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



RECIPIENT: Isles, Inc.

STATE: NJ

PROJECT TITLE : Johnson Avenue Solar Project

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
	DE-EE0000256	GFO-0000256-002	GO256

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:

- B2.5 Facility safety and environmental improvements** Safety and environmental improvements of a facility (including, but not limited to, replacement and upgrade of facility components) that do not result in a significant change in the expected useful life, design capacity, or function of the facility and during which operations may be suspended and then resumed. Improvements include, but are not limited to, replacement/upgrade of control valves, in-core monitoring devices, facility air filtration systems, or substation transformers or capacitors; addition of structural bracing to meet earthquake standards and/or sustain high wind loading; and replacement of aboveground or belowground tanks and related piping, provided that there is no evidence of leakage, based on testing in accordance with applicable requirements (such as 40 CFR part 265, "Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities" and 40 CFR part 280, "Technical Standards and Corrective Action Requirements for Owners and Operators of Underground Storage Tanks"). These actions do not include rebuilding or modifying substantial portions of a facility (such as replacing a reactor vessel).
- 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.
- B5.16 Solar photovoltaic systems** The installation, modification, operation, and removal of commercially available solar photovoltaic systems located on a building or other structure (such as rooftop, parking lot or facility, and mounted to signage, lighting, gates, or fences), or if located on land, generally comprising less than 10 acres within a previously disturbed or developed area. Covered actions would be in accordance with applicable requirements (such as local land use and zoning requirements) in the proposed project area and would incorporate appropriate control technologies and best management practices.

Rationale for determination:

The U.S. Department of Energy (DOE) is proposing to provide funding to Isles, Inc. for their Johnston Avenue Solar Project. A previous NEPA Determination (GFO-0000256-001) was completed on September 20, 2011 for Phase 1 and Task 4 (preliminary design, contractor selection, and reporting) of the project. This NEPA Determination is for Phase II (installation) of the project.

The proposed Johnston Avenue Solar Project includes a solar photovoltaic (PV) roof mounted system, green roof, and exterior masonry work. The masonry work is proposed due to deteriorated conditions and therefore is required to ensure a proper installation of the PV and green roof systems. The extent of masonry work involved would be limited to elements of the structure above the roof line.

The proposed project site is a building located at 1 North Johnston Avenue in Hamilton Township, Mercer County, New Jersey. The main building was constructed in 1896 and is also known as the V. Henry Rothschild/FA Straus Company. This location was deemed eligible for inclusion on the National Register of Historic Places under Criterion C, as a surviving representative example of a traditional late nineteenth/early twentieth century industrial facility on February 2, 2009.

Isles, Inc. submitted project information and drawings to the New Jersey Historic Preservation Office (HPO) on May 27, 2014. The HPO provided consultation comments in accordance with 36 CFR 800 back to Isles, Inc. in a letter dated June 3, 2014. To fully meet the Secretary of the Interior's Standards for Rehabilitation and, therefore, have no adverse effect to the eligible historic property, the HPO recommended the project's scope of work meet certain conditions. DOE agreed with HPO and determined that with these conditions required as part of the project's scope of work, the project's proposed activities would have no adverse effect to this eligible historic property. HPO concurred with DOE's determination on June 23, 2014 (see uploaded document HPO Concurrence_HPO 14-2566_Johnston.pdf).

No other resources of concern were identified during the review of the proposed project activities.

Based on review of the project information and required historic preservation conditions, DOE has determined that the remaining project activities would not have a significant individual or cumulative impact to human health and/or environment. DOE has determined that these activities are consistent with actions contained in DOE categorical exclusions B2.5 "Facility safety and environmental improvements," B5.1 "Actions to conserve energy or water," and B5.16 "Solar photovoltaic systems," and are 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:

To fully meet the Secretary of the Interior's Standards for Rehabilitation and therefore have no adverse effects to the V. Henry Rothschild/FA Straus Company, Isles Inc. and any subcontractors must follow all historic preservation conditions developed during the Section 106 consultation between DOE and the New Jersey SHPO.

Note to Specialist :

This NEPA Determination requires a tailored NEPA provision.

Casey Strickland 06/30/14

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature:


NEPA Compliance Officer

Date:

7/10/2014

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.