



Department of Energy
National Nuclear Security Administration
Categorical Exclusion Determination Form



Categorical Exclusion ID#:

Proposed Action Title: Lease of Office Space at 2100 Commonwealth Blvd., Ann Arbor, MI

Program or Field Office: Los Alamos Field Office

Location(s) (City/County/State): Ann Arbor, Michigan

Proposed Action Description

DOE/NNSA proposes leasing approximately 11,800 square feet of office space at 2100 Commonwealth Blvd., Ann Arbor, MI. The building is an existing office building, and the proposed lease would be for the third story of the building. The leased space will house approximately 75 employees, the majority of which are existing LANL employees, who are supporting research collaboration in technical areas of critical mutual importance, including but not limited to: 1. artificial Intelligence; 2. high-performance computing; 3. physics; 4. security; and 5. materials science. This work is being carried out through a Memorandum of Understanding between Los Alamos National Laboratory and the University of Michigan. Los Alamos National Laboratory established a duty station in Ann Arbor, MI and is preparing for permanent staff assignments which will fully occupy the leased space. Specialized equipment or instrumentation will not be utilized within the leased space and will solely be used for routine office work and equipment. The action does not include the construction of new parking lots or other parking structures or changes in local land use and zoning, and no significant alterations or improvements to leased properties will occur. Minor modifications may be required to meet security and operational needs. All leased areas will be pre-existing and consistent with local land use requirements.

Categorical Exclusion(s) Applied: B1.24-Property Transfers: Transfer, lease, disposition, or acquisition of interests in personal property (including but not limited to, equipment and materials) or real property (including, but not limited to permanent structures and land), provided that under reasonably foreseeable uses (1) there would be no potential for release of substances at a level, or in a form, that could pose a threat to public health or the environment and (2) the covered actions would not have the potential to cause a significant change in impacts from before the transfer, lease, disposition, or acquisition of interests.

Regulatory Requirements in 10 CFR 1021

For the complete DOE National Environmental Policy Act regulations regarding categorical exclusions, including the full text of each categorical exclusion, see 10 CFR 1021.102, Appendix B to 10 CFR 1021, and also Section 5.4 and Appendices B and C of DOE's NEPA Implementing Procedures (June 30, 2025).

To find that a proposal is categorically excluded, DOE shall determine the following:

(1) The proposal fits within a class of actions listed in Appendix B to 10 CFR Part 1021 or Appendix B or C of DOE's NEPA Implementing Procedures (July 13, 2026). To fit within these classes of actions a proposal



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must satisfy the conditions that are integral elements of the classes of action in Appendix B of both 10 CFR Part 1021 and DOE's NEPA Implementing Procedures;

- (2) There are no extraordinary circumstances related to the proposal that may affect the significance of the environmental effects of the proposal; and
 - (3) The proposal has not been segmented to meet the definition of a categorical exclusion.
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Mitigations Required

Based on the description of the proposed action (a lease of existing office space for up to 75 employees), and the criteria for categorical exclusions in the DOE's NEPA Implementing Procedures as listed above, the action is not considered to be a significant change in existing capabilities and resources. There are no anticipated impacts that would affect a resource area to a degree that would require mitigations or BMPs. Therefore, there are no Mitigations or BMPs identified for this project.

NEPA Compliance Officer Determination

Based on my review of information conveyed to me and in my possession concerning the proposed action, as a designated NNSA NEPA Compliance Officer, I have determined that the proposed action fits within the specified class(es) of action, the other requirements and guidance set forth above are met, and the proposed action is hereby categorically excluded from further NEPA review. If changes are made to the scope of the action so that it is no longer bounded by the above description, or the project is changed to encompass other actions, NEPA requirements for the action will need to be reassessed at that time and further analysis may be required.

NEPA Compliance Officer:

Date Determined: