



**U.S. Department of Energy  
Office of Legacy Management  
Categorical Exclusion Determination Form**



**Program or Field Office:** Office of Legacy Management

**Project Title and I.D. No.:** Renewal of Lease for Fernald, Ohio, Office Space (LM 18-16)

**Location:** Fernald, Ohio

**Proposed Action or Project Description:**

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) is proposing to enter into a new lease for the existing LM office at 10995 State Road 128, Harrison, OH 45030. LM has a continuing need for space in the Fernald area to support activities at the adjacent Fernald Preserve, Ohio, Site as well as at the nearby Mound, Ohio, Site.

An Expression of Interest/Sources Sought notification was published on the FedBizOps website to solicit interest from potential lessors to fulfill this continuing need. No interest was received; therefore, a new succeeding lease was completed.

The new lease is for the entire property at the existing DOE Fernald Office, which consists of a single story mixed-use building and the accompanying parking lot. The total rentable square footage of the facility being leased is 10,408 square feet of office and warehouse space. The lease commences on July 1, 2016, and the term of the lease is 5 years with three 1 year renewal options. The space is being taken as is. No modifications related to this lease are anticipated.

**Categorical Exclusion(s) Applied:**

- B1.3—Routine maintenance
- B1.24—Property transfers

For the complete DOE National Environmental Policy Act regulations regarding categorical exclusions, including the full text of each categorical exclusion, see Subpart D of 10 CFR Part 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.

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 under DOE Order 451.1B), I have determined that the proposed action fits within the specified class(es) of action, the other regulatory requirements set forth above are met, and the proposed action is hereby categorically excluded from further NEPA review.

*Tracy A. Ribeiro*

Tracy A. Ribeiro  
2016.08.15 12:26:56 -06'00'

**NEPA Compliance Officer:**

**Date Determined:**