

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



RECIPIENT: City of San Luis Obispo

STATE: CA

PROJECT TITLE : SLO Green & Healthy Homes

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
Buildings Upgrade Prize		GFO-BuildingsUp3-005	

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Policy 451.1), 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.)
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 City of San Luis Obispo through the third phase of a four-phase prize competition known as the "National Building Upgrade Prize." Award activity would be conducted exclusively in manufactured housing communities. Three homes would receive weatherization, appliance upgrades, and energy monitoring between Fall 2024 through Summer 2025. The results of energy monitoring in this phase would inform cost-effectiveness and feasibility findings and allow the project team to determine if replicating and scaling the project in an additional 10-12 manufactured homes is appropriate based on tracked utility bill impacts and project costs.

DOE previously completed two NEPA Determinations (ND) for this prize (GFO-National Building Upgrade Prize-001; A9; 11/23/2022, and GFO-National Building Upgrade Prize-002; A9; 06/12/2023). Those NDs covered the development of concept plans (phase 1s and 1) and further development of concept and implementation plans (phase 2) of the prize. This ND covers activities in phase 3 of the City of San Luis Obispo's prize. Future phases of the prize would be dependent on the outcome of phase 3 and would require additional NEPA review.

Award activities would be conducted at the following locations: Chumash Village Mobile Home Park, San Luis Obispo, CA; Silver City, San Luis Obispo, CA; Creekside Community, San Luis Obispo, CA; South Peak Community, San Luis Obispo, CA; Matthew's Trailer Lodge, San Luis Obispo, CA; Colonial Manor, San Luis Obispo, CA; Laguna Lake, San Luis Obispo, CA; Oceanaire Village, San Luis Obispo, CA; Rancho San Luis Mobile Estates, San Luis Obispo, CA; Willow Creek Mobile Estates, San Luis Obispo, CA.

Award activities would include, energy audits, installation of weatherization measures such as replacement of doors and windows, energy use and utility bill monitoring and data analysis, replacement of natural gas water heaters and HVAC systems with electric heat pumps, and replacement of natural gas stoves with induction cooktops, upgrade the electrical panels in manufactured homes as needed, and recycle all the natural gas equipment that is removed as a result of the project.

Permit to Construct from the Department of Housing and Community Development for each home that weatherization and heat pump installations take place would be applied for before award activities take place.

Hazardous activity for this project may involve discovery and remediation of mold, exposure to lead-based paint in homes, and potential uncovering of asbestos. Existing government health, safety, and environmental policies and procedures would be followed at all facilities, including personnel training, proper personal protective equipment (PPE), engineering controls, monitoring, and internal assessments.

DOE has considered the scale, duration, and nature of the proposed activities to determine potential impacts on sensitive resources, including those of an ecological, historical, cultural, and socioeconomic nature, and found no effects that would be expected to result from the proposed project activities.

NEPA PROVISION

DOE has made a conditional NEPA determination.

The NEPA Determination applies to the following Topic Areas, Budget Periods, and/or tasks:

Phase 3

The NEPA Determination does not apply to the following Topic Area, Budget Periods, and/or tasks:

Phase 4

Notes:

Building Technologies Office (BTO)
NEPA review completed by Meagan Jacobsen 09/11/2024

FOR CATEGORICAL EXCLUSION DETERMINATIONS

The proposed action (or the part of the proposal defined in the Rationale above) 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 proposed action that may affect the significance of the environmental effects of the proposal.

The proposed action 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.

A portion of the proposed action is categorically excluded from further NEPA review. The NEPA Provision identifies Topic Areas, Budget Periods, tasks, and/or subtasks that are subject to additional NEPA review.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature:  Electronically Signed By: Whitney Donoghue Date: 9/11/2024
NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

- Field Office Manager review not required
- Field Office Manager review required

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____
Field Office Manager