-2, due to the age of the building and numerous renovations through the years, LBP is anticipated to be present. Regulations regarding LBP abatement apply primarily to residential and childcare facilities rather than commercial structures such as B-2. Prior to renovation or demolition, a survey for LBP may be required to assess personal protective measures during demolition and assign disposal requirements. Disposal of LBP from non-residential structures is regulated under Subtitle C of the RCRA as hazardous waste if leachable lead exceeds 5.0 milligrams per liter (mg/L) when prepared for analysis using the toxicity characteristic leaching procedure extraction Method 1311. Abatement of LBP under the Proposed Action, Renovation Alternative or Decommissioning Alternative will require waste characterization and proper management.

3.2.5 Polychlorinated Biphenyls

DOE NETL is required to manage PCBs in accordance with 40 CFR 761 and OAR 340, Division 110. A variety of electrical equipment and construction materials containing PCBs were in use during the period in which the building was constructed, renovated and/or upgraded. As such, PCBs are reasonably expected to be present in building materials and potentially present in equipment remaining in the building. Section 3.2.1 identifies historic remediation of PCB-impacted soils at the NETL Albany Campus under the FUSRAP; however, no PCB-impacted soils were detected in the immediate vicinity of B-2. The Proposed Action would require a survey of possible regulated materials such as caulk, paints, sealants, equipment with electrical or hydraulic components prior to implementation to identify materials requiring management as hazardous materials.

3.2.6 Hazardous Waste Management

The NETL Albany site is classified as a small quantity hazardous waste generator (SQG) and operates under Generator ID# OR2141590008 based on ODEQ records (ODEQ, 2022.) as established in the 2022 Hazardous Waste Site Annual Report submitted by DOE NETL on February 27, 2023. As a SQG, campus-wide hazardous waste generation is limited to less than 2,200 lbs of monthly hazardous waste generation. In 2022, the total mass of hazardous waste generated at the campus was reported to be 1,686.03 lbs based on the referenced annual report submitted to ODEQ. Hazardous waste transportation and disposal is required to be performed by licensed and permitted contractors in accordance with ODEQ requirements OAR 340-100:104. There are no known current sources of hazardous waste generation associated with B-2. Demolition or abatement materials meeting the definition of a hazardous waste would require proper

management under the Proposed Action and any alternative requiring disposal of potentially hazardous waste materials.

3.2.7 Environmental Consequences: Hazardous Materials and Hazardous Waste

3.2.7.1 Proposed Action

Prior to demolition, B-2 would be screened to determine the presence of hazardous materials such as ACM, LBP, and PCBs and a determination made of whether hazardous waste will be generated. Demolition activities are subject to applicable federal, state, and local regulations to minimize potential risk to human health and the environment. Any ACM, LBP, PCBs, or hazardous waste generated as a result of demolition activities would be disposed in accordance with applicable regulations at an appropriately permitted/licensed off-site facility.

Segregation and disposal of the hazardous waste, debris, and scrap material from demolition activities would occur as demolition activities commence. Recyclable debris and reusable materials from demolition would be observed for the presence of contaminants before being transported off-site for disposal. The construction contractor would be responsible for following applicable regulations and NETL's Hazardous Waste Management Plan for management of wastes generated during demolition activities. Spills or releases of fuel or oil from construction equipment would be cleaned up by the contractor.

The NETL Albany Campus is currently managed as an SQG of hazardous waste. Should demolition result in generation of wastes characterized and classified as hazardous wastes, the generator status of the complex as a whole would require evaluation as is further discussed in Section 4.4. As hazardous waste would be managed in accordance with applicable regulations, rules, and processes, no significant environmental or health and safety impacts are reasonably expected as a result of demolition related waste generation.

3.2.7.2 Renovation Alternative

Under the Renovation Alternative, B-2 would be converted into useable space for intended occupancy. The overall building footprint may expand or otherwise be altered depending on final building plans. The Oregon DEQ requires that commercial/public buildings constructed before January 1, 2004, have an asbestos survey conducted by an accredited inspector prior to demolition or renovation activities. In accordance with this requirement and DOE policy, B-2 would be screened to identify hazardous materials such as ACM, LBP, and PCBs. Renovation activities would be subject to applicable federal, state, and local regulations to minimize the potential risk to human health and the environment. Any ACM, LBP, PCBs, or hazardous waste generated by renovation activities would be disposed in accordance with applicable regulations at an appropriately permitted off-site facility. No significant impacts related to hazardous materials are reasonably expected under this alternative.

3.2.7.3 Decommissioning Alternative

Under the Decommissioning Alternative, B-2 would remain physically present but would not be restored to a condition supporting occupancy. The overall building footprint would remain unchanged, and only

limited electrical and or/gas utilities would be re-established to support climate control management in the building. The purpose of decommissioning would be to seal the building to the extent possible to limit potential release of contaminants to the environment. Decommissioning would likely require abatement and removal of hazardous materials including ACM at risk of leaving the structure, LBP from the exterior of windows known to be peeling and ACM/PCB residues identified on grounds' surface surrounding B-2. Any ACM, LBP, PCBs, or hazardous waste generated by renovation activities would be disposed in accordance with applicable regulations at an appropriately permitted off-site facility. No significant impacts related to hazardous materials are reasonably expected under this alternative.

3.2.7.4 No Action Alternative

Under this alternative approach, B-2 will continue to deteriorate, and the potential risks associated with hazardous materials such as ACM, LBP, mold, and potential PCBs will persist and potentially increase as the building decays further. NETL will continue to be responsible for management of hazardous material releases from the decaying structure, should they occur.

3.3 Water Resources

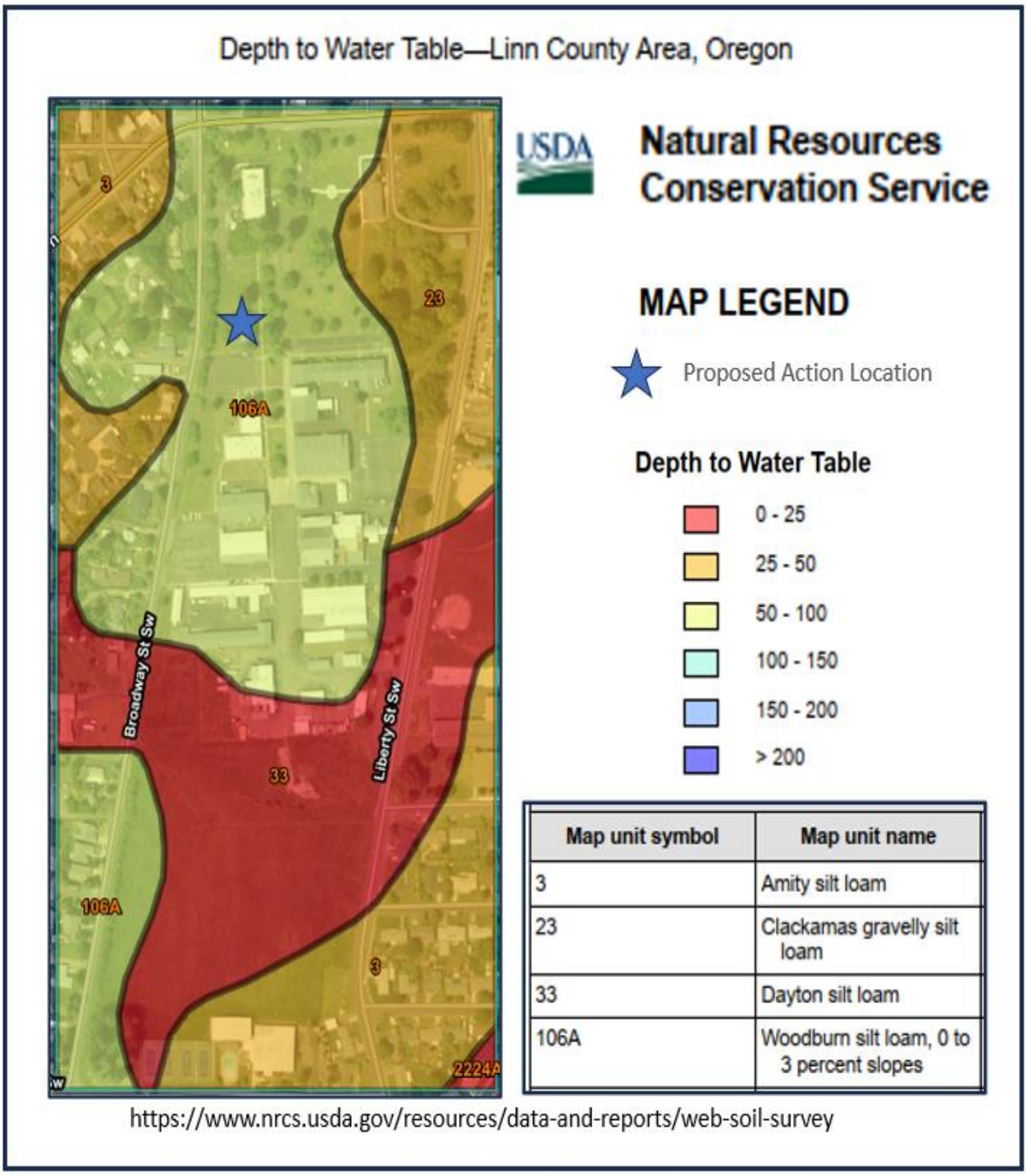
3.3.1 Groundwater

Groundwater is not directly utilized for potable or non-potable purposes at the project area. Drinking water is supplied by the municipal water system and no documented water supply wells are located on the NETL Albany Campus. Groundwater is not directly withdrawn from the project area, nor does wastewater discharge to groundwater occur. No Stormwater Pollution Prevention Plan (SWPPP), NPDES, and/or Water Pollution Control Facility (WPCF) permits have been issued for the B-2 project area. An Industrial Wastewater Discharge Permit has been issued to the DOE NETL by the City of Albany Public Works Department for the NETL Albany Campus as a whole. The purpose of the permit is to grant authorization to NETL Albany to discharge industrial wastewater to the City of Albany wastewater treatment system. No wastewater discharges are made at B-2 that would affect this permit.

Water level measurements are collected semi-annually from monitoring wells associated with the ongoing groundwater remedial investigation at the NETL Albany Campus. Groundwater elevations recorded in the nearest monitoring well (MW-20) to B-2 indicate an average water level of 17.67 ft below ground surface (bgs) during the monitoring period from 2019-2022. During that period, the minimum water elevation was 14.44 ft, and the maximum depth was 23.75 ft bgs. The upper aquifer in the area of the Proposed Action is known to exist at elevations between 50 to 100 ft bgs as reported by the Natural Resources Conservation Service (USDA, n.d.a) (**Figure 3-7**). The saturated sand and gravel interval in which MW-20 is completed is not thought to meet the criteria of an aquifer. Rather, it is a perched zone of water within the Willamette silty soils described in Section 3.1.2.

Groundwater impact unrelated to activities at B-2 is known to be present in the perched zone described above across the NETL Albany Campus, including within the project area. The lowest point of the B-2 foundation is less than 10 ft bgs and is not reasonably expected to intersect the upper-most saturated soils included in the monitoring program.

The ODEQ Draft Vapor Intrusion Guidance Document (ODEQ, 2024) states that buildings within 100 ft of a VOC groundwater plume contaminated above DEQ's published RBC's require vapor intrusion evaluation, including but not limited to soil gas sampling. Refer to Section 3.2.2 for further discussion of the potential for vapor intrusion at the project area.



Map unit symbol	Map unit name
3	Amity silt loam
23	Clackamas gravelly silt loam
33	Dayton silt loam
106A	Woodburn silt loam, 0 to 3 percent slopes

Source: https://www.nrcs.usda.gov/resources/data-and-reports/web-soil-survey

Figure 3-7: NRCS Depth to Water Table

3.3.2 Environmental Consequences: Water Resources

3.3.2.1 Proposed Action

There is no current or anticipated direct use of groundwater for non-remedial purposes at the NETL Albany Campus, including the vicinity of B-2. Based on the availability of municipal water utilities, and as the Proposed Action would likely not encounter groundwater during demolition activities, it is unlikely that the Proposed Action would have a negative impact on the groundwater at the B-2 building project area.

3.3.2.2 Renovation Alternative

Under the Renovation Alternative, B-2 would remain physically present and would be converted into usable space for intended occupancy. The overall building footprint may expand or otherwise be altered depending on final building plans. However, as stated above, B-2 would be serviced by the municipal water utility, therefore, no groundwater-based drinking water well would be installed. Climate control system operation within the building would be expected resulting in a small amount of condensate discharge to the grounds' surface. No discharges to groundwater from the B-2 building project area would be anticipated. Renovation and resumption of occupancy in this building is not reasonably expected to result in a negative impact on area groundwater.

3.3.2.3 Decommissioning Alternative

Under the Decommissioning Alternative, B-2 would remain physically present but would remain unusable. The overall building footprint would not be altered, and only limited utility connections would be re-established. Climate control system operation within the building would be expected resulting in a small amount of condensate discharge to the grounds' surface. No discharges to groundwater from the B-2 building project area would be anticipated. Therefore, it is not anticipated that use of this building would result in a negative impact on area groundwater.

3.3.2.4 No Action Alternative

Under the No Action Alternative, neither demolition nor operation of B-2 would occur, and no changes would be expected to affect area groundwater resources.

3.4 Biological Resources

3.4.1 Vegetation

The project area consists of vegetation primarily including maintained lawn with native trees (including but not limited to *Acer* spp.) and shrubbery (including but not limited to *Camellia* spp.) within and/or immediately adjacent to B-2. Specifically, eight (8) individual Camellia species are evident growing from stumps of previously felled trees of the same species, three varieties of maple (Acer) and one low-growing shrub are present immediately adjacent on the east and north sides of B-2. A maple tree of significant circumference is located approximately 25 ft west of B-2.

It is anticipated that trees, other than one designated heritage tree described below, proximal to the Proposed Action may be removed, trimmed, or unintentionally damaged during the proposed demolition activities. However, flora in the area is not known to be threatened, endangered, or unique and will not represent a significant impact. No threatened or endangered plant species were observed to be present immediately adjacent to the project area during the 2023 site reconnaissance. Further, NETL protocol includes voluntary consultation of an arborist when removal of trees is required. Established practices includes replacement of removed trees to maintain both aesthetic standards and a net neutral impact to vegetation at the campus.

The project will require precautions to be taken to protect against potential adverse effects which may be detrimental to established trees. City of Albany ordinance (Ord. 5948 Section 1, 2020) specifies protections required for protection of mature trees during projects within the City limits, however, NETL is exempt from regulation by City ordinances which are not directly associated with implementation of federal statutes. A designated heritage tree has been documented to be present by the City of Albany within the vicinity of B-2. The heritage tree is identified as a hybrid Persian Walnut (*Juglans regia*) with a 15.5-ft circumference and a crown of approximately 110 ft. The tree is observed to be located more than 500 ft north of the Proposed Action site and is not reasonably expected to be affected by actions involved with demolition of B-2.

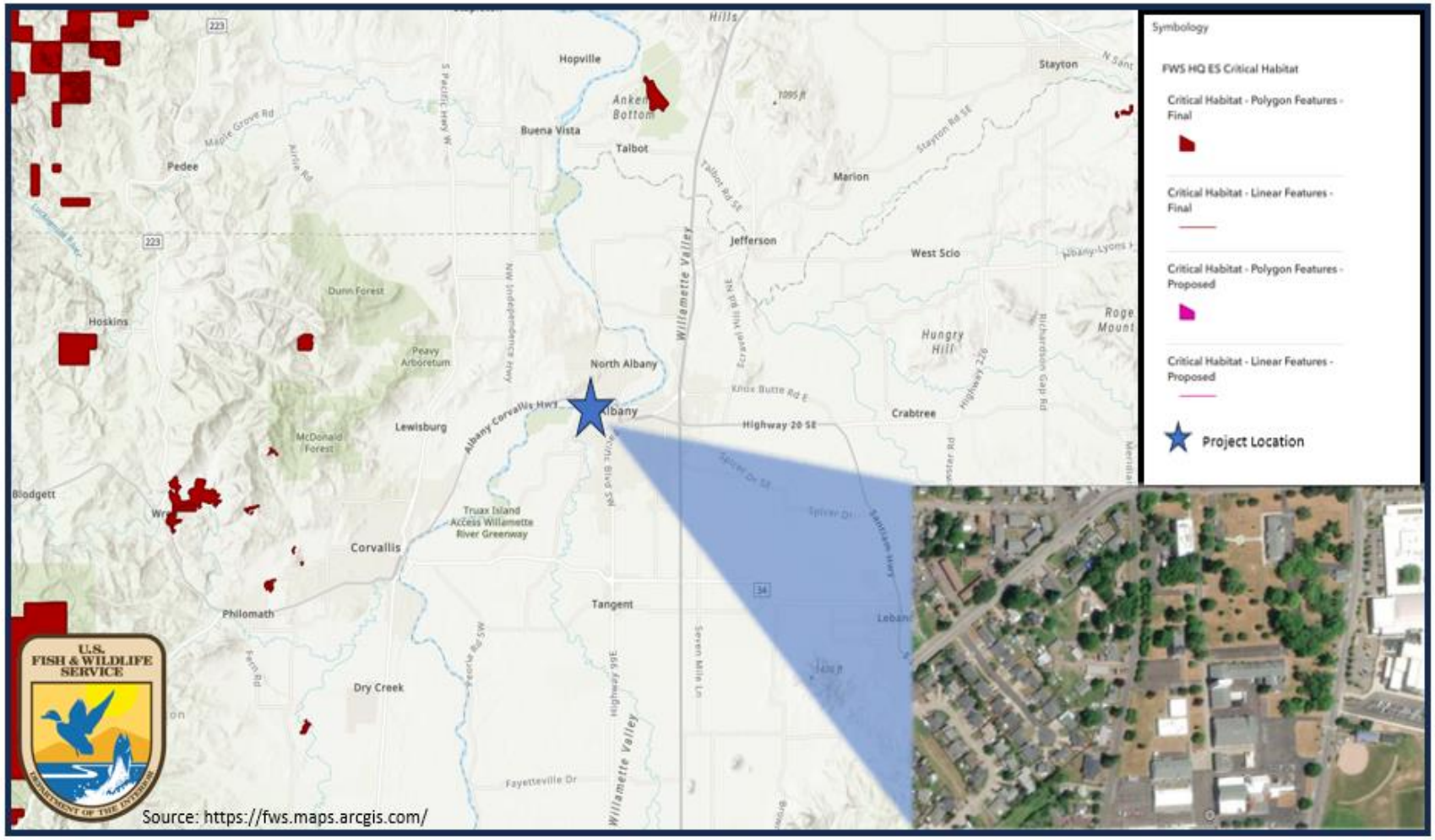
3.4.2 Threatened and Endangered Species (TES)

The NETL Albany Campus is located in the Willamette Valley ecoregion as defined by the Oregon Department of Fish and Wildlife (ODFW). The project area and adjacent properties have been historically developed and significantly disturbed by residential, agricultural, and industrial activities. Specifically, the NETL Albany Campus (formerly ARC) and Montieth Campus, Albany College has been the site of ongoing human occupation and development since approximately 1867. Therefore, the Project Area represents limited diversity in biological habitat for potential threatened and/or endangered species.

Information regarding the potential state or federally listed threatened, endangered, or candidate species within the vicinity of B-2 was obtained from the USFWS (**Figure 3-8)** and the ODFW (**Figure 3-9**). **Table 3-2** summarizes information regarding status and habitat requirements for federal and state listed species. These are species that have the potential to be present within the B-2 project area and are therefore, considered in this EA.

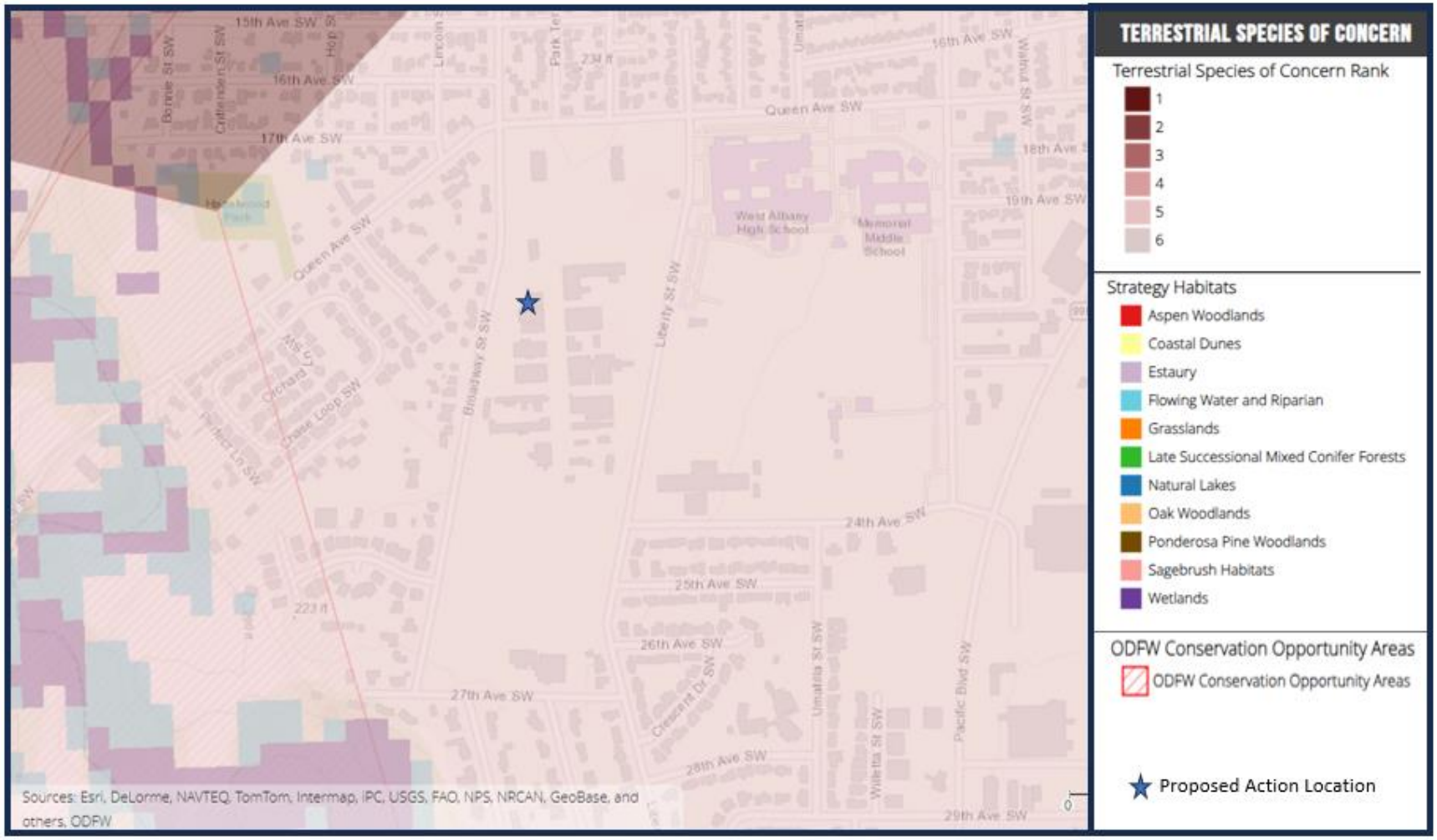
The Monarch Butterfly is currently considered a candidate and has not, to date, been formally listed or proposed for listing under the Endangered Species Act (ESA) (Endangered Species Act, 1973), consultation with the USFWS under Section 7 of the ESA is not required, however, the species was considered in this EA out of an abundance of caution. The Monarch Butterfly does not have a designated critical habitat, and there are no unique features/vegetation associated with B-2 that preferentially support Monarch habitat. Further, based on the general developed nature of the NETL property, it is unlikely that the Proposed Action would have a negative effect on this species. There are elements of potentially suitable habitat for the Oregon vesper sparrow (grassland with trees, shrubs, bare ground) at the NETL Albany Campus, however, the Oregon Conservation Strategy states that this swallow requires high structural diversity for foraging and nesting, which is not present at B-2 or its immediate surrounding area.

Additionally, the USFWS identifies several eagles and other migratory birds on its Birds of Conservation Concern (BCC) list which are considered as part of this evaluation. Applicable species are identified in **Table 3-3**.



Source: https://fws.maps.arcgis.com/

Figure 3-8: US Fish and Wildlife Service Critical Habitat



Source: https://www.dfw.state.or.us/maps/compass/

Figure 3-9: Oregon Department of Fish and Wildlife Habitat

Table 3-3 summarizes the list of migratory bird and eagle species identified as a potential concern by the USFWS based on habitat characteristics and the likelihood of the species occurring within the project site.

Table 3-3: Identified Federal and State Threatened and Endangered Species

Scientific Name	Common Name	Federal/ State Status	Habitat	Habitat Present
Brachyramphus marmoratus	Marbled Murrelet	Threatened/ Endangered	Primarily marine habitats, conifer forests utilized during breeding season	No
Strix occidentalis caurina	Northern Spotted Owl	Threatened/ Threatened	Evergreen forests	No
Eremophila alpestris strigata	Streaked Horned Lark	Threatened/ Sensitive	Prairie and open coastal habitat	No
Coccyzus americanus	Yellow-billed Cuckoo	Threatened (federal-level only)	Wooded habitat with dense cover and water nearby, including woodlands with low, scrubby, vegetation, overgrown orchards, abandoned farmland, and dense thickets along streams and marshes	No
Icaricia icarioides fenderi	Fender's Blue Butterfly	Threatened (federal-level only)	Upland prairie and oak savannah habitats in the Willamette Valley	No
Danaus plexippus	Monarch Butterfly	Candidate (federal-level only)	Areas with presence of milkweed (*Asclepias* spp.) plants (fields, gardens, wetland areas, etc.)	Yes
Euphydrayas editha taylori	Taylor's Checkerspot	Endangered (federal-level only)	Open prairies and Garry oak meadows and balds	No
Lupinus sulphureus ssp. kincaidii	Kincaid's Lupine	Threatened/ Threatened	Native upland prairies with well drained soils, open oak woodlands	No
Sidalcea nelsoniana	Nelson's Checker-mallow	Threatened/ Threatened	Open prairie remnants along margins of streams, drainage swales, fence rows, ditches, sloughs, roadsides, and fallow fields	No
Erigeron decumbens	Willamette Daisy	Endangered/ Endangered	Seasonally wet prairies and drier upland prairies	No
Pooecetes gramineus affinis	Oregon vesper sparrow	Species of Concern/ Sensitive	Grasslands with interspersed trees, shrubs, bare ground	Yes
Sialia mexicana	Western bluebird	Sensitive (state-level only)	Grasslands and oak savannahs	No
Chrysemys picta bellii	Western painted turtle	Sensitive (state-level only)	Marshy ponds, small lakes, streams, off-channels of rivers	No
Actinemys marmorata	Western pond turtle	Species of Concern/ Sensitive	Marshes, streams, rivers, ponds, and lakes	No
Gonidea angulata	Western ridged mussel	Not listed*	Creeks and streams	No

*Species not listed as threatened or endangered by state or federal regulations; included solely as species requiring consideration by the ODFW.

Table 3-4: Identified Eagles and Migratory Birds

Scientific Name	Common Name	Federal/State Status	Habitat	Habitat Present
Haliaeetus leucoephalus	Bald Eagle	Not a BCC; protected under Eagle Act. Delisted due to recovery	Forested areas adjacent to large bodies of water. No known populations within Oregon per USFWS	No
Cypseloides niger	Black Swift	BCC	Requires ledges or shallow caves in rock faces and canyons typically near waterfalls or sea caves for nesting	No
Larus californicus	California Gull	BCC	Seacoasts, lakes, farms, urban centers. Breeding occurs at lacks and marshes	Yes
Carpodacus cassinii	Cassin's Finch	BCC	Coniferous forests over broad elevation range, often mature forests of lodgepole and ponderosa pine	No
Aechmophorus clarkia	Clark's Grebe	BCC	Freshwater lakes, reservoirs, and marshes in breeding season; coastal marine areas in winter	No
Coccothraustes vespertinus	Evening Grosbeak	BCC	Conifer forests; box elders, maples, fruiting shrubs. Breeds in coniferous and mixed forests. Winters in deciduous groves in woodlands and semi-open country areas	No
Tringa flavipes	Lesser Yellowlegs	BCC	Primarily boreal forest and forest/tundra transition habitats. Wintering habitat use varies with rainfall; tidal flats utilized in dry season, shallow lagoons and marshes are used during rainy season	No
Limosa fedoa	Marbled Godwit	BCC	Breeds in marshes and flooded plains. Also found on mudflats and beaches	No
Contopus cooperi	Olive-sided Flycatcher	BCC	Only reported in North Carolina; breeds in Montana and northern coniferous forests, at forest edges and openings (i.e., meadows, ponds). Winters at forest edges and clearings with tall trees or snags	No
Selasphorus rufus	Rufous Hummingbird	BCC	Breed in open or shrubby areas. During their migration, found in mountain meadows up to 12,600 ft elevation	Yes, potentially observed
Limnodromus griseus	Short-billed Dowitcher	BCC	Breeds in muskegs of taiga to timberline, rarely onto subarctic tundra. Winters on coastal mud flats and brackish lagoons. In migration prefers saltwater tidal flats, beaches, and salt marshes	No
Aechmophorus occidentalis	Western Grebe	BCC	Breed on freshwater lakes and marshes with extensive open water bordered by emergent vegetation. During winter they move to saltwater or brackish bays, estuaries, or sheltered seacoasts and are less frequently found on freshwater lakes or rivers	No

Scientific Name	Common Name	Federal/State Status	Habitat	Habitat Present
Haliaeetus leucoephalus	Bald Eagle	Not a BCC; protected under Eagle Act. Delisted due to recovery	Forested areas adjacent to large bodies of water. No known populations within Oregon per USFWS	No
Cypseloides niger	Black Swift	BCC	Requires ledges or shallow caves in rock faces and canyons typically near waterfalls or sea caves for nesting	No
Larus californicus	California Gull	BCC	Seacoasts, lakes, farms, urban centers. Breeding occurs at lacks and marshes	Yes
Carpodacus cassinii	Cassin's Finch	BCC	Coniferous forests over broad elevation range, often mature forests of lodgepole and ponderosa pine	No
Aechmophorus clarkia	Clark's Grebe	BCC	Freshwater lakes, reservoirs, and marshes in breeding season; coastal marine areas in winter	No
Coccothraustes vespertinus	Evening Grosbeak	BCC	Conifer forests; box elders, maples, fruiting shrubs. Breeds in coniferous and mixed forests. Winters in deciduous groves in woodlands and semi-open country areas	No
Tringa flavipes	Lesser Yellowlegs	BCC	Primarily boreal forest and forest/tundra transition habitats. Wintering habitat use varies with rainfall; tidal flats utilized in dry season, shallow lagoons and marshes are used during rainy season	No
Limosa fedoa	Marbled Godwit	BCC	Breeds in marshes and flooded plains. Also found on mudflats and beaches	No
Contopus cooperi	Olive-sided Flycatcher	BCC	Only reported in North Carolina; breeds in Montana and northern coniferous forests, at forest edges and openings (i.e., meadows, ponds). Winters at forest edges and clearings with tall trees or snags	No
Chamaea fasciata	Wrentit	BCC	Chaparral, brush, parks, garden shrubs. Within its range, the Wrentit inhabits most kinds of dense low growth. Most common in chaparral, thickets of poison oak, and coastal sage scrub; also lives in streamside thickets and in shrubby areas in suburbs and city parks. Extends very locally to edge of desert.	No

The Rufous Hummingbird was potentially observed during the October 18, 2023, site reconnaissance of B-2. However, no flowering plants are present at or in the vicinity of B-2, and there is no preferred natural hummingbird habitat present at B-2. It is likely that the hummingbird may be present due to the large number of residential properties in the surrounding area which have established ornamental, flowering gardens or artificial feeding stations serving as a source of food. The Proposed Action of demolishing B-2 would not have any anticipated, negative effect on the potentially observed Rufous Hummingbird.

Additionally, two fish species were identified by ODFW as having the potential to occur within a 1-mile radius of the B-2 project area. However, as no areas of standing water (including streams, creeks, or rivers

that many influence a larger nearby body of water) are present on the B-2 building project area or within the broader NETL campus, no additional assessment was necessary in support of this EA.

Lastly, 23 "modeled wildlife habitat" species were identified by ODFW. These are species which have distribution models (as developed by the Oregon Biodiversity Information Center (OBIC) that fall within a 1-mile radius of the project site. These models indicate that there is a "good" or "fair" potential for suitable habitat to be present within this radius, although it does not indicate that these species are noted to occur within this area. Of these, 18 were not included on the list of species of concern that have been observed to be present within the identified radius and are, therefore, not considered further in this EA. The remaining five species, as identified in the above table, were evaluated as a part of the USFWS list.

Table 3-5: Modeled Species Identified by ODFW Strategy Report

Scientific Name	Common Name	Identified on Federal or State Threatened and Endangered Species within 1-mile radius of B-2
Melanerpes formicivorus	Acorn Woodpecker	No
Myotis californicus	California Myotis	No
Spizella passerine	Chipping Sparrow	No
Aneides ferreus	Clouded Salamander	No
Chordeiles minor	Common Nighthawk	No
Myotis thysanodes	Fringed Myotis	No
Lasiurus cinereus	Hoary Bat	No
Strix occidentalis caurina	Northern Spotted Owl	Yes
Contopus cooperi	Olive-sided Flycatcher	No
Pooecetes gramineus affinis	Oregon Vesper Sparrow	Yes
Asio flammeus flammeus	Short-Eared Owl	No
Lasionycteris noctivagans	Silver-haired Bat	No
Rhyacotriton variegatus	Southern Torrent Salamander	No
Corynorhinus townsendii	Townsend's Big-eared Bat	No
Sialia Mexicana	Western Bluebird	Yes
Sciurus griseus	Western Gray Squirrel	No
Sturnella neglecta	Western Meadowlark	No
Chrysemys picta bellii	Western Painted Turtle	Yes
Actinemys marmorata	Western Pond Turtle	Yes
Progne subis arboricola	Purple Martin	No
Crotalus oreganus	Western Rattlesnake	No
Empidonax traillii	Willow Flycatcher	No
Icteria virens auricollis	Yellow-Breasted Chat	No

3.4.3 Sensitive Habitats

Critical habitat is defined in the ESA and includes "the specific areas within the geographical area currently occupied by a species, at the time it is listed in accordance with Section 4 of the Act, on which are found those physical or biological features (I) essential to the conservation of the species, and (II) which may

require special management considerations or protection, and (ii) specific areas outside the geographical area occupied by a species at the time it is listed upon a determination by the Secretary that such areas are essential for the conservation of the species." No designated Critical Habitats meeting the ESA definition are located within the project area. The USFWS Critical Habitat and Endangered Species interactive Environmental Conservation Online System (ECOS, n.d.) was used to develop a species list for the project area. The resulting report generated by the USFWS system reports that no critical habitats are identified within the project area (**Figure 3-8)**. Additionally, no state-level critical habitats were identified to be present in the project area based on a review of the ODFW Compass Mapping system (ODFW, 2016) (**Figure 3-9**).

The project area is located in the Willamette Valley ecoregion as defined by the ODFW Compass mapper. The project site and surrounding areas have been previously disturbed by agricultural, residential, and industrial development since at least the 1940's and represents a limited biological habitat. The project area is identified as being within an area of low to moderate development per the USGS National Land Cover Database (USGS, 2019) obtained via NEPAssist and is within an area of long-term land disturbance (developed for commercial/industrial use for approximately 100 years). Vegetation across the project area and immediate vicinity consists of maintained lawn and decorative landscaping, with several native trees within approximately 100 ft of the B-2 building.

As described in Section 3.1.4, no wetlands or sensitive habitats are present across the project area per the USFWS NWI. Additionally, no state-level wetland areas were identified to be present in the project or adjacent area, and no hydric soils were reported to be present by the USDA Web Soil Survey database (USDA, n.d.a.). Due to the current residential and commercial land use adjacent to the B-2 building area (i.e., the NETL Albany Campus, West Albany High School, Liberty Elementary School), presence of minimal natural habitat, and resulting low potential for wildlife use, the impacts on general biological resources (i.e., wildlife and vegetation), including potential impacts on threatened or endangered species and migratory birds as a result of the Proposed Action would not be significant. The Proposed Action would not permanently disturb any habitats due to its current development and use for commercial/ research purposes.

3.4.4 Environmental Consequences: Biological Resources

Potential impacts to Biological Resources including vegetation, threatened and endangered species, and sensitive habitats are described below.

3.4.4.1 Proposed Action

It is anticipated that several trees within and/or immediately adjacent to the project area will be removed or otherwise potentially impacted (i.e., trimmed or unintentionally damaged) during proposed demolition activities. However, reasonable precautions will be taken to protect against potential adverse impacts to established trees. There would be minimal to no effect on the vegetation in the project area or its immediately surrounding area.

Due to the long-term urban development of the project area and adjacent region, it is not reasonably expected that any of the protected species identified using USFWS and ODFW resources have established populations within or near the subject building. Removal of the structure and short-term disruptions related to the demolition are not reasonably expected to affect the habitat or breeding areas of any of the identified species.

Protected species are not expected to be negatively impacted by the Proposed Action (demolition of the B-2 structure). The USFWS species list states that the project "location does not overlap the [final] critical habitat" for species with a designated critical habitat, reaffirming that there is no critical habitat at risk from implementation of the Proposed Action. Based on review of USFWS and ODFW databases described above, DOE NETL has verified that there is no reasonable expectation of impact to Threatened or Endangered species during implementation of the Proposed Action and therefore, separate consultation with USFWS was not pursued or otherwise deemed necessary.

3.4.4.2 Renovation Alternative

Under the Renovation Alternative, B-2 would remain physically present and would be converted into usable space. The overall building footprint may expand or otherwise be altered depending on final building plans. Exterior renovation may result in removal, trimming or unintended damage to several trees within and/or immediately adjacent to the project area. Reasonable precautions will be taken to protect against potential adverse impacts to established trees. Short-term effects resulting from construction-related damage to grass and other low-growing vegetation may occur, however, long-term impacts are not expected at or near the project area.

The project area is not located within a critical habitat area, nor have any of the above-described protected species been observed to be present on the project area or on the broader NETL campus with the possible exception of the Rufous Hummingbird, as discussed above. Due to the overall development of the entire NETL campus as well as the existing presence of the B-2 building, it is not anticipated that renovation and use of this building and area of the NETL campus would result in a negative impact on any of the above-identified species.

3.4.4.3 Decommissioning Alternative

Under the Decommissioning Alternative, B-2 would remain physically present but would remain unusable and unoccupied. The overall building footprint would not be altered. Under this alternative, no significant renovation or demolition will occur. Some short-term impact to grass and other low-growing vegetation may occur during efforts to weather-proof and otherwise decommission the structure for long-term dormancy.

As stated above, the project area is not located within a critical habitat area, nor have any of the above species been observed to be present on the project area or on the broader NETL campus with the exception of the Rufous Hummingbird, as discussed above. Due to the overall development of the entire NETL Albany Campus, as well as the existing presence of the B-2 building, it is not anticipated that the continued

presence of this building and area of the NETL campus would result in a negative impact on any of the above-identified species.

3.4.4.4 No Action Alternative

Under the No Action Alternative, B-2 would continue to be maintained at a rudimentary level with only basic repairs as required to minimize health and safety hazards. No changes or impacts would be expected to vegetation, mature trees, or other Biological Resources within the vicinity of B-2.

3.5 Cultural Resources

3.5.1 Prehistoric and Historic Archaeological Resources

The Proposed Action will take place in the Willamette Valley, on traditional lands of the Kalapuya people. Kalapuyans typically resided near tributaries of the Willamette River with others who spoke the same dialect of language. Kalapuyans moved to different locations throughout the year to sustain themselves on plants like wapato and camas, and animals including elk, birds, deer, rabbit, fish, and black bears. During drier and warmer periods, housing was temporary and sited for harvesting plants and other foods. During winter, Kalapuyans lived in permanent villages with dwellings constructed above floodplains of Willamette River tributaries. Preserved food served as a primary source of nourishment for Kalapuyans when hunting and gathering was seasonally limited (Zenk, 1990).

Europeans and Americans who arrived at the Willamette Valley in the nineteenth century introduced disease and displaced native people. Some surviving Kalapuyans resettled on what would become the Grand Ronde reservation after negotiations between the territorial government and Kalapuya groups took place during the mid-nineteenth century. The displacement of Kalapuyans led to increased settlement and development of the Willamette Valley by non-native people during the mid- to late-nineteenth century and continued into the twentieth century (Boyd, 1985). General Land Office (GLO) surveys of Township 11 South, Range 4 West, Willamette Meridian from 1852 and 1862 and show that George Cline claimed 642 acres overlapping what is now the NETL Albany Campus and established a house and farm near the location of Building B-2 (GLO, 1852; GLO, 1862). U.S. Geological Survey (USGS) maps published from 1911 to 1916 show buildings concentrated along present-day Queen Avenue SW, but no buildings are noted within the central portion of the NETL campus or at the location of Building B-2 (USGS, 1911; USGS, 1916).

Prior to its use as the ARC, the NETL Albany Campus was home to Albany College. The college was originally established in downtown Albany at the present-day location of Central Elementary School but moved to the current NETL Albany Campus in 1927 after years of planning. The college operated from the Albany Campus until 1938, when it moved to Portland and was eventually renamed Lewis & Clark. During an interim period between use by Albany College and the USBM, which acquired the site in 1943, the National Youth Administration used the site between 1941 and 1943.

Building B-2 was moved to the Albany NETL campus in 1926 for use as a dormitory of Albany College. Since that time, the building has been extensively altered. Constructing a foundation for Building B-2 in

1926 would have disturbed the footprint of anticipated ground disturbance for the Proposed Action. There are no documented archaeological resources that overlap or are in the immediate vicinity of building B-2. No archaeological surveys are documented as overlapping the building's location in the Oregon Archaeological Records Remote Access (OARRA) database.

3.5.1.1 Historic Buildings and Structures

Building B-2 is the only historic building or structure within the footprint of the Proposed Action. The building has been determined by the Oregon SHPO in October 1997, reverified in June 2008 to be a contributing property of the ARC Historic District, which is eligible for listing in the NRHP (Jalving, 2008). The building is described in Section 2.1.

3.5.1.2 Traditional Cultural Resources

DOE NETL plans to consult with the Confederated Tribes of Grand Ronde, the Confederated Tribes of Siletz Indians and the Confederated Tribes of Warm Springs regarding the Proposed Action per the developed consultation letter (included in **Appendix A** of this Draft EA). To date, no traditional cultural resources related to B-2 have been identified. No such resources are documented as overlapping or within the vicinity of the Proposed Action in the OARRA database.

3.5.2 Environmental Consequences: Cultural Resources

3.5.2.1 Proposed Action

Building B-2 is a contributing property of a historic district that has been determined eligible for listing in the NRHP by the Oregon SHPO in consultation with DOE NETL (Jalving, 2008). In demolishing Building B-2, the Proposed Action would result in an adverse effect on a historic property under Section 106 of the NHPA (36 CFR Part 800.5). DOE NETL has initiated consultation with the Oregon SHPO to document the adverse effect and determine appropriate mitigation measures, including the preparation of HABS documentation. DOE NETL anticipates that a Memorandum of Agreement will be signed with the SHPO upon the completion of consultation that would stipulate DOE NETL's mitigation requirements.

There are no documented archaeological resources or traditional cultural resources within the footprint of the Proposed Action, and this area was previously disturbed when Building B-2 was moved to its current location in 1926. However, the Proposed Action would take place within the traditional territory of the Kalapuya people and near to where a house and farm were documented on mid-nineteenth century General Land Office maps. Therefore, the Proposed Action has potential to inadvertently unearth remnants of prehistoric or historic-period use of this location prior to the construction of Building B-2's foundation in 1926. DOE NETL would implement an Inadvertent Discovery Plan during completion of the Proposed Action to ensure that specific procedures are followed if archaeological resources or human remains are encountered during ground disturbing activity (Appendix C).

3.5.2.2 Renovation Alternative

The renovation alternative would result in no adverse effect on a historic property under Section 106 of the NHPA. Renovating Building B-2 would facilitate its continued use and contribution to the significance of the ARC Historic District. The renovation would likely require changes to the building, such as construction of a new roof, that would have the potential to impact some aspects of the building's historical integrity but would also present the opportunity to rehabilitate the building and its character-defining features from the district's periods of significance. The Renovation Alternative would avoid major ground disturbance, minimizing the potential to inadvertently discover and/or impact archaeological resources.

3.5.2.3 Decommissioning Alternative

The Decommissioning Alternative would result in no adverse effect on a historic property under Section 106 of the NHPA. The work that would be done to stabilize the building, such as constructing a new roof, would modify the building but would prevent further deterioration and avoid demolition by neglect. Stabilization measures are unlikely to result in major ground disturbance, minimizing the potential to inadvertently discover and/or impact archaeological resources.

3.5.2.4 No Action Alternative

The No Action Alternative would result in an adverse effect on a historic property under Section 106 of the NHPA (36 CFR 800.5). Leaving Building B-2 in its current condition would constitute demolition by neglect, as deterioration is not a character-defining feature of Building B-2 or the overall ARC Historic District. This alternative would avoid ground disturbance, eliminating the potential to inadvertently discover and/or impact archaeological resources.

3.6 Air Quality

3.6.1 National Ambient Air Quality Standards

As a part of the Clean Air Act (42 U.S.C. §7401, et seq, CAA), the National Ambient Air Quality Standards (NAAQS) have been established as a means of assessing and controlling HAP emissions across the country. Each state is required to prepare a State Implementation Plan (SIP) intended to focus on state-specific industries and sources of emissions. Linn County, Oregon has been classified as meeting attainment requirements since 1992 based on data published by the Environmental Protection Agency (EPA) Greenbook (EPA, 2024) which documents non-attainment and maintenance status for counties in each state annually. Linn County, Oregon is classified as meeting the criteria of an attainment area as defined by the CAA and OAR 340-200-0020 since 1992. The NETL Albany Campus is classified as a Categorically Insignificant Activity (OAR 340-200-0020(23) and is not subject to air permitting.

3.6.2 Existing Air Quality Standards

Air emissions from mobile and stationary sources are regulated on a federal level by the Clean Air Act (42 U.S.C §7401 et seq.) (CAA). The CAA establishes standards and control requirements for facilities

meeting the definition of a Major Source and those classified as Area Sources. A Major Source includes any facility which operates emission sources that emit HAPs totaling at least 10 tons of any single HAP or 25 tons of any combination of HAPS annually. Implementation of Air Quality regulations in Oregon is a shared responsibility between the EPA and ODEQ. Oregon air quality regulations were most recently updated in 2021 and are codified at OAR 340-200:248.

Facilities meeting the definition of a major source, or an area source are required to obtain a Title V air quality permit in accordance with OAR 340-218-0020 unless otherwise exempted. The DOE NETL Albany Campus has the potential to emit a fraction of the HAPs required for designation as a Major Source and is not subject to permitting under the Oregon Title V program. The NETL Albany Campus does not meet the requirements necessitating application for a Title V permit based on the 2022 Air Emissions Inventory prepared by NETL and summarized in **Table 3-6** (G. Hunzeker, personal communication, September 8, 2023).

Table 3-6: NETL Albany Air Emissions Inventory Summary

Albany 2022 Air Emissions Inventory	
Pollutant	**Estimated Emissions (lbs/yr)**
Volatile Organic Compounds	23.09
Nitrogen Oxide	970.8
Carbon Monoxide	499.53
Sulfur Dioxide	94.1
Total Suspended Particulates	162.03
Particulate Matter 10 (PM10)	66.79

Oregon DEQ also requires permitting for minor sources not otherwise required to obtain a Title V permit under its Air Contaminant Discharge Permit (ACDP) program. The activities required to obtain an ACDP are defined in OAR 340-216-8010, Table 1. ACDP permits are classified based on emissions type as Basic, General, Simple, or Standard permits. Based on the applicable source descriptions, current and/or proposed activities associated with B-2 do not meet the requirements of any of the ACDP permitting categories and are not subject to ACDP permitting.

In addition to ongoing activities identified in Table 1 of OAR 340-216-8010, ODEQ also identifies short-term emissions sources requiring permitting. In 2021, Oregon DEQ implemented a short-tern NAAQS modeling requirement (OAR 340-216-0054) applicable to facilities which are required to obtain short-term ACDP. Short-term activities include those which are unexpected or due to unforeseen circumstances (OAR 340-216-0054). Activities at B-2 do not meet the definition or criteria for short-term activities requiring permitting. As such, short-term NAAQS modeling is not applicable to the activities proposed at B-2 under any of the alternatives and will not be considered further in this EA.

3.6.3 Environmental Consequences: Air Quality

3.6.3.1 Proposed Action

Demolition of B-2 would likely result in a short-term increase in particulate emissions during the demolition process. HAPs, including Total Particulate Matter and PM_{10} are reasonably expected to be emitted during the demolition activities over a short duration. Limited amounts of volatile organic compounds (VOCs), nitrogen oxide (NOx), carbon monoxide (CO) and sulfur dioxide (SO_2) are expected to be produced by equipment used to complete the demolition and transport waste materials off-site. The NETL Albany Campus generates very low levels of emissions on an annual basis and the temporary emissions resulting from demolition is not reasonably expected to change the regulatory status of the complex or pose significant harm to the environment.

3.6.3.2 Renovation Alternative

Under the Renovation Alternative, B-2 would remain physically present and would be converted into useable, occupied space. The overall building footprint may expand or otherwise be altered depending on final building plans. The renovation of B-2 would likely result in a short-term increase in dust and emissions related to renovation activities and equipment operation. Climate control systems would be required including heaters, water heaters and air conditioning units which will each contribute minor emissions. Permitting of natural gas heating units less than 9.9 MMBTU/Hr is generally not required under OAR 340-216-8010.

3.6.3.3 Decommissioning Alternative

Under the Decommissioning Alternative, B-2 would remain physically present but would continue to be unoccupied. The overall building footprint would not be altered, and only limited electrical utility connections would be re-established to facilitate climate control. Equipment selected to control temperature and/or humidity in the decommissioned building would require evaluation to determine permitting applicability under OAR 340-216-8010, however, air permitting is not anticipated. No additional short or long-term emissions are expected under this alternative.

3.6.3.4 No Action Alternative

Under the No Action Alternative, conditions related to air quality would remain unchanged from existing conditions.

3.7 Noise

New noise sources on developed sites, such as the NETL campus, are regulated under OAR 340-035-0035 which specifically limits noise generation to levels below a prescribed level unless exempted. Specifically, noise originating on a construction site is exempt from adherence to the limitations under 340-035-0035(5)(g). Construction activities are defined in 340-035-0015(10) as "building or demolition work and shall include all activities thereto such as clearing of land, earthmoving, and landscaping, but shall not include the production of construction materials." As such, demolition activities under the proposed alternative would be considered to be not only temporary, but also exempted from regulation under ODEQ noise rules.

Under 340-035-0035(38) it defines "Noise Sensitive Property" to mean "real property normally used for sleeping, or normally used as schools, churches, hospitals, or public libraries. Property used in industrial or agricultural activities is not Noise Sensitive Property unless it meets the above criteria in more than an incidental manner." Two public school facilities are located immediately east of the NETL Albany Campus, and residential housing located to the west of the project site.

As B-2 is unoccupied and is disconnected from utilities, no noise above background is currently generated as a result of its presence as an unoccupied feature of the campus. Short-term increases in noise levels would, therefore, be expected to accompany implementation of the Proposed Action and any alternative which entails equipment usage for renovation or demolition purposes.

Studies of peak noise generated by heavy equipment and impact devices used in construction projects documented by the ODOT range from approximately 70 to 101 decibels (dB) depending on individual equipment. In comparison, ODOT reports that a suburban commercial area can be expected to experience a consistent daytime noise level of approximately 65 dB (ODOT, 2011).

3.7.1 Environmental Consequences: Noise

3.7.1.1 Proposed Action

Ambient noise level would increase during demolition activities and following the completion of such actions, the ambient noise level would be expected to return to its current level. As noted above, a public school is located approximately 650 ft east of B-2 and residential properties adjoin B-2 to the west across Broadway Street SW.

Demolition activities proposed related to B-2 originate at a "construction: site" as defined in 340-035-0015(10) and are exempt from permitting by both state and local ordinance. The proximity school facilities east of the Proposed Action may require consultation with ODEQ prior to implementation to determine if the blanket exemption under subsection 10 (above) is applicable, or if a site-specific exception is required under 340-035-0035(6). As the demolition is a short-term action, the physical demolition of B-2 may be scheduled during a period of time when school is not in session, mitigating potential concerns.

3.7.1.2 Renovation Alternative

Based on the 2015 Feasibility Study (DRS, 2015), the majority of renovation is expected to occur on the interior of the building, although some exterior upgrades may occur, and the roof would require significant upgrade. Ambient noise level would increase during renovation activities and following the completion of such actions, the ambient noise level would be expected to return to current levels. As noted above, a public school is located approximately 650 ft east of B-2 and residential properties adjoin B-2 to the west across Broadway Street SW. The short-term noise impacts related to renovation are expected to be minor, although renovation will likely occur over a longer period of time than demolition, with truck and equipment activity in excess of current conditions being required for several months.

3.7.1.3 Decommissioning Alternative

Decommissioning B-2 is expected to entail fewer structural modifications than the Proposed Action or Renovation Alternative. Significant roof repairs are anticipated as a function of effective decommissioning to protect the interior of the building from further rapid decay. Other minor interior and exterior modifications to slow decay of the structure. Significant noise impacts are not anticipated under this alternative due to the relatively minor scope of retrofitting required to decommission the structure.

3.7.1.4 No Action Alternative

Under the No Action Alternative, conditions related to ambient noise would remain unchanged from existing conditions.

3.8 Utilities

According to NETL, utilities (electric, water and wastewater service) previously serving the structure have been disconnected from B-2. The main utility lines continue to exist within close proximity of B-2, however, service lines to the building have been capped, or otherwise physically separated from the structure. Wastewater lines, including toilets and sink traps have been removed and/or capped to preclude migration of gases into the building from the main service lines. The electrical panels have been de-energized or removed from the building such that the electrical system in the building cannot be energized according to the facility services staff and as observed during on-site reconnaissance on October 18, 2023 (**Appendix B**).

3.8.1 Environmental Consequences: Utilities

3.8.1.1 Proposed Action

Under the demolition alternative, residual piping, electrical lines, and wastewater conduits at B-2 would be identified and removed or dismantled and recycled or disposed during demolition. Prior to removing the utilities, screening for hazardous materials, such as ACM or LBP and PCBs associated with piping and other utility equipment would occur as required by Oregon regulation. Demolition activities would be subject to applicable federal, state, and local regulations to minimize the potential risk to human health and

the environment. Any ACM, LBP, or PCBs materials generated as a result of demolition activities would be managed in accordance with applicable regulations at an appropriately permitted off-site facility.

No significant negative impacts related to utilities are anticipated under the Proposed Action. Removal of residual utility piping, chases, and other conduits will require abatement of existing asbestos insulation and other ACM which will result in a minor positive effect from the Proposed Action. Further, disconnected utility lines may offer a migration pathway for VOCs which may volatilize from known impacted groundwater beneath the structure. Removal of dormant piping as a result of demolition may result in a minor positive effect.

3.8.1.2 Renovation Alternative

Under the Renovation Alternative, B-2 would remain physically present and would be converted into useable space. The overall building footprint may expand or otherwise be altered depending on final building plans. Utilities would be identified and restored to B-2 or new utilities would be installed. Prior to restoring the utilities, screening is required to determine whether ACM or LBP or PCBs may be present. Abatement of ACM or other hazardous materials would be subject to applicable federal, state, and local regulations to minimize the potential risk to human health and the environment. The ACM, LBP, or PCB materials generated as a result of renovation activities would be disposed in accordance with applicable regulations at an appropriately permitted off-site facility. Renovation would result in an upgrade of utilities which would potentially eliminate current asbestos and other hazardous materials concerns, resulting in a slight positive effect.

3.8.1.3 Decommissioning Alternative

Under the Decommissioning Alternative, B-2 would remain physically present but would remain unusable and unoccupied. The overall building footprint would not be significantly altered but would be substantially sealed to minimize pathways for contaminants to migrate from the building (i.e., asbestos). Limited utility re-connection would be required to power humidity control systems which will likely be required to control moisture levels in the building once ventilation has been limited through sealing of current structural gaps in eaves and other interfaces with outdoor air. As removal of residual conduits for water and heating/cooling utilities is not anticipated, pathways for possible VOC migration would continue to be present. The building will continue to exist in a condition similar to the current state and is expected to have a negligible effect on overall utilities at the site with the exception of building-specific electrical upgrades which may be required to accommodate re-energizing the building. A fire safety evaluation will likely be required to ensure safe operation of the electrical system that has been out-of-service since 2018.

3.8.1.4 No Action Alternative

Under the No Action Alternative, no changes would occur to the current state of the utilities. Dormant utility conduits would continue to present a potential migration pathway for possible vapor intrusion from known groundwater impact, consistent with current conditions.

3.9 Safety and Occupational Health

The DOE NETL Safety Program prescribes policies and procedures to protect personnel and the public from potential risks associated with normal activities conducted on the NETL Albany Campus. In addition to on-site DOE NETL policies, the facility is subject to requirements established by the Oregon Occupational Safety and Health Administration (Oregon OSHA) in accordance with OAR 437, including Subdivision T which establishes standards for demolition.

3.9.1 Site Conditions

The current structure related to this EA (B-2) has been determined to pose safety and health risks from numerous conditions, including structural integrity, potential asbestos, mold, and lead-based paint exposure. The degradation of B-2 has been documented and assessments of its condition have been prepared including the 2015 feasibility study which evaluated the feasibility of renovation of the structure. Subsequently, a structural assessment was reportedly conducted in 2021.

The findings of those evaluations concluded that the building is unsafe for occupancy without significant rehabilitation. In 2018, NETL disconnected utilities including electric, water, and wastewater service. Wastewater fixtures including toilets and sinks were removed and the sanitary service connections were capped by NETL personnel. The building is currently without heating, cooling, water, or wastewater service, rendering it unsuitable for occupancy.

The presence of unabated asbestos and LBP and the potential for PCBs in building materials/equipment has been documented in the 2015 feasibility study. The NETL policy for building access requires that personnel be equipped with a minimum of a negative air respirator, Tyvek® (or equivalent) protective clothing and gloves/boot covers for entry. Entry requests are reviewed by on-site health and safety personnel and authorization issued based on verification of need. Used personal protective equipment (PPE) is disposed as non-hazardous industrial waste.

The roof is currently decayed such that tarps are required to minimize rainwater infiltration into the building. Due to the ongoing moisture related to structural leaks, there is documented occurrence of mold throughout the building. The building has been unoccupied since approximately 1990, and the utilities have been disconnected since 2018 which has not allowed for the regulation of humidity, as well as the ongoing deterioration of the roof allowing rainwater to enter the building. Mold growth on walls and ceiling surfaces was observed during a site reconnaissance visit on October 18, 2023 (**Appendix B**).

The building is constructed slightly below the ground surface and the potential for indoor air quality health and safety concerns has been reviewed in this EA. The NETL Albany Campus is underlain by an upper aquifer known to contain concentrations of VOCs which are described in Section 3.3.1. The potential for vapor intrusion into the building is considered in Sections 3.3.1 and 3.8. While the presence of VOC-impacted groundwater and utility conduits and sub-surface construction of the first-floor offer pathways for VOC intrusion, data collected in 2023 indicates that VOC intrusion has not occurred to date.

3.9.2 Radiation

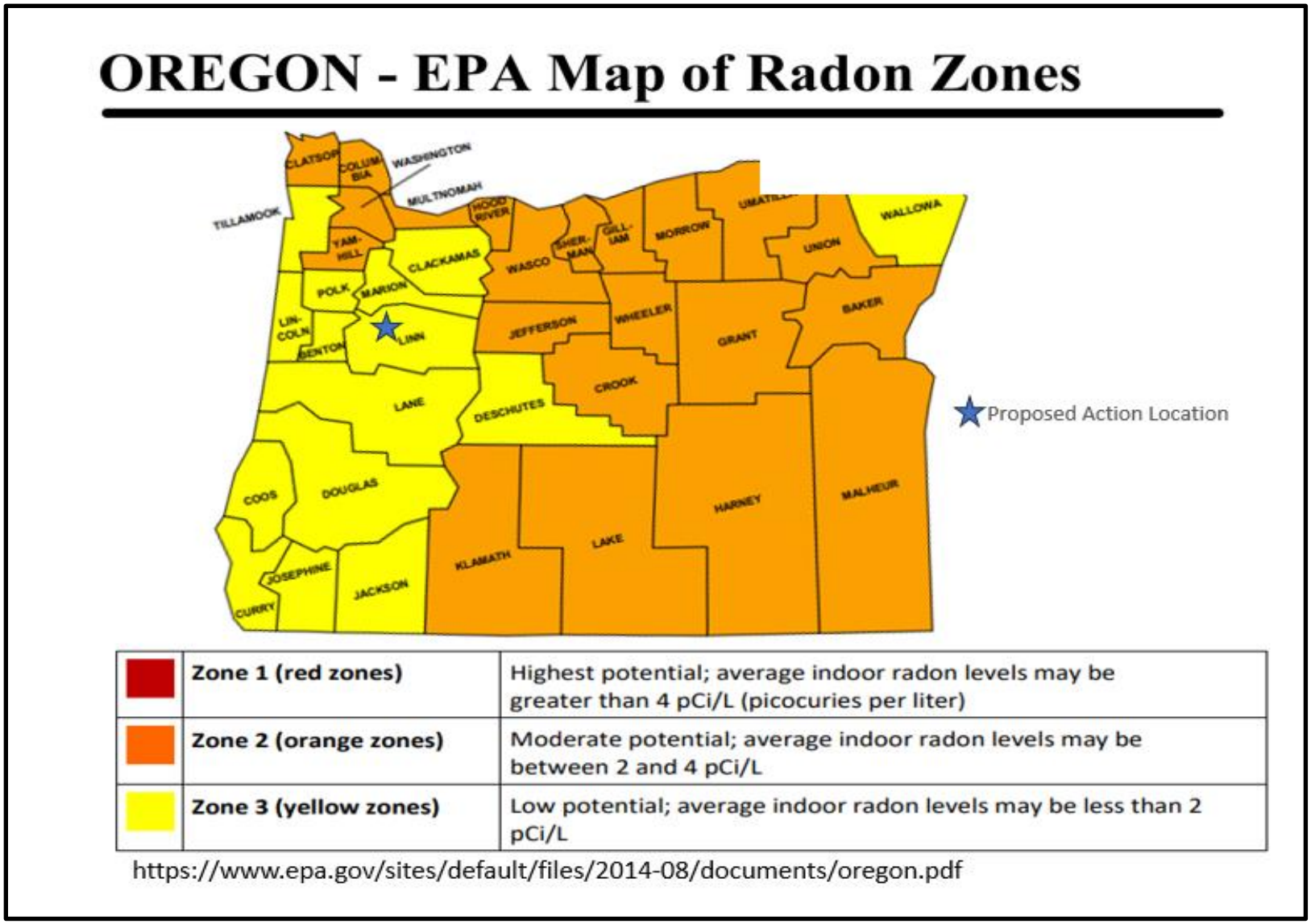
Radon is a naturally occurring odorless and colorless radioactive gas produced by decomposition of uranium in certain geologic formations and has been associated with health and safety concerns including lung cancer as reported by the National Academy of Sciences (NAS, 1999). Where present, radon may become concentrated in enclosed spaces such as basements and other poorly ventilated areas of buildings.

USEPA established a recommended action level for radon of 4 picocuries per liter (pCi/L) in indoor air for residences with radon levels above this concentration considered as a health risk to occupants USEPA has designated Linn County Oregon a being within Radon Zone 3 (EPA, 1993), which has predicted indoor radon screening levels of less than 2 pCi/L (**Figure 3-10**).

The Oregon Radon Awareness Program (ORAP), implemented by the Oregon Health Authority (OHA) Public Health Division, published findings of radon testing in 134 structures in Albany, OR, in which the average radon measurements were found to be 1.7 pCi/L (OHA, 2022). The OHA has assigned a "Low" risk for elevated Radon in the area proximal to the NETL campus and B-2. Further, OHA has supported the determination of low radon potential based on geological formations in Albany which have a low potential for generating radon gas (**Figure 3-11**). Based on the low levels of radon reasonably expected in the project area, radon is not expected to have an adverse effect on any of the considered alternatives.

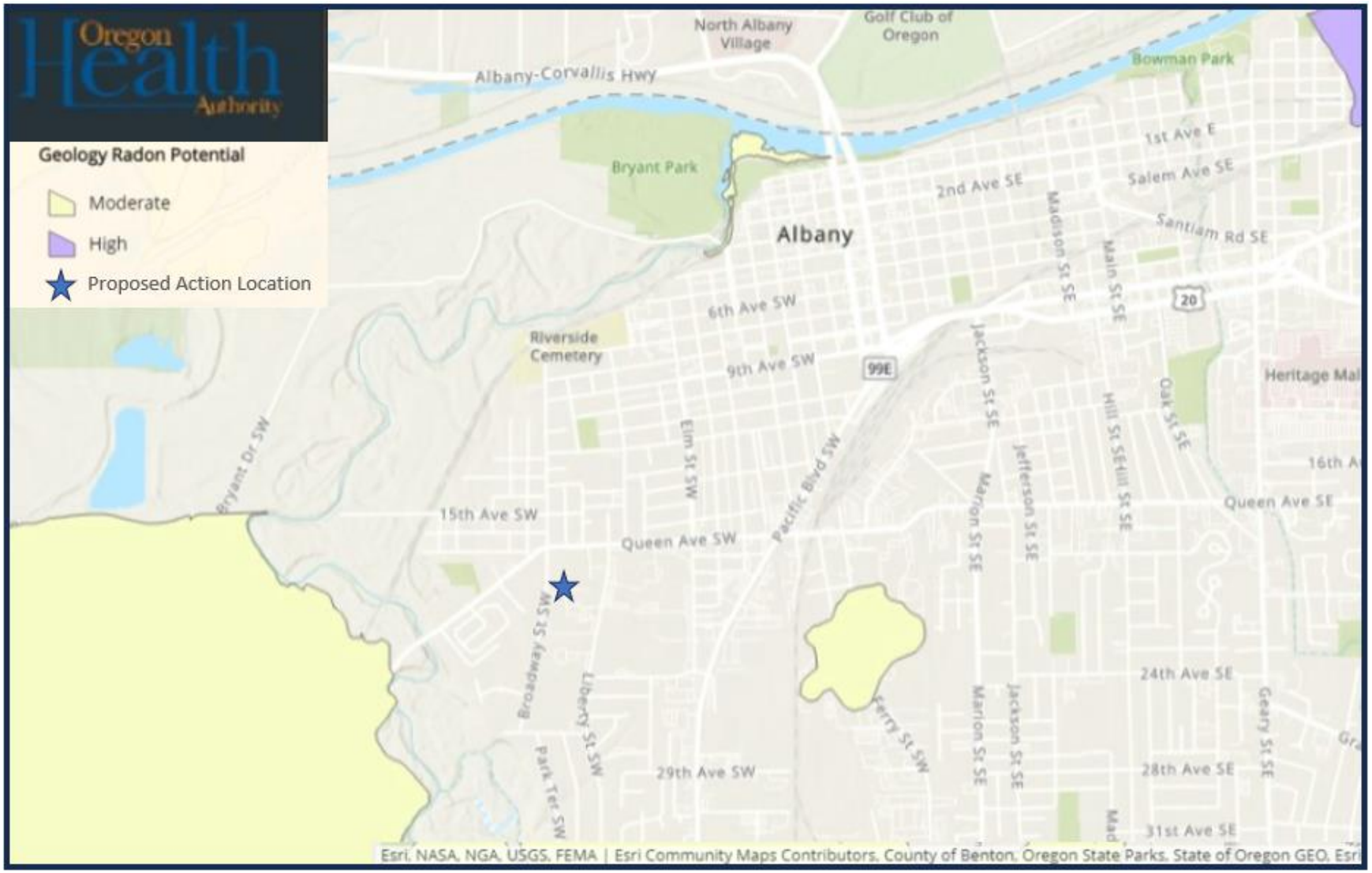
In addition to naturally occurring radioactive materials (NORM) such as radon, the potential for Technologically enhanced radioactive materials (TENORM) is also considered in this EA. In Section 3.2.1, the investigation and remediation of identified radioactive materials associated with historic research and development activities was discussed. The potential for residual radioactivity from previous work in B-2 was addressed in Phase I of the FUSRAP remediation and post-removal activity levels were verified to be below levels of concern established at the time of the remediation as well as current criteria.

Potential consequences of both radon and TENORM are considered to be negligible under the Proposed Action and all of the alternative scenarios.



Source: https://www.epa.gov/sites/default/files/2014-08/documents/oregon.pdf

Figure 3-10: USEPA Radon Potential Map in Albany, Oregon



Source: Oregon Health Authority; https://www.Oregon.gov/aha

Figure 3-11: Radon Potential in Albany, Oregon

3.9.3 Environmental Consequences: Health and Safety

3.9.3.1 Proposed Action

Under the Proposed Action, demolition would result in short-term, minor adverse effects to safety due to the temporary increase in heavy equipment operation and structural dismantling associated with demolition activities. Contractors would be required to establish and maintain safety programs that would provide protection to their workers and limit the exposure of campus personnel to demolition hazards. Risk to exposure of ACM, LBP, and mold would be mitigated prior to the demolition by conducting a hazardous materials survey as previously described. Hazardous materials and wastes generated at the demolition site would be characterized and disposed in accordance with all applicable local, state, and federal laws and regulations. As the Proposed Action would result in abatement and removal of known and suspected hazardous materials, long-term positive impacts to the Occupational Safety and Health environment in the vicinity of B-2 may be expected.

3.9.3.2 Renovation Alternative

Under the Renovation Alternative, B-2 would remain physically present and would be converted into useable space. The overall building footprint may expand or otherwise be altered depending on final building plans. The renovation of B-2 would likely result in short-term, minor adverse effects to safety due to the temporary increase in equipment use and renovation activities. It is anticipated that this alternative action will include an asbestos survey and abatement of ACM, LBP, and PCBs from the B-2 footprint prior to renovation. Existing mold on surfaces would similarly be removed and disposed as a function of restoring the building to a condition suitable for occupancy. Asbestos activities will be carried out under the EPA's NESHAP and Oregon Administrative Rules 340, Division 248, by a licensed asbestos abatement contractor.

Implementation of the Renovation Alternative is expected to result in significant positive long-term effects resulting from abatement of materials described above and elimination of the potential for injury related to the declining structural condition of B-2.

3.9.3.3 Decommissioning Alternative

Under the Decommissioning Alternative, B-2 would remain physically present but would remain unusable. While some basic measures will be undertaken to stabilize the building, continued deterioration is expected, perpetuating current potential risk of ACM, LBP, and mold exposure to the surrounding environment and personnel required to enter the structure for maintenance purposes.

3.9.3.4 No Action Alternative

Under the No Action Alternative, B-2 will continue to be managed at a baseline condition with maintenance limited to those activities required to minimize the potential for direct health and safety risks. Further deterioration of the structure may pose a negative impact on the ability of NETL staff to maintain the building in a safe condition and increasing potential risk for exposure to hazardous materials such as ACM and increasing risk to entrants accessing the building for maintenance purposes.

4.0 CUMULATIVE ENVIRONMENTAL EFFECTS

Activities at B-2 represent a small proportion of the activities conducted at the NETL Albany Campus as a whole, however, the Proposed Action and its alternatives may have the potential for incremental effects which may impact environmental conditions or regulatory obligations for the Albany Campus. Reasonable efforts have been made in this EA to anticipate possible contributions to site environmental or cultural conditions that may affect the campus as a whole. Cumulative impacts may be direct or indirect and result from the "incremental impact of actions when added to other past, present, and reasonably foreseeable future actions regardless of what agency undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time" (CEQ, 1997).

4.1 Compatibility of Proposed Action with Federal, State, Regional, and Local Objectives

NEPA and CEQ regulations were developed to balance the need for actions proposed by federal agencies with the objective of protecting existing environmental and cultural resources. As described in the above sections, minor short-term negative impacts may be associated with the Proposed Action as well as positive long-term outcomes to environmental, health, and safety conditions at the NETL campus.

The most significant consideration in this EA is the evaluation of compatibility of the Proposed Action with the federal and state interests in heritage preservation. Mitigation measures have been described in Section 3.5 which are designed to ameliorate and balance the need for health and safety with efforts to preserve historic architecture and honor sites of notable cultural contribution. Final mitigation measures will be determined through consultation with the Oregon SHPO, tribes, and other consulting parties who have an interest in the NETL Albany facility and its history. DOE NETL consultation with SHPO, tribes, and other parties contributes to DOE NETL's compliance with Section 106 of the NHPA (36 CFR Part 800).

4.2 Relationship Between Short-Term and Long-Term Effects

In the sections above, both potential short-term and long-term effects are described related to the Proposed Action and its alternatives. The Proposed Action includes demolition of the existing B-2 structure which necessarily includes short-term disruptions and impacts including air emissions, noise, stormwater, and hazardous materials and waste generation. These effects are not expected to persist beyond the demolition phase of the action. The elimination of health and safety risks associated with the existing conditions is a tangible long-term positive impact directly related to the Proposed Action.

The current condition of B-2 precludes safe usage or occupancy. The building serves as a significant source of ongoing maintenance efforts to prevent serious structural failure and potential health and safety incidents. Elimination of the building will restore the footprint of the building to a permeable feature for stormwater management and will allow staffing resources required to maintain the structure at a baseline level to other productive functions at the campus.

The removal of B-2 will have an impact on the overall ARC Historic District. In the short-term, the building's removal will result in an adverse effect on a historic property under Section 106 of the NHPA (36 CFR Part 800.5). In the long-term, the removal of the building may lead to incompatible infill at the former B-2 location or continued demolition of historic buildings within the historic district. For example, DOE NETL may decide to construct a new building further diminishing the historic district aspect of integrity beyond the immediate action of removing B-2. DOE NETL is considering the potential for long-term effects to determine appropriate mitigation measures in consultation with the Oregon SHPO. Such measures might include an updated inventory of buildings within the historic district and a corresponding management plan that provides guidance to preserve the remaining historical character of the historic district. Such plans outline best practices for the maintenance and preservation of historic buildings and provide guidance for compatible new construction within a historic district.

4.3 Irreversible and Irretrievable Commitment of Resources

Removal of the B-2 structure is a permanent and irreversible change to the current landscape of the NETL Albany Campus. All considered alternatives involve significant investment of financial resources and personnel to maintain B-2 in varying states of usefulness. Removal of the structure eliminates the need for long-term management of the decaying structure and offers a short-term solution with long-term benefits to health and safety conditions at the campus.

To mitigate the loss of B-2's contribution to the ARC Historic District, HABS documentation would be completed as part of a package of mitigation measures, to be determined by DOE NETL in consultation with the Oregon SHPO, tribes, and other parties. The HABS report would document details of B-2's construction and contribution to the historic district prior to the building's demolition.

4.4 Cumulative Environmental Consequences

The following analysis considers how the impacts of the actions identified in the above sections might affect, or be affected by, other ongoing activities at the DOE NETL Albany Campus. The analysis considers whether incremental effects contributed by the Proposed Action, or its alternatives, would be reasonably expected to result in potentially significant impacts not previously identified

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Table 4-1: Cumulative Effects

Resource	Proposed Action	Renovation Alternative	Decommissioning Alternative	No Action Alternative
Soils	No adverse cumulative effects to soils are anticipated under the Proposed Action or its alternatives. Soil impacts are limited to localized temporary disturbances which will be mitigated by required sedimentation and erosion control measures under the Proposed Action.			
Geology	Potential positive cumulative impacts include elimination of the decayed B-2 structure in avoidance of severe damage in the event of a future significant earthquake.	No Cumulative effects are anticipated related to regional or local geology under any of the alternative actions.		
Hazardous Materials	The NETL campus would be required to evaluate the generator classification to determine if site-wide hazardous waste generation exceeds criteria for SQG status during demolition, renovation, or decommissioning activities. If hazardous wastes >2,200 lbs. in a single month are generated related to the implementation of any of the alternatives, compliance with Large Quantity Generator status regulations will be required including contingency planning and biennial reporting for the year in which the action occurs. It is unlikely that demolition/renovation will generate sufficient hazardous waste to exceed SQG status and Episodic Generation exemption may be invoked to retain SQG status for one-time exceedance.			No cumulative effects are expected under the No Action Alternative.
Water Resources	No adverse cumulative impacts to water resources are anticipated under any of the alternatives considered. None of the scenarios involve groundwater use or discharge to groundwater. Localized surface water run-off will not affect campus-wide water management and no permits/plans are required by regulation which would require revision due implementation of any of the alternatives.			
Biological Resources	No adverse impacts to biological resources are anticipated under any of the considered alternatives. No critical habitats, sensitive habitats, and/or wetland habitats are present at the B-2 project area. Due to the developed nature of the project area and immediate vicinity, along with a lack of preferred and/or required habitat type, no threatened, endangered, or otherwise identified species of concern are likely to be present or otherwise negatively impacted by demolition of B-2. Therefore, no significant incremental or cumulative impacts on biological resources are anticipated.			
Cultural Resources	Adverse cumulative impacts are possible due to the permanent loss of B-2's contribution to the ARC Historic District and potential for incompatible infill within the district boundary. Implementation of a management plan providing guidance for new construction within the district and the maintenance of historic buildings would mitigate the potential for adverse cumulative impacts.	No adverse cumulative effects are anticipated for these alternatives. Retaining B-2 would preserve the ARC Historic District as-is and may have a positive impact if the Renovation Alternative is selected.		Adverse cumulative impacts are expected under the No Action Alternative. Allowing B-2 to decay may lead to the neglect of other historic buildings on campus that have health and safety issues and/or require extensive renovation for continued use.
Air Quality	Air quality impacts are expected to be short-term under the Proposed Action. The NETL campus is well below the threshold for regulation as a major source of air contaminants and the short-term nature of	Renovation will require installation of comfort heaters, water heaters, and air conditioning units which will be considered in the campus-wide potential to emit calculations. The campus is well below criteria for major	Decommissioning will require installation of climate control devices which will be considered in the campus-wide potential to emit calculations. The campus is well below criteria for major source	No cumulative effects are anticipated under the No Action Alternative.

Resource	Proposed Action	Renovation Alternative	Decommissioning Alternative	No Action Alternative
	increased emissions will have a negligible effect on air quality on the campus.	source classification and no significant effect is expected	classification and no significant effect is expected	
Noise	Noise impacts are expected to be short-term under the Proposed Action and its alternatives. The NETL campus as a whole is not expected to experience an overall change in ambient noise other than acute, isolated increases during physical activity at B-2.			No cumulative effects are anticipated under the No Action Alternative.
Utilities	Utilities have been disconnected since 2018. Demolition of the structure may result in removal of residual portions of utility lines but is not expected to have significant impacts on the utility infrastructure of the campus.	Previously disconnected utilities will be re-established, requiring planning and engineering to re-integrate utilities with the existing campus utility infrastructure.	Climate control and/or ventilation systems necessary to control conditions including humidity in the building would be required, necessitating integration with campus-wide utility system.	Utilities have been disconnected since 2018. Continued presence of the unoccupied structure is not expected to impact the utility infrastructure of the campus.
Safety and Occupational Health	Removal or renovation of the deteriorating building would eliminate safety and health concerns including the potential for release of asbestos from the decaying structure into the environment surrounding B-2 and reduce facility safety concerns for maintenance staff, lawn maintenance crews and others required to access or maintain adjacent campus property		Decommissioning B-2 will entail sealing significant pathways for asbestos emissions resulting in a minor positive effect to overall health and safety in the general area around B-2.	No cumulative impacts are expected under the No Action Alternative.

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5.0 CONSULTATION AND COORDINATION

Federal, state, local, and other stakeholders have been contacted during preparation of this EA for advance consultation and/or invited to comment on the Draft EA. Coordination and distribution of Draft EA has been conducted as follows:

5.1 Consultation

Oregon State Historic Preservation Office
U.S. Department of the Interior – National Parks Service

5.2 Notice of Availability distribution

5.2.1 Federal Agencies

Advisory Council on Historic Preservation (ACHP)
U.S. Department of Environmental Protection Agency, Region 10
U.S. Department of the Interior – National Parks Service
U.S. Department of the Interior – U.S. Fish and Wildlife Service
U.S. Federal Emergency Management Agency

5.2.2 Native American Tribes

The Confederated Tribes of Grand Ronde
The Confederated Tribes of Siletz Indians
The Confederated Tribes of Warm Springs

5.2.3 State Agencies

Oregon Biodiversity Information Center
Oregon Department of Environmental Quality
Oregon Department of Fish and Wildlife

5.2.4 Local Agencies/Organizations

Albany City Library
Albany Regional Museum
Friends of Historic Albany
City of Albany City Manager
Albany Landmark Commission
Restore Oregon
Willamette Heritage Center

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APPENDIX A

NOTICE OF AVAILABILITY AND CONSULTATION LETTERS

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Newspaper Legal Notice

The Department of Energy (DOE) National Energy Technology Laboratory (NETL) announces the availability for comment of Draft Environmental Assessment (EA) evaluating the potential environmental impacts from the proposed demolition of a single building known as Building 2 (B-2) on the NETL Albany, Oregon campus (Proposed Action). The need for the Proposed Action centers on demonstrated health and safety concerns associated with the degraded condition of B-2. The building has been recognized as a contributing element to a potential historic district by the Oregon State Historic Preservation Office (SHPO) in 1998 based on its age and its role in noteworthy developments in scientific research. Since the demolition would be considered an adverse effect under the National Historic Preservation Act (NHPA), DOE also plans to coordinate its NHPA Section 106 obligations with the NEPA process.

DOE NETL invites public participation through the solicitation of comments on the proposed demolition of B-2 and the Draft EA detailing the results of the comprehensive evaluation of the action. Comments will be accepted for 30 days from the publication of this notice. The Draft EA is available online at the link provided below. Hard copies are available at the Albany Public Library at 2450 14th Avenue SE, Albany, Oregon.
Online document availability:
https://netl.doe.gov/node/6939 and
https://www.energy.gov/nepa/doe-environmental-assessments

Public written comments may be sent to the following email or postal address and will be accepted if dated or postmarked on or prior to September 8, 2024. When submitting comments, please including your name and address for reference.

Subject: Draft EA-NETL Albany Campus
Attention: Dr. Johnna Sholtis
DOE National Energy Technology Laboratory
626 Cochran Mill Road
Pittsburgh, PA 15236

August 9, 2024

Christopher Koeppel
Assistant Director
Federal Property Management Section
Advisory Council on Historic Preservation
401 F Street NW, Suite 308
Washington, DC 20001

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Mr. Koeppel,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office (SHPO) determined that B-2 is a contributing element of an eligible historic district at the NETL Albany site (eligible for listing on the National Register of Historic Places), triggering the need for NHPA Section 106 compliance. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's National Environmental Policy Act (NEPA) website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1). The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon SHPO and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places. DOE and Oregon

SHPO are also developing a memorandum of agreement (MOA) for mitigation requirements.

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the Advisory Council on Historic Preservation may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

Attachments:
Figure 1: Proposed Action Location
Figure 2: Building 2

Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR

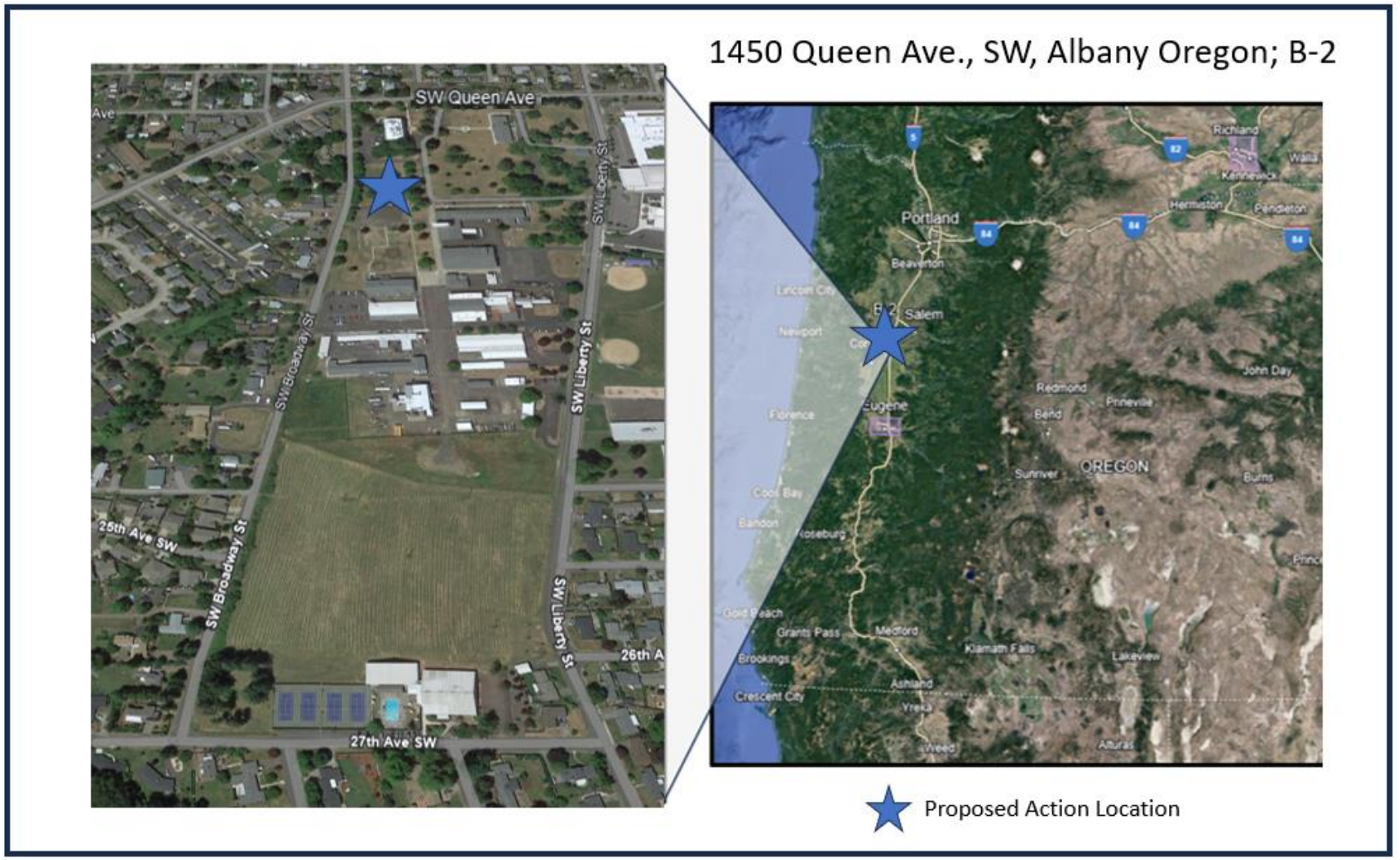

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Mr. Darrel Tedisch, Chair
Albany Regional Museum
136 SE Lyon Street S
Albany, OR 97321

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Mr. Tedisch,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office (SHPO) determined that B-2 is a contributing element of an eligible historic district at the NETL Albany site (eligible for listing on the National Register of Historic Places), triggering the need for NHPA Section 106 compliance. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's National Environmental Policy Act (NEPA) website at https://www.energy.gov/nepa/doe-environmental-assessments.

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renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the Albany Regional Museum may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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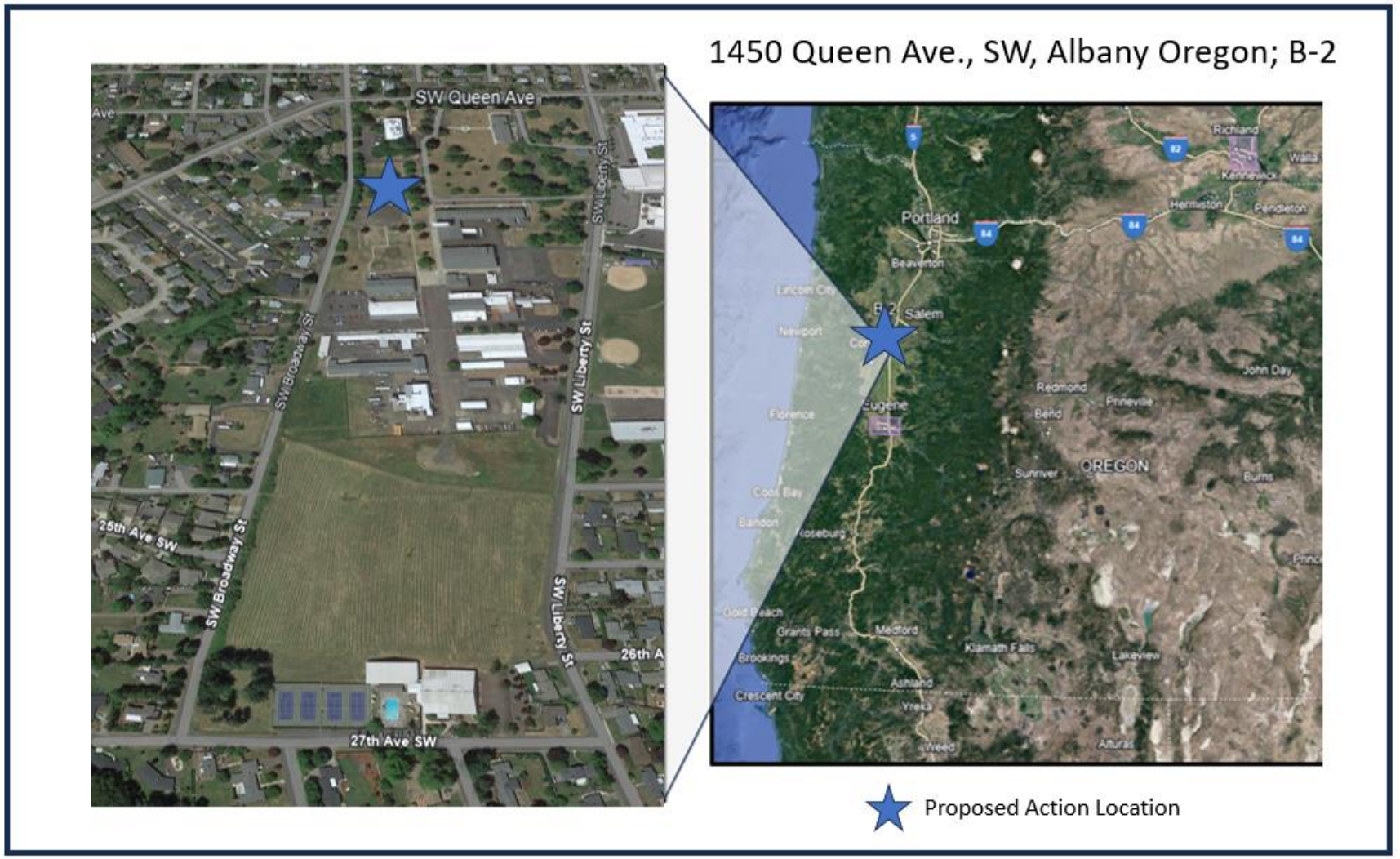

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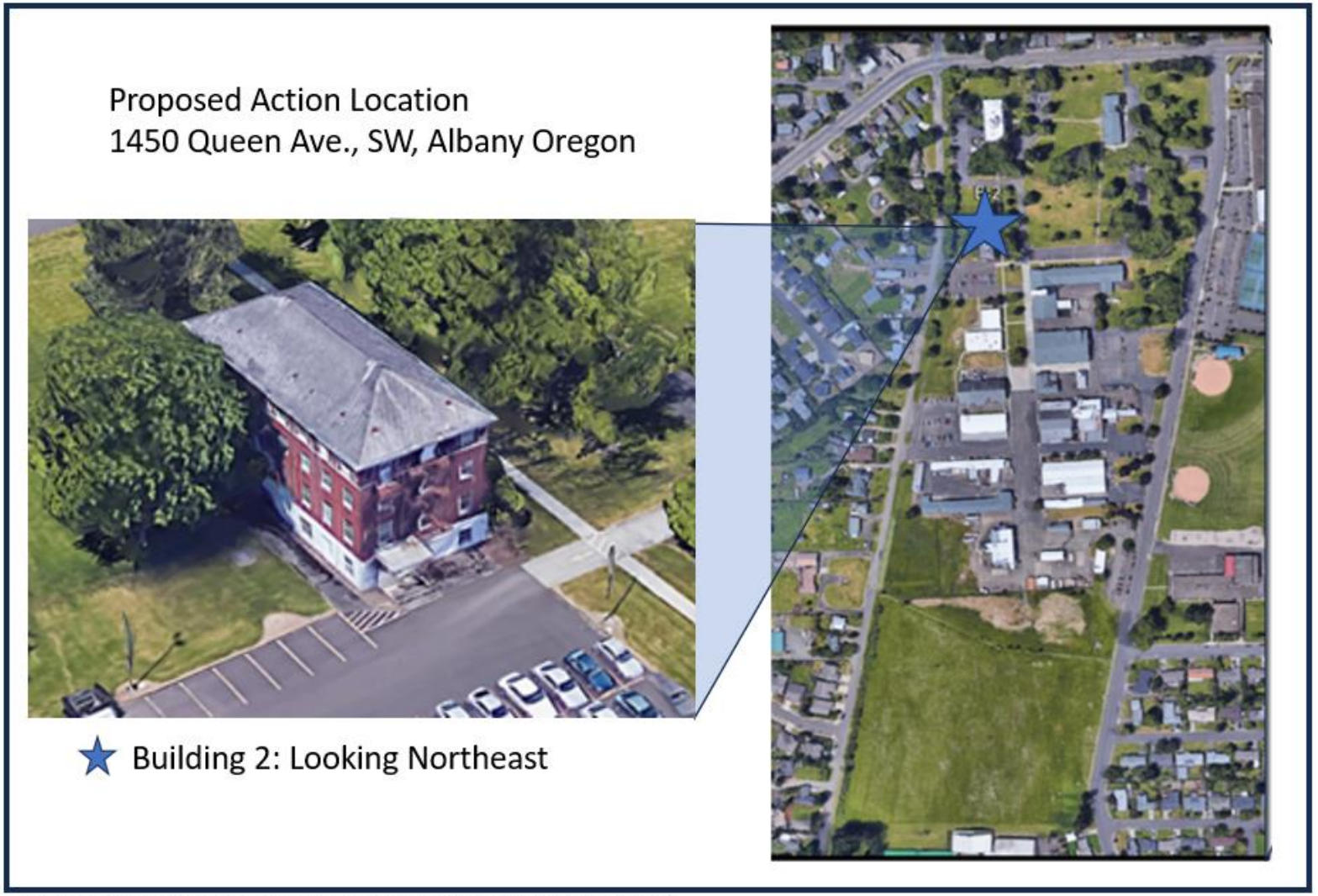
Building 2 (B-2)



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August 9, 2024

Peter Troedsson
City Manager
City of Albany
333 Broadalbin SW
Albany, OR 97321

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Mr. Troedsson,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office (SHPO) determined that B-2 is a contributing element of an eligible historic district at the NETL Albany site (eligible for listing on the National Register of Historic Places), triggering the need for NHPA Section 106 compliance. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's National Environmental Policy Act (NEPA) website at https://www.energy.gov/nepa/doe-environmental-assessments.

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626 Cochran Mill Road, Pittsburgh, PA 15236
Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the City of Albany may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hard copy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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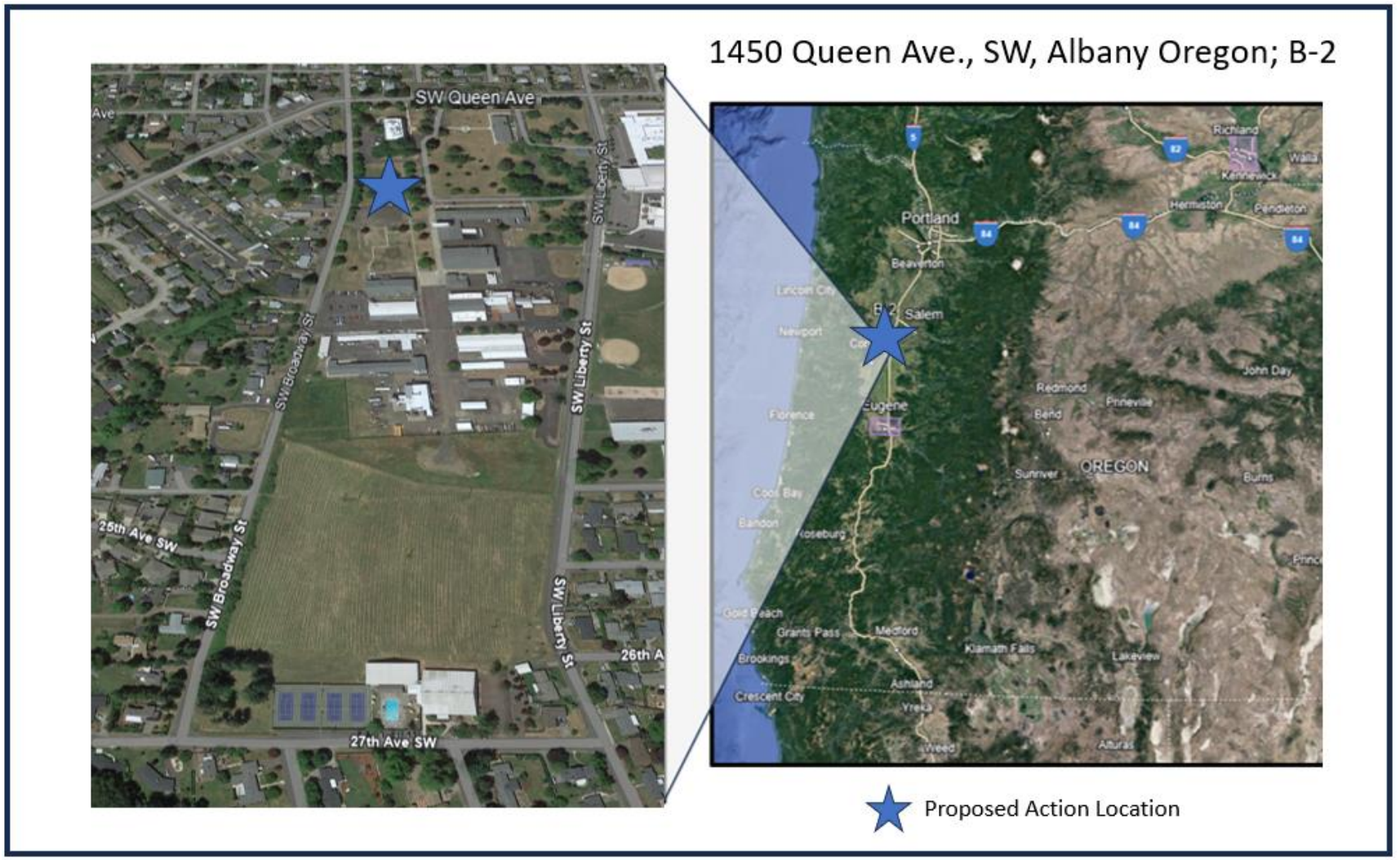

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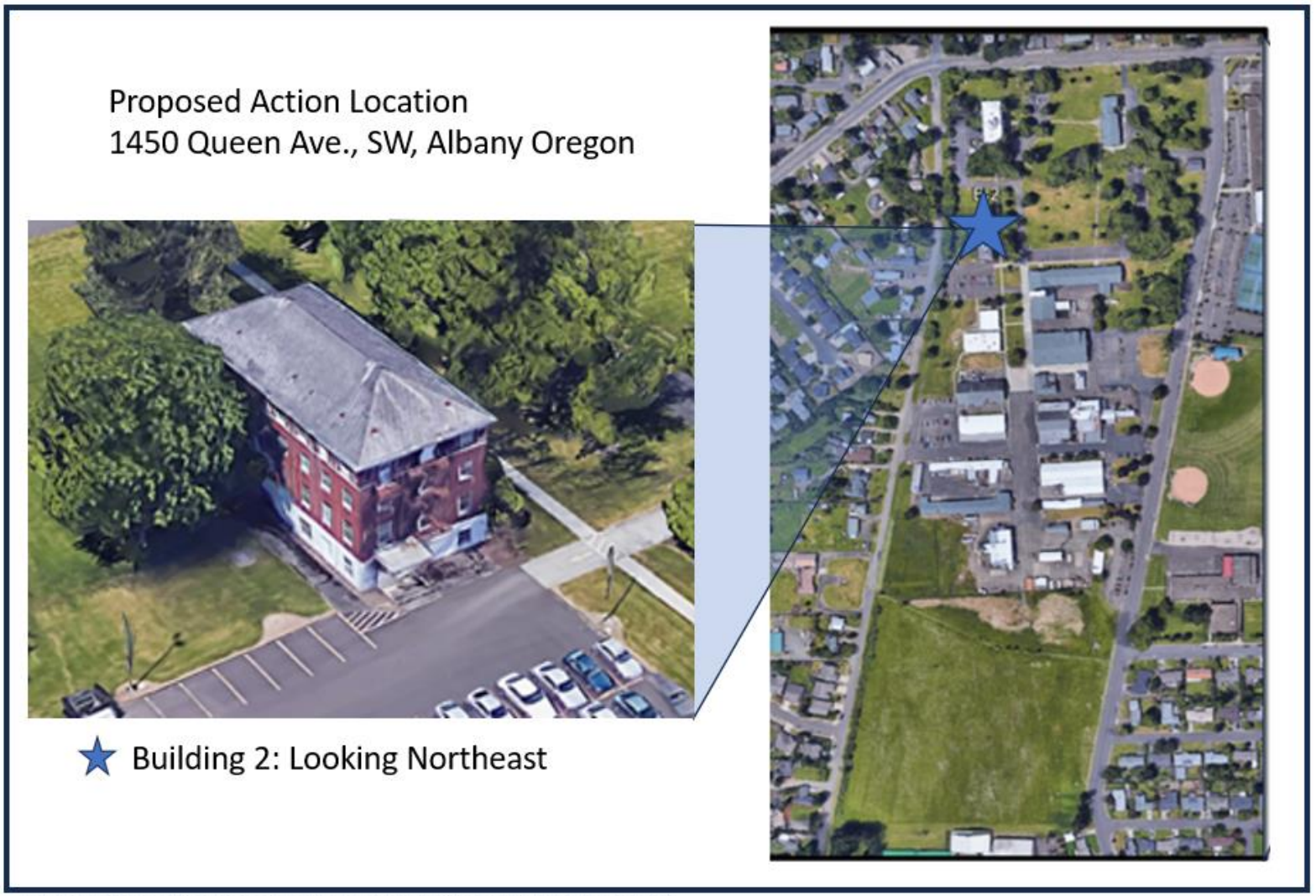

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Cheryle A. Kennedy, Chairwoman
The Confederated Tribes of Grand Ronde
9615 Grand Ronde Road
Grand Ronde, OR 97347

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Chairwoman Kennedy:

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office determined that Building 2 contributes to an eligible historic district at the NETL Albany site, triggering the need for NHPA Section 106 compliance.

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The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The area of the Proposed Action has been investigated for cultural resources that may be of interest to the Confederated Tribes of Grand Ronde. No archeological sites or sacred areas are known to be located in or near the project area according to DOE records. DOE is currently working with the Oregon State Historic Preservation Office to document the historical significance of the B-2 structure and develop a memorandum of agreement for mitigation requirements.

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2

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Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

DOE NETL invites your participation and values any comments, questions, or concerns the Confederated Tribes of Grand Ronde may have on this Proposed Action described in the Draft EA The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. The Draft EA is also being sent separately in hardcopy form and can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's National Environmental Policy Act (NEPA) website at https://www.energy.gov/nepa/doe-environmental-assessments.

Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below, or email to Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. For questions, please email or call Dr. Sholtis at (412) 386-9395. DOE NETL looks forward to consulting with your Tribal Nation.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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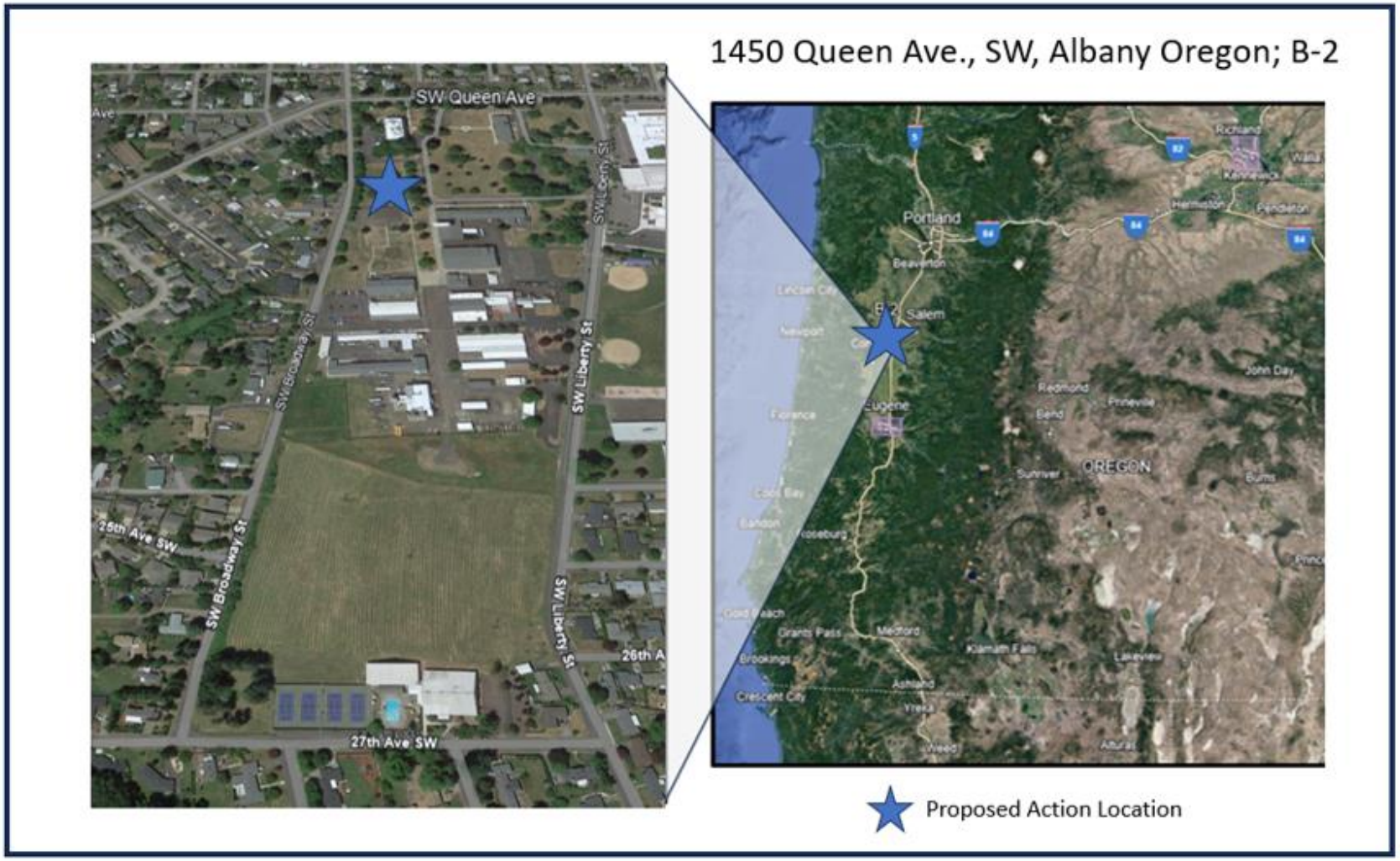

Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

David Harrelson, Cultural Resources Department
The Confederated Tribes of Grand Ronde
9615 Grand Ronde Road
Grand Ronde, OR 97347

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Mr. Harrelson:

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office determined that Building 2 contributes to an eligible historic district at the NETL Albany site, triggering the need for NHPA Section 106 compliance.

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Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

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Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
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NEPA Compliance Officer

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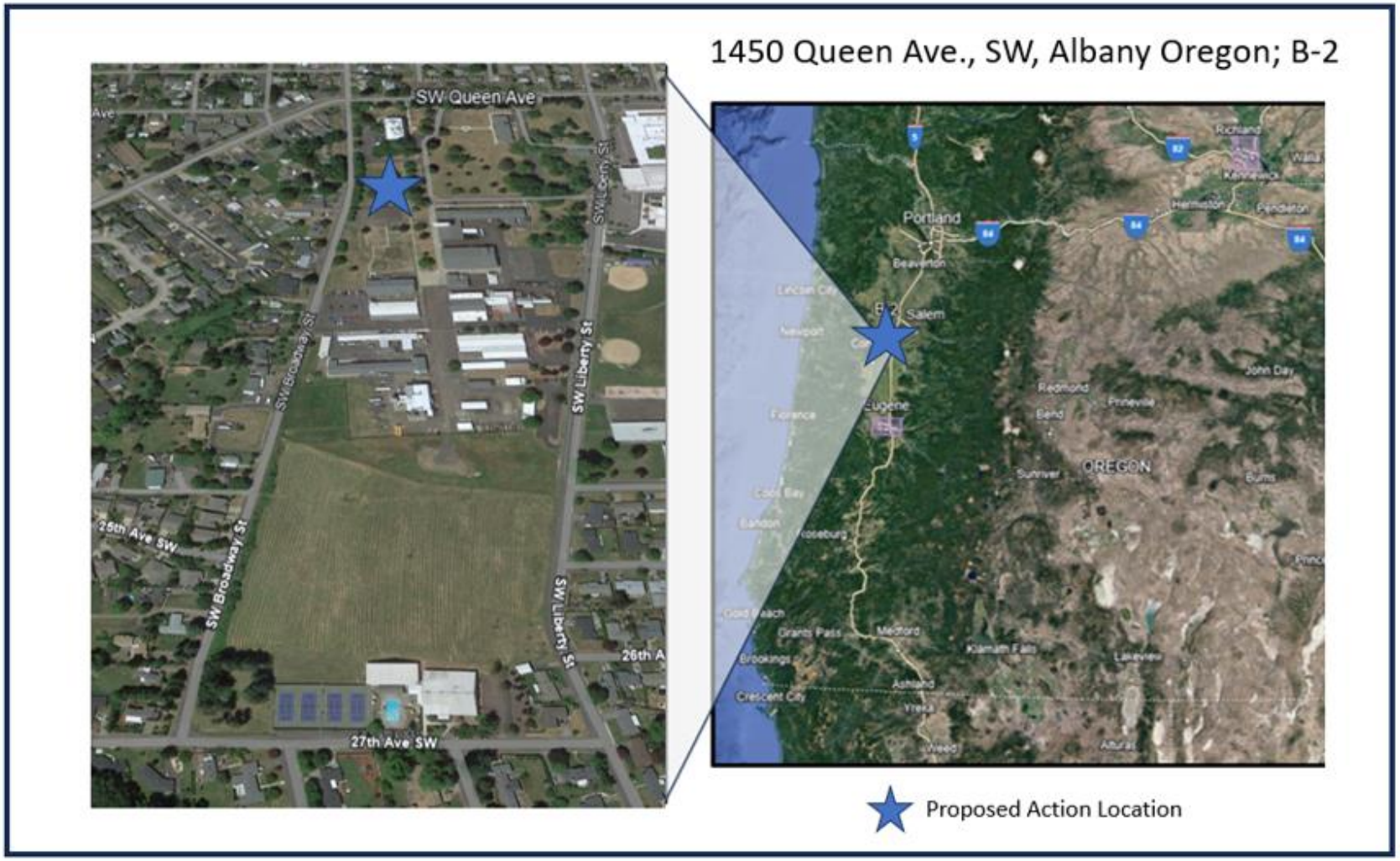

Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Breice Edwards, Historic Preservation Officer
The Confederated Tribes of Grand Ronde
9615 Grand Ronde Road
Grand Ronde, OR 97347

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Mr. Edwards:

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Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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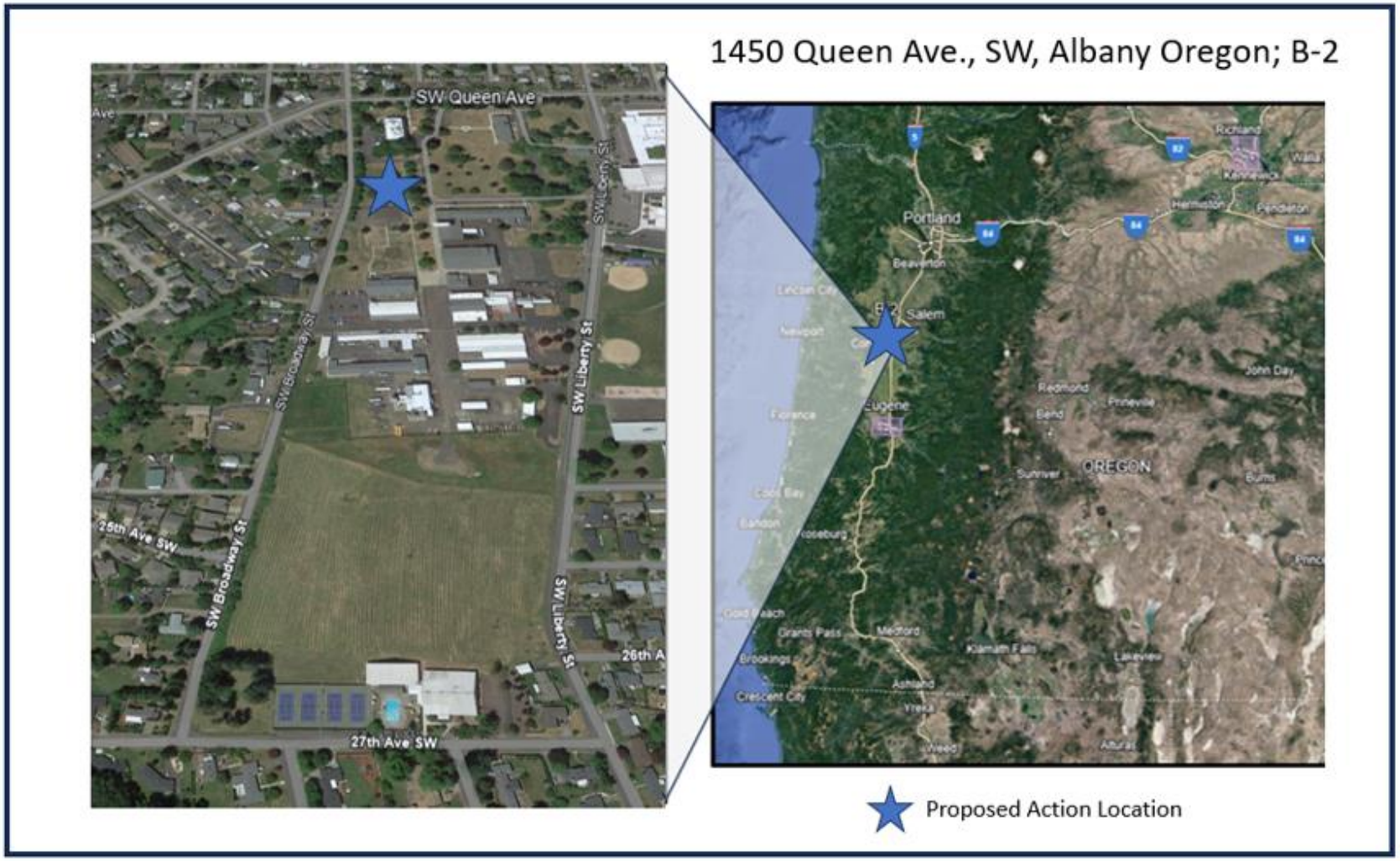

Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
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Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Delores Pigsley, Chairman
The Confederated Tribes of Siletz Indians
201 SE Swan Avenue
PO Box 549
Siletz, OR 97380

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Chairman Pigsley:

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office determined that Building 2 contributes to an eligible historic district at the NETL Albany site, triggering the need for NHPA Section 106 compliance.

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (water, sewer, electric, natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1).

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The area of the Proposed Action has been investigated for cultural resources that may be of interest to the Confederated Tribes of Grand Ronde. No archeological sites or sacred areas are known to be located in or near the project area according to DOE records. DOE is currently working with the Oregon State Historic Preservation Office to document the historical significance of the B-2 structure and develop a memorandum of agreement for mitigation requirements.

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626 Cochran Mill Road, Pittsburgh, PA 15236
Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

DOE NETL invites your participation and values any comments, questions, or concerns the Confederated Tribes of Siletz Indians may have on this Proposed Action described in the Draft EA The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. The Draft EA is also being sent separately in hardcopy form and can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's National Environmental Policy Act (NEPA) website at https://www.energy.gov/nepa/doe-environmental-assessments.

Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below, or email to Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. For questions, please email or call Dr. Sholtis at (412) 386-9395. DOE NETL looks forward to consulting with your Tribal Nation.

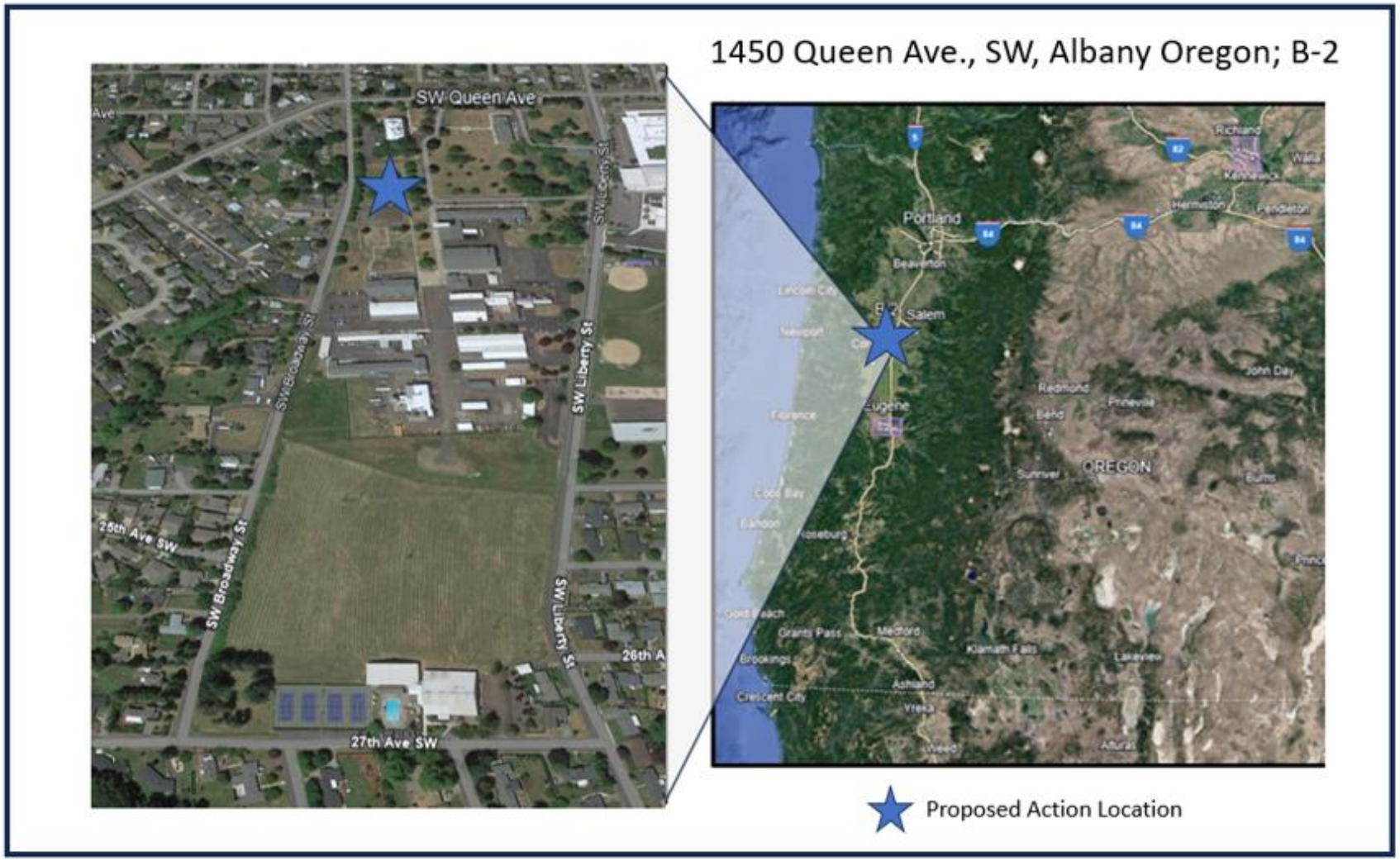
Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

Attachments:
Figure 1: Proposed Action Location
Figure 2: Building 2

Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR



Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Peter Sv-gvs (Black Bear)
c/o The Confederated Tribes of Siletz Indians
201 SE Swan Avenue
PO Box 549
Siletz, OR 97380

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Mr. Black Bear:

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office determined that Building 2 contributes to an eligible historic district at the NETL Albany site, triggering the need for NHPA Section 106 compliance.

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Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
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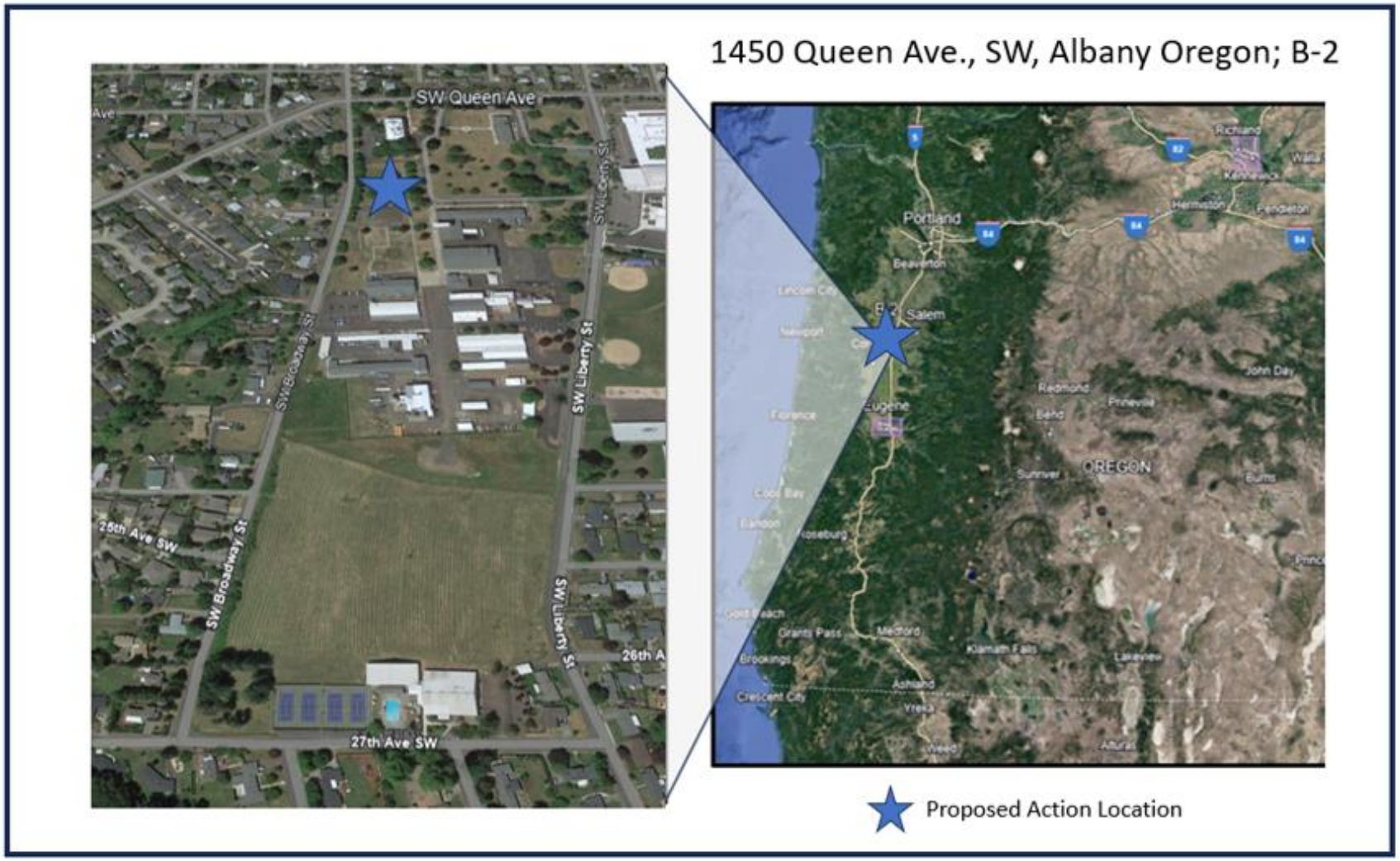

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Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Johnathon W. Smith Sr., Chairman
The Confederated Tribes of Warm Springs
1233 Veterans Street
PO Box C
Warm Springs, OR 97761

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Chairman Smith:

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office determined that Building 2 contributes to an eligible historic district at the NETL Albany site, triggering the need for NHPA Section 106 compliance.

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Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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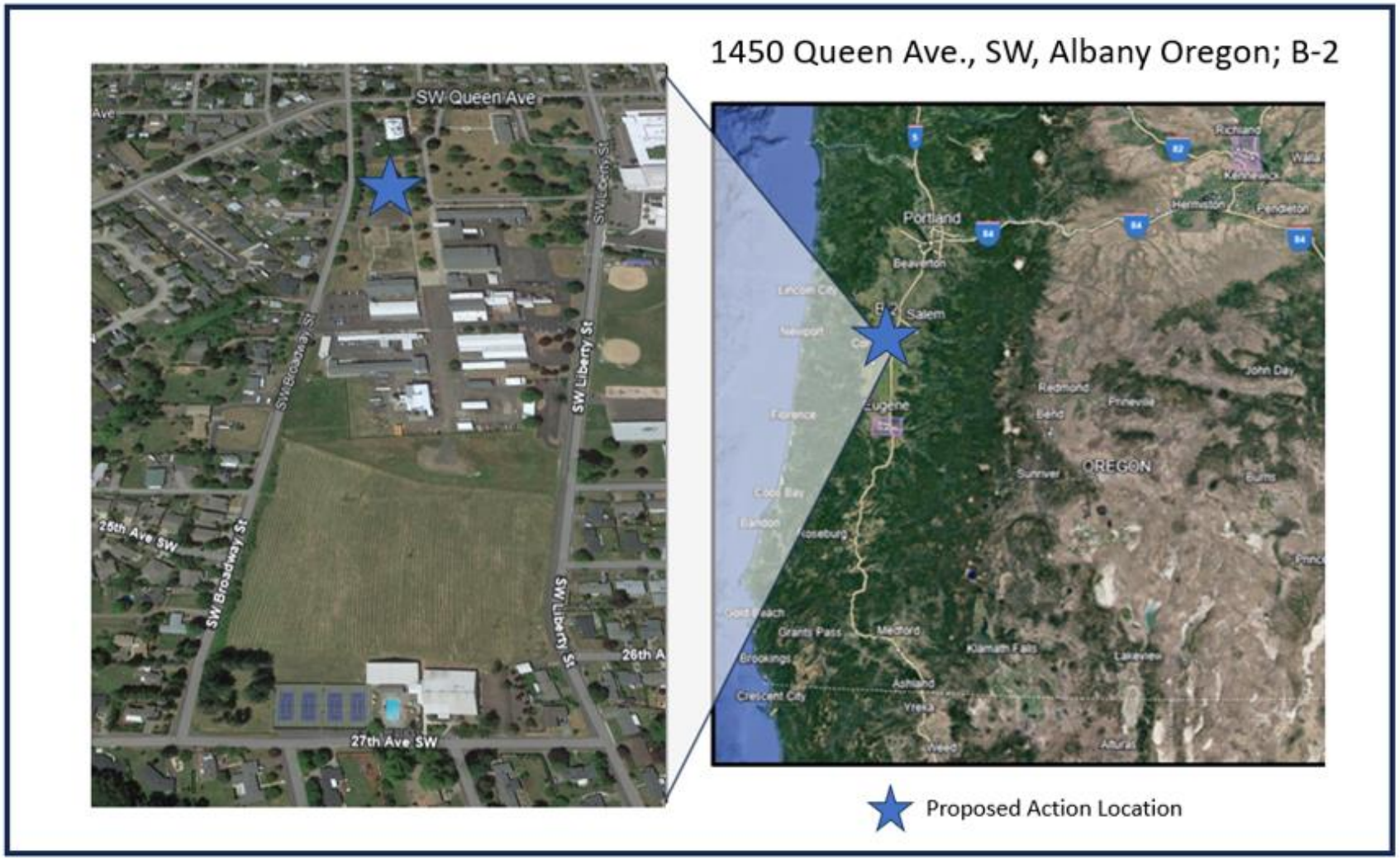
1450 Queen Ave., SW, Albany, OR



Source: https://earth.google.com/web/

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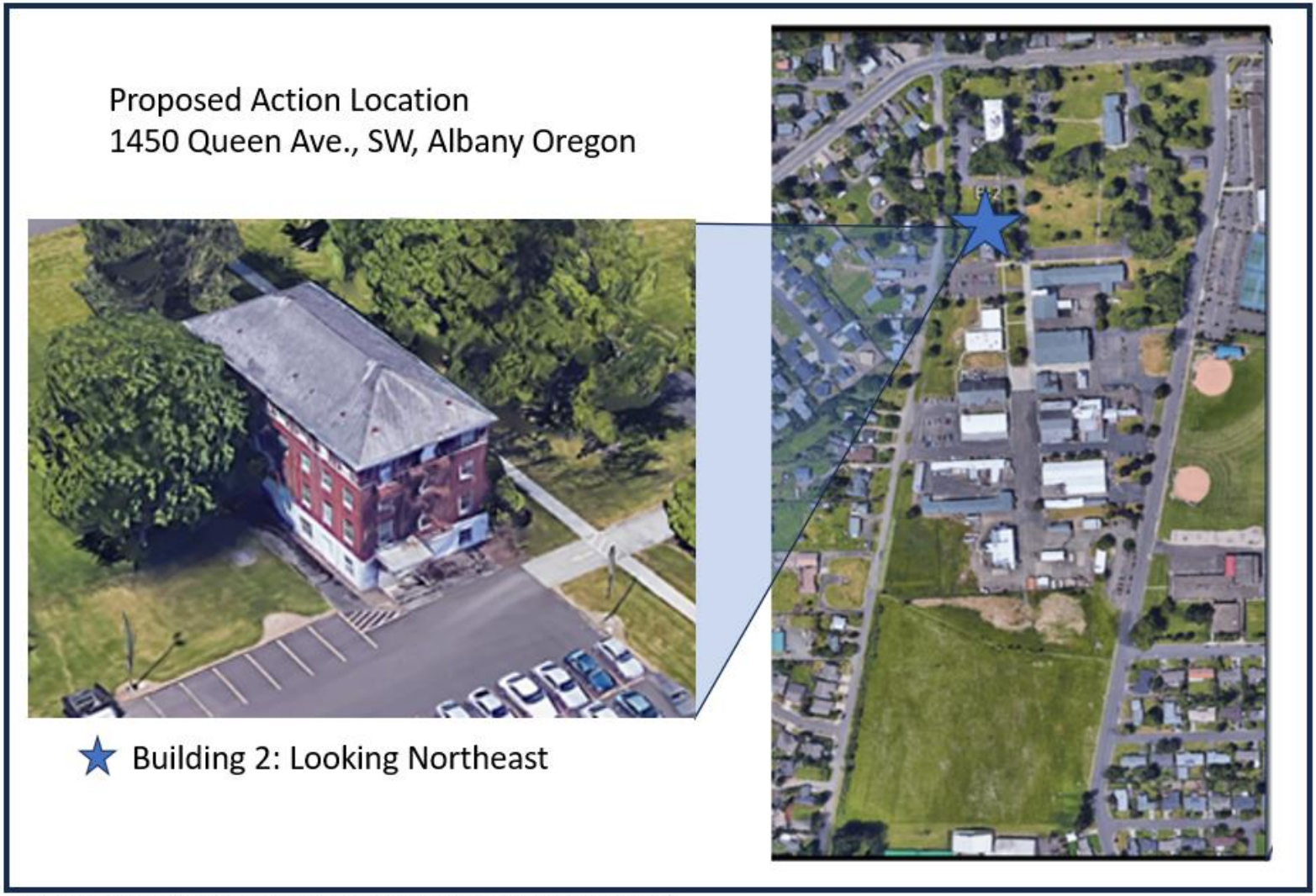

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Mars Galloway, Cultural Resources Manager
The Confederated Tribes of Warm Springs
1233 Veterans Street
PO Box C
Warm Springs, OR 97761

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Mr. Galloway:

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626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

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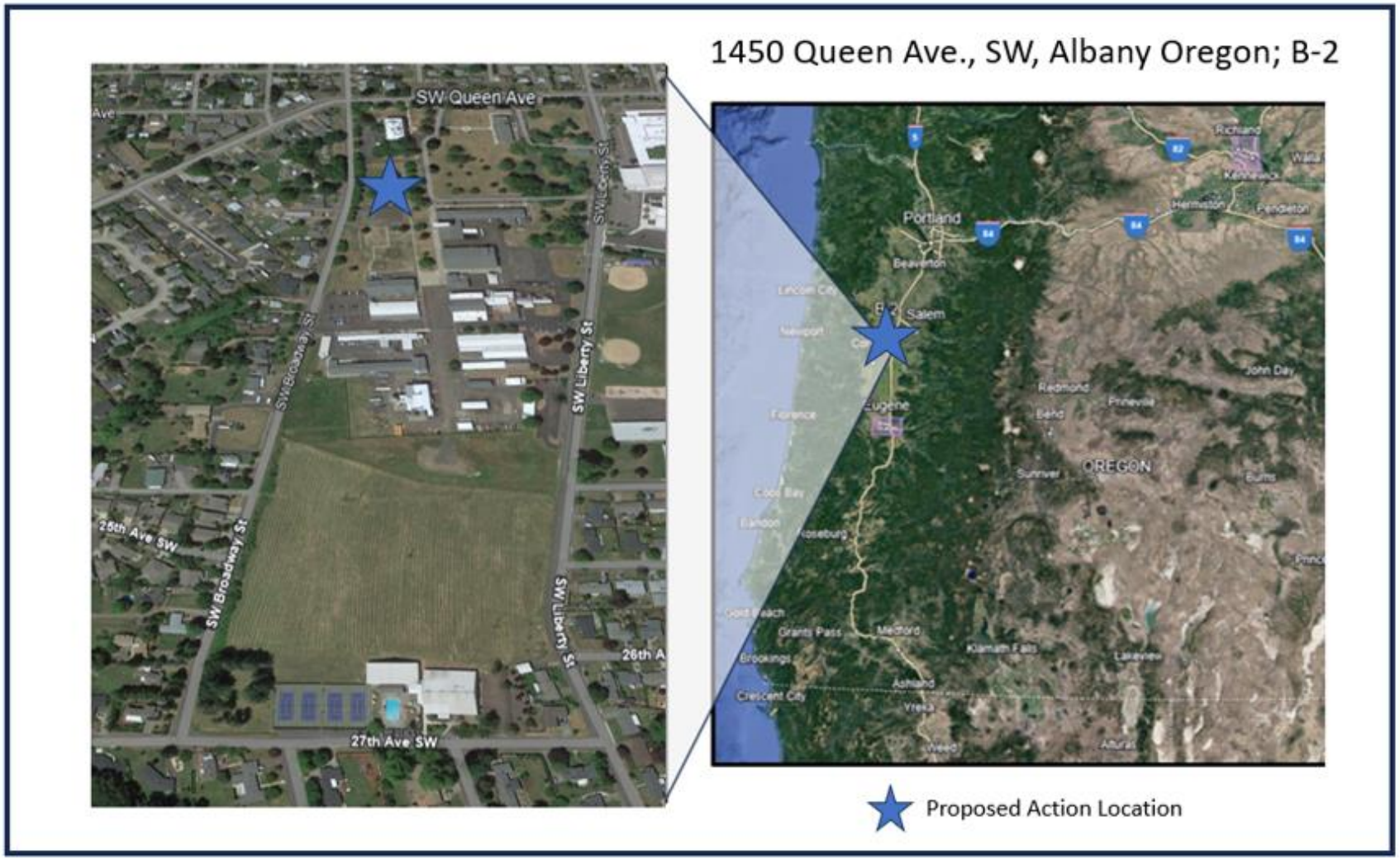

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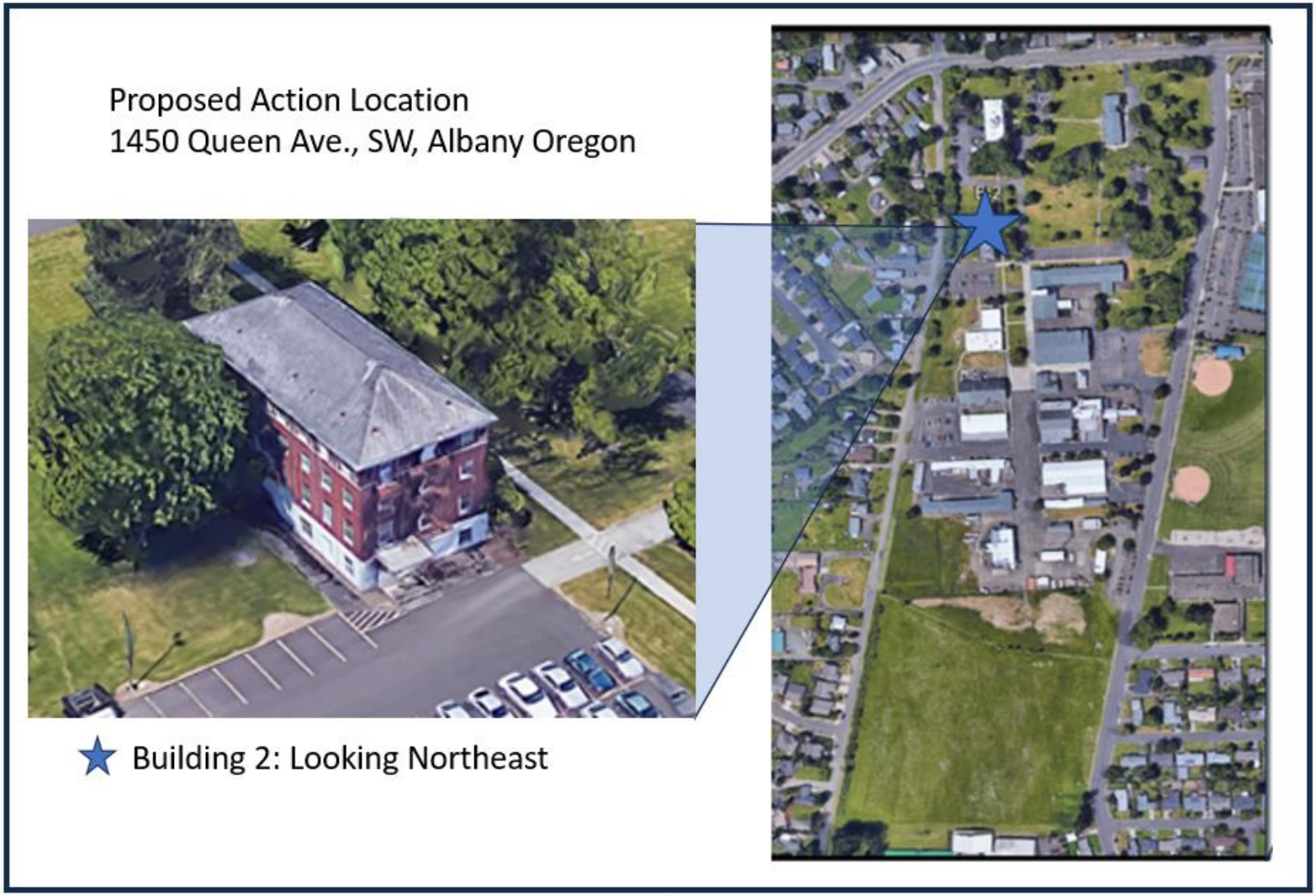
Building 2 (B-2)



Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Robert Brunoe, Treasurer
The Confederated Tribes of Warm Springs
1233 Veterans Street
PO Box C
Warm Springs, OR 97761

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Dear Mr. Brunoe:

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B921-218, M/S 921-227

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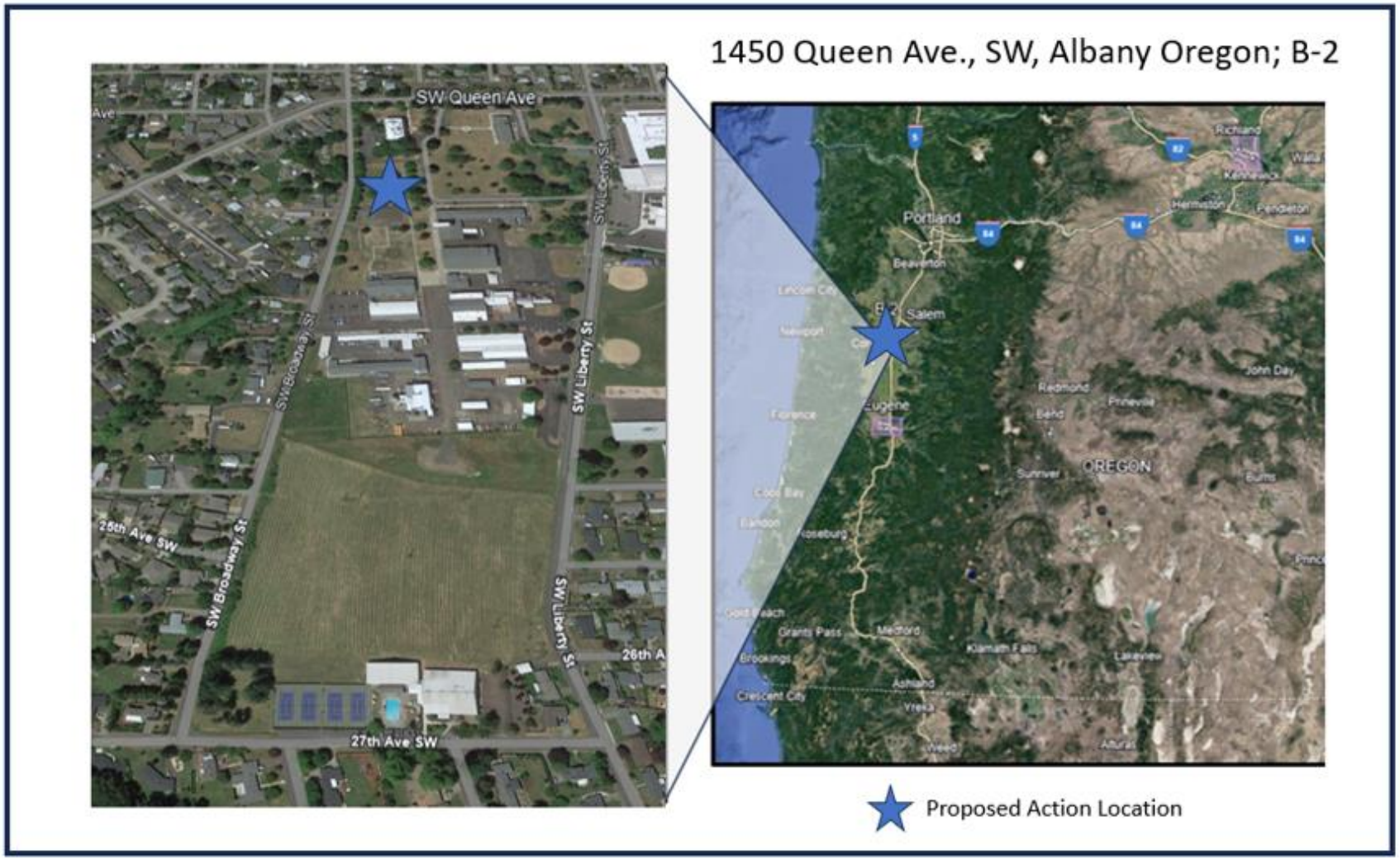

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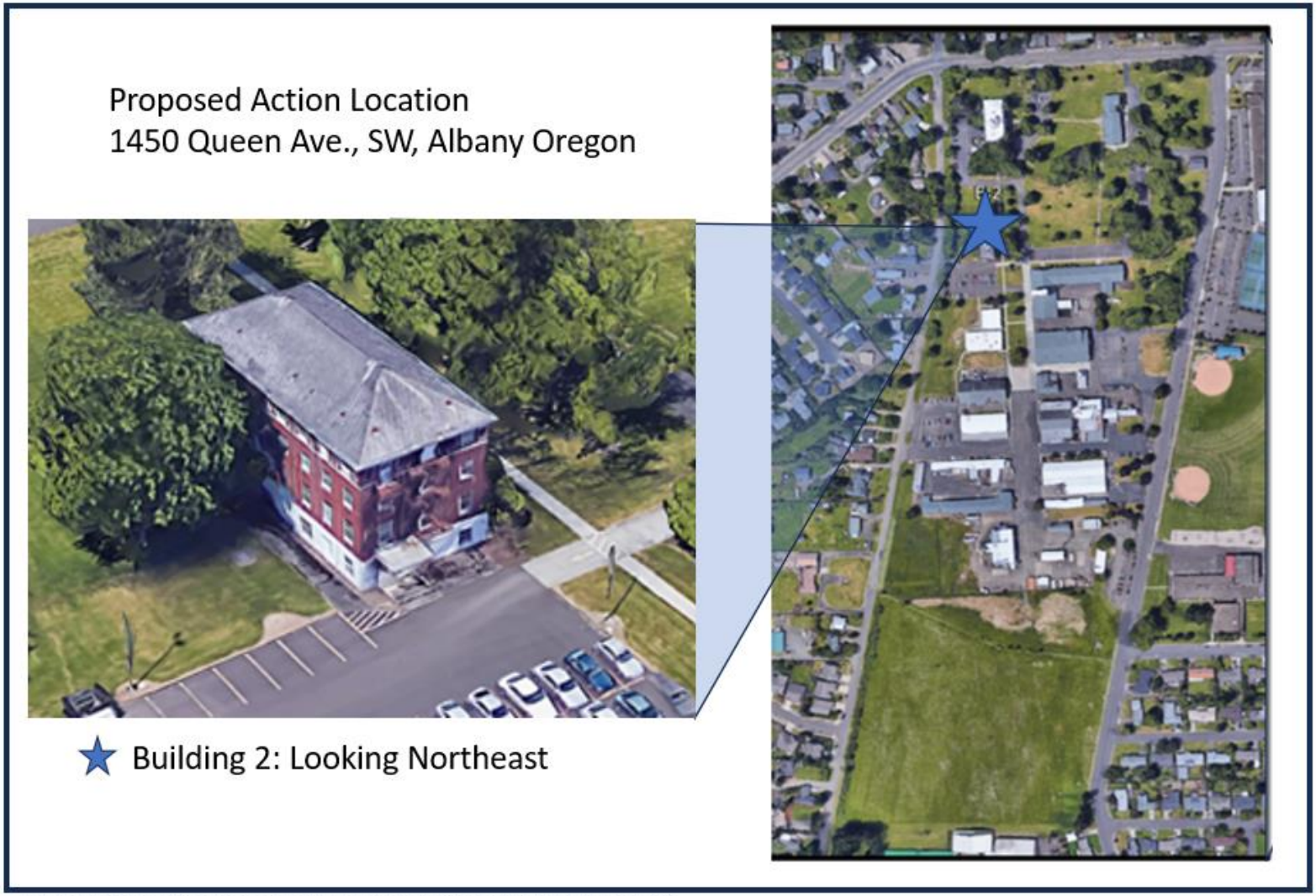

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August 9, 2024

Federal Emergency Management Agency
Region 10
130 228th Street SW
Bothell, WA 98021

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

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PROPOSED ACTION

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The EA considers the Proposed Action, two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not

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REQUEST FOR COMMENT

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626 Cochran Mill Rd
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B921-218, M/S 921-227

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NEPA Compliance Officer

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Figure 3: National Flood Hazard Layer FIRMette

Figure 1: Proposed Action Location
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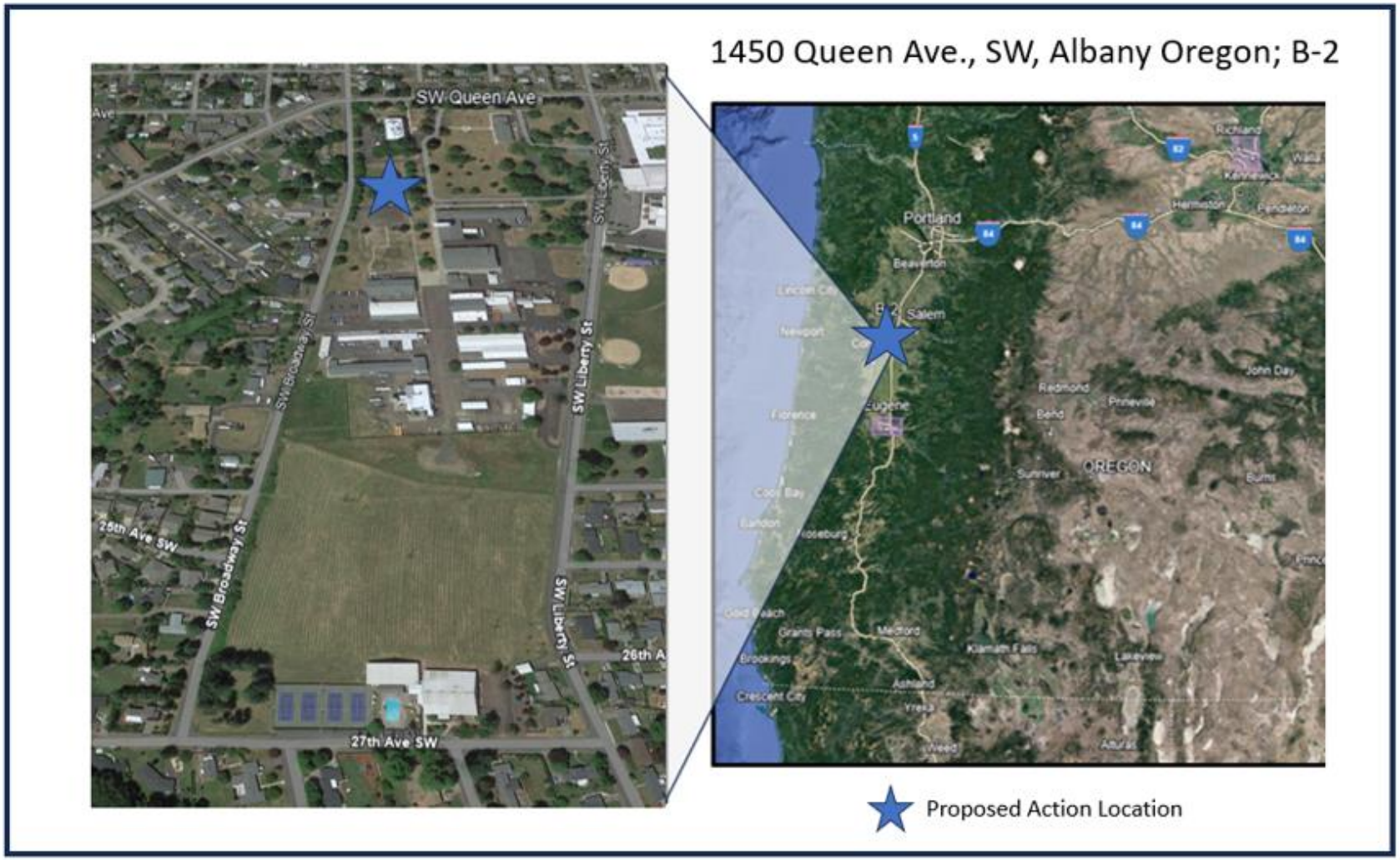

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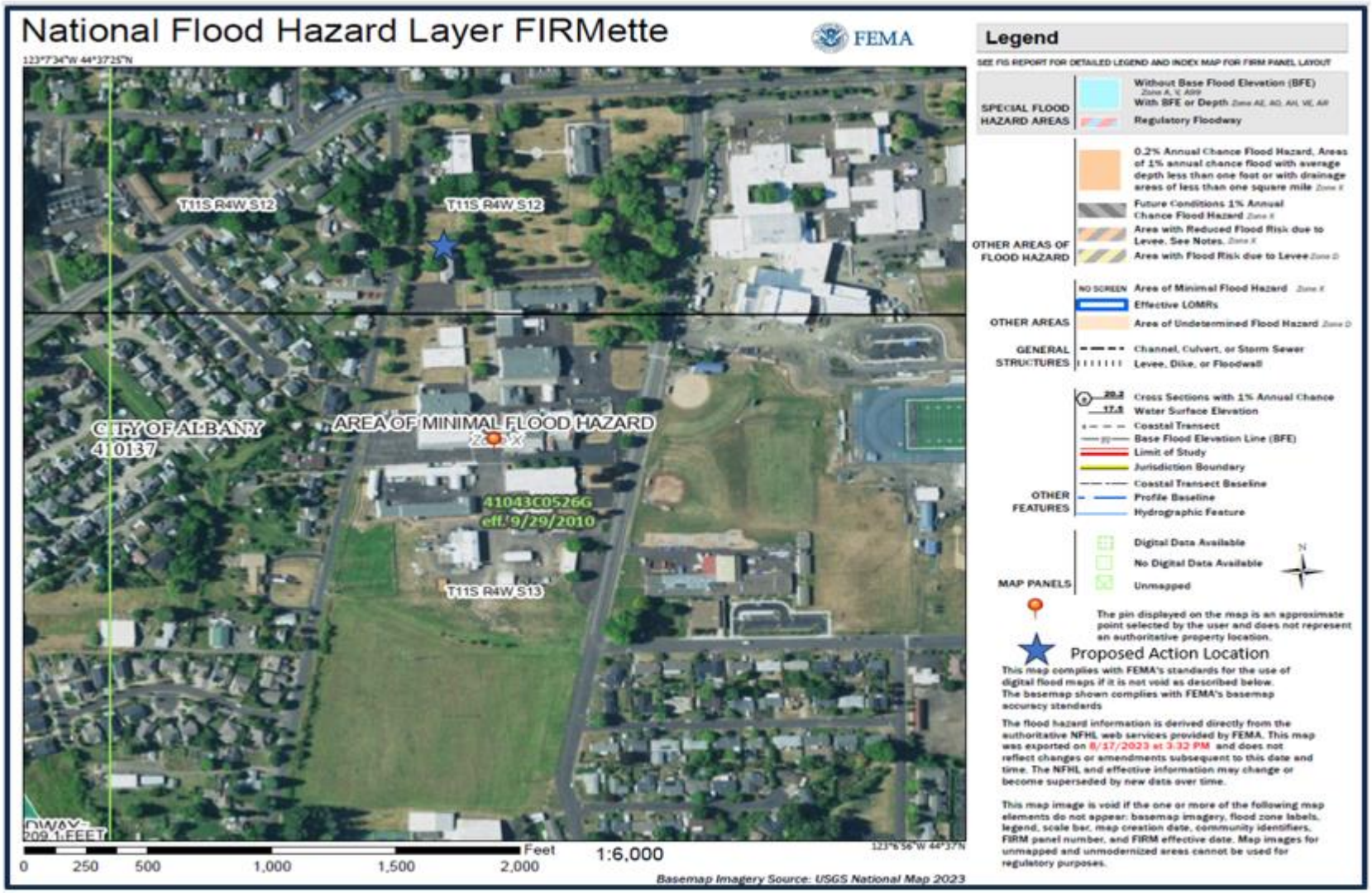

Source: https://www.fema.gov/flood-maps/national-flood-hazard-layer

August 9, 2024

Friends of Historic Albany
1116 11th Avenue SW
Albany, OR 97321

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

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The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places. DOE and Oregon SHPO are also developing a memorandum of agreement (MOA) for mitigation requirements.

626 Cochran Mill Road, Pittsburgh, PA 15236
Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the Friends of Historic Albany may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this
Proposed Action.

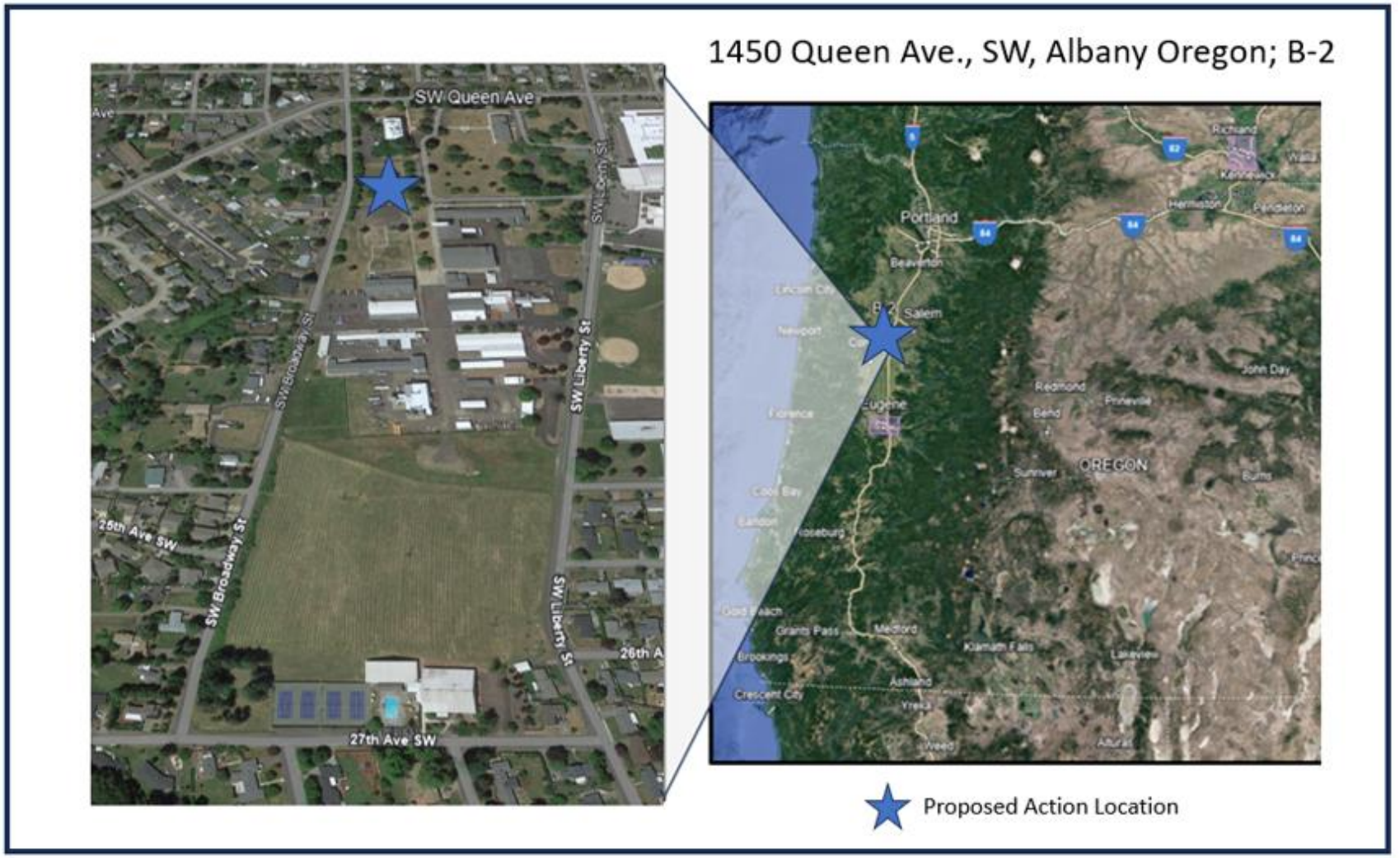
Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

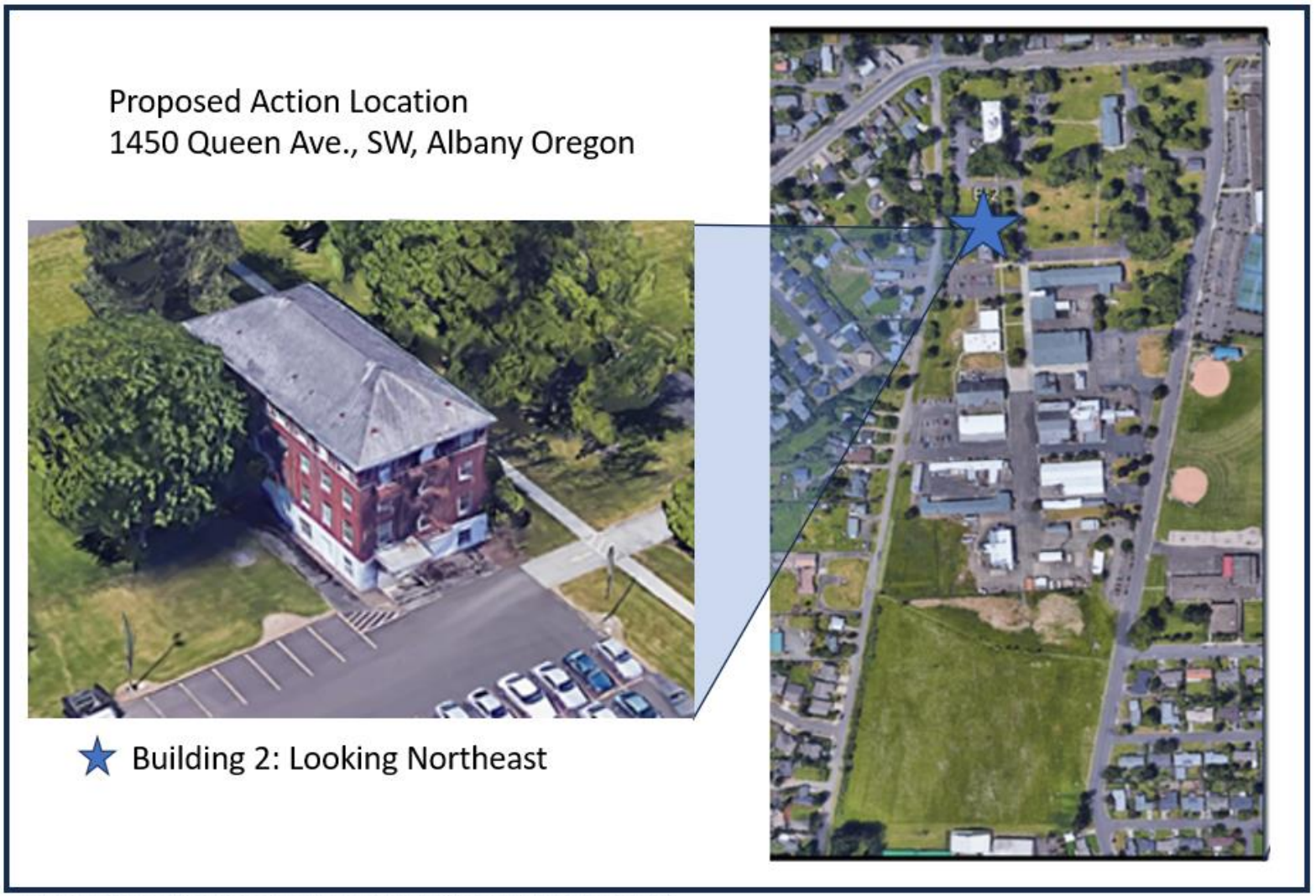
Attachments:
Figure 1: Proposed Action Location
Figure 2: Building 2

Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR



Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)



Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Mr. Jim Jansen, Chair
Albany Landmarks Commission
333 Broadalbin Street SW
Albany, OR 97321

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Mr. Jansen,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office (SHPO) determined that B-2 is a contributing element of an eligible historic district at the NETL Albany site (eligible for listing on the National Register of Historic Places), triggering the need for NHPA Section 106 compliance. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1).

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places. DOE and Oregon SHPO are also developing a memorandum of agreement (MOA) for mitigation requirements.

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the Albany Landmarks Commission may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

Attachments:
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Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR

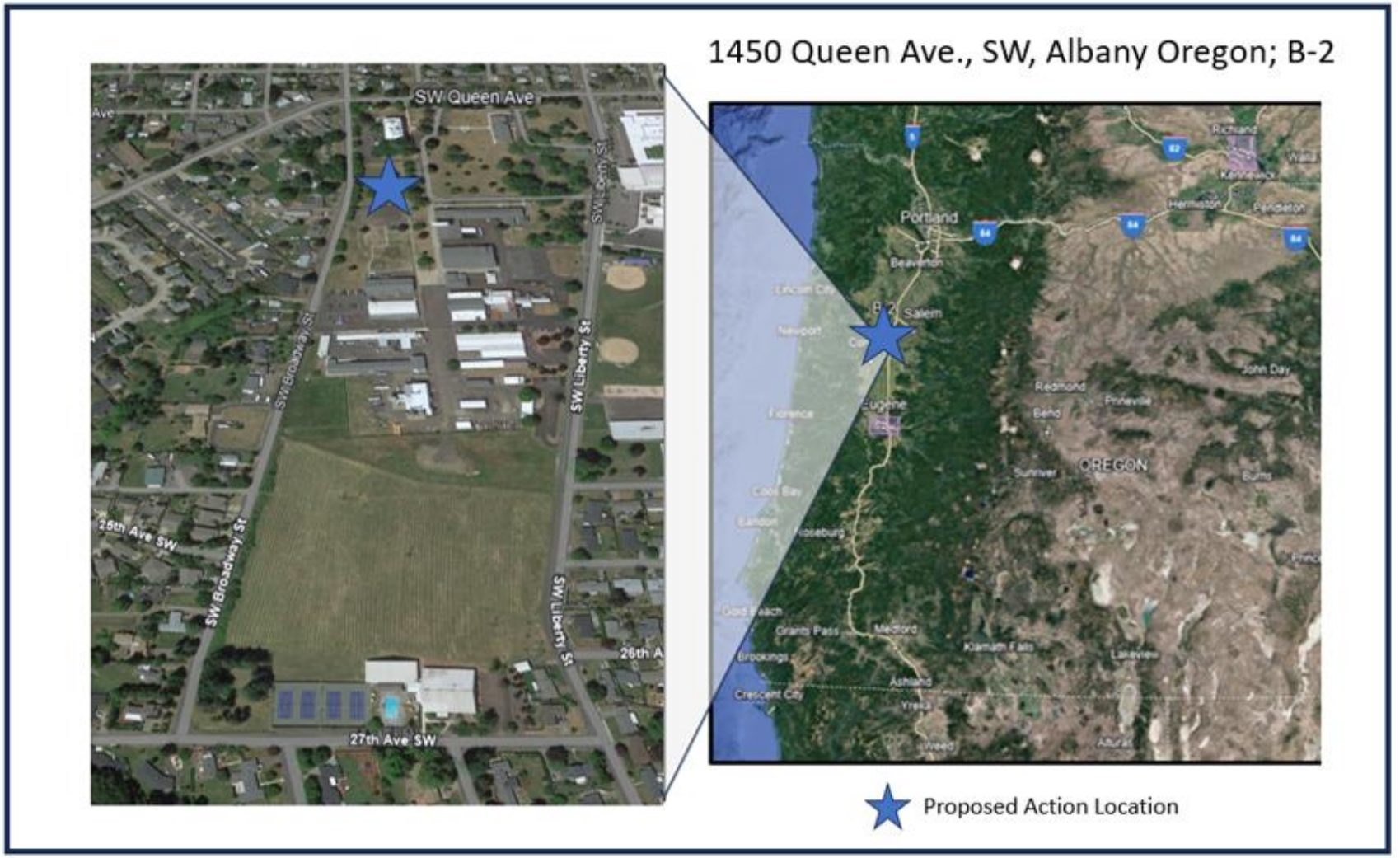

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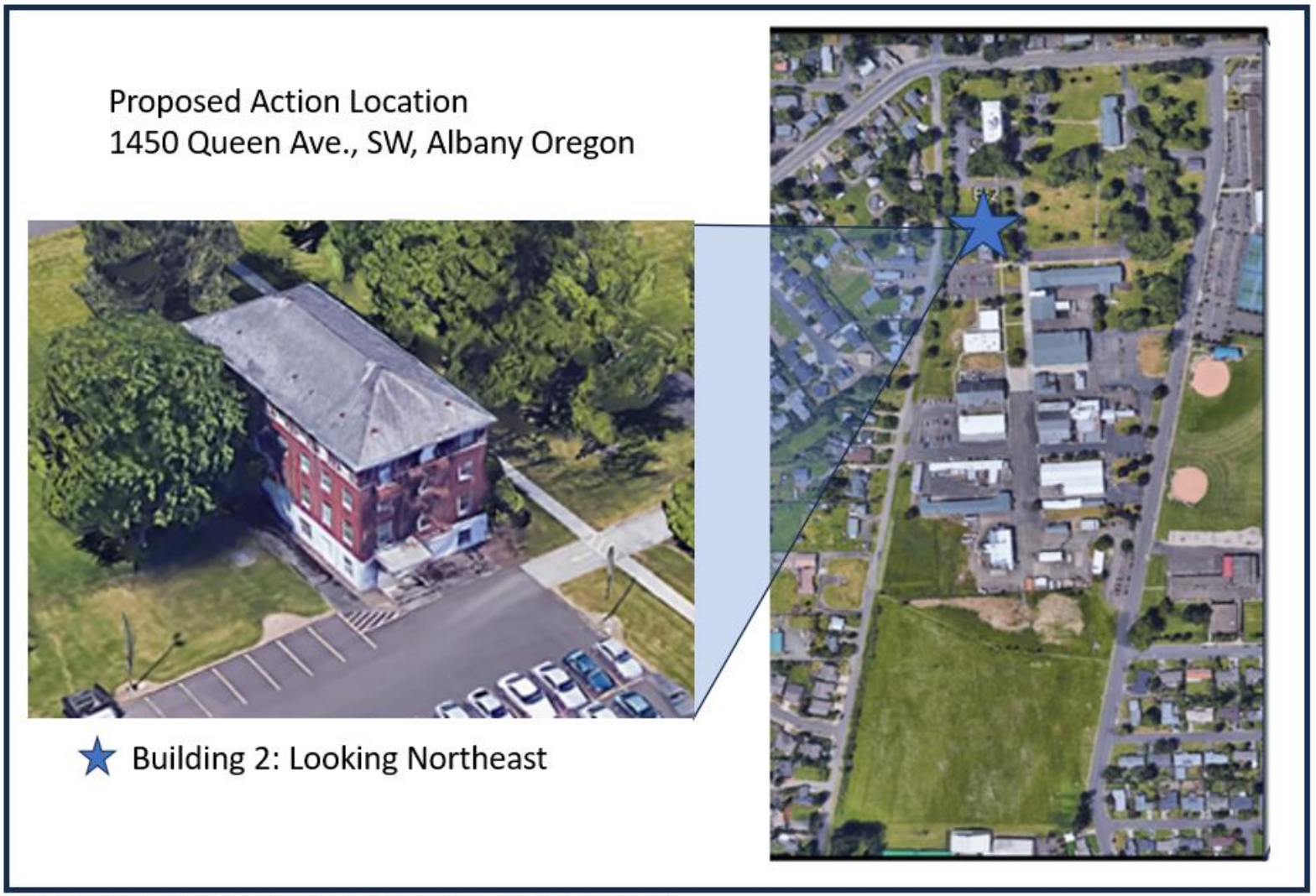
Figure 2: Proposed Action Location
Building 2 (B-2)



Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Oregon Department of Environmental Quality
700 NE Multnomah Street
Suite 600
Portland, OR 97232

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

To Whom It May Concern,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1).

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places. DOE and Oregon SHPO are also developing a memorandum of agreement (MOA) for mitigation requirements.

ALTERNATIVE ACTIONS UNDER CONSIDERATION

In addition to the Proposed Action, the EA also considers two Alternative Actions and the No Action Alternative for B-2. Alternative 1 involves renovation of B-2 to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

As required during the development of the Draft EA, impact to resources including but not limited to groundwater, soils/geology, threatened and endangered species, and sensitive habitats were evaluated. Discussion of the potential effect on these resources under the Proposed Action as well as under the alternatives and the No Action Alternative is provided in the Draft EA.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the ODEQ may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

Attachments:
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Figure 2: Building 2

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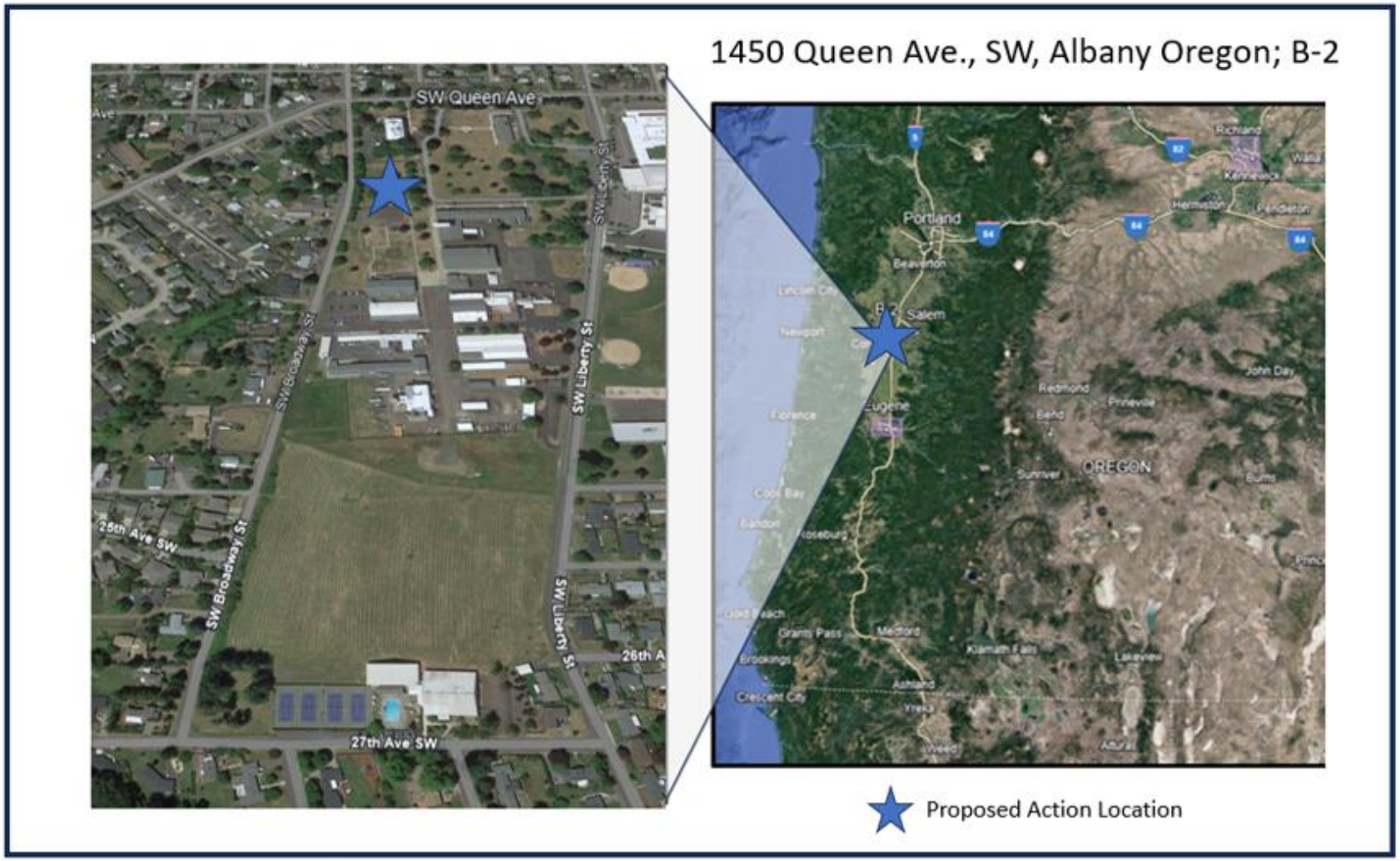

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Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Oregon Department of Fish and Wildlife
ODFW Headquarters, Land Resources Program Manager
3406 Cherry Avenue N.E.
Salem, OR 97303

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

To Whom It May Concern,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus. The structure is generally located within the north-western portion of the campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figures 1 and 2). The Action is intended to mitigate safety and health concerns due to the overall decayed state of the structure. The building is wholly located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. Demolition of B-2 would be conducted in accordance with applicable Federal, State and Local requirements.

ALTERNATIVE ACTIONS UNDER CONSIDERATION

In addition to the Proposed Action, the EA considers two Alternative Actions and the No Action Alternative for B-2. Alternative 1 involves renovation of B-2 to restore the structure to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not

involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations. As required during the development of the Draft EA, impact to resources including but not limited to groundwater, soils/geology, threatened and endangered species, and sensitive habitats were evaluated. Discussion of the potential effect on these resources under the Proposed Action as well as under the alternatives and the No Action Alternative is provided in the Draft EA.

THREATENED AND ENDANGERED SPECIES

The USFWS website's Information, Planning, and Conservation (IPaC) System, and the Oregon Department of Environmental Quality (ODEQ) website were reviewed for the most current information concerning federally and state threatened and endangered species as well as migratory birds, that have the potential to occur within the DOE-NETL campus and immediate area. Due to the long-term urban development of the project area as well as the surrounding area, it is unlikely that any of the species identified, if present, would be negatively impacted by the Proposed Action (demolition of the B-2 structure). Additionally, the USFWS species list states that the project "location does not overlap the [final] critical habitat" for all of the relevant, identified species with a designated critical habitat listed in the IPaC-generated list.

SENSITIVE HABITATS

Based on a review of the USFWS Critical Habitat Mapper[1], there are no identified or proposed critical habitats within the project boundaries or surrounding area, and no wetlands or sensitive habitats are present across the project area per the National Wetlands Inventory[2] or per the Oregon state database. The Proposed Action would not permanently disturb any habitats due to its current development and use for commercial/research purposes.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the ODFW may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy,

[1] United States Fish and Wildlife Service Environmental Conservation Online System: https://ecos.fws.gov/ecp/report/table/critical-habitat.html

[2] USFWS National Wetlands Inventory: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

please call or email Dr. Sholtis at at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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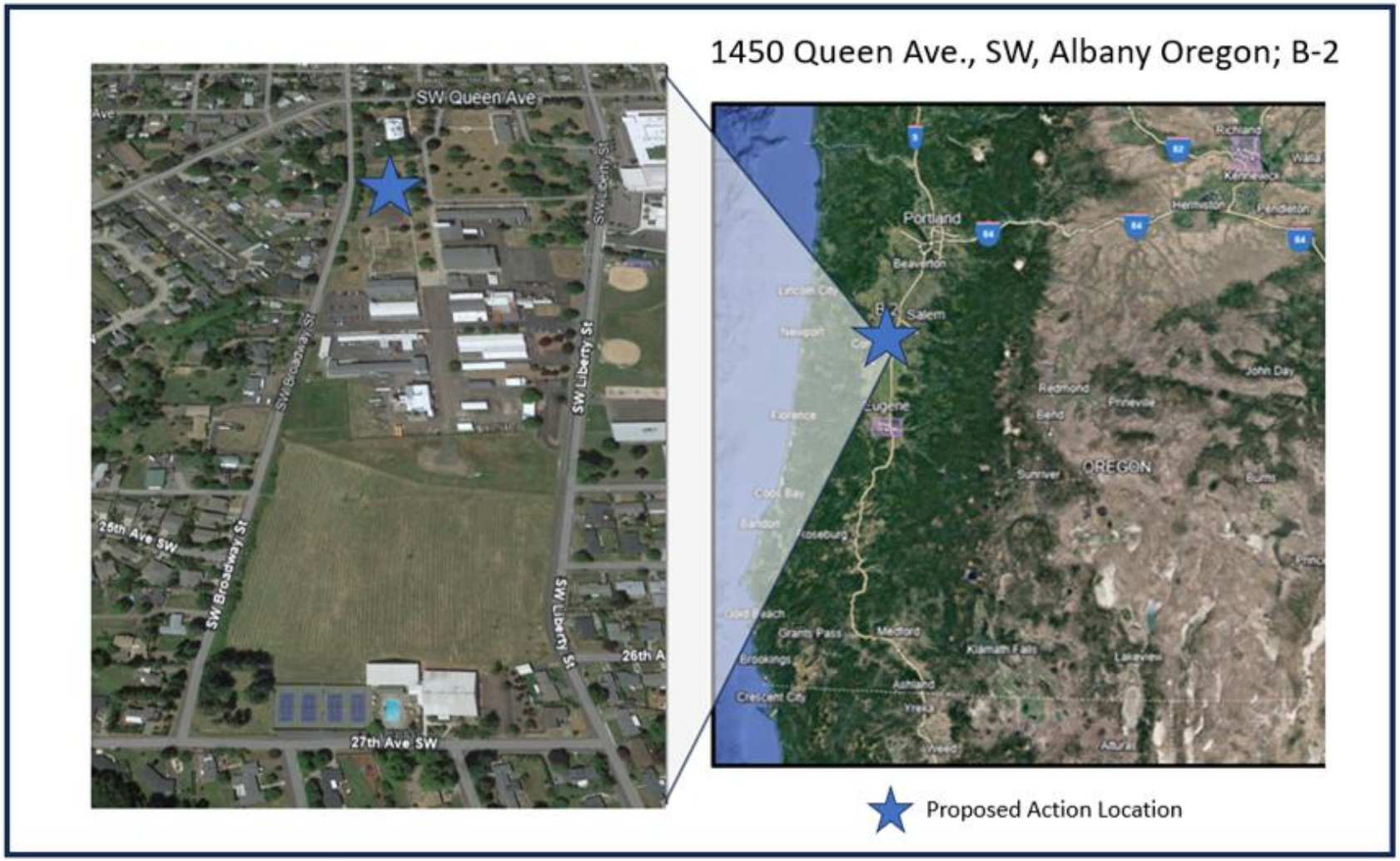
Figure 2: Building 2

Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR



Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Oregon State University
The Oregon Biodiversity Information Center (ORBIC)
234 Strand Hall, 170 SW Waldo Place
Corvallis, OR 97331-8680

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

To Whom It May Concern,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1). The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office (SHPO) and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places. DOE and Oregon SHPO are also and developing a memorandum of agreement (MOA) for mitigation requirements.

626 Cochran Mill Road, Pittsburgh, PA 15236
Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

ALTERNATIVE ACTIONS UNDER CONSIDERATION

In addition to the Proposed Action, the EA also considers two Alternative Actions and the No Action Alternative for B-2. Alternative 1 involves renovation of B-2 to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

As required during the development of the Draft EA, impact to resources including but not limited to groundwater, soils/geology, threatened and endangered species, and sensitive habitats were evaluated. Discussion of the potential effect on these resources under the Proposed Action as well as under the alternatives and the No Action Alternative is provided in the Draft EA.

THREATENED AND ENDANGERED SPECIES

The USFWS website's Information, Planning, and Conservation (IPaC) System, and the Oregon Department of Environmental Quality (ODEQ) website were reviewed for the most current information concerning federally and state threatened and endangered species as well as migratory birds, that have the potential to occur within the DOE-NETL campus and immediate area.

Due to the long-term urban development of the project area as well as the surrounding area, it is unlikely that any of the species identified, if present, would be negatively impacted by the Proposed Action (demolition of the B-2 structure). Additionally, the USFWS species list states that the project "location does not overlap the [final] critical habitat" for all of the relevant, identified species with a designated critical habitat listed in the IPaC-generated list.

SENSITIVE HABITATS

Based on a review of the USFWS Critical Habitat Mapper[1], there are no identified or proposed critical habitats within the project boundaries or surrounding area, and no wetlands or sensitive habitats are present across the project area per the National Wetlands Inventory[2] or per the Oregon state database. The Proposed Action would not permanently disturb any habitats due to its current development and use for commercial/research purposes.

[1] United States Fish and Wildlife Service Environmental Conservation Online System: https://ecos.fws.gov/ecp/report/table/critical-habitat.html

[2] USFWS National Wetlands Inventory: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns ORBIC may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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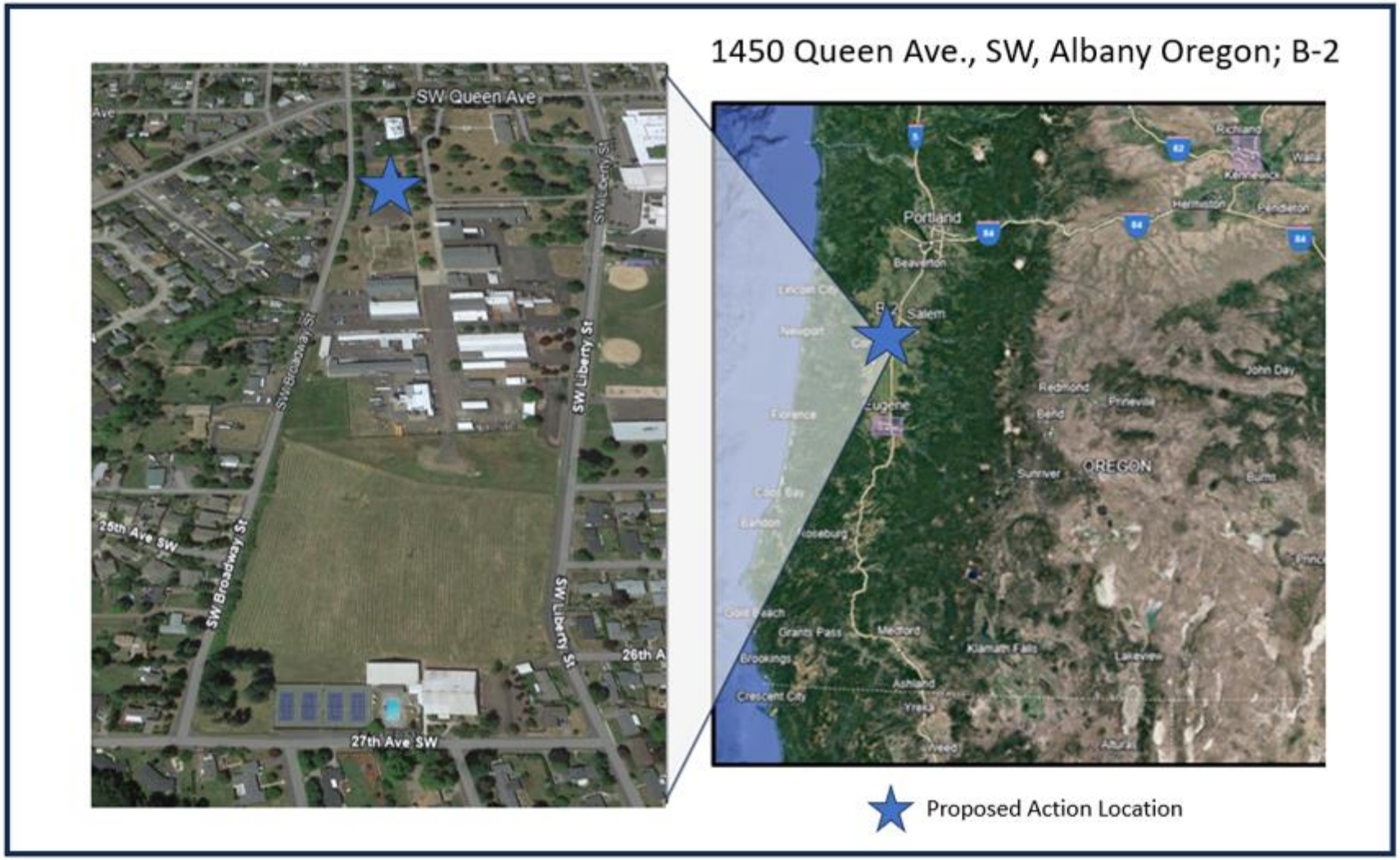
Figure 2: Building 2

Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR



Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Nicole Possert
Executive Director
Restore Oregon
1327 SE Tacoma St. #114
Portland, OR 97202

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Ms. Possert,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1).

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office (SHPO) and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of

Historic Places. DOE and Oregon SHPO are also and developing a memorandum of agreement (MOA) for mitigation requirements.

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns Restore Oregon may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

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Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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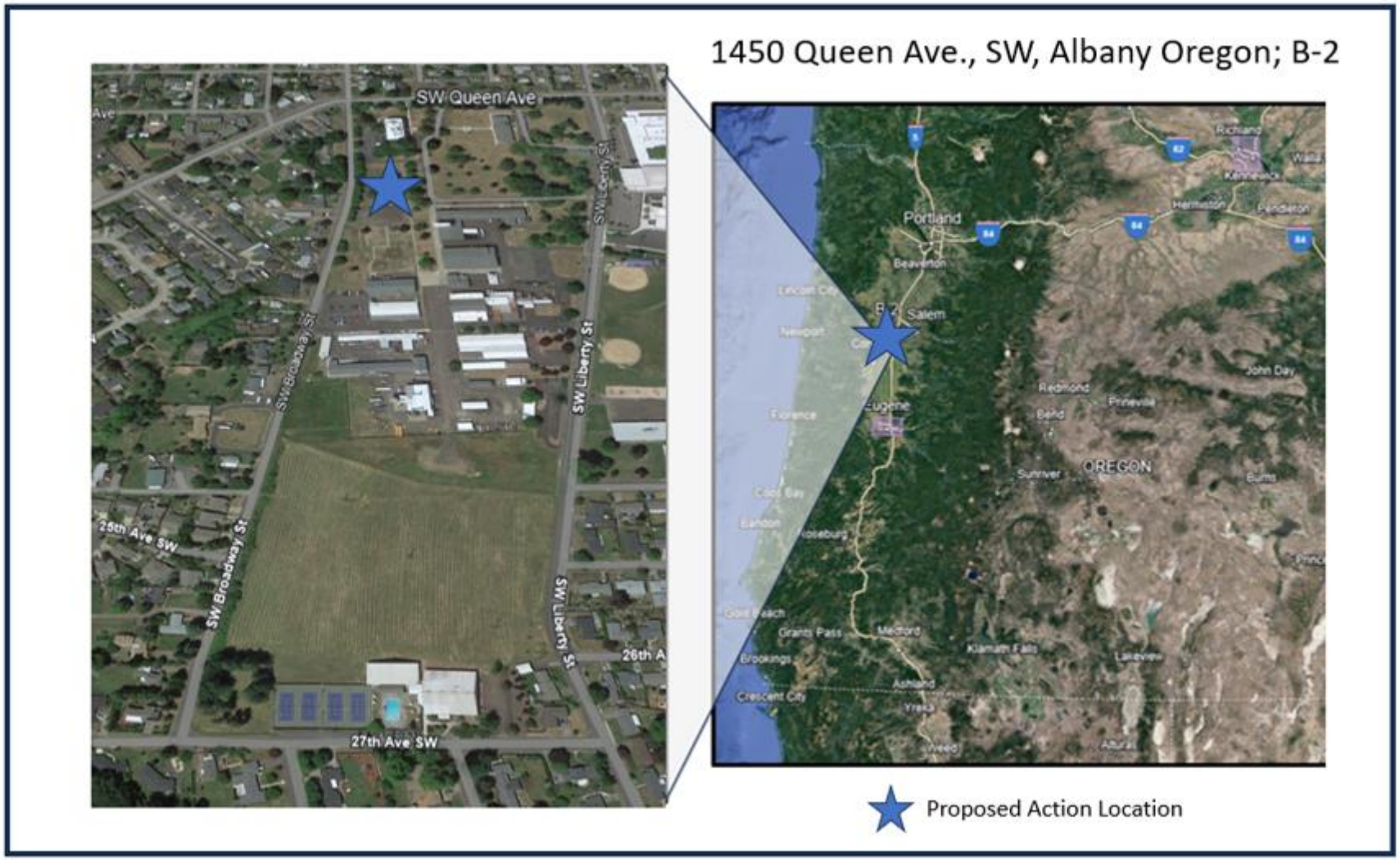

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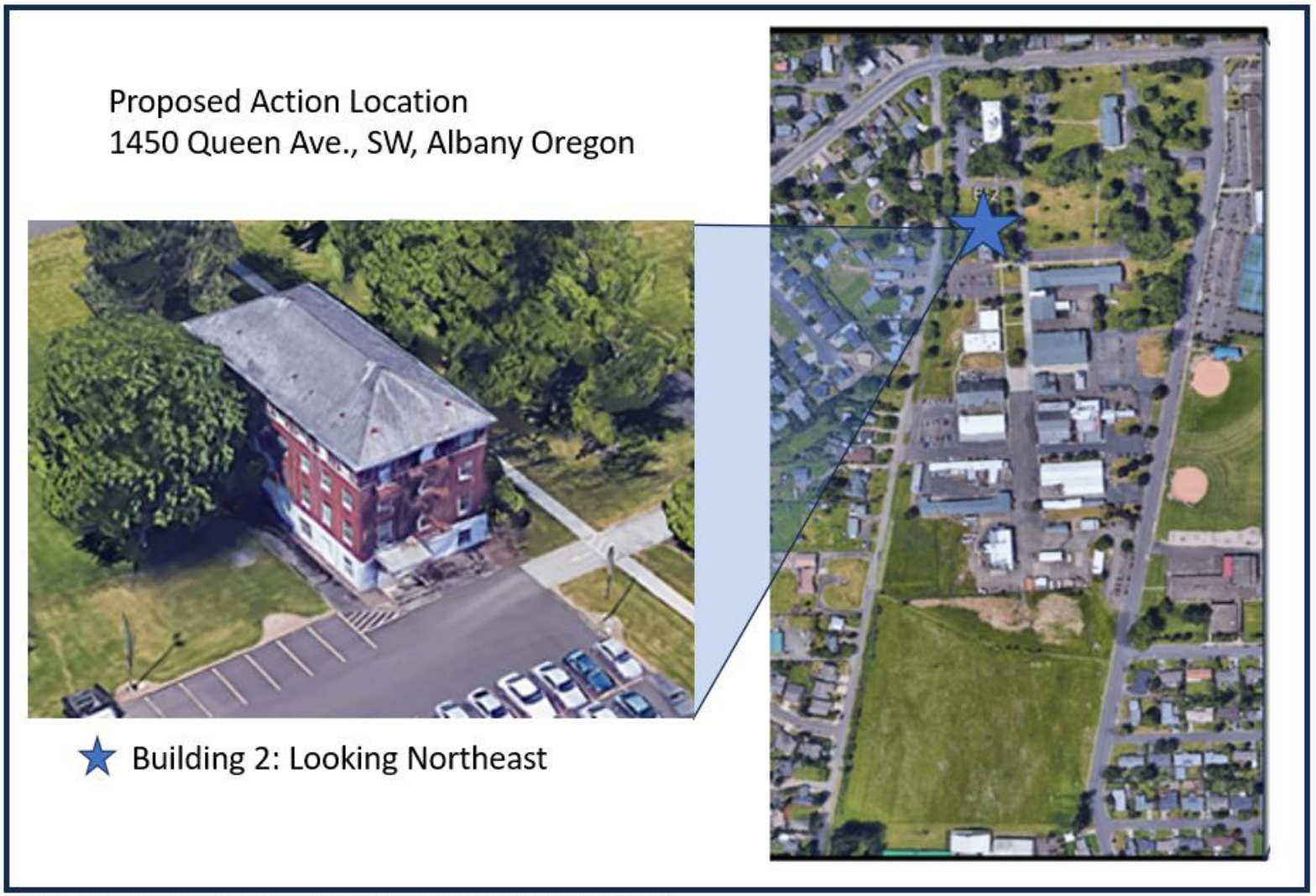

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August 9, 2024

U.S. Environmental Protection Agency
Region 10
1200 Sixth Avenue, Suite 155
Seattle, WA 98101

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

To Whom It May Concern,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus. The structure is generally located within the north-western portion of the campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figures 1 and 2). The Action is intended to mitigate safety and health concerns due to the overall decayed state of the structure. The building is wholly located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. Demolition of B-2 would be conducted in accordance with applicable Federal, State, and Local requirements.

ALTERNATIVE ACTIONS UNDER CONSIDERATION

In addition to the Proposed Action, the EA considers two Alternative Actions and the No Action Alternative for B-2. Alternative 1 involves renovation of B-2 to restore the structure to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not

626 Cochran Mill Road, Pittsburgh, PA 15236
Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

As required during the development of the Draft EA, impact to resources including but not limited to groundwater, soils/geology, threatened and endangered species, and sensitive habitats were evaluated (Figures 3 and 4). Discussion of the potential effect on these resources under the Proposed Action as well as under the alternatives and the No Action Alternative is provided in the Draft EA.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the USEPA may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

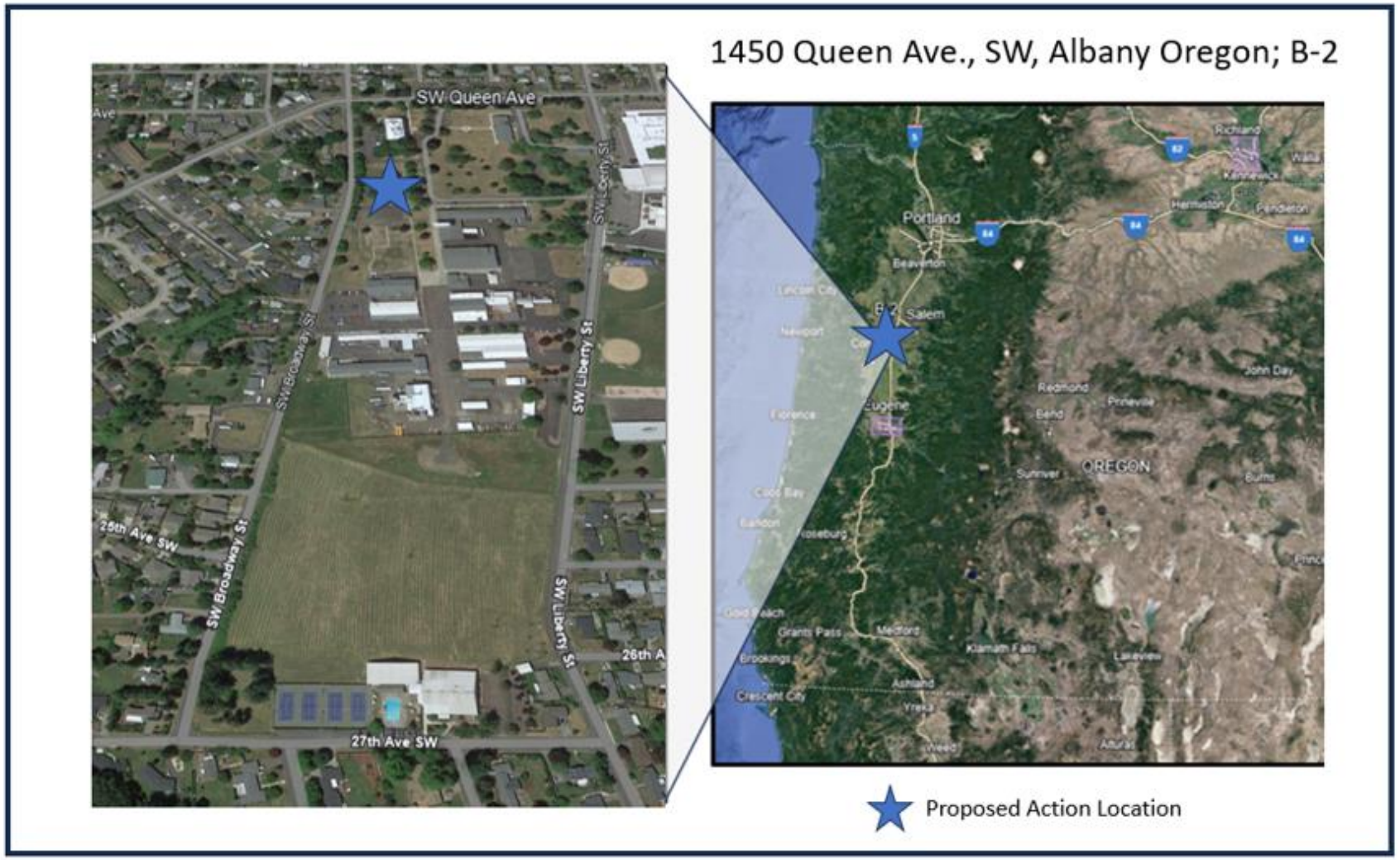
Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

Attachments:
Figure 1: Proposed Action Location
Figure 2: Building 2
Figure 3: USFWS Critical Habitats Map
Figure 4: USFWS Wetlands Map

Figure 1: Proposed Action Location
1450 Queen Ave., SW, Albany, OR



Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

Figure 3: USFWS Critical Habitats Map

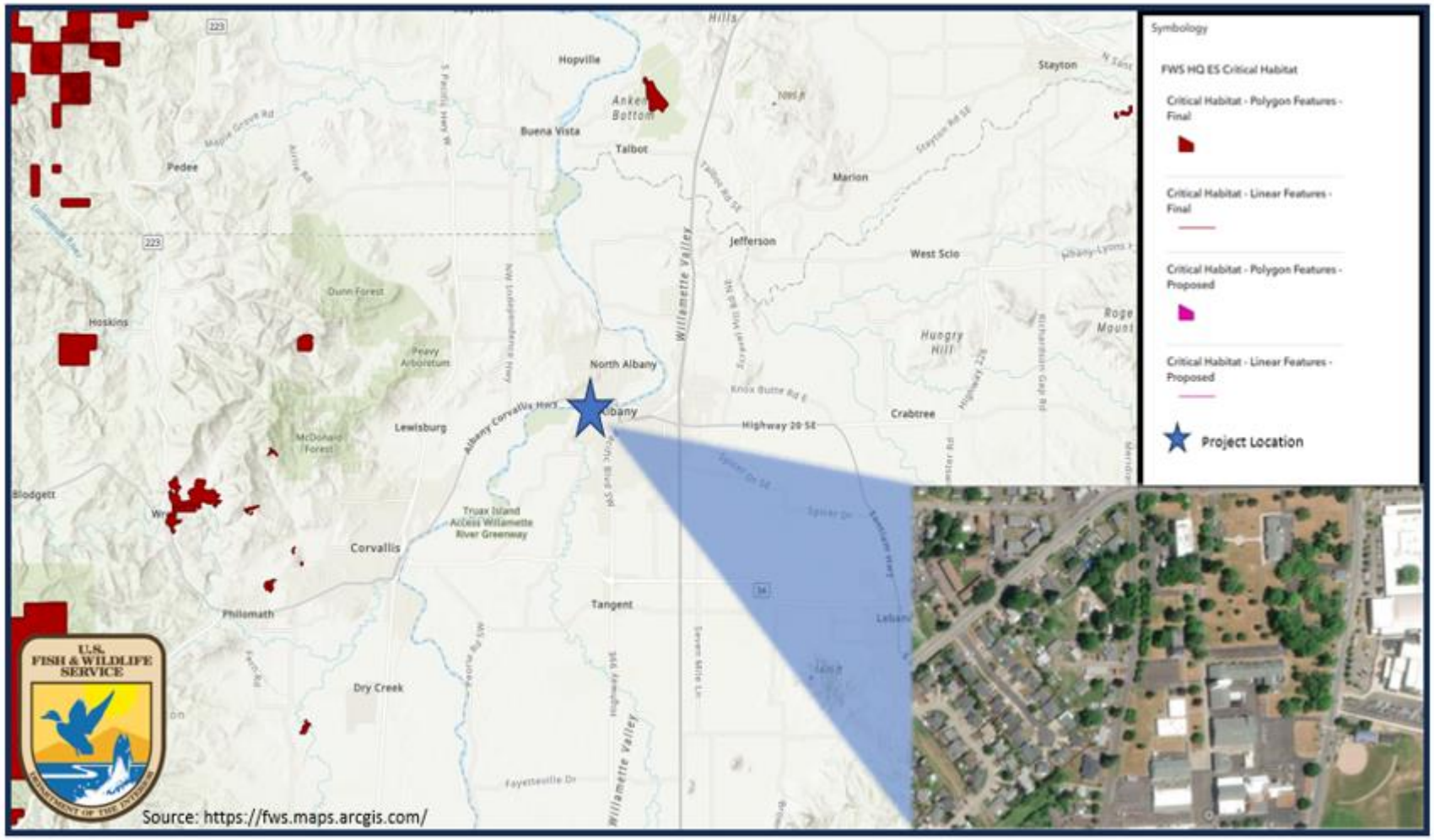
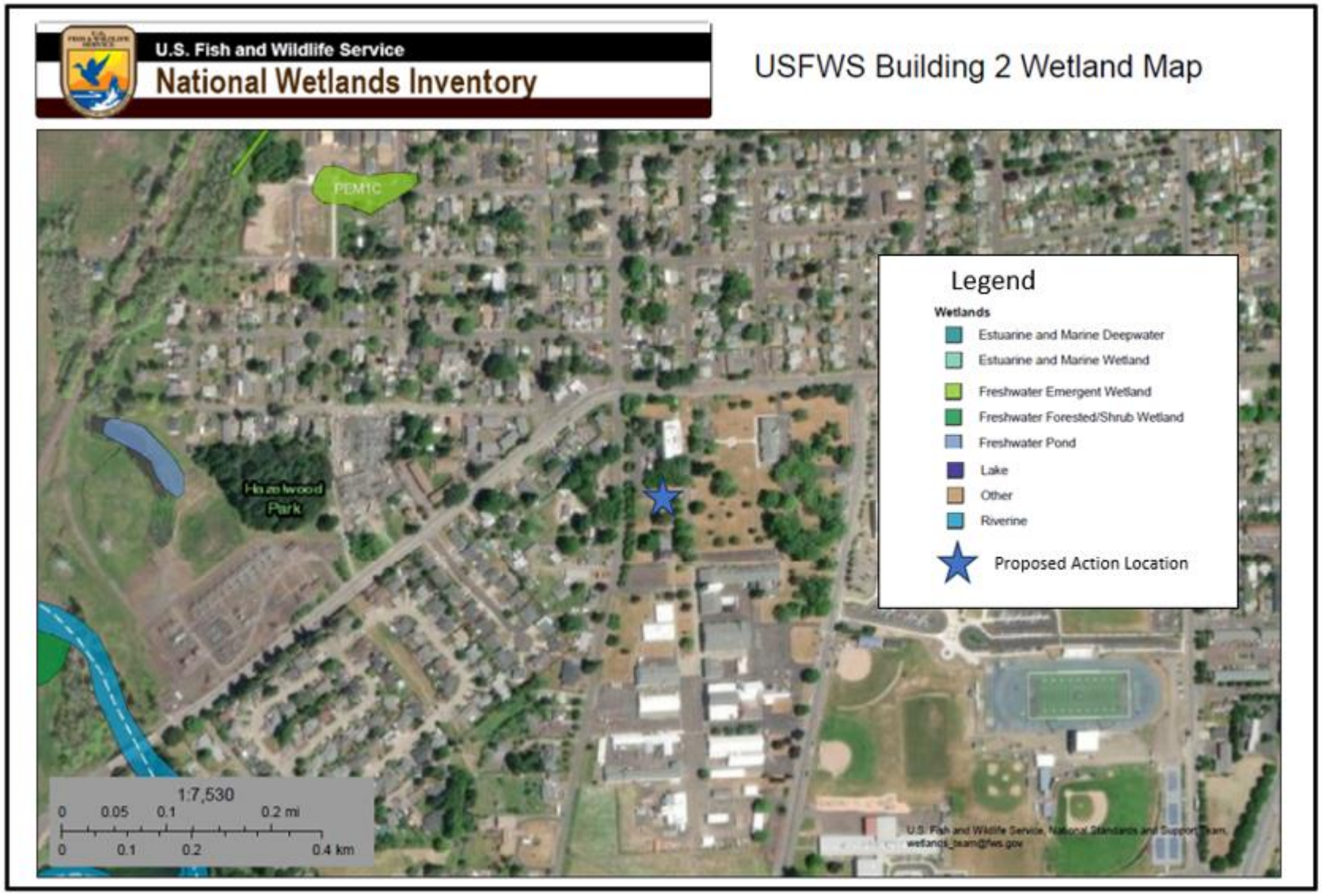


Figure 4: USFWS Wetlands Map



August 9, 2024

U.S. Department of the Interior
Fish and Wildlife Service
Oregon Fish and Wildlife Office 2600
Southeast 98th Avenue, Suite 100
Portland, OR 97266-1398

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

To Whom It May Concern,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

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ALTERNATIVE ACTIONS UNDER CONSIDERATION

In addition to the Proposed Action, the EA considers two Alternative Actions and the No Action Alternative for B-2. Alternative 1 involves renovation of B-2 to restore the structure to a condition suitable for occupancy. Alternative 2 provides for additional

decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

As required during the development of the Draft EA, impact to resources including but not limited to groundwater, soils/geology, threatened and endangered species, and sensitive habitats were evaluated (Figures 3 and 4). Discussion of the potential effect on these resources under the Proposed Action as well as under the alternatives and the No Action Alternative is provided in the Draft EA.

THREATENED AND ENDANGERED SPECIES

The USFWS website's Information, Planning, and Conservation (IPaC) System, and the Oregon Department of Environmental Quality (ODEQ) website were reviewed for the most current information concerning federally and state threatened and endangered species as well as migratory birds, that have the potential to occur within the DOE-NETL campus and immediate area.

Due to the long-term urban development of the project area as well as the surrounding area, it is unlikely that any of the species identified, if present, would be negatively impacted by the Proposed Action (demolition of the B-2 structure). Additionally, the USFWS species list states that the project "location does not overlap the [final] critical habitat" for all of the relevant, identified species with a designated critical habitat listed in the IPaC-generated list. Refer to the Draft EA for detailed discussion.

SENSITIVE HABITATS

Based on a review of the USFWS Critical Habitat Mapper[1], there are no identified or proposed critical habitats within the project boundaries or surrounding area (Figure 3), and no wetlands or sensitive habitats are present across the project area per the National Wetlands Inventory[2] or per the Oregon state database (Figure 4). The Proposed Action would not permanently disturb any habitats due to its current development and use for commercial/ research purposes. Refer to the Draft EA for detailed discussion.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the USDOI may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and

[1] United States Fish and Wildlife Service Environmental Conservation Online System: https://ecos.fws.gov/ecp/report/table/critical-habitat.html

[2] USFWS National Wetlands Inventory: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

Sincerely,

Johnna Sholtis, Ph.D.
NEPA Compliance Officer

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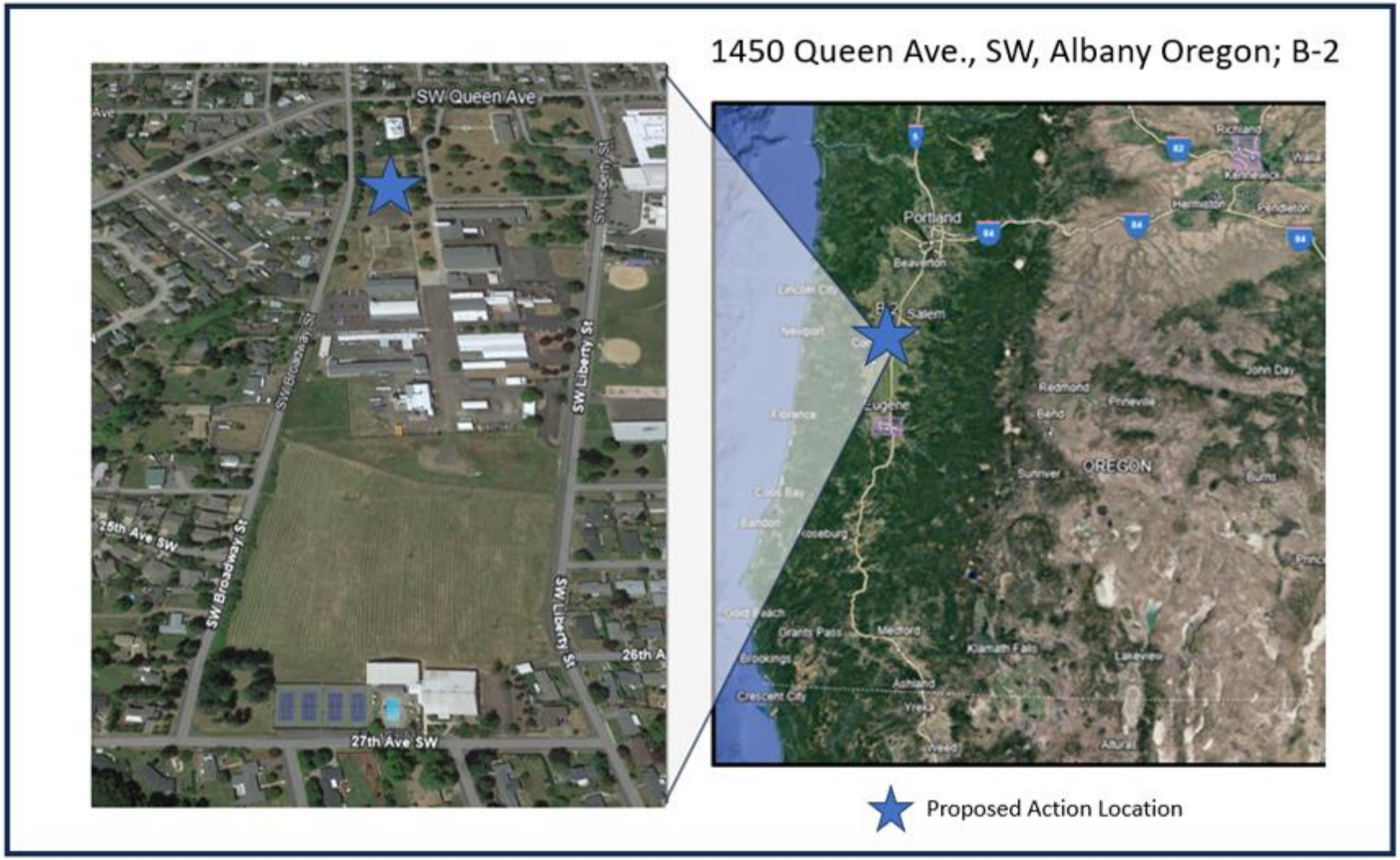
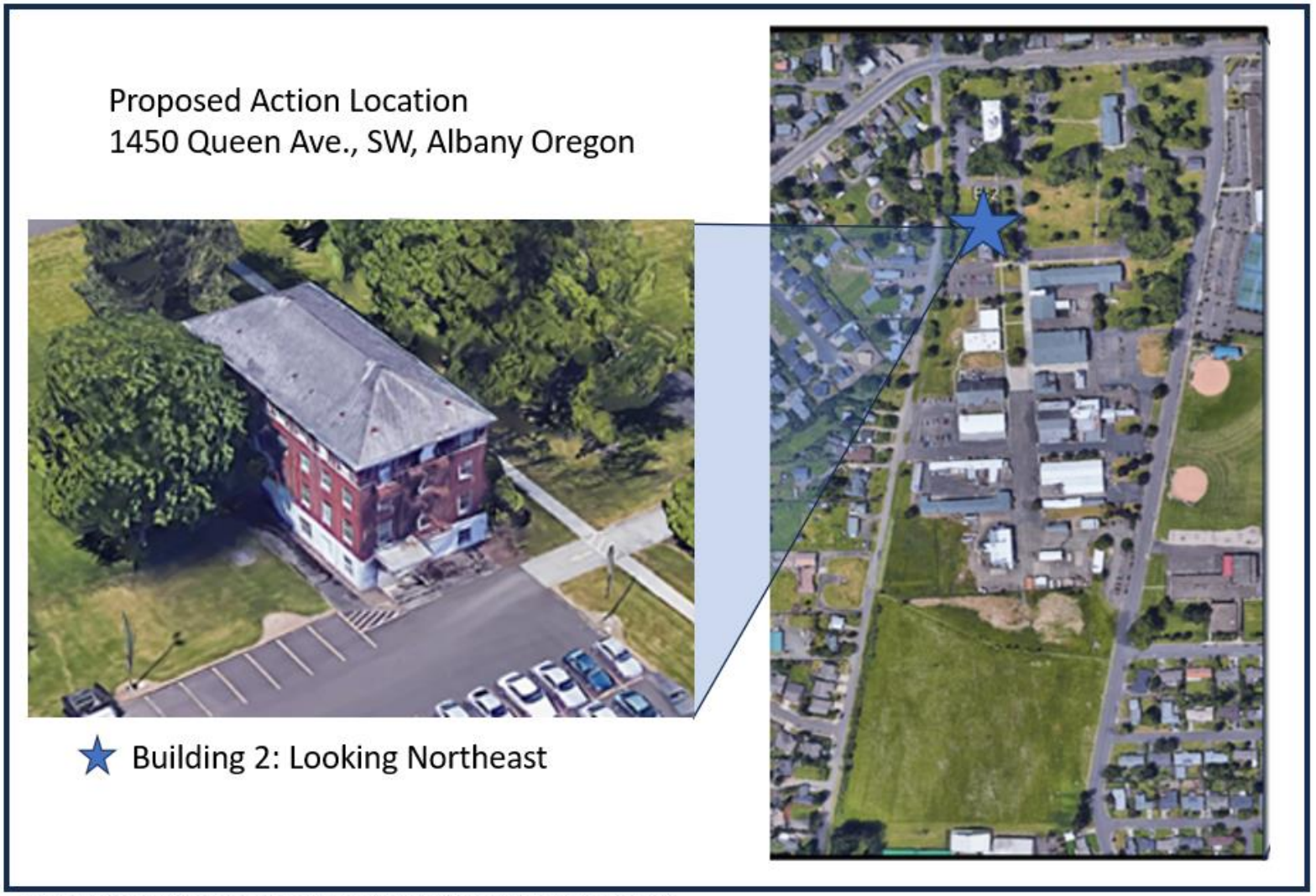
1450 Queen Ave., SW, Albany, OR



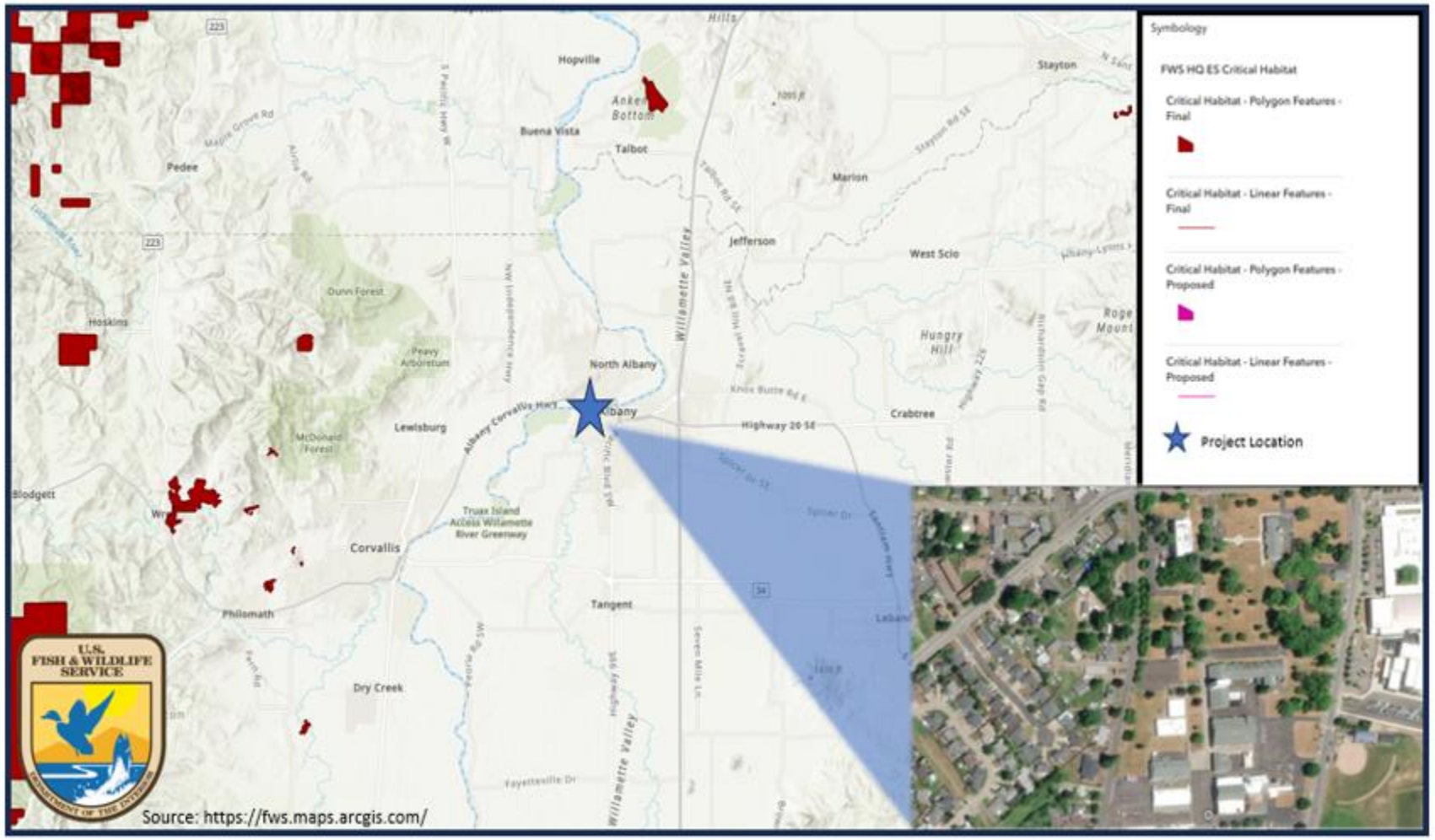
Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)



Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

Figure 3: USFWS Critical Habitats Map



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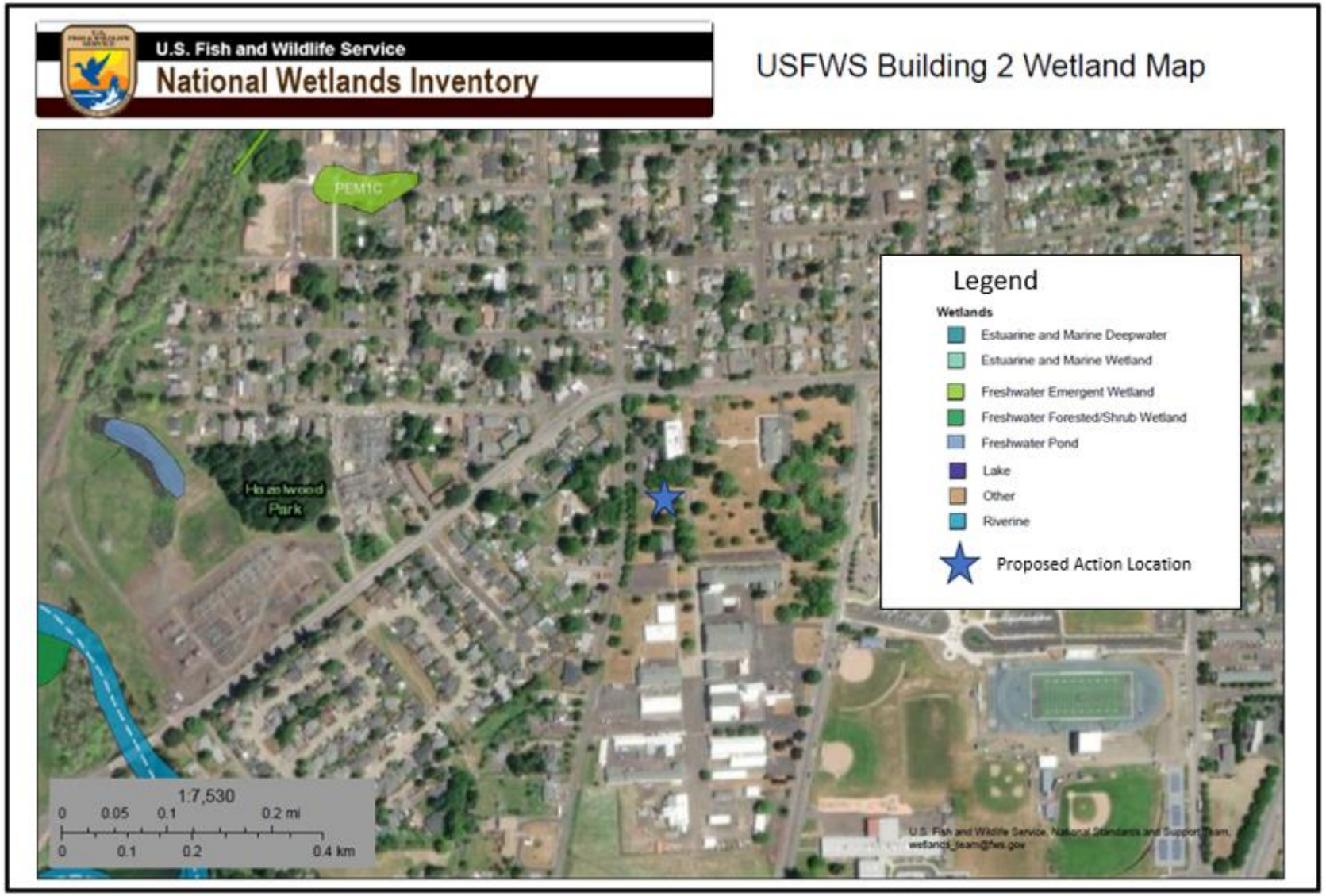

August 9, 2024

Willamette Heritage Center
1313 Mill Street SE, Suite 200
Salem, OR 97301

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

To Whom It May Concern,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) has prepared an environmental assessment (EA), in accordance with the National Environmental Policy Act (NEPA) and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. In accordance with the National Environmental Policy Act (NEPA) and consistent with CEQ regulations, the Draft EA was prepared to assess a range of potential environmental impacts that may reasonably result from implementation of the Proposed Action described below. The EA can be found on the DOE NETL's website at https://netl.doe.gov/node and DOE's NEPA website at https://www.energy.gov/nepa/doe-environmental-assessments.

PROPOSED ACTION

The Proposed Action would result in the demolition of a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state. No utilities (including municipal water and sewer, electric, or natural gas) are currently servicing the B-2 building. The structure is generally located within the north-western portion of the NETL Albany campus, located at 1450 Queen Avenue SW, City of Albany, Linn County, Oregon (Figure 1).

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure (Figure 2). The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is currently working with the Oregon State Historic Preservation Office and the National Parks Service to document the historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places and develop a memorandum of agreement (MOA) for mitigation requirements.

626 Cochran Mill Road, Pittsburgh, PA 15236
Johnna.Sholtis@netl.doe.gov Phone (412) 386-9395 www.netl.doe.gov

In addition to the Proposed Action, the EA considers two Alternative Actions, and the No Action Alternative for the B-2 structure. Alternative 1 involves renovation of the B-2 structure to return it to a condition suitable for occupancy. Alternative 2 provides for additional decommissioning of the structure to mitigate health and safety concerns but does not involve plans for occupancy. Under the No Action Alternative, the existing B-2 structure would continue in its current condition without significant additional renovation or mitigation. The No Action Alternative would not meet the purpose and need of the Proposed Action; however, it is analyzed in the EA to establish baseline conditions as required by CEQ regulations.

REQUEST FOR COMMENT

DOE NETL invites your participation and values any comments, questions, or concerns the Willamette Heritage Center may have on the Proposed Action described in the Draft EA. The comment period is expected to continue for 30 days from the date of this correspondence and feedback received during that time will be welcomed and considered in the final EA prepared for the action. Please address questions and comments to Johnna Sholtis, NEPA Compliance Officer at NETL. Comments may be sent by mail to the address below or by email indicating the specific project or EA. For questions, or to request a hardcopy, please call or email Dr. Sholtis at (412) 386-9395 or at Johnna.Sholtis@NETL.DOE.GOV indicating the specific project or EA. DOE NETL looks forward to consulting with you on this
Proposed Action.

Department of Energy, National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227

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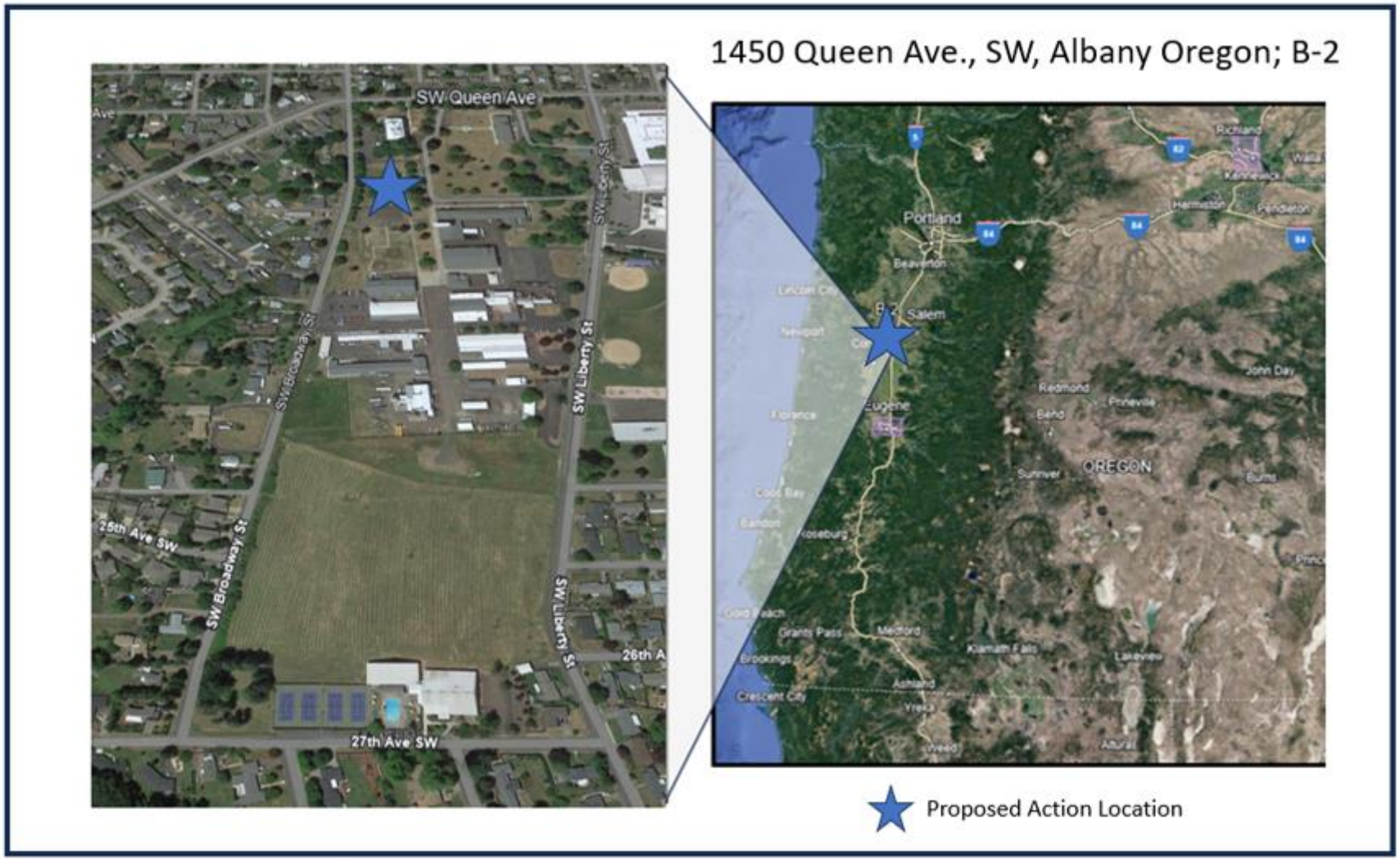

Source: https://earth.google.com/web/

Figure 2: Proposed Action Location
Building 2 (B-2)

Source: https://earth.google.com/web/search/1450+Queen+Ave+SW,+Albany,+OR

August 9, 2024

Ian Johnston
Oregon Heritage Division
Oregon Parks and Recreation Department
725 Summer St. NE, Suite C
Salem, OR 97301

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

Mr. Johnston,

The United States Department of Energy (DOE) National Energy Technology Laboratory (NETL) invites public comment on the Draft Environmental Assessment (EA) for the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. The EA can also be found on the DOE NETL's website Environmental Assessments | netl.doe.gov and DOE's National Environmental Policy Act (NEPA) website at https://www.energy.gov/nepa/doe-environmental-assessments.

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DOE NETL has prepared this EA in accordance with NEPA, the Council on Environmental Quality's NEPA implementing regulations, and in coordination with requirements of Section 106 of the National Historic Preservation Act (NHPA). The EA evaluates potential environmental, historical, and socioeconomic impacts of the proposed demolition of Building 2 (B-2) located on the NETL Albany campus in the City of Albany, Oregon. Additionally, the Oregon State Historic Preservation Office (SHPO) determined that B-2 is a contributing element of an eligible historic district at the NETL Albany site (eligible for listing on the National Register of Historic Places), triggering the need for NHPA Section 106 compliance. This EA evaluates the potential environmental, cultural, and socioeconomic impacts of the proposed demolition of the B-2 building on the NETL-Albany campus.

PROPOSED ACTION

The Proposed Action would demolish a single structure, known as B-2, on the NETL Albany campus to mitigate safety and health concerns due to the overall decayed state of the structure. The building is located within the secure NETL Albany campus to prevent

unauthorized access, and NETL has not utilized B-2 since the 1990's. The building is not considered to be safe for occupancy in its current state.

The Proposed Action would occur entirely within the NETL Albany campus and is limited to the B-2 structure. The demolition of the B-2 building would be conducted in accordance with applicable local ordinances, as necessary. DOE is conducting ongoing consultation with your office to evaluate historical significance of the B-2 structure as a contributing element of a historic district eligible for listing on the National Register of Historic Places and is developing a memorandum of agreement (MOA) for mitigation requirements. The EA considers the Proposed Action, two Alternative Actions (renovation and additional decommissioning of B-2), and the No Action Alternative for the B-2 structure.

COMMENT INFORMATION

A hardcopy of the Draft EA is available upon request and is on-file for review at the Albany Public Library located at 2450 14th Avenue SE, City of Albany, OR 97322 as well as online as previously indicated.

Comments should be marked as "B2-Albany Campus" and sent to:

Johnna Sholtis, Ph.D.
NEPA Compliance Officer
National Energy Technology Laboratory
626 Cochran Mill Rd
Pittsburgh, PA 15236
B921-218, M/S 921-227
412-386-9395 / Johnna.Sholtis@netl.doe.gov

Individual names and addresses, including email addresses, received as part of the comment documents typically are considered to be part of the public record. Persons wishing to withhold names, addresses, or other identifying information from the public record must state this request prominently at the beginning of their comments. DOE will honor this request to the extent allowable by law. All submissions from organizations, businesses, and from individuals identifying themselves as representatives of officials of organizations or businesses will be included in the public record and open to public inspection in their entirety.

The public comment period ends on September 8, 2024. DOE will consider late submissions to the extent practicable.

Sincerely,

Johnna Sholtis, Ph.D.

August 9, 2024

Christopher Johnson
Historian, Preservation Partnerships Program
National Parks Service
909 First Ave., Fifth Floor
Seattle, WA, 98104

Subject: Invitation for Comment on Environmental Assessment
National Energy Technology Laboratory, Albany, Oregon

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Johnna Sholtis, Ph.D.

APPENDIX B

SITE PHOTOGRAPHS

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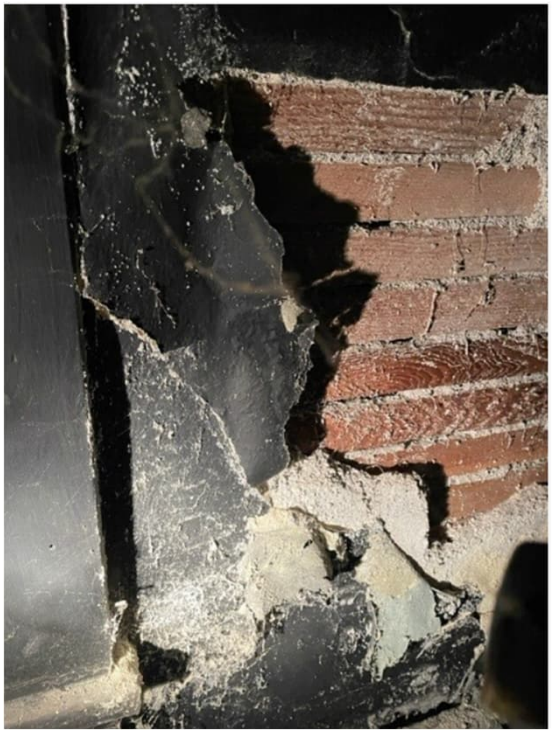
Basement – Equipment crawl space

Presumed sump pump(s)

Evidence of structural failure of first floor support beam

Basement - Darkroom

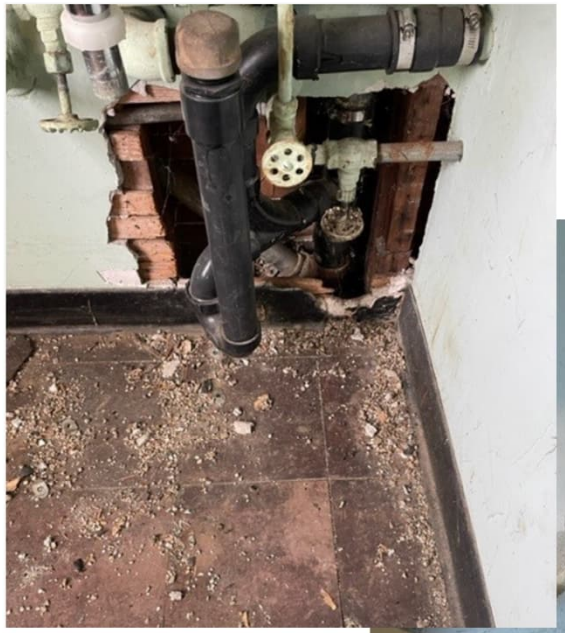
Vintage electrical equipment evident in basement



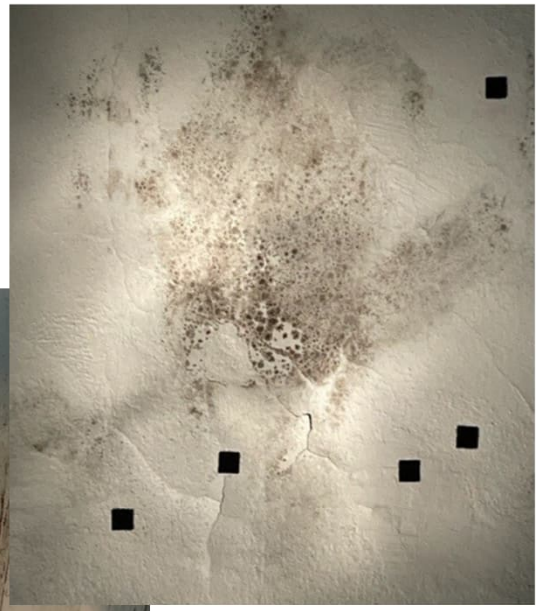
Unclassified material on darkroom walls (sample collected by Amentum staff)

Example of water damage and mold on wall

Basement – General observations



Examples of significant water damage and decay



Example of evidence of mold

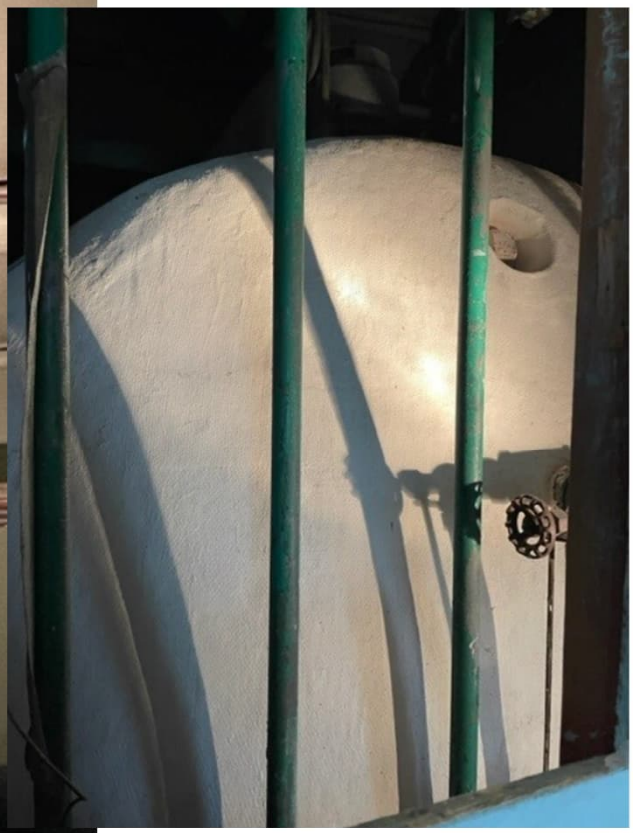
Example of in-place lighting (electrical disconnected)

Unidentified powder on floor outside of safe

Basement

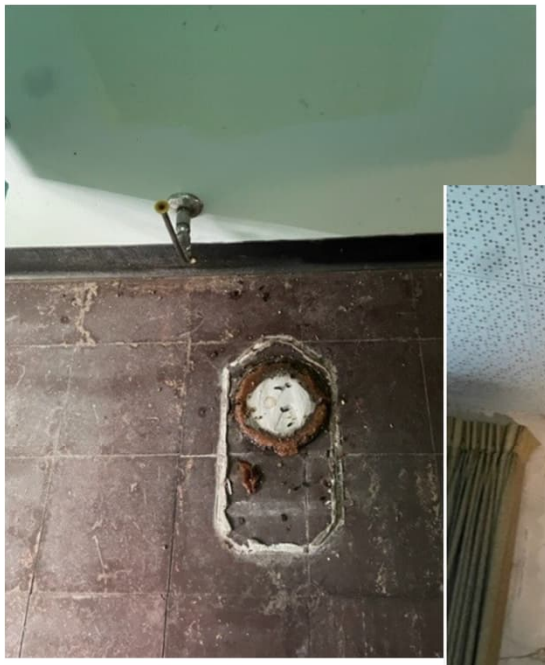
Vintage electrical panel evident in basement

Possible small transformer in water tank crawl space



Water tank with exterior coating

Entryway and Second Floor



Example of sanitary connection capping

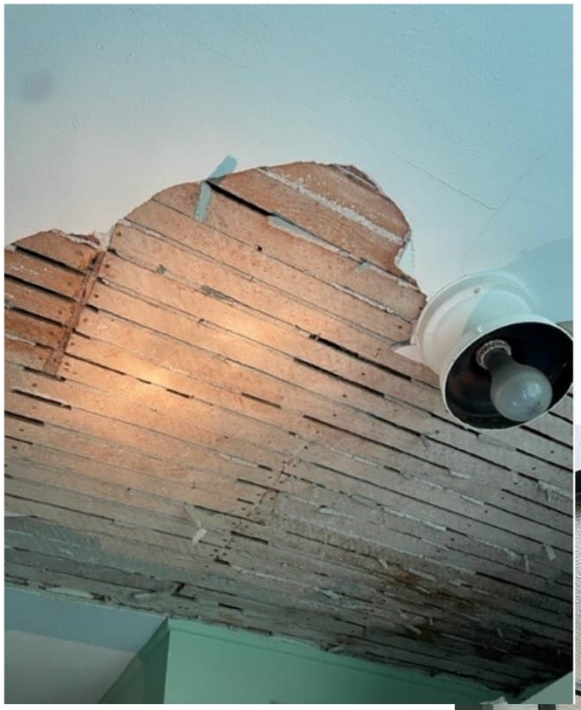
Example of water damage and mold (next to fireplace)

Example of paint/caulk decay between windows

Debris including suspected asbestos at entry door (interior)

Third floor

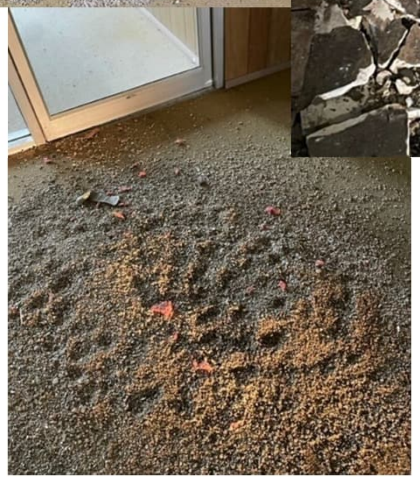
Example window /sill condition: Room 302



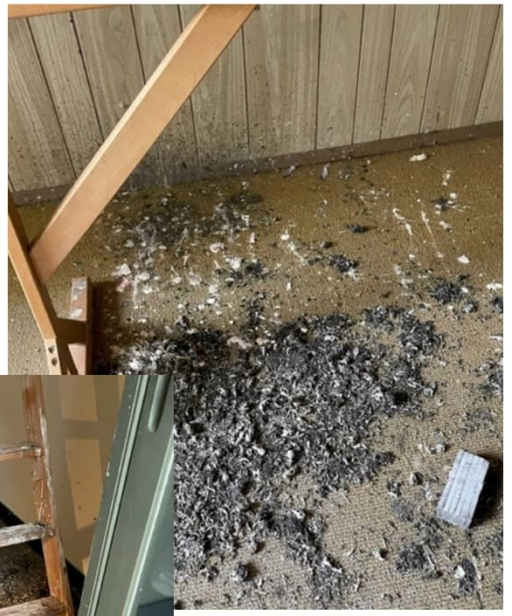
Floor 3 Bathroom

Example window /sill condition: Room 302

Fourth Floor



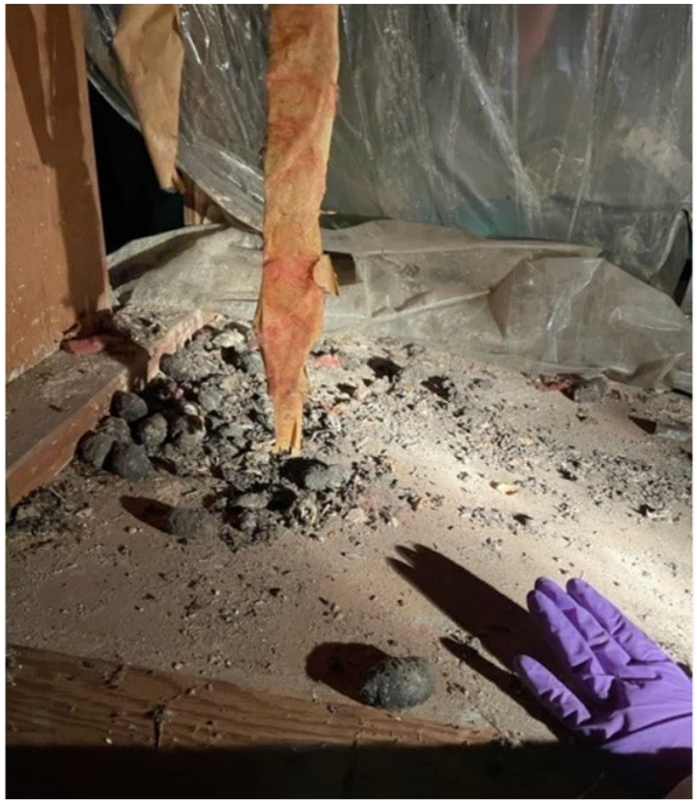
Significant evidence of suspected asbestos infiltration from attic apparent in multiple rooms



Evidence of unidentified bird presence (assumed to be owl) based on presence of bone debris and excrement

Attic – Bird Activity indicators

Skeletal remains of an apparent bird carcass observed

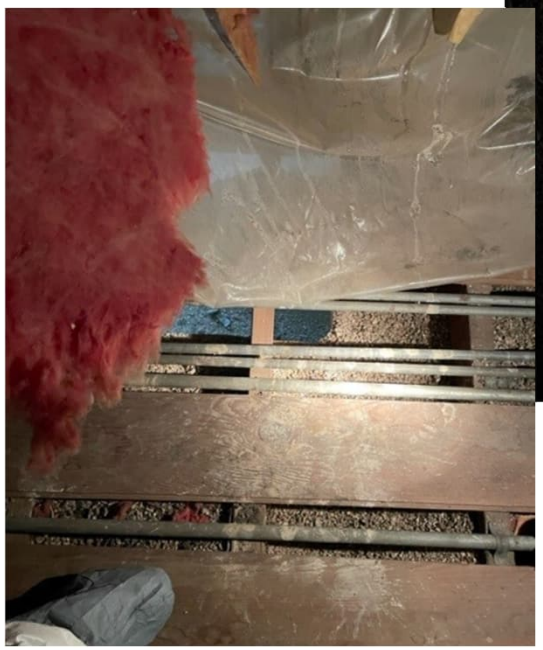


No indications of nesting identified, however birds, (assumed to be an undetermined owl species) have been present based on excrement residue and pellets containing undigested matter (ie., bones, etc.).

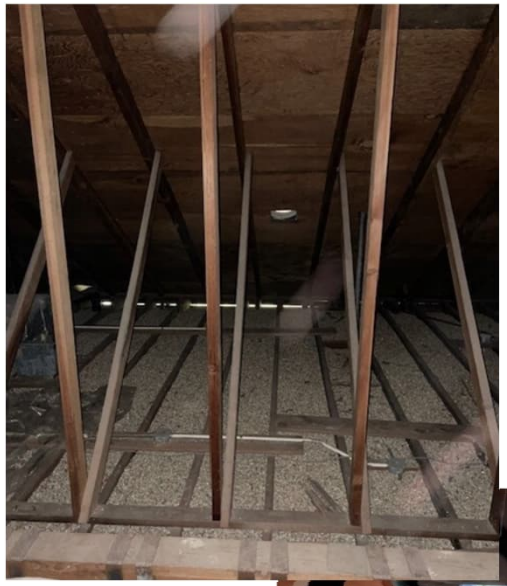
Only birds observed were pigeons. (undetermined variety)

Attic Observations

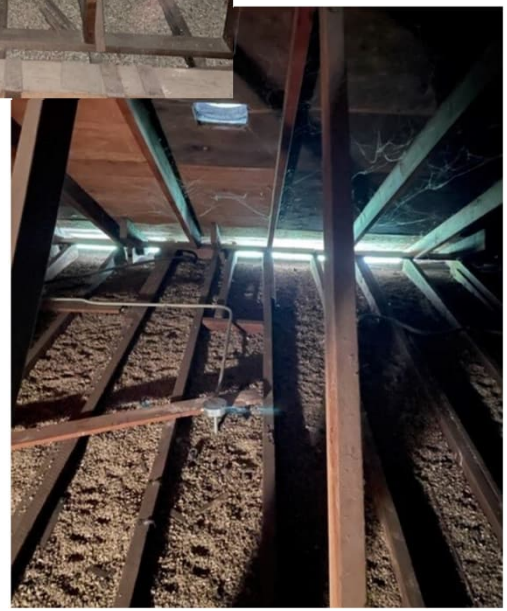
Attic floor : Looking into fourth floor ceiling



East eaves



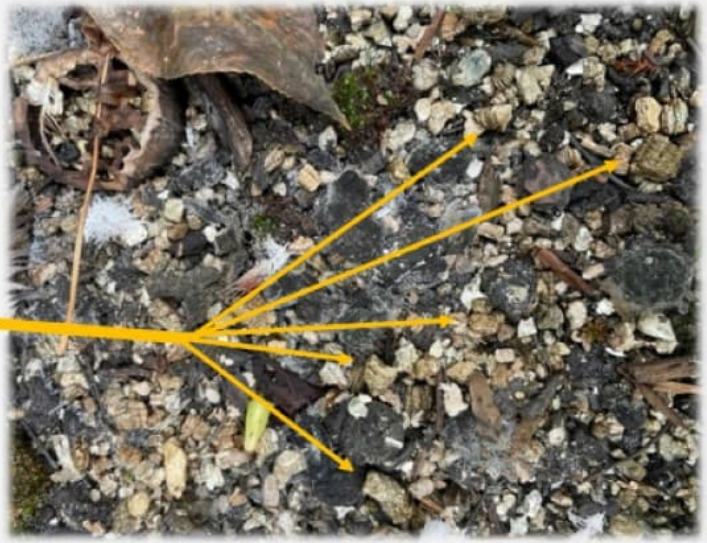
West eaves



Vermiculite used as attic insulation found on both the 4th floor and the ground at the NW exterior of the building.

Pathways observed include open eaves and structural decay of attic floor

Vermiculite
Observations
Building 2
10/18/23



APPENDIX C

INADVERTENT DISCOVERY PLAN

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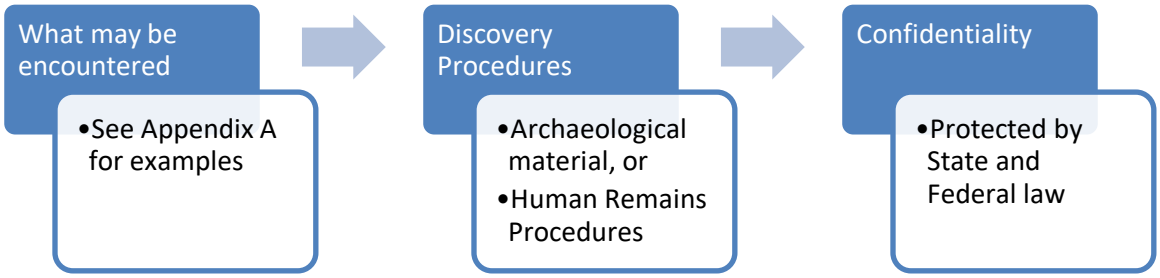
ARCHAEOLOGICAL INADVERTENT DISCOVERY PLAN (IDP)

NETL Albany Site Building 2 Demolition

Lee Jensen [August 6, 2024] [Case No. 17-0418]

HOW TO USE THIS DOCUMENT



I. BASIS FOR PLAN

Archaeology is the scientific study of artifacts and remains of historic human activity. Archaeologic finds may consist of the physical remains of those activities. Based on review of available information, the demolition of Building 2 at the NETL Albany Site is not reasonably expected to uncover artifacts or remains of cultural significance. However, identification of unexpected archaeologic finds is a potential in any project. This IDP should be followed should any archaeological sites, objects, or human remains be found. These artifacts are protected under Federal and State laws and their disturbance can result in criminal penalties if appropriate actions are not taken to preserve the find.

This document pertains to the work of the Contractor, including any and all individuals, organizations, or companies associated with the NETL Albany Site Building 2 Demolition.

II. WHAT MAY BE ENCOUNTERED

Archaeologically significant artifacts may be found during any ground-disturbing activity. If encountered all excavation and work in the area MUST STOP. Archaeological objects vary and can include evidence or remnants of historic-era and precontact activities by humans. Individuals trained in the identification of artifacts and their preservation must be consulted to ensure that uncovered items are appropriately identified and managed in a culturally respectful manner and in accordance with regulations. Archaeological objects can include but are not limited to:

- **Stone flakes**, **arrowheads**, **stone tools**, **bone or wooden tools**, **baskets**, **beads**,
- Historic building materials and household items such as **nails**, **glass**, **metal** such as cans, barrel rings, farm implements, **ceramics**, **bottles**, **marbles**, **beads**,
- Layers of **discolored earth** resulting from hearth fires,
- Structural remains such as **foundations,**
- **Shell** Middens, and
- **Human skeletal remains** and/or **bone fragments**.

For photographic examples of artifacts (excluding human remains), please see Appendix A.

If there is an unexpected discovery of any objects of potential archaeological significance, follow the procedures below. NETL policy is to err on the side of caution, so if in doubt, initiate the following notification process.

III. ARCHAEOLOGICAL DISCOVERY PROCEDURES: WHAT TO DO IF YOU FIND SOMETHING

The following steps are to be implemented immediately upon discovery of potential artifacts:

1. Stop ALL work in the vicinity of the find,
2. Secure and protect area of inadvertent discovery with a 30 meter/100-foot buffer—work may continue outside of this buffer,
3. Notify Project Manager and Agency Official,
4. Project Manager will need to contact a professional archaeologist to assess the find, and
5. If an archaeologist determines the find is an archaeological site or object, the NETL Project Manager or Agency Official must contact SHPO. If it is determined to *not* be archaeological, you may resume work in the area.

POSSIBLE HUMAN REMAINS PROCEDURES

1. If it is believed the find may include human remains, stop ALL work,
2. Secure and protect area of inadvertent discovery with 30 meters/100-foot buffer, then work may continue outside of this buffer with caution,
3. Cover remains from view and protect them from damage or exposure, restrict access, and leave in place until directed otherwise,
4. Do not handle or touch the potential remains,
5. **Do not take photographs or speak to the media**,
6. Notify Appropriate contact (see Contact Information below):
    - Project Manager
    - Agency Official
    - Oregon State Police **DO NOT CALL 911**
    - State Historic Preservation Office (SHPO)
    - Legislative Commission on Indian Services (LCIS)
    - Appropriate Native American Tribes
7. If the site is determined not to be a crime scene by the Oregon State Police, do not move anything! The remains will continue to be *secured in place* along with any associated funerary objects, and protected from weather, water runoff, and shielded from view, and
8. Do not resume any work in the buffer area until a situation-specific plan is developed and concurrence is reached between the State Police, SHPO, LCIS, and appropriate Native American Tribes, and you are directed that work may proceed.

CONTACT INFORMATION

- NETL Project Manager, Lee Jensen: 541-967-5901 or lee.jensen@netl.doe.gov
- Agency Official, Johnna Sholtis: 412-386-9395 or johnna.sholtis@netl.doe.gov
- Contracted Archaeologist, Andrea Blaser: 503.761.6605 ext. 227 or andrea@ainw.com
- Oregon State Police, Lt. Craig Heuberger: 503-508-0779 or cheuber@osp.oregon.gov
- Oregon State Historic Preservation Office (SHPO),
    - Ian Johnson: 971-718-1137 or ian.johnson@oprd.oregon.gov

- Asst. State Archaeologist, John Pouley: 503-480-9164
- GIS Archaeologist, Jamie French: 503-979-7580

- LCIS, Elissa Bullion or Patrick Flanagan, 503-986-1067
- Appropriate Tribes
  - Confederated Tribes of the Warm Springs Reservation, Bobby Brunoe: 541-553-2026
  - Confederated Tribes of Grand Ronde, Briece Edwards: 503-879-2084
  - Confederated Tribes of Siletz Indians of Oregon, Delores Pigsley: 541-270-5017

IV. CONFIDENTIALITY

Federal and State regulations state:

To protect fragile, vulnerable, or threatened sites, the National Historic Preservation Act, as amended (Section 304 [16 U.S.C. 470s-3]), and Oregon State law (ORS 192.501(11)) establishes that the location of archaeological sites, both on land and underwater, shall be confidential.

Building 2 demolition contractor(s), subcontractors and federal staff shall make their best efforts, in accordance with federal and state law, to ensure that its personnel maintain confidentiality related to any archaeological discovery. The media, any third-party member, or members of the public are not to be contacted or be provided information regarding the discovery, and any public or media inquiry is to be reported to the DOE NETL Project Manager. Only authorized personnel are to release information to the public and only upon concurrence by all responsible agencies and Tribes.

V. APPENDICES AND SUPPLEMENTARY MATERIALS

A. Visual reference and examples of archaeology

B. Project location map

APPENDIX A

VISUAL REFERENCE EXAMPLES: ENCOUNTERING ARCHAEOLOGICAL ARTIFACTS

Figure 1: Stone flakes

Figure 2: Stone tool fragments

Figure 3: Cordage

Figure 4: Shell midden

Figure 5: Historic glass artifacts

Figure 6: Historic metal artifacts

Figure 7: Historic building foundations

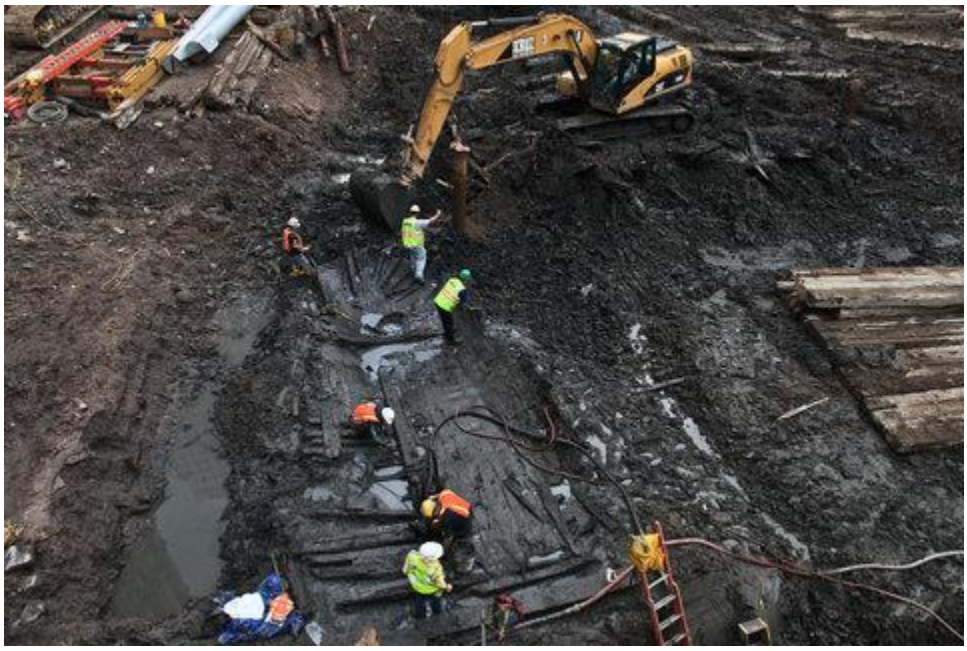


Figure 8: 18th Century ship

APPENDIX B

PROJECT LOCATION: B-2 DEMOLITION SITE