



**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 Westminster, Colorado, Office Space (LM 19-16)

**Location:** Westminster, Colorado

**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 11025 Dover Street, Westminster, CO 80021. LM has a continuing need for space in close proximity of the Rocky Flats Site. The current lease in Westminster expires on September 30, 2016. A Request for Lease Proposals was published in on the FedBizOps website based on the continuing need for office space in the area. Initial proposals were received from two offerors. After negotiations, one offeror proposed two locations and the other offeror was unresponsive. The proposal selected, from LM's current lessor, was determined to be in the best interest of the government. It allows for a newly designed layout to be built out in a new building adjacent to LM's existing location.

LM's location would change to the newly built building at 11035 Dover Street, Westminster, CO 80021. Occupancy of the new facility would take place in the spring of 2017. Until the date of occupancy, the Westminster Office would continue to be housed in the existing space at 11025 Dover Street. At the present location LM occupies 19,010 rentable square feet of office and warehouse space. After the move to 11035 Dover Street, LM would occupy approximately 16,800-18,000 rentable square feet of office and warehouse space. The new space would be substantially the same as the current space except that it will be built-out by the lessor in a more open environment using smart-design techniques. The new lease is for a term of 10 years. One 5 year term with five 1 year renewal options. The new lease will be in effect on October, 1, 2016.

**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 12:22:44 -06'00'

**NEPA Compliance Officer:**

**Date Determined:**