PMC-EF2a
(2.06.02)

U.S. DEPARTMENT OF ENERGY
EERE PROJECT MANAGEMENT CENTER
NEPA DETERMINATION

RECIPIENT: NREL

STATE: CO

PROJECT TITLE : Wells Fargo Property Structure Removal; NREL Tracking No. 11-026

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
		NREL-11-026	GO10337

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:
Description:

Rational for determination:

B1.23 Demolition and subsequent disposal of buildings, equipment, and support structures (including, but not limited to, smoke stacks and parking lot surfaces).

This proposed project would be for the demolition of the single-family residential structure located at 15655 South Golden Rd, Golden, CO 80401 in Jefferson County. The Wells Fargo (formerly Reynolds) property was purchased by DOE in 2010 to facilitate the right-of-way for the south access road to the National Renewable Energy Laboratory's South Table Mountain campus. The structure on this 0.79 acre parcel is a 1,792 square-foot, single-story, prefabricated dwelling built in 1997. DOE wishes to remove the structure to make management of the property less complicated. After researching the options, DOE/NREL has no mission use for the structure and it may not be economically feasible to maintain the structure and it may fall in disrepair or be subject to improper use. This situation becomes a safety and security issue for NREL. Therefore, the structure should be removed.

Roll-off bins would be used to store debris prior to shipment off-site and most of the material if not all, would likely be sent to a local landfill given the liability involved in donating a portion or all of the structure. This deconstruction project would take approximately two weeks to complete.

Utilities would be cut back using standard industry practice and appropriate utility provider requirements. The foundation would eventually be demolished and removed. The site would be filled to grade, reclaimed and reseeded.

The amount of soil disturbance caused by this proposed action would be less than one acre and the site would be filled to grade, reclaimed and reseeded upon completion of the demolition. The site is an existing and previously disturbed/graded residential lot on a busy local artery road. Impacts to threatened and endangered species, critical habitat, prime farmlands and cultural resources are not anticipated. While the northeast corner of the property adjoins floodplains and wetlands associated with Lena Gulch, no activities of this proposed action would occur in this area.

The building was surveyed and sampled for asbestos containing building materials by a State of Colorado licensed asbestos building inspector. Sample analysis from a third-party NVLAP accredited analytical laboratory did not detect any asbestos in the samples. As the building was built after the 1978 ban on residential lead-based paint applications by the Consumer Production Safety Commission, no lead-based paint is assumed to present on structure. Utilization of hazardous materials or generation of hazardous waste is not anticipated by this action.

The demolition would require the utilization of mobile point emission sources, such as front-end loaders, skid steers, etc., but these emissions would be negligible given the size and duration of the demolition activity. Demolition activities would occur during daylight hours and would be of a short duration to limit noise impacts to potential

sensitive receptors.

Based upon the information above, the proposed action would meet Categorical Exclusion B1.23 - Demolition/disposal of buildings.

NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

Note to Specialist :

EF2a prepared by Rob Smith on 08/15/2011.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature: Lori Plummer / Lori Plummer Date: 8/16/2011
NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

☐ Field Office Manager review required

NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:

☐ Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
☐ Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____
Field Office Manager