

PMC-ND
(1.08.09.13)

U.S. DEPARTMENT OF ENERGY
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY
NEPA DETERMINATION



RECIPIENT: EcoCity Partners, L3C

STATE: FL

PROJECT TITLE : Better Buildings-Commercial Energy Efficiency Solutions, Pre-Packaged Commercial PACE: The BEERE Menu

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-FOA-0000829	DE-EE0006292	GFO-0006292-001	

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:

A9 Information gathering, analysis, and dissemination Information gathering (including, but not limited to, literature surveys, inventories, site visits, and audits), data analysis (including, but not limited to, computer modeling), document preparation (including, but not limited to, conceptual design, feasibility studies, and analytical energy supply and demand studies), and information dissemination (including, but not limited to, document publication and distribution, and classroom training and informational programs), but not including site characterization or environmental monitoring. (See also B3.1 of appendix B to this subpart.)

A11 Technical advice and assistance to organizations Technical advice and planning assistance to international, national, state, and local organizations.

B5.1 Actions to conserve energy or water (a) Actions to conserve energy or water, demonstrate potential energy or water conservation, and promote energy efficiency that would not have the potential to cause significant changes in the indoor or outdoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, manufacturers, and designers), organizations (such as utilities), and governments (such as state, local, and tribal). Covered actions include, but are not limited to weatherization (such as insulation and replacing windows and doors); programmed lowering of thermostat settings; placement of timers on hot water heaters; installation or replacement of energy efficient lighting, low-flow plumbing fixtures (such as faucets, toilets, and showerheads), heating, ventilation, and air conditioning systems, and appliances; installation of drip-irrigation systems; improvements in generator efficiency and appliance efficiency ratings; efficiency improvements for vehicles and transportation (such as fleet changeout); power storage (such as flywheels and batteries, generally less than 10 megawatt equivalent); transportation management systems (such as traffic signal control systems, car navigation, speed cameras, and automatic plate number recognition); development of energy-efficient manufacturing, industrial, or building practices; and small-scale energy efficiency and conservation research and development and small-scale pilot projects. Covered actions include building renovations or new structures, provided that they occur in a previously disturbed or developed area. Covered actions could involve commercial, residential, agricultural, academic, institutional, or industrial sectors. Covered actions do not include rulemakings, standard-settings, or proposed DOE legislation, except for those actions listed in B5.1(b) of this appendix. (b) Covered actions include rulemakings that establish energy conservation standards for consumer products and industrial equipment, provided that the actions would not: (1) have the potential to cause a significant change in manufacturing infrastructure (such as construction of new manufacturing plants with considerable associated ground disturbance); (2) involve significant unresolved conflicts concerning alternative uses of available resources (such as rare or limited raw materials); (3) have the potential to result in a significant increase in the disposal of materials posing significant risks to human health and the environment (such as RCRA hazardous wastes); or (4) have the potential to cause a significant increase in energy consumption in a state or region.

Rationale for determination:

The U.S. Department of Energy (DOE) is proposing to provide federal funding to EcoCity Partners, L3C to demonstrate that energy efficiency performance of simple, pre-packaged technologies (e.g., lighting and HVAC) can be accurately estimated without the need for a detailed energy audit. DOE funding would be used to demonstrate a more streamlined method for facilitating commercial Property Assessed Clean Energy (PACE) program financing of energy efficiency retrofits. Funding would support the design of pre-packaged technologies (e.g., combined lighting and HVAC), on-site energy evaluations, coordination of planning activities, outreach to prospective property owner participants, underwriting and analysis of prospective retrofit projects, coordination of a "pooled bond" project finance structure and ongoing monitoring and verification of energy retrofits. Retrofits under the PACE program would be limited to interior work on existing buildings. Any project involving ground-breaking activities, new construction, or projects involving the installation of outside equipment are subject to additional NEPA review by DOE prior to

expenditure of project funds.

EcoCity Partners, L3C would not conduct retrofits that would result in a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, including requirements of DOE and/or Executive Orders or 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.

Under Funding Opportunity Announcement (FOA) number DE-FOA-0000829, the recipient is prohibited from conducting retrofits on buildings of historic, archaeological, or architectural significance designated by federal, state or local governments, property located within or immediately adjacent to a historic district, property 50 years or older, or property eligible for listing on the National Register of Historic Places.

Based on review of the project information and the above analysis, DOE has determined the proposed project would not have a significant individual or cumulative impact to human health and/or environment. DOE has determined the proposed project is consistent with actions contained in DOE categorical exclusion A9 "information gathering," A11 "technical advice and assistance," and B5.1 "actions to conserve energy," and is categorically excluded from further NEPA review.

NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

If you intend to make changes to the scope or objective of your project you are required to contact the Project Officer identified in Block 11 of the Notice of Financial Assistance Award before proceeding. You must receive notification of approval from the DOE Contracting Officer prior to commencing with work beyond that currently approved.

Insert the following language in the award:

You are required to:

The recipient is prohibited from conducting retrofits on buildings of historic, archaeological, or architectural significance designated by federal, state or local governments, property located within or immediately adjacent to a historic district, property 50 years or older, or property eligible for listing on the National Register of Historic Places.

Any project involving ground-breaking activities, new construction, or projects involving the installation of outside equipment are subject to additional NEPA review by DOE prior to initiating these activities and prior to the expenditure of project funds.

Note to Specialist :

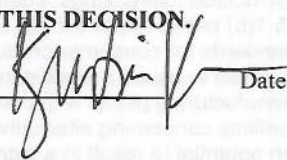
Kelly Daigle 8/8/2013

This NEPA Determination requires a tailored NEPA provision.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature:

Electronically Signed By: Kristin Kerwin
NEPA Compliance Officer



Date: 8/9/2013

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:

Field Office Manager

Date: