



NEPA Categorical Exclusion Determination Form

Program or Field Office: U.S. Department of Energy (DOE) Office of Legacy Management (LM)

Project Title: Building Acquisition and Design Activities for the LM Field Support Center, Grand Junction, Colorado

Location: Grand Junction, Colorado

Proposed Action or Project Description:

LM is proposing to acquire property at 764 Horizon Drive in the City of Grand Junction, Colorado in Mesa County. The potential acquisition of the property (approximately 4.85 acres) includes three existing buildings and a vacant lot. Building A is 39,806 square feet (SF) and vacant; Building B is 17,248 SF and partially occupied by IntelliTec College, used for automotive repair; Building C is 8,080 SF and vacant; and the vacant lot that functions as yard storage. A Phase I Environmental Site Assessment and an all-hazard survey for the buildings have been completed. A cultural resources consultation would not be required.

As LM sets its sights on its expanding portfolio and long-term stewardship activities, the efforts would require additional investment into the current campus buildings and infrastructure that are leased from Riverview Technology Corporation for LM to continue performing out of its current office location. As the community, environment, and workplace has changed, LM is assessing other alternative solutions and options to support its ongoing and growing mission needs in this region. LM's *FY 2021-FY 2025 High Performing Organization Plan* (DOE/LM-1489) and the *2020-2025 Strategic Plan* (DOE/LM-1488) provide the basis for this assessment as part an overall goal to sustainability manage and optimize the use of federal land and assets. LM wants to advance the resilience of its operations generally, and specifically with its LM Field Support Center at Grand Junction, Colorado as a priority.

The Categorical Exclusion Evaluation is strictly for the proposed property acquisition and subsequent design activities. A separate National Environmental Policy Act review would be conducted before any proposed development activities. Upon completion of the acquisition, the design process would begin and would meet Environmental Management Systems requirements to include, but not limited to, High Performance and Sustainability Building Principles, and DOE Executive Order 14057, *Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability*.

Categorical Exclusion(s) Applied:

- A1 Routine DOE Business Actions
- A8 Awards of Certain Contracts
- A9 Information Gathering, Analysis, and Dissemination
- A11 Technical Advice and Assistance to Organizations
- B1.24 Property Transfer

For the complete DOE National Environmental Policy Act (NEPA) regulations regarding categorical exclusions, including the full text of each categorical exclusion, see Subpart D of Title 10 *Code of Federal Regulations* Section 1021 (10 CFR 1021).

Regulatory Requirements in 10 CFR 1021.410(b): (See full text in regulation)

☒ The proposal fits within a class of actions that is listed in Appendix A or B to 10 CFR Part 1021, Subpart D

To fit within the classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, a proposal must be one that would not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators), but the proposal may include categorically excluded waste storage, disposal, recovery, or treatment actions or facilities; (3) disturb hazardous substances, pollutants, contaminants, or CERCLA-excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources, including, but not limited to, those listed in paragraph B(4) of 10 CFR Part 1021, Subpart D, Appendix B; (5) involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those listed in paragraph B(5) of 10 CFR Part 1021, Subpart D, Appendix B.

☒ There are no extraordinary circumstances related to the proposal that may affect the significance of the environmental effects of the proposal.



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- ☒ The proposal has not been segmented to meet the definition of a categorical exclusion. This proposal is not connected to other actions with potentially significant impacts (40 CFR 1508.25(a)(1)), is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1508.27(b)(7)), and is not precluded by 40 CFR 1506.1 or 10 CFR 1021.211 concerning limitations on actions during preparation of an environmental impact statement.

Based on my review of the proposed action, as NEPA Compliance Officer (as authorized by the LM Director per DOE Policy 451.1), I have determined that the proposed action fits within the specified classes of action, the other regulatory requirements set forth above are met, and the proposed action is hereby categorically excluded from further NEPA review.

**NEPA Compliance Officer Signature and
Determination Date**

JOYCE CHAVEZ Digitally signed by JOYCE CHAVEZ
Date: 2023.04.10 09:29:16 -06'00'
