

**U. S. Department of Energy  
Naval Reactors Laboratory Field Office**

**Bettis Atomic Power Laboratory**

**National Environmental Policy Act (NEPA) Categorical Exclusion (CX)  
Determination Summary Form**

**East End Land Acquisition (Minchoff Property)**

**REFERENCE**

10 CFR Part 1021, Department of Energy National Environmental Policy Act Implementation Procedures, Subpart D. Typical Classes of Actions.

**PROJECT SCOPE DISCUSSION**

The scope of the East End Land Acquisition (Minchoff Property) includes the initial procurement of the property and subsequent demolition, removal, and disposal of three existing structures located on the property. The three existing structures include a restaurant, residence and a detached garage. The anticipated demolition will ultimately prepare the site for potential future development. The demolition processes includes: the expected removal and disposal of polychlorinated biphenyl and asbestos containing material, disconnection of utilities, and removal of lead-based paint. The property is located adjacent to the eastern property border of the Bettis Laboratory Site downstream of the Bull Run outfall. The land acquisition of the property will include a total of 0.74036 acres or 24,500 square foot of parcel.

The project does not violate applicable regulatory requirements, require construction or major expansion of waste handling facilities, result in unpermitted releases of hazardous substances, or adversely affect environmentally sensitive resources, including wetlands. The project does not involve genetically engineered organisms or species. There are no extraordinary circumstances related to the proposed action. The project has not been segmented to meet the definition of a categorical exclusion and is not connected to other actions with potentially significant and/or cumulative impacts. All Local, County, State, and Federal regulations and requirements will be followed during and after the acquisition of the property.

**CONCLUSION**

The East End Land Acquisition is categorically excluded from additional NEPA documentation under 10 CFR 1021 Subpart D, Appendix B, B1.15, B1.16, B1.17, B1.23, B1.24, B1.27, B1.33, and B1.34. Specifically, the categorical exclusion that applies is the following:

**B1.15 Support Buildings**

Siting, construction or modification, and operation of support buildings and support structures (including, but not limited to, trailers and prefabricated and modular buildings) within or contiguous to an already developed area (where active utilities and currently used roads are readily accessible). Covered support buildings and structures include, but not limited to, those for office purposes; parking, cafeteria services; education and training; visitor reception; computer and data processing services; health services or recreational activities; routine maintenance activities; storage of supplies and equipment for

administrative services and routine maintenance activities; security (such as security posts); fire protection; small-scale fabrication (such as machine shop activities), assembly, and testing of non-nuclear equipment or components; and similar support purposes, but exclude facilities for nuclear weapons activities and waste storage activities, such as activities covered in B1.10, B1.29, B1.35, B2.6, B6.2, B6.4, B6.5, B6.6, and B6.10 of this appendix.

#### B1.16 Asbestos removal

Removal of asbestos-containing materials from buildings in accordance with applicable requirements (such as 40 CFR part 61, "Natural Emission Standards for Hazardous Air Pollutants"; 40 CFR part 763, "Asbestos"; 29 CFR part 1910, subpart I, "Personal Protective Equipment"; and 29 CFR part 1926, "Safety and Health Regulations for Construction"; and appropriate state and local requirements, including certification of removal contractors and technicians).

#### B1.17 Polychlorinated Biphenyl Removal

Removal of polychlorinated biphenyl (PCB)-containing items (including, but not limited to, transformers and capacitors), PCB-containing oils flushed from transformers, PCB-flushing solutions, and PCB-containing spill materials from buildings or other aboveground locations in accordance with applicable requirements (such as 40 CFR part 761).

#### B1.23 Demolition and Disposal of Buildings

Demolition and subsequent disposal of buildings, equipment, and support structures (including, but not limited to, smoke stacks and parking lot surfaces), provided that there would be no potential for release of substances at a level, or in a form, that could pose a threat to public health or the environment.

#### B1.24 Property Transfers

Transfer, lease, disposition, or acquisition of interests in personal property (including, but not limited to, equipment and materials) or real property (including, but not limited to, permanent structures and land), provided that under reasonably foreseeable uses (1) there would be no potential for release of substances as a level, or in a form, that could pose a threat to public health or the environment and (2) the covered actions would not have the potential to cause a significant change in impacts from before the transfer, lease, disposition, or acquisition or interests.

#### B1.27 Disconnection of Utilities

Activities that are required for the disconnection of utility services (including, but not limited to, water, steam, telecommunications, and electrical power) after it has been determined that the continued operation of these systems is not needed for safety.

#### B1.33 Stormwater Runoff Control


Design, construction, and operation of control practices to reduce stormwater runoff and maintain natural hydrology. Activities include, but are not limited to, those that reduce impervious surfaces (such as vegetative practices and use of porous pavements), best

management practices (such as silt fences, straw wattles, and fiber rolls), and use of green infrastructure or other low impact development practices (such as cisterns and green roofs).

B1.34 Lead-Based Paint Containment, Removal, and Disposal

Containment, removal, and disposal of lead-based paint in accordance with applicable requirements (such as provisions relating to the certification of removal contractors and technicians at 40 CFR part 745, "Lead-Based Paint Poisoning Prevention In Certain Residential Structures").

NRLFO Approval:

  
\_\_\_\_\_  
D. W. Harper, NEPA Compliance  
Officer

Date:

12/23/2019

\_\_\_\_\_  
CX Determination Date