

**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**

Valley National Gas Property Acquisition

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 Valley National Gas Property Acquisition includes procurement of the existing industrial complex adjacent to the Bettis Laboratory. The Valley National Gas property is an industrial site occupying 20.62 acres of land with approximately 40,000 square feet of industrial building space. The site is zoned for heavy industrial use and was used to produce industrial gases and repackaging for distribution. Matheson Valley Gas was the most recent tenant but vacated the property in February 2022. The owner of the property, West Rentals, Inc., provided an "as is" real estate valuation of the property and explained their desire to sell the property.

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.

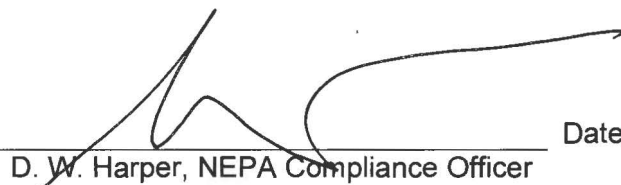
CONCLUSION

The Valley National Gas Property Acquisition project meets the requirements to be categorically excluded from additional NEPA documentation under 10 CFR 1021 Subpart D, Appendix B, B1.24. Specifically, the categorical exclusion that applies is the following:

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.

NRLFO Approval:


D. W. Harper, NEPA Compliance Officer

Date:

7/10/2025
CX Determination Date