

-----Original Message-----

From: ewithers@doeal.gov [mailto:ewithers@doeal.gov]

Sent: Wednesday, July 20, 2005 6:14 PM

To: Kirk Owens - SAIC (E-mail)

Subject: office building CX write up

found it ... <<IOB Revised for E. Withers.doc>>


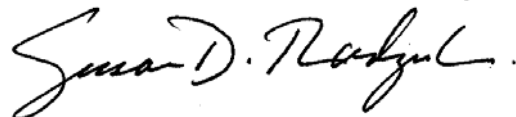
Elizabeth Withers

LASO NEPA Compliance Officer

office phone (505) 667-8690 (Mon-Thurs)

alternate phone (505) 867-5920 (Fridays and random other days as needed)

**NEPA REVIEW
LAN-05-012**

Project/Activity Title: IOB-1,2 and 3 and Master Plan		Accession Nos: 11319,11320, 11321 LAN-05-012	Date: 05/26/05
Location: TA-03 West of 3-1663 & South of 3-1405		Schedule: FY 05-07	Cost: \$15M
DOE Program Office: SSMO - SD		Non-DOE Sponsor: N/A	
Project Contact: Randy Parks – MS K772, 5-7525, rparks@lanl.gov			
Preparer/Contact: Daniel Pava , LANL ENV-ECO		NEPA Reviewer: Susan Kaczynski , LANL ENV-ECO	
Signature: 		Signature: 	

DESCRIPTION OF PROPOSED ACTION:

The Laboratory proposes to construct three two-story office buildings (called by the project “Institutional Office Buildings (IOB) 1, 2, and 3”). Two of these are proposed to be built due west of the existing Wellness Center (TA-03-1663). This area is located adjacent to and south of West Jemez Road, and west of a parking lot and existing development. It is served by all of the necessary utilities. The site is bounded to the south by the canyon edge of upper Sandia Canyon that separates it from Two-Mile Mesa. A third building would be built south of 3-1405 near the northeast corner of the intersection of Mercury and Bikini Atoll Roads within the redeveloping core of TA-03, on the site of a former construction staging and parking area.

These new buildings would each have a footprint of about 70 feet by 100 feet and would each provide approximately 14,000 to 15,000 gross square feet of office space. New surface parking lots would be provided near the two buildings west of TA-03-1663. These buildings would support mission needs by providing new general office space. No other buildings would be demolished. Migration plans for these buildings have not been prepared. Tenants for these buildings would be identified in mid-construction, so it is not yet known who would move in and therefore what facilities they would leave. The only wastes associated with these projects would be normal construction wastes.

(See Continuation Sheet)

NEPA DETERMINATION BASED ON ABOVE DESCRIPTION:

- Covered by prior NEPA review:
 - Requires EIS:
 - LANL recommended CX: 10 CFR 1021, Appendix B 1.15
 - CX exception - Prepare EA (refer to appropriate sections of 10 CFR 1021 for full definition (check all that apply)):
- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> extraordinary circumstances (410(b)(2): _____ <input type="checkbox"/> threaten violation of regulation (Subpart D, Appendix B (1)): <input type="checkbox"/> uncontrolled release of hazardous substance (Subpart D, Appendix B (3)) | <ul style="list-style-type: none"> <input type="checkbox"/> connected action (410(b)(3): _____ <input type="checkbox"/> siting or expansion of waste TSD facility (Subpart D, Appendix B (2)) <input type="checkbox"/> adverse effect sensitive resource (Subpart D, Appendix B (4)) |
|--|---|
- None of the above: Prepare EA. [If applicable :10 CFR 1021, Subpart D, Appendix C _____]
 - Other:

NEPA REVIEW
LAN-05-012

Continuation Sheet:

Construction is not expected to affect historic or cultural resources, or biological resources. No potential release sites (PRSs) or ENV-ECR/RS concerns are associated with these areas. No additional through roads are required to access these three buildings. Design of all three buildings would start in October 2005, and construction of these three buildings and associated parking areas would begin about three months later.

Supplemental Information

TA-03 Northwest Office Complex Master Plan: These three proposed buildings are part of the conceptual master plan for the northwest part of TA-03 that would include an additional 10 similar buildings. This plan - referred to as the TA-03 Northwest Office Complex - would be included for analysis in the new Site-Wide EIS if the plan is "ripe" for NEPA review. Construction of some of the conceptual future buildings and associated parking lots and a proposed new access road linking West Jemez Road to Two-Mile Mesa North would be likely to affect either TA-03-30 or the historic trail that passes by it in the adjacent drainage. Appropriate evaluations and mitigation plans would need to be negotiated with the State Historic Preservation Officer. Proper storm water detention would need to be a part of the parking lot designs, because of the proximity to the adjacent steep-sided canyon. A Storm Water Pollution Prevention Plan would be required because the area exceeds one acre. Best management practices for storm water protection, site restoration, and re-vegetation with native plants would be used following future actions for any bare soil remaining. There are no biological resources issues foreseen with the area conceptualized for future building plans, however, a more rigorous review would occur when the plans are more complete. Additional environmental characterization and remediation reviews of PRS's would also be required. Waste generation would need to be calculated for buildings replaced through implementation of this construction.

NCO CLASSIFICATION/DETERMINATION:

This proposed action is covered by the categorical exclusion provided in 10 CFR 1021, Subpart D, Appendix B 1.15: Siting, construction (or modification), and operation of support buildings and support structures (including, but not limited to, trailers and prefabricated buildings) within or contiguous to an already developed area (where active utilities and currently used roads are readily accessible).

If changes are made to the scope of action so that it is no longer bounded by the action described in the attached checklist, or is changed to encompass other actions, NEPA requirements for the action will need to be reassessed at that time and further analysis may be required.

Signature:



Date: June 13, 2005

Elizabeth R. Withers, NEPA Compliance Officer