



Department of Energy
National Nuclear Security Administration
Categorical Exclusion Determination Form



Categorical Exclusion ID#: NA-23-0001

Proposed Action Title: NA-84 Lease at 2301 Buena Vista in Albuquerque, New Mexico

Program or Field Office: Office of Nuclear Incident Response, NA-84

Location(s) (City/County/State): 3rd floor of 2301 Buena Vista Drive SE., Albuquerque, New Mexico 87106 (Bernalillo County)

Proposed Action Description

The Department of Energy/National Nuclear Security Administration (DOE/NNSA) proposes to lease the entire third floor (40,826 square feet) of the building located at 2301 Buena Vista in Albuquerque, New Mexico. This lease would have a base term of five (5) years with three (3) option years. The lease is necessary to support the new Nuclear Emergency Support Team (NEST) Standards and Training Program (NSTP) established within NA-84, until a permanent space is available. Establishment of this team represents an increase in employees being hired with approximately 60 people working in the space full-time.

The facility would provide collaborative working space supporting 5 distinct work centers for federal employees and government contractors. The space would consist of office space, conference rooms, classrooms, a multi-media center, and hoteling space. The only structural modifications expected would be those that enable NNSA control access to the 3rd floor. This would include securing the stairwell, and doing something with the elevator. Other modifications would consist of adding cypher locks to certain rooms, and establishing cube type spaces in each suite. The cubes would be modular.

Some team members are currently located in the John A. Gordon Albuquerque Complex (Albuquerque Complex) as well as some offices in the Old Albuquerque Complex, Building 401. However, the Albuquerque Complex lacks sufficient space to accommodate the full team. Most of the Old Albuquerque Complex is in the planning process for demolition, and the buildings to remain in place and within DOE/NNSA control similarly lack sufficient space to house this team. Failing to secure an appropriate space would result in hiring limitations, reduced work effectiveness of the staff, and hindered collaborative operations, which all pose a risk to the program for meeting deliverables, and program milestones.

Alternatives for permanent located were evaluated in the Preliminary Real Estate Plan, including obtaining space within either the Albuquerque Complex or Old Albuquerque Complex. At this time, it is expected that construction of a new facility would be required to meet the need for permanent space that is owned by DOE/NNSA. The new facility would be constructed on Kirtland Air Force Base in



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Albuquerque, New Mexico. Planning for this facility is still in the very early stages. Construction of a new building would be expected to result in environmental impacts related to ground disturbance and land use, including potential short and long-term impacts to air quality, water quality, natural resources, cultural resources, waste management, and traffic. Planning for a new facility would be evaluated under separate but related NEPA review.

Categorical Exclusion(s) Applied

B 1.24 Property transfers

B 2.1 Workplace enhancements

Regulatory Requirements in 10 CFR 1021

For the complete DOE National Environmental Policy Act regulations regarding categorical exclusions, including the full text of each categorical exclusion, see Subpart D of 10 CFR 1021.

To find that a proposal is categorically excluded, DOE shall determine the following:

- (1) The proposal fits within a class of actions listed in Appendix A or B to 10 CFR Part 1021, Subpart D;
- (2) There are no extraordinary circumstances related to the proposal that may affect the significance of the environmental effects of the proposal; and
- (3) The proposal has not been segmented to meet the definition of a categorical exclusion. The 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.

The classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, include the following conditions as integral elements of the classes of actions. To fit within the classes of actions in 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 of the Department of Agriculture, the Environmental Protection Agency, and the National Institutes of Health.



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NEPA Compliance Officer Determination

Based on my review of information conveyed to me and in my possession concerning the proposed action, as NEPA Compliance Officer (as authorized under NNSA NAP 451.1 and DOE P 451.1), I have determined that the proposed action fits within the specified class(es) of action and I have reviewed the proposal for integral elements. I have determined that there are no extraordinary circumstances present and that the proposal has not been segmented to meet the definition of a categorical exclusion. Therefore, the application of a categorical exclusion is appropriate.

NEPA Compliance Officer: **Jessica Small**

Date Determined: 4/18/2023