

Dear Interested Parties:

Reclamation's Lower Colorado Regional Office (Reclamation) has completed the Boulder Canyon Operations Office Green Building Environmental Assessment (EA) and signed a Finding of No Significant Impact (FONSI). The project relating to this EA is to construct an energy efficient "green" office building and associated parking areas at Reclamations Date Street Complex (DSC) within Boulder City, Nevada. Reclamation is receiving funding through the American Recovery and Reinvestment Act (ARRA) for this project. The EA was prepared as a requirement of the National Environmental Policy Act.

The Boulder Canyon Operations Office Green Building (Facility) will be occupied by approximately 110 employees, allowing the Regional Office to consolidate most of its staff in two central locations: the DSC and the Administration Complex at Government Park. The employees that will occupy the Facility are currently housed at the 400 Railroad Avenue building, several Date Street buildings, and at the Mead Substation at the far south end of Boulder City. Providing office space in a centralized location will facilitate employee interaction in the work environment and reduce travel between the multiple office buildings within Boulder City. The building is proposed to be Silver Rated in accordance with the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Program. By being Silver Rated through the LEED Program this building will facilitate a reduction in energy and water consumption within the Regional Office's of Reclamation. The building site is adjacent to the Boulder City Historic District, as a result the building's design will be compatible with the visual characteristics of the historic district. This building is also meant to provide an economic stimulus by contracting the design and build portions of the project to a third party contractor.

The final EA that analyzes potential environmental impacts for the proposed Facility and a copy of the signed FONSI are available for public viewing. The final EA and FONSI are available at <http://www.usbr.gov/lc/region/g2000/envdocs.html>. For additional project specific information visit the Green Building website at <http://www.usbr.gov/lc/region/programs/LCROgreenbuilding.html>.

Reclamation appreciates your interest in our projects in Boulder City. We may be contacted by telephone at 702-293-8500, fax at 702-293-8156, or email to LCROproperties@usbr.gov, or by replying to:

Bureau of Reclamation
Lower Colorado Regional Office
Attn: LCRO Properties (BCOO-1001)
P.O. Box 61470
Boulder City, NV 89006-1470

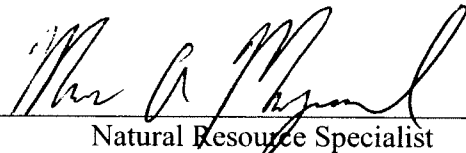
**FINDING OF NO SIGNIFICANT IMPACT
(FONSI)**

LC-09-038

**Boulder Canyon Operations Office
Green Building
Clark County, Nevada**

Based on a thorough review of the analysis of the environmental impacts presented in the Final Environmental Assessment (EA) Reclamation concludes that implementation of the Proposed Alternative will not significantly affect the quality of the human or physical environment within or adjacent to the project area.

This Finding of No Significant Impact has, therefore, been prepared and is submitted to document environmental review and evaluation of the Proposed Alternative in compliance with the National Environmental Policy Act (NEPA) of 1969, as amended.

Prepared:  Date: 8/14/2009
Natural Resource Specialist

Recommended:  Date: 8-14-09
Manager, Environmental Compliance Group

Approved:  Date: 8-14-09
Director, Resources Management Office

BACKGROUND

The Bureau of Reclamation Boulder Canyon Operations Office Green Building is proposed to be sited on the Date Street Complex (DSC) in Boulder City, Nevada. The funding for this building is being provided through the American Recovery and Reinvestment Act (ARRA) (aka. The Stimulus Bill). The purpose and need of the proposed action is to provide additional office space in a centralized location near other existing Reclamation offices to accommodate Reclamation employees currently housed at several buildings throughout Boulder City. Providing office space in a centralized location will facilitate employee interaction in the work environment and reduce travel between the multiple distant offices Reclamation utilizes in Boulder City. The building is proposed to be Silver Rated in accordance with the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Program. By being Silver Rated through the LEED Program this building will facilitate a reduction in energy and water consumption within Reclamation's Regional Office. This building is also meant to provide an economic stimulus by contracting the design and build portions of the project to a third party contractor.

Reclamation conducted an environmental review of the proposed project under the National Environmental Policy Act. A draft environmental assessment (EA) for this project was made available on Reclamation's website and at public locations in Boulder City for public review and comment on June 22, 2009. The comment period was open until July 24, 2009. The availability of the draft EA was noticed in the Boulder City View and the Boulder City News. Two comments were received from the public, these comments are discussed further in the Traffic Circulation section of this FONSI. After the close of the public comment period Reclamation made minor changes and clarifications to the draft EA before it was made final. These changes and clarifications were to modify some of the language relating to or found in the hazardous materials sections to ensure it was technically correct and to adjust the wording of section 4.4.2 to ensure the language of the noise section was more technically similar to the Boulder City regulation codes. The Final EA and this FONSI will be made available on Reclamation's website for the public to review so that the public has a better understanding of the decision Reclamation made on the project.

ALTERNATIVES CONSIDERED

The No Action Alternative was the only alternative other than the Proposed Alternative considered in detail.

THE RECOMMENDED ALTERNATIVE

Reclamation is proposing to construct, operate, and maintain a 30,000 square foot office building on a Reclamation managed parcel of land within the City of Boulder City (See Figure 1.0 in Appendix A of the EA). There would be approximately 36,000 square feet of area paved to accommodate parking and sidewalks. The total area that would be utilized for the building and parking areas would be 66,000 square feet. The proposed site is located within the NE1/4 of the NE1/4 of section 8 in Township 23 South, Range 64 East, MDM, Clark County, Nevada. The proposed site is located west of the junction of Date Street and Railroad Avenue in Boulder City,

Nevada. The DSC has the physical address of 500 Fir Street, Boulder City, Nevada 89005 (See Figure 2.0 in Appendix A of the EA). The building would be located within the DSC. The DSC is surrounded by a chain link fence, access to the Date Street complex is gained via Fir Street, Date Street, or Colorado Street.

The proposed building would accommodate approximately 110 Reclamation employees. Approximately half of the employees are already temporarily located in a building located at 400 Railroad Avenue, adjacent to the DSC. The other half of the employees expected to be housed at the building would be relocated from the Mead building, which is located south of Boulder City adjacent to the Mead substation. There would be a net addition of approximately 55 people working at the DSC.

The building and related systems would be designed, constructed, and commissioned in accordance with the 2008 Guiding Principles for Federal Leadership in High Performance and Sustainable Buildings (Guiding Principals). These Guiding Principles are as follows: 1) employ integrated design principles; 2) optimize energy performance; 3) protect and conserve water; 4) enhance indoor environmental quality; and 5) reduce environmental impact of materials.

Additionally, the building and related systems would be designed, constructed, and commissioned to achieve at minimum a Leadership in Energy and Environmental Design (LEED) "Silver" rating as described by the United States Green Building Council LEED Rating System for New Construction and Major Renovations, Version 3.0 (2009).

The contract to construct this building and parking area is expected to be a design and build contract. During the design phase of the building there may be the opportunity to build a structure that is one or two stories tall. If a two story design for the structure is selected the number of employees (110) and the amount of office space (30,000 square feet) would remain the same. A two story structure would reduce the footprint of the structure and therefore the overall footprint of the project. For analysis purposes of this EA Reclamation analyzed the largest size area and height that this project would encompass. The area and height analyzed in this EA are 66,000 square feet of disturbance and a two story structure. The structure will be designed to be compatible with the nearby historic district in appearance.

Utilities (gas, water, electric, sewer, cable, telephone) are already available at the DSC. The proposed project will route the utilities to the building site. Construction vehicles and equipment will be staged within the DSC.

From here on within this document the proposed project will be referenced as Facility. The approximate start of construction of the proposed Facility would be April, 2010. Construction of the proposed Facility is expected to be substantially completed by June, 2011.

ENVIRONMENTAL IMPACTS

The Final EA analyzed the following resource areas: air quality; cultural resources; environmental justice; noise; hazardous materials; utilities, public services and storm water; traffic circulation; and visual resources. Indian Trust Assets and endangered species were not

analyzed in this EA because there are no Indian Trust Assets or endangered species present on the DSC or in the surrounding area. The areas of most environmental concern within the EA are cultural resources, hazardous materials, traffic circulation, and visual resources. Implementation of the Proposed Action will not result in significant impacts to any of these resource areas. The following section provides a short discussion regarding environmental impacts for the analyzed resources.

Air Quality

No long term effects to air quality were identified because the proposed Facility would not emit any air pollutants. The Facility will have a dust permit in place for construction activities. Dust permits are issued by Clark County Department of Air Quality and Environmental Management (DAQEM). Minor short term impacts to air quality may occur due to construction related activities. There will be no significant impacts to air quality associated with the Facility. No mitigation measures have been identified.

Cultural Resources

The location of the proposed facility is adjacent to the Boulder City Historic District (District), listed on the National Register of Historic Places. By constructing a building with an exterior appearance that is compatible with the nearby District, following the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,” the historic characteristics of the District will not be adversely affected. Consultations under Section 106 of the National Historic Preservation Act will continue throughout the proposed project to ensure compliance with this act. There will be no significant impacts to cultural resources resulting from the Facility. No mitigation measures have been identified.

Environmental Justice

The proposed Facility location is not adjacent to any communities with disproportionately high levels of minorities in the population. The proposed Facility location is not adjacent to any communities with disproportionately low levels of income. No significant impacts will occur in the area of environmental justice. No mitigation measures have been identified.

Noise

In the long term, after the proposed Facility is built there would be no addition of noise to the area. In the short term, construction related noise may be heard in the surrounding neighborhoods. The contractor will take appropriate measures to reduce noise to the fullest extent practicable in the performance of the construction work on the DSC. Between the hours of 7:00 PM and 7:00 AM the contractor will not use, except with the express written permission of Reclamation or in case of an emergency, any tool, appliance or equipment producing noise of sufficient volume to disturb the sleep or repose of occupants of the neighboring properties.

Noise levels at night would remain at current levels. No significant impacts will occur in the area of noise. No mitigation measures have been identified.

Hazardous Materials

The hazardous materials found on the DSC have been remediated according to the Nevada Division of Environmental Protection (NDEP) approved Corrective Action Plan (CAP) to levels higher than current state regulatory standards. If the four foot cap that entombs certain hazardous materials on the DSC needs to be breached for the proposed Facility construction or utilities placement, the proper steps would be taken by Reclamation as outlined in the NDEP approved CAP to ensure the health and safety of the construction crews, Reclamation employees, and the general public. Because it would be determined in the design phase of the proposed Facility, a breach of the clean soil cap would be adequately prepared for and all environmental and safety measures would be in place prior to the beginning of any excavations. Any breach below the clean soil placed to achieve the final design elevations described in section 3.5 of the EA will be done so in accordance with EPA and OSHA requirements according to the NDEP approved CAP for such a penetration. No significant impacts will occur in the area of hazardous materials. The following mitigation measure will be adhered to;

- Prior to initiating any activities that may breach the clean soil barrier on the DSC all environmental and safety precautions will be in place on the DSC and the proper authorities will be notified of Reclamations activities.

Utilities, Public Services and Storm Water

The required utilities at the proposed Facility location would be electric, telephone, cable, sewer, gas, and water lines. This type of facility is an anticipated use for these utilities and would not place any undue stress on the utility infrastructure. The addition of the proposed Facility would not place an undue burden on other public services (police, fire, garbage) because these public services are already offered to the multiple buildings and employees who are currently located on the DSC.

Prior to construction, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared addressing construction activities, measures such as drainage channels and rip rap protection, and other storm water best management practices (BMPs).

Reclamation has held meetings with the City of Boulder City managers regarding utilities, public services, and storm water. The City of Boulder City does not have any issues in these areas of analysis with the construction of a new building at the DSC. No significant impacts will occur in the area of utilities, public services and storm water. No mitigation measures have been identified.

Traffic Circulation

There are three entrances to the DSC. The entrances are located at Fir Street, Date Street, and Colorado Street. The main public concern with traffic entering and leaving the DSC is with the Fir Street entrance. Reclamation commissioned a Traffic study for the DSC in relation to the new building that was proposed in the Boulder Canyon Operations Office Green Building EA. URS and BasePoint Design Corporation conducted the traffic study using a combination of historical data and physical traffic counts. Data from the study was analyzed using industry standard references, practices, and procedures, including those documented in the Manual on Uniform Traffic Control Devices, the Institute of Transportation Engineers Trip Generation Manual, and the Highway Capacity Manual. Through the study it was determined that the Green Building project would have no adverse impacts to traffic operations or transportation facilities in general. According to the Traffic Study report, due to the satisfactory Level of Service under all conditions at the three unsignalized intersections most impacted by traffic generated from the Facility, additional analysis of site access intersections (ie. Fir Street gate) is not warranted. The traffic study report made no recommendations for any specific mitigation projects, programs, or transportation facility changes. The Traffic Study report is available at Reclamation's Mead Building in the Engineering Services Office.

Reclamation supports the Club Ride program in Clark County and encourages its employees to participate in this program. The Club Ride program is administered by the Regional Transportation Commission of Southern Nevada, it encourages the use of alternative transportation such as biking, walking, carpooling, and using the bus to help take vehicles off of the roadways of southern Nevada.

As referenced in the Background section of this FONSI, two comments were received during the public review of the Draft EA for this project. Both of the comments received were from individuals who reside on Fir Street in the apartments just outside of the Fir Street gate at the DSC. Both of the comments referenced the DSC gate at Fir Street as a concern. It should also be noted that both comments also referenced the DSC building 100 and its restoration. DSC building 100 is outside of the scope of this project and is addressed through another forum. The comments regarding the DSC building 100 were forwarded on to the appropriate Reclamation employees. After reviewing the comments Reclamation has proposed two potential remedies to address the concerns of the individuals who commented on the Draft EA. The two following potential remedies are not binding mitigation measures. Reclamation understands the concerns that the neighboring residents have with the Fir Street gate at the DSC, the following potential remedies to the Fir Street gate are an upfront and honest commitment to try and improve the Fir Street gate situation to the best of Reclamation's abilities.

- 1) Reclamation is currently working with traffic engineers on manners in which the Fir Street gate can be redesigned to be more compatible with the adjacent homes and businesses on Fir Street.
- 2) Reclamation is considering developing a working group comprised of Boulder City employees, Reclamation employees, and local residents to help guide decisions that may be made in the future in regards to vehicle related ingress and egress to the Date Street Complex. Although this is an idea that Reclamation would like to implement, it is not clearly understood yet how this group would be chartered and how heavily it would

weigh on vehicle related decisions that need to be made. Should Reclamation decide to move forward in assembling this working group it will work closely with the City of Boulder City to ensure that the appropriate Boulder City residents are included.

No significant impacts will occur in the area of traffic circulation. In relation to the comments received on the Draft EA Reclamation has designed the following mitigation measure to help alleviate the Fir Street gate concerns.

- Through management controls, Reclamation will encourage its employees working at the DSC to balance the use of entrances for ingress to the DSC which would involve the majority of employees using the Colorado street entrance. This would alleviate any backup of vehicles that might occur during weekday mornings at the times when most Reclamation employees are arriving at work. At a minimum, this mitigation measure will consist of Reclamation management sending out an all employee email that explains the neighboring residents concerns with the Fir Street gate and requests employees entering the DSC to use a balanced and prescriptive approach for ingress based on the time that they are arriving or the building in which they work.

Visual Resources

The surrounding area where the Facility will be built is already heavily compromised from a visual aspect with multiple man-made elements that are a part of urbanized Boulder City. The height of the Facility will be compatible with surrounding area and previously existing buildings in and near the DSC. The exterior design of the Facility will be compatible with the District, through consultations with the Nevada State Historic Preservation Office. The proposed Facility would only be visible from a small portion of the Boulder City Historic District. Due to the nature of the DSC and the location that the Facility would be built, a casual observer would only notice the Facility from certain viewpoints and the Facility would not be an obtrusive element to a casual observer. No significant impacts will occur in the area of visual resources. No mitigation measures have been identified.

RECLAMATION

Managing Water in the West

Boulder Canyon Operations Office Green Building

Lower Colorado Region, Boulder City, Nevada

Environmental Assessment LC-09-038



**U.S. Department of the Interior
Bureau of Reclamation
Lower Colorado Region
Boulder City, Nevada**

August 2009

Environmental Assessment

Boulder Canyon Operations Office Green Building

LC-09-038

Prepared by:

United States Department of the Interior

Bureau of Reclamation

Lower Colorado Region

Boulder City, Nevada

Mission Statements

The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to Indian Tribes and our commitments to island communities.

The mission of the Bureau of Reclamation is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public.

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1.0 Purpose of and Need for the Action

1.1 Introduction

This Environmental Assessment (EA) was prepared in compliance with the National Environmental Policy Act (NEPA) and the Council of Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA. The purpose of this EA is to evaluate the potential impacts of the proposed project and its alternative on the physical and human environment. The Bureau of Reclamation (Reclamation) is proposing to construct a new building on Reclamation lands at the Date Street Complex (DSC) within the City of Boulder City in Clark County, Nevada.

Site History

The DSC was formerly the site of a US Bureau of Mines (BOM) Electrometallurgical Experimental Station or Metallurgy Research Laboratory (MRL). The MRL's proximity to the newly constructed Hoover Dam meant that an ample supply of electricity was available for ore-refining research employing such devices as electric arc furnaces and electrolytic cells.

BOM obtained the property in 1936 and the MRL operated actively from 1941 to 1983 and performed a variety of research activities related to the refining of metals from ores. Much of the ore came from the nearby Three Kids mine, although ore for some projects was shipped in from Arizona, California, Idaho, South Dakota, and elsewhere around the country. The MRL worked in public-private partnerships to develop many important metallurgical processes, some of which are still in use to this day. Along with the milling and refining activities came the production and disposal of waste products (Zenitech, 2005a).

In 1984 Reclamation took title to the property. In 1999-2000, six of the remaining mills building structures were demolished and portions of the site were graded with the expectation of building new office structures on the property. Elevated levels of lead, arsenic, and chromium existed in site soils as a result of MRL activities. In 2003 planning on a corrective action began and several mitigation measures were implemented (detailed further in section 3.5 of this document) (Zenitech, 2005a). Four modular buildings for maintenance and laboratory spaces were erected in 2006 and one modular building for office space was erected in 2008 at the DSC.

1.2 Purpose and Need

The funding for this building is being provided through the American Recovery and Reinvestment Act (ARRA) (aka. The Stimulus Bill). The purpose and need of the proposed action is to provide additional office space in a centralized location near other Reclamation offices to accommodate Reclamation employees. Providing office space in a centralized location will facilitate employee interaction in the work environment and reduce travel between the multiple offices Reclamation utilizes in Boulder City. The building is proposed to be Silver Rated in accordance with the U.S. Green Building Council Leadership in Energy and

Environmental Design (LEED) Program. By being Silver Rated through the LEED Program this building will facilitate a reduction in energy and water consumption within the Reclamation's Regional Office. This building is also meant to provide an economic stimulus by contracting the design and build portions of the project to a third party contractor.

1.3 Related Laws, Policies, and Planning Documents

In addition to fulfilling the requirements of NEPA, this EA complies with all applicable environmental, natural resource, and cultural resource statutes, regulations, and guidelines. These additional statutes, regulations, and guidelines may require permits, approvals, consultations with outside agencies, or implementation of mitigation measures. These considerations are included in the analyses set forth in this EA. The additional statutes, regulations, and guidelines are discussed below, by resource area.

The following federal, state, and local statutes, regulations, management plans, and studies are relevant to the proposed project.

- NEPA of 1969
- Executive Order (EO) 11514: Protection and Enhancement of Environmental Quality
- Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations
- Executive Order 13423: Strengthening Federal Environmental, Energy, and Transportation Management
- Clean Air Act of 1970 and amendments of 1977 and 1990
- Clean Water Act of 1970 and National Pollution Discharge Elimination System, as amended
- National Historic Preservation Act of 1966, as amended
- Archaeological Resources Protection Act of 1979
- Native American Graves Protection and Repatriation Act of 1990
- Noise Control Act of 1972
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980
- Resource Conservation Recovery Act of 1976, as amended
- Clark County Air Quality Regulations
- Americans with Disabilities Act of 1990, as amended

2.0 Description of Alternatives

This section of the EA provides a detailed description of the no action alternative and the proposed alternative.

2.1 The No Action Alternative

Under the no action alternative, Reclamation would not construct a building structure or parking lot for additional office space within the DSC. Reclamation would still have a need for additional office space in a centralized location and may pursue an additional building in the future.

2.2 The Proposed Alternative

Reclamation is proposing to construct, operate, and maintain a 30,000 square foot office building on a Reclamation managed parcel of land within the City of Boulder City (See Figure 1.0 in appendix A). There would be approximately 36,000 square feet of area paved to accommodate parking and sidewalks. The total area that would be utilized for the building and parking areas would be 66,000 square feet. The proposed site is located within the NE1/4NE1/4 of section 8 in Township 23 South, Range 64 East, MDM, Clark County, Nevada. The proposed site is located west of the junction of Date Street and Railroad Avenue in Boulder City, Nevada. The DSC has the physical address of 500 Fir Street, Boulder City, Nevada 89005 (See Figure 2.0 in appendix A). The building would be located within the DSC. The DSC is surrounded by a chain link fence, access to the Date Street complex is gained via Fir Street, Date Street, or Colorado Street.

The proposed building would accommodate approximately 110 Reclamation employees. Approximately half of the employees are already located in a building located at 400 Railroad Avenue, adjacent to the DSC. The other half of the employees expected to be housed at the building would be relocated from the Mead building, which is located south of Boulder City adjacent to the Mead substation. There would be a net addition of approximately 55 people working at the DSC.

The building and related systems would be designed, constructed, and commissioned in accordance with the 2008 Guiding Principles for Federal Leadership in High Performance and Sustainable Buildings (Guiding Principals). These Guiding Principles are as follows: 1) employ integrated design principles; 2) optimize energy performance; 3) protect and conserve water; 4) enhance indoor environmental quality; and 5) reduce environmental impact of materials.

Additionally, the building and related systems would be designed, constructed, and commissioned to achieve at minimum a Leadership in Energy and Environmental Design (LEED) “Silver” rating as described by the United States Green Building Council LEED Rating System for New Construction and Major Renovations, Version 3.0 (2009).

The contract to build this building and parking area is expected to be a design and build contract. During the design phase of the building there may be the opportunity to build a structure that is one or two stories tall. If a two story design for the structure is selected the number of employees (110) and the amount of office space (30,000 square feet) would remain the same. A two story structure would reduce the footprint of the structure and therefore the overall footprint of the project. For analysis purposes of this environmental assessment Reclamation will analyze the largest size area and height that this project would encompass. The area and height analyzed in this EA will be 66,000 square feet of disturbance and a two story structure. The structure would be designed to be compatible with the nearby historic district in appearance.

Utilities (gas, water, electric, sewer, cable, telephone) are already available at the DSC. The proposed project would route the utilities to the building site. Construction vehicles and equipment would be staged at the DSC.

From here on within this document the proposed project will be referenced as Facility. The approximate start of construction of the proposed Facility would be April, 2010. Construction of the proposed Facility is expected to be substantially completed by June, 2011.

3.0 Affected Environment

The following section presents a description of the existing condition for the selected resource areas being reviewed and analyzed. This information will be used for the analysis of the proposed Facility impacts on the selected resource areas in section 4, Environmental Consequences.

Impact Topics Identified for Further Analysis

The following topics are discussed in Section 3.0.

- Air Quality
- Cultural Resources
- Environmental Justice
- Noise
- Hazardous Materials
- Utilities, Public Services and Storm Water
- Traffic Circulation
- Visual Resources

Impact Topics Removed from Further Analysis

The following topics are not further addressed in this document. These resources were dismissed because the Proposed Action would not impact these topics during the construction, operation, and maintenance of the Facility.

- Recreation- The proposed Facility would be located within the gated Reclamation DSC. The area is not used for any recreational purposes. There would be no impacts to recreation as a result of the proposed Facility.
- Biological Resources- The proposed Facility would be located on a site that has been previously altered from its native desert state. There is no habitat on the site for any Threatened or Endangered species. The proposed site is within the urbanized area of the City of Boulder City. There would be no impacts to biological resources as a result of the proposed Facility.
- Indian Trust Assets (ITA)- There are no ITA in or adjacent to the area that the Facility is proposed to be constructed. There would be no impacts to ITA as a result of the proposed Facility.

3.1 Air Quality

The Proposed Action is located within Clark County in southern Nevada and is within the Eldorado Valley hydrographic area (167) or air quality region of Clark County. The State of Nevada uses hydrographic areas to define air quality management areas for planning purposes. The hydrographic areas represent natural and manmade stream-drainage areas or basins (DAQEM 2004).

Strong winds are the most persistent and provoking weather hazard experienced in the area that has the potential to affect air quality. Winds over 50 mph are infrequent but can occur with some of the more vigorous storms. Wind events often generate widespread areas of blowing dust and sand.

3.1.1 Regulatory Setting

Federal

The Federal Clean Air Act (CAA) of 1970, 42 USC 7401 et seq. as amended in 1977 and 1990, establishes National Ambient Air Quality Standards (NAAQS). The Environmental Protection Agency has developed primary and secondary NAAQS for six criteria air pollutants, including: O₃, NO₂, CO, SO₂, PM₁₀, and PM_{2.5}. Areas of the country that are currently in violation of NAAQS are classified as non-attainment areas, and new sources to be located in or near these areas are typically subject to more stringent air permitting requirements than similar sources in attainment areas.

State

The State of Nevada's air pollution regulations (Chapter 445B of Nevada Administrative Code) seek to achieve and maintain levels of air quality which will protect human health and safety, prevent injury to plant and animal life and damage to property, and preserve visibility and scenic, esthetic and historic values of the State. These regulations require the use of reasonably available methods to prevent, reduce, or control air pollution throughout the State of Nevada.

Local

The Clark County Department of Air Quality and Environmental Management (DAQEM) implements and enforces the air pollution control program in Clark County, Nevada. DAQEM applies and enforces Clark County Air Quality Regulations, monitors ambient air quality, develops proper control measures, and educates the citizens of Clark County on air quality issues. DAQEM requires "dust permits" for all construction activities in which greater than 0.25 acres of land are disturbed, or whenever greater than 100 feet of trenching is planned.

3.1.2 Ambient Air Quality Standards and Pollutants of Concern

Ambient air quality is primarily a result of the type and amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and meteorological conditions. NAAQS are the maximum levels of background pollution considered safe for public health and welfare. Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings.

The DAQEM operates and maintains an ambient air monitoring network throughout Clark County that measure the ambient concentrations of EPA criteria pollutants including particulate matter less than 10 microns (PM10), and 2.5 microns (PM2.5) in diameter, carbon monoxide (CO), ozone (O3), nitrogen oxides (NO, NO2, NOx), and sulfur dioxide (SO2). During 2007, Clark County remained designated as serious non-attainment for CO and PM10; and basic non-attainment for O3 (DAQEM 2008), this non-attainment status is mainly attributed to the Las Vegas Valley. This project is not located in the Las Vegas Valley, but it is within Clark County. The CAA defines a non-attainment area as "...any area that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for the pollutant...". In general, CO and O3 have remained steady over the past few years, while PM10 has declined.

3.2 Cultural Resources

The National Historic Preservation Act of 1966, as amended, Section 106, directs federal agencies, prior to the approval of the expenditure of funds on an undertaking, to "take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register."

The proposed Facility project is located on the site of the former Bureau of Mines (BOM) Electrometallurgical Experimental Station that was in operation between 1941 and 1983. Boulder City was selected for the BOM facility because of the proximity of minerals for testing and the availability of water and power to run equipment. The experimental station tested methods of recovery and processing of low-grade minerals, such as manganese and titanium for use in military equipment, in support of World War II technology. After the war, research continued in support of the aeronautical industry and on the development of methods for commercial uses. Techniques developed at the experimental station were expanded on for production elsewhere across the United States. In 1984, the property was transferred to Reclamation.

The BOM Experimental Station was located in the industrial area of Boulder City, a planned government community built in the early 1930s for workers during the construction of Hoover Dam. The Boulder City Historic District (District) was listed on the National Register of Historic Places (NRHP) on August 19, 1983 (National Park Service 1983). The District is significant because of its association with the construction of Hoover Dam (Boulder Canyon Project Act of 1928) and as the first constructed planned community in the nation. Two phases of development are identified in the nomination: a construction phase and an operation phase. The western District boundary runs along Date Street and includes Buildings 100 and 200 of the DSC as contributing properties. In 1992, Reclamation, with Nevada State Historic Preservation Office (SHPO) concurrence, determined that Buildings 400, 500, 600, Scales Building and Pump House were eligible for listing on the NRHP as contributing properties to the District (Bureau of Reclamation 1992, Nevada Department of Conservation and Natural Resources 1992). Buildings, structures, and facilities at the BOM property varied greatly in size, appearance, and construction materials. The Boulder City Substation, constructed in 1931, was also present on

the BOM property and was a contributing property to the District. The substation was demolished by the Department of Energy in 2005 to mitigate hazardous wastes.

In 2000-2001, due to hazardous and unsafe conditions, Reclamation demolished six buildings (Buildings 300, 400, 500, 600, 900, and Pump House), and moved the Scales House to the Clark County Museum in Henderson. Plans were to construct office facilities on site to consolidate the workforce currently housed in numerous buildings in Boulder City. Reclamation consulted with the SHPO and the Advisory Council on Historic Preservation under Section 106 of the NHPA, resulting in the execution of a Memorandum of Agreement (“Memorandum of Agreement Among the Bureau of Reclamation and Nevada State Historic Preservation Officer Regarding Mitigation Requirements Arising from the Demolition of Bureau of Mines Buildings at the Date Street Facility and the Construction of a New Modular Building,” May 2, 2001). Historic American Building Survey documentation was completed on the buildings (Kautz Environmental Consultants, Inc. 2000).

After the demolition, and subsequent environmental remediation, Reclamation constructed four modular warehouse/shop buildings on the property in 2006 and one office building (Building 1300) in 2008. In addition, renovations and repairs were started on Building 100. The proposed location for the new building is within the DSC and outside of the District boundary. No other historic properties are present within or near the proposed project area (See Appendix A Figures 3.0 and 4.0).

3.3 Environmental Justice

Executive Order 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations) directs federal agencies to determine whether their programs, policies, and activities have disproportionately high and adverse human health or environmental effects on minority and low-income populations. Population and income data for the general proposed project area was obtained from the U.S. Department of Commerce-Bureau of the Census at the census tract level, data were utilized from the 2000 census of the population. The three census tracts that were analyzed were 55.01, 55.02, and 55.03. These census tracts are adjacent to the proposed Facilities where potential impacts in the area of environmental justice might occur. It should be noted that although the data from the 2000 Census does not reflect recent development in the proposed project area, the existing data is still representative of the overall demographic and economic conditions in the project area.

The total population for each of the census tracts analyzed was 4,365 people in census tract 55.01, 4,091 people in census tract 55.02, and 3,043 people in census tract 55.03. Although minority populations occur in these census tracts, the demographic profile of the populations within each census tract is predominantly white. For census tract 55.01 the population was 95.4 % white and 4.6 % non-white. For census tract 55.02 the population was 94.4 % white and 5.6 % non-white. For census tract 55.03 the population was 93.6 % white and 6.4 % non-white.

Median household income data is taken from a subset of the 2000 census data, one out of every 6 households was surveyed for this data and the data was subsequently extrapolated out by the

Census Bureau to the entire population within the census tracts. This data indicates that in the proposed project area the median household income for census tract 55.01 was \$47,083, for census tract 55.02 the median household income was \$60,787, for census tract 55.03 the median household income was \$38,875. This data tells us that there is some disparity between the median household income in these three census tract areas, a difference of approximately \$22,000 between census tract 55.02 and 55.03 with the median household income for census tract 55.01 almost directly in between the other two census tracts. The lowest median household income was in census tract 55.03, but this median income of \$38,875 is still an adequate income and above the poverty level. To break these numbers down further, the percentage of households living below the poverty level within each of these census tracts can be broken out of the data. In census tract 55.01 the number of households living below the poverty level was 6.4 %. In census tract 55.02 the number of households living below the poverty level was 5.1 %. In census tract 55.03 the number of households living below the poverty level was 8.1 %.

3.4 Noise

The location of the proposed Facility would be adjacent to residential and commercial developments in Boulder City, Nevada. The nearest communities that have the potential to be affected by noise from the installation of the proposed Facility is the neighborhood located along Fir Street and Date Street; which are located immediately adjacent to the fence that surrounds the perimeter of the DSC. Also immediately adjacent to the DSC is the Albertson's shopping plaza and a maintenance yard and electric power substation owned by the City of Boulder City.

Current ambient noise levels in the vicinity of the proposed Facility are considered normal. During the daytime, ambient noise is attributed to passing traffic along the main routes in Boulder City and regular activity that occurs in conjunction with residential and commercial neighborhoods. Boulder City noise ordinance requires that construction activities be confined to the hours of 7:00 AM to 7:00 PM.

3.5 Hazardous Materials

In 2004-05 the US Department of the Interior, Bureau of Reclamation (Reclamation) undertook the environmental cleanup of the DSC property, located at 500 Date Street, Boulder City, Nevada. The DSC occupies approximately 17 acres at an average elevation of about 2525 feet above mean sea level. The methods used to perform and document the corrective action (CA) were previously supplied in a January 16, 2004 corrective action plan (CAP) developed by Zenitech, an independent environmental consultant to Reclamation and their Certified Environmental Manager (CEM). The DSC - CAP summary has four volumes and is located at Reclamations Mead building in the Resources Management Office Environmental Library. The CAP was designed to represent the best approach to the restoration of the DSC when safety, technology, available practices, protection of the community, and cost were all considered.

The project design for the corrective action relied significantly on real-time field measurements of pollutant levels, coupled with a flexible, dynamic process for waste management decision-making. This approach to corrective action is particularly useful in cases when the location, type, and concentration of contaminants are poorly understood, as it was at the DSC.

This type of project design has been called the Observational Method, more recently known by the Environmental Protection Agency (EPA) as the Triad. By approving the corrective action, the Nevada Division of Environmental Protection (NDEP) allowed a more complete and cost-effective restoration of the DSC than would have been afforded by the traditional two-tier approach of assessment/design followed by remedial action.

The CAP was reviewed and accepted by the NDEP Bureau of Corrective Actions (BCA). The DSC has been remediated according to the NDEP approved CAP.

Site Background

The principal contaminants at the DSC were metals which resulted from mineral processing of ores. At the DSC, the principal toxic metals existing above natural background levels were lead, cadmium, chromium, antimony, and arsenic. Of these, inorganic arsenic is considered the most toxic to humans and presented the greatest challenges to clean up to acceptable limits. Other hazardous substances were encountered during the DSC restoration. Among these were acids and caustics, polychlorinated biphenyls (PCBs), petroleum hydrocarbons, and pesticides.

Methods Employed for DSC Restoration

Protecting human health was the basis for isolating the contaminated solids from surface water runoff and wind erosion at the DSC. Due to the depth of groundwater and the insolubility of the metals, groundwater deep beneath the site will not foreseeably become contaminated by the waste materials at the DSC. The area receives little rain, on average approximately four inches per year, further reducing the likelihood of contaminants infiltrating through the native soils.

The restoration focused on consolidating the higher-level hazardous substances in central portions of the site, capping them with a low permeability barrier system, and placing clean soil on top to achieve the final design elevations. Residues from the Metallurgical Research Laboratory's (MRL) historical activities are now secure and isolated from wind and water erosion, protecting the health of those who work on the site and those who live in the surrounding community.

Human health risk assessment methods were used to determine the target cleanup levels at the site. Final verification testing of soil concentrations of arsenic and lead have shown that these levels have been achieved. Further construction of buildings, walkways, roadways, parking, and low water use landscaping will further protect workers and the public for the long term.

Avoidance of human exposure to the waste materials during and after the restoration process was the primary concern of Reclamation. There are four main groups of people who were considered in design of the cleanup: 1) hazardous materials technicians performing cleanup, 2) general construction personnel who build new buildings on the restored site, 3) government workers who

will occupy offices after site restoration, and 4) visitors and residents of Boulder City during and after the restoration.

Safeguards employed during the restoration include: perimeter and worker air monitoring, stormwater pollution controls, ongoing field monitoring for changing environmental conditions, public status reports, and daily safety meetings for cleanup personnel. Air monitoring results showed that hazardous materials technicians were not exposed to greater than 20 percent of Occupational Safety and Health Act (OSHA) permissible exposure limits (PELs). Work area air samples did not exceed 10 percent of OSHA PELs. Perimeter air monitoring, which was conducted both upwind and downwind of restoration activities did not exceed 0.5 percent of applicable OSHA or DAQEM limits. These findings demonstrate that site workers, Reclamation employees, and Boulder City residents were not exposed to hazardous concentrations of contaminants during the corrective action.

Substantial environmental sampling occurred during the restoration. Over 1,850 soil samples were tested for heavy metals onsite, an additional 150 samples were tested for PCBs, pesticides, and petroleum. Air monitoring, weather, dust monitoring, and other worker safety measurements totaled over 1,530 records. Permits for dust control, stormwater pollution, asbestos, and hazardous waste generation were maintained. During the active phase of the project there were four inspections from NDEP-BCA, two from NDEP Bureau of Water Pollution Control, and two from DAQEM.

Outcome

Reclamation's goals from the beginning of the corrective action process were to: 1) protect human health and the environment, short and long term; 2) comply with worker safety requirements stipulated by OSHA and EPA; 3) respond effectively to changing site conditions; 4) meet functional and aesthetic criteria consistent with Reclamation facilities; and 5) be timely, performance oriented, and cost-effective in the restoration effort. It is Zenitech's finding and Reclamations concurrence that these goals have been achieved.

The statistical measures of the final cleanup verification exceeded a 95% confidence interval. The CAP specified a goal of 80% confidence. The DSC site has been remediated in such a manner that site levels of arsenic, lead, chromium, PCBs, pesticides, and petroleum hydrocarbons are reliably below all target cleanup levels agreed to with the CAP. Reclamation has remediated run-on contaminants from the WAPA substation and City public works yard. These goals, except for the site-specific target for arsenic, were all based on residential cleanup standards.

Site remediation was conducted from February through August 2004, with subsequent materials management actions during utility placements from September 2004 through the present time. The final element of long term site exposure controls is the placement of drainage systems, sidewalks, driveways, parking areas, building pads, architectural stone and low water landscaping across the site.

** All of the above information in section 3.5 is cited from Zenitech 2005a.*

Additionally, Reclamation acquired a property adjacent to the DSC from the Western Area Power Administration (WAPA). The property is 0.7 acres in size and is currently considered a part of the DSC. The WAPA property was found to contain elevated levels of PCBs. The site was remediated to levels less than 0.74 mg/kg for PCBs by Zenitech. NDEP approved the site remediation and the cleanup levels exceeded the current EPA Region IV Preliminary Remediation Goal. Approximately 77 cubic yards (104 tons) of soils, 125 tons of scrap metal, and 128 tons of transformers and related electrical equipment were removed from the site (Zenitech, 2005b).

3.6 Utilities, Public Services and Stormwater

The required utilities at the proposed Facility location would be electric, telephone, cable, sewer, gas, and water lines. These utilities are currently located within the DSC. The utility lines would need to be routed from the current access points within the DSC to the proposed Facility. Police, fire, and garbage services are already available at the DSC.

The DSC drainage was redesigned with drainage channels, rip rap protection, and other stormwater best management practices (BMPs) in accordance with a Stormwater Pollution Prevention Plan (SWPPP) prepared by Zenitech for the hazardous material remediation that is described in section 3.5 (Zenitech, 2006).

The surface water hydrology of the site is such that precipitation may run off the DSC. Current conditions allow for stormwater flow to leave the site after sediment has been captured. Sheet flow from future parking areas will be directed with lined open channels and paved driveways to drain out of the DSC after the majority of sediment has been captured. Some final alterations are expected to be made to the site drainage as new buildings and parking areas are constructed.

3.7 Traffic Circulation

As part of the planning and pre-design process, a traffic study will be completed analyzing existing traffic; existing traffic plus growth; existing traffic plus growth and the proposed Facility; and existing traffic plus growth, the proposed Facility, and potential future projects.

This study will determine the Level of Service (LOS) of circulation routes and potential mitigation or improvement measures.

The study will be in accordance with the latest editions of the Trip Generation Manual as published by the Institute of Transportation Engineers (ITE) and the Highway Capacity Manual (HCM) as published by the Transportation Research Board (TRB), and will address the Average Daily Traffic (ADT) and include an analyses on automobile, bicycle and pedestrian transit, parking, and site access.

3.8 Visual Resources

The proposed Facility would be sited in the City of Boulder City near the intersection of 93 and Nevada Way. The west side of the DSC is bordered by a commercial shopping center. The south side of the DSC is bordered by commercial business, apartments, and single family homes. The east side of the DSC is bordered by a maintenance yard and electric power substation owned by the City of Boulder City. Historically, the property had several large, multi-storied (up to six stories) structures while under operation by the BOM. This area of the city was originally planned to be an industrial area (National Park Service 1983). Currently the DSC consists of multiple office buildings and warehouse structures.

4.0 Environmental Consequences

This section describes and analyzes the potential effects or impacts of the no action and proposed action alternative described in Section 2 of this EA. Potential impacts are presented in the order in which the alternatives were discussed in Section 2 and are described for the specific resource areas that were discussed in Section 3. Mitigation measures, when applicable, are presented.

4.1 Air Quality

4.1.1 Impacts of No Action Alternative

Currently the site where the proposed Facility would be located is unpaved dirt and gravel. Air quality impacts may currently be occurring as a result of wind causing particulate matter to become airborne. There are no emissions currently generated at the site except for emissions from vehicles used in daily operations and vehicle emissions from commuters traveling to and from work.

4.1.2 Impacts of Proposed Action

In the short term during construction, vehicles and construction equipment will be used at the proposed Facility site. Construction vehicles would be moving dirt and as a result minor detrimental impacts to air quality may occur from the wind causing particulate matter to become airborne. There may also be minor detrimental impacts to air quality resulting from construction vehicle emissions. A dust permit would be required for the proposed Facility construction. Dust permits are issued by Clark County DAQEM. Mitigation measures imposed by the dust permit would alleviate most construction related air quality impacts.

In the long term, the proposed Facility would not emit air pollutants. Air quality would be expected to improve slightly from current levels because there would be approximately 66,000 square feet of area that would be either paved or have a building sited on it. This would result in less opportunity for particulate matter to become airborne from the currently unpaved areas that the Facility is proposed to be sited on.

4.1.3 Mitigation

No mitigation measures have been identified.

4.2 Cultural Resources

4.2.1 Impacts of No Action Alternative

With the no action alternative, the proposed building location will remain unaltered and there will be no impacts to cultural resources.

4.2.2 Impacts of Proposed Action

The proposed location of the Facility is within Reclamation's DSC situated on the western edge of the District, with DSC Buildings 100 and 200 included in the District boundaries. The only

potential effects for the construction of the Facility are indirect visual effects to the District. By constructing a building with an exterior appearance that is compatible with the nearby District, following the Secretary of the Interior's Standards for Rehabilitation, the historic characteristics of the District will not be adversely affected. The proposed building can be designed to be similar in size and massing to previous BOM buildings or smaller to have no effects on the setting and views of the District. Consultations under NHPA Section 106 would be conducted with the SHPO to maintain a no adverse effect for this project.

4.2.3 Mitigation

No mitigation measures have been identified.

4.3 Environmental Justice

4.3.1 Impacts of No Action Alternative

No impacts have been identified.

4.3.2 Impacts of Proposed Action

The proposed Facility location is not adjacent to any communities with disproportionately high levels of minorities in the population. The proposed Facility location is not adjacent to any communities with disproportionately low levels of income.

No impacts have been identified for the proposed location regarding environmental justice.

4.3.3 Mitigation

No mitigation measures have been identified.

4.4 Noise

4.4.1 Impacts of No Action Alternative

No impacts have been identified.

4.4.2 Impacts of Proposed Action

During construction there will be a temporary increase in noise from the use of construction equipment at the site. Normal construction activities would not occur outside of a 12-hour workday (7:00 AM to 7:00 PM). Noise levels at night would remain at current levels. Noise related to the proposed construction would cause minor impacts to the areas in the immediate vicinity of the proposed Facility. The use of construction equipment and the increase in vehicle traffic at the site during construction would cause an increase in noise to a level slightly above the current level of noise at the site.

The contractor will take appropriate measures to reduce noise to the fullest extent practicable in the performance of the construction work on the DSC. Between the hours of 7:00 PM and 7:00 AM the contractor will not use, except with the express written permission of Reclamation or in

case of an emergency, any tool, appliance or equipment producing noise of sufficient volume to disturb the sleep or repose of occupants of the neighboring properties.

After construction is complete noise levels would return to the current levels in the area.

4.4.3 Mitigation

No mitigation measures have been identified.

4.5 Hazardous Materials

4.5.1 Impacts of No Action Alternative

No impacts have been identified.

4.5.2 Impacts of the Proposed Action

The hazardous materials found on the DSC have been remediated according to the NDEP approved CAP. If the depth of excavation for utilities or foundations exceeds the four foot thick layer of remediated soil, there is a possibility that concrete and steel rubble from the former Building 600 may be encountered. While unlikely, impacted soils above the target cleanup levels may be present and would be expected to appear dark gray to black. Impacted soils will be managed by Reclamation as outlined in the NDEP approved CAP to ensure the health and safety of the construction crews, Reclamation employees, and the general public. Because it would be determined in the design phase of the proposed Facility, a breach of the clean soil cap would be adequately prepared and all environmental and safety measures would be in place prior to the beginning of any excavations. Any breach below the clean soil placed to achieve the final design elevations described in section 3.5 will be done so in accordance with EPA and OSHA requirements according to the NDEP approved CAP for such a penetration. The concrete capped repository area beneath the north end of the DSC site is not expected to be disturbed during the proposed action.

4.5.3 Mitigation

- Prior to initiating any activities that may breach the clean soil barrier on the DSC all environmental and safety precautions will be in place on the DSC and the proper authorities will be notified of Reclamations activities.

4.6 Utilities, Public Services and Stormwater

4.6.1 Impacts of No Action Alternative

No impacts have been identified.

4.6.2 Impacts of Proposed Action

The required utilities at the proposed Facility location would be electric, telephone, cable, sewer, gas, and water lines. This type of facility is an anticipated use for these utilities and would not

place any undue stress on the utility infrastructure. The addition of the proposed Facility would not place an undue burden on other public services (police, fire, garbage) because these public services are already offered to the multiple buildings and employees who are currently located on the DSC.

Prior to construction, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared addressing construction activities, measures such as drainage channels and rip rap protection, and other stormwater best management practices (BMPs).

4.6.3 Mitigation

No mitigation measures have been identified.

4.7 Traffic Circulation

4.7.1 Impacts of No Action Alternative

No impacts have been identified.

4.7.2 Impacts of Proposed Action

Vehicles currently use the entrances located on Fir Street, Date Street, or Colorado Street to access the DSC. These access points would not change with the addition of the proposed Facility. At the present time there are approximately 95 people that work at the DSC. Approximately 55 additional employees work in close proximity to the DSC in the building located at 400 Railroad Avenue, adjacent to the DSC. The employees from the 400 Railroad Avenue building are approximately half of the employees that would be working in the proposed Facility. There would be a net addition of approximately 55 people to the DSC as a result of the proposed Facility. The additional 55 people that would be working at the DSC would be relocated from the Mead building at the south end of Boulder City. It can be assumed that there would be an increase of up to 55 vehicles commuting into and out of the vicinity of the DSC.

Although there may be approximately 55 additional vehicles commuting into and out of the DSC and nearby area, most of the employees that would be located at the DSC as a result of the proposed Facility, already have a need to access the DSC during the course of their work day. Due to employees needing to access the DSC during the workday there are vehicles traveling to and from the DSC during work hours. While the construction of the proposed Facility would not eliminate the normal work day entrance and exit of vehicles it does have the potential to reduce the number of vehicles driven into and out of the DSC. The number of vehicles driven into and out of the DSC also has the potential to stay the same as the current total number of vehicles accessing the DSC during the work day. This is because employees that would be located at the proposed Facility that currently make multiple trips to and from the DSC during the day would no longer need to leave the complex as often. The vehicle traffic would be shifted to employees entering and exiting the DSC at the beginning and ending of their work day.

Reclamation promotes alternative commuting styles through the Regional Transportation Commission of Southern Nevada. These alternative commuting styles include the use of car and vanpooling, mass transportation, bicycling, and walking. By promoting and using alternative

commuting styles there is a decrease in the number of individual vehicles that are regularly traveling to and from the DSC.

As a part of the proposal to construct the Facility on the DSC Reclamation will be conducting a traffic study to analyze existing traffic; existing traffic plus growth; existing traffic plus growth and the proposed Facility; and existing traffic plus growth, the proposed Facility, and potential future projects. Through this traffic study Reclamation hopes to gain some insight into how its employees are utilizing the three entrances to the DSC and possibly determine if there are any measures that can be taken to alleviate any heavy traffic situations that may be currently occurring or may occur in the future.

4.7.3 Mitigation

No mitigation measures have been identified.

4.8 Visual Resources

4.8.1 Impacts of No Action Alternative

No impacts have been identified.

4.8.2 Impacts of Proposed Action

The DSC is not readily noticeable or visible to traffic passing by on the major streets of Boulder City. The DSC is an integral part of the viewshed for neighboring residents immediately adjacent to the complex. The Facility would be partially visible to portions of the District and visible to portions of the Albertsons shopping plaza. The Facility would also be visible from highway 93 and the National Park Service Safety First building and adjacent communities. The Facility would be made to look historically appropriate to blend with buildings currently found in the District. Compared with the description of the structures that were historically operated by the BOM (see section 3.2) before transfer of the DSC from BOM to Reclamation occurred, the proposed Facility would be a drastic improvement to the viewshed of the DSC.

4.8.3 Mitigation

No mitigation measures have been identified.

4.9 Cumulative Impacts

Cumulative impacts can result from individually minor, but collectively adverse, actions taking place over a period of time. Cumulative impacts are most likely to arise when a relationship exists between a proposed alternative and other actions that have, or are expected, to occur in a similar location, time period, or involving similar actions. Projects in close proximity to the proposed alternatives would be expected to have more potential for cumulative impacts than those more geographically separated. For the proposed Facility location, the area that will be analyzed for cumulative impacts is the view shed of the proposed Facility.

Actions considered to be “past” are projects that are complete or currently ongoing, but that would be completed before construction of the Proposed Action begins in mid 2009. Actions considered to be “present actions” are defined as projects/activities occurring at the time of this evaluation that would continue during construction and operation of the Proposed Action. Future actions are actions that are currently approved, but will not begin construction until after construction of proposed action would be completed or actions for which the National Environmental Policy Act process is in progress.

4.9.1 Past Actions

Reclamation Acquisition of BOM Electrometallurgical Experimental Station

The DSC is located on the site of the former Bureau of Mines (BOM) Electrometallurgical Experimental Station that was in operation between 1941 and 1983. In 1984, the property was transferred to Reclamation.

BOM Electrometallurgical Experimental Station Building Demolition and Remediation

See section 3.2 and 3.5 for more in depth information on this action. In 2000-2001, due to hazardous and unsafe conditions, Reclamation demolished six BOM buildings (Buildings 300, 400, 500, 600, 900, and Pump House), and moved the Scales House to the Clark County Museum in Henderson. Site remediation for the hazardous material was conducted from February through August 2004.

Date Street Complex Improvements

Four modular buildings for maintenance and laboratory spaces were erected in 2006 (Fisheries Laboratory, Maintenance Warehouse, Boat Warehouse, and the Lands Laboratory) and one modular building for office space (Multiple Species Conservation Plan Building) was erected in 2008 at the DSC. In the 2006 and 2008 actions areas were paved for parking and road improvements within the DSC.

4.9.2 Present Actions

Date Street Building 100

For the past two years, Reclamation has been working on Date Street Building 100, an office building on the DSC, to repair seismic risks and structural problems and to renovate the interior. Prior to the repair, Building 100 was used as office space by Reclamation. Consultations with the Nevada State Historic Preservation Office are ongoing. This project is in progress and will continue to be used as office space when completed.

River Mountains Loop Trail (RMLT)

The RMLT is approximately 35 miles long and circumnavigates the River Mountains. It is designed to be a non-motorized trail for hiking, bicycling, and equestrian use. The final Boulder City segment from Railroad Pass east approximately 3.5 miles into Boulder City is expected to be completed prior to the initiation of construction of the proposed Facility.

4.9.3 Future Actions

General Landscaping and Infrastructure Improvements at the DSC

In the future, as buildings are renovated or built on the DSC the surrounding areas on the DSC will be landscaped.

4.9.4 Cumulative Impacts

The cumulative impact analysis area is the viewshed of the DSC. All actions that are being analyzed in this section have occurred or are occurring on the DSC with the exception of the RMLT.

Since the transfer of the BOM Experimental Station to Reclamation and the subsequent remediation of the hazardous materials that were found on site, the environmental and visual conditions of the site have drastically improved. Six buildings that were located on the BOM site were demolished. Some of these buildings were rather large and unsightly. Through the hazardous materials remediation process, Reclamation was able to take a contaminated site that was unusable in its past (1984) condition and transform it into a usable facility that benefits not only Reclamation but also the City of Boulder City. The addition to the proposed Facility, by being made to look historically appropriate to the nearby Boulder City Historic District, will add to the appeal and integrity of the District.

After the hazardous materials remediation process Reclamation has been able to construct five new buildings on the DSC. These buildings are used for office space and support functions of Reclamation's Regional Office. Date Street Building 100 is a historic building that was located on the DSC when it was BOM property. Although Building 100 has been and continues to be under construction and renovation, through the consultation process with the Nevada SHPO Building 100 will be both usable as office space and visually appropriate for the Boulder City Historic District when complete. When Building 100 is complete it will be considered an important addition to the historic context of the Boulder City Historic District.

There are many benefits to using remediated land for facilities such as the DSC. The first and foremost benefit is that undeveloped land does not need to be developed. This allows facilities such as the DSC to be developed without impacts to local flora and fauna species. It also benefits the health and economy of the community through the cleanup of hazardous materials, which is very costly and ensuring the long term security and improvement of what are considered brownfield lands. By consolidating Reclamation's workforce in a central location of Boulder City there is a potential to benefit Boulder City's economy because it is easier for employees to go out to eat for lunch and engage in after work shopping before going home.

The proposed Facility, an energy efficient "green" building has the potential to be a model for sustainable development within Boulder City. It would be another addition towards the build out plans for the DSC. By building on and paving over the bare ground of the DSC there would be additional barriers in place that would provide additional security for the site remediation. The proposed Facility and associated parking areas would potentially improve air quality by keeping dust particles locked into the ground and unavailable to be wind blown. The proposed Facility and associated parking areas would also potentially improve the quality of storm water runoff because there would be less unpaved area available for water to pick up soils and be washed away. By continuing to consolidate the workforce in one area Reclamation will be able to further reduce energy use by reducing interoffice vehicle travel.

The DSC is visible and would be slightly more visible to the RMLT if the proposed Facility is constructed. This portion of the RMLT traverses the urbanized landscape of Boulder City. The addition of the proposed Facility would not be considered a detriment to the visual characteristics of the RMLT in this portion of the trail. Because the proposed Facility would be made to look historically appropriate to the area, it may actually be considered an improvement to the viewshed of the RMLT and surrounding area.

While there would be an addition of up to 55 vehicles accessing the DSC on a daily basis, when taken into account with the current number of vehicles using the site the construction of the proposed Facility is not expected to create any unmanageable traffic situations. No irreversible or irretrievable resources would be committed to the proposed Facility on the ground prior to the completion of the EA, a Finding of No Significant Impact, and authorization of the proposed project by Reclamation.

5.0 References

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6.0 List of Preparers

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7.0 Consultation and Coordination

7.1 Agencies Consulted

Mr. Ronald James
Archeologist
Nevada State Historic Preservation Office
Capitol Complex
100 North Stewart Street
Carson City, NV 89701-4258

Preserve Nevada
P.O. Box 455020
Las Vegas, Nevada 89154-5020

Ron Nybo, Building Official
Ned Shamo, Electrical Distribution Superintendent
Kevin Nicholson, Fire Chief
Skip Stillman, Development Services Coordinator and Conservation Specialist
All of the above individuals work for the City of Boulder City

APPENDIX A: FIGURES

List of Figures

- Figure 1.0 Large scale view of Boulder City, Nevada, the boundaries of the Boulder City Historic District and the DSC are shown for reference.
- Figure 2.0 Close up view of the DSC, the western edge of Boulder City Historic District can be seen adjacent to the DCS boundary. The proposed project area falls within the boundaries of the blue borders indicated in the figure.
- Figure 3.0 Bureau of Mines Experimental Station prior to demolition of buildings
Bureau of Mines Experimental Station, prior to demolition of buildings, 2000.
Buildings 300, 400, 500, 600, and 900 were demolished. (Bureau of Reclamation photograph.)
- Figure 4.0 Bureau of Mines Experimental Station building 6000:
This is a photo of one of the Bureau of Mines Experimental Station buildings, building 600, before it was demolished. (Bureau of Reclamation photograph.)
-

Figure 1.0

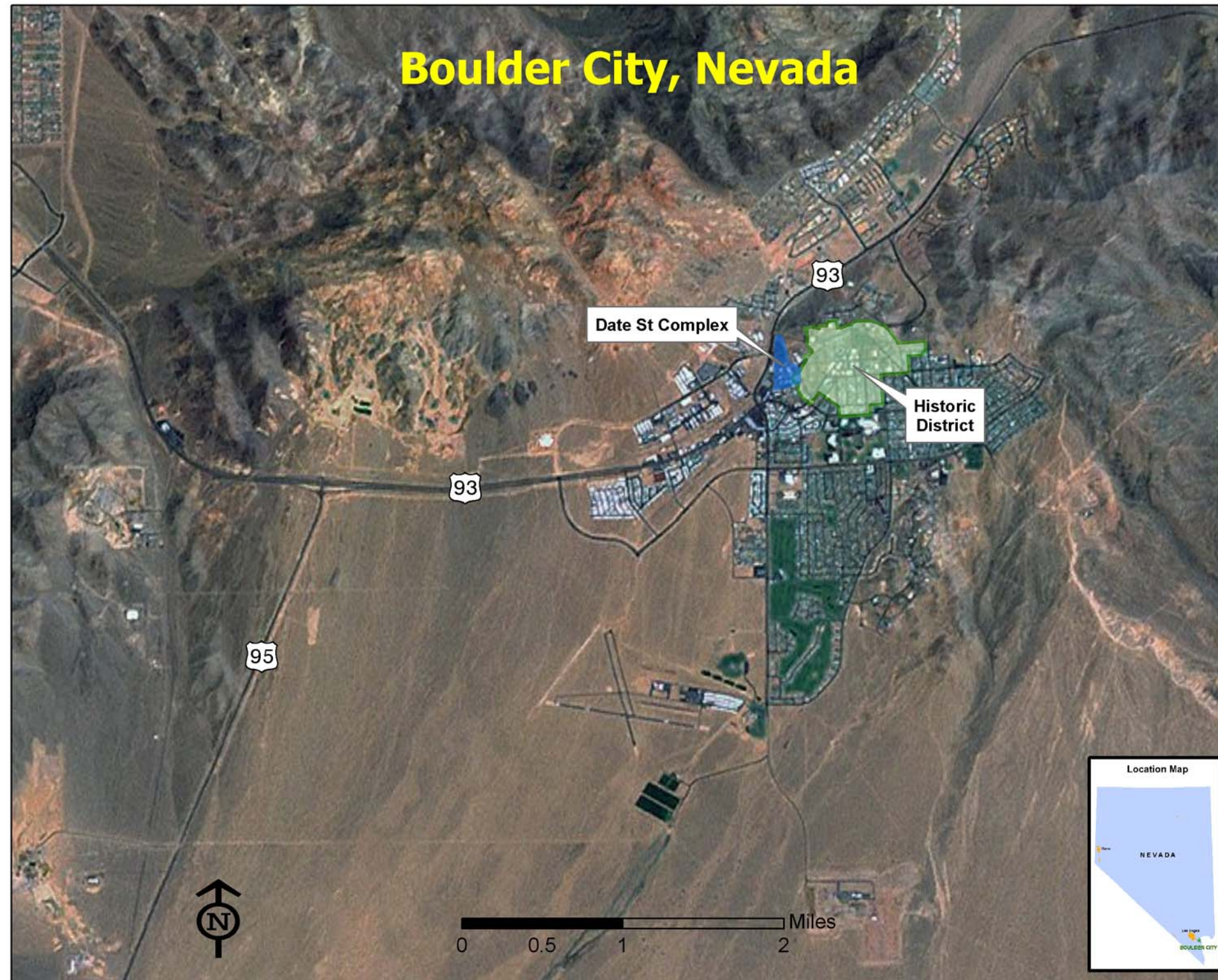


Figure 2.0







APPENDIX B: AGENCY CORRESPONDENCE



United States Department of the Interior



BUREAU OF RECLAMATION

Lower Colorado Regional Office

P.O. Box 61470

Boulder City, NV 89006-1470

MAY 20 2009

IN REPLY REFER TO:

LC-2631

ENV-3.00

CERTIFIED - RETURN RECEIPT REQUESTED

Mr. Ronald James
State Historic Preservation Office
Capitol Complex
100 North Stewart Street
Carson City, Nevada 89701-4258

Subject: Initiation of Consultations for a Proposal to Construct an Office Building at the Date Street Complex in Boulder City, Clark County, Nevada (LC-NV-09-11 N)

Dear Mr. James:

The Bureau of Reclamation proposes the construction of an office building at the Date Street Complex in Boulder City, Nevada (see Enclosure 1). In 2000-2001, Reclamation consulted with your office and other parties on the demolition and proposed construction of a modular office building at the Date Street Complex. Mitigation for the demolition was completed with the buildings documented in Historic American Building Survey Number 35. Since that time, the building plans have changed and now include a proposal for a building to house approximately 110 personnel. Funding for this building is part of the Federal American Recovery and Reinvestment Act (ARRA) program which has an accelerated schedule for completion. The proposed building is a Federal undertaking as defined at 36 Code of Federal Regulations 800.16(y); therefore compliance with Section 106 of the National Historic Preservation Act (NHPA) is required. This submission initiates consultations and requests expedited reviews of future submissions regarding this project.

Project Description

Reclamation proposes to construct quality office space for 100 to 110 staff in order to improve operational efficiency by consolidating groups from two separate, distant locations into one location. The building will be designed to provide a safe environment while reducing energy and water consumption. This building will be funded by ARRA; will meet Executive Order 13423 Strengthening Federal Environmental, Energy and Transportation Management; and will be Silver Rated under the United States Green Building Council Leadership in Energy and Environmental Design Program.

The proposed building will need to have approximately 30,000 gross square feet to house 100 to 110 staff and is sited southwest of Date Street Building 1300 (see Enclosure 2). A design/build contract would be issued with parameters identified to design a building that are compatible with

the nearby historic district. It is anticipated that the building will be no higher than two stories. Associated parking spaces will be included in the proposed project. Additional details on the building will be developed through consultations under the NHPA Section 106 process.

Area of Potential Effect

The area of potential effect for this project will include the geographic areas which may directly or indirectly cause alterations in the historic character of the Boulder City Historic District and other historic properties within the view shed of the proposed building. Historic properties identification will be considered in a separate submission.

Public Involvement

Reclamation will seek public comments for the proposed building through the NHPA and the National Environmental Policy Act processes. We have already contacted the Boulder City Community Development Department; Preserve Nevada; and several community members. Other citizens on our mailing list of parties interested in Boulder City activities will be contacted individually. We will post information on our website: <http://www.usbr.gov/lc/region/programs/LCROproperties.html> and have our electronic mail and telephone number available for comments. We are also working with the local newspapers to distribute information. On April 19, 2009, an article on this building and its funding source was posted in the Boulder City News.

Finding of Effect

Reclamation will consult with your office on a finding of effect as more information on this project becomes available. We will work with your office on developing a Statement of Objectives and on conforming to the Secretary of the Interior's Standards for the Treatment of Historic Properties to design a building that is compatible with the Boulder City Historic District.

We look forward to working with you on this project. For additional information concerning this submission, please contact Ms. Lauren Perry, Archaeologist, at 702-293-8392 or lperry@usbr.gov.

Sincerely,



William J. Liebhauser, Director
Resources Management Office

Enclosures - 2

bc: LC-6000 (w/encl)

RMO

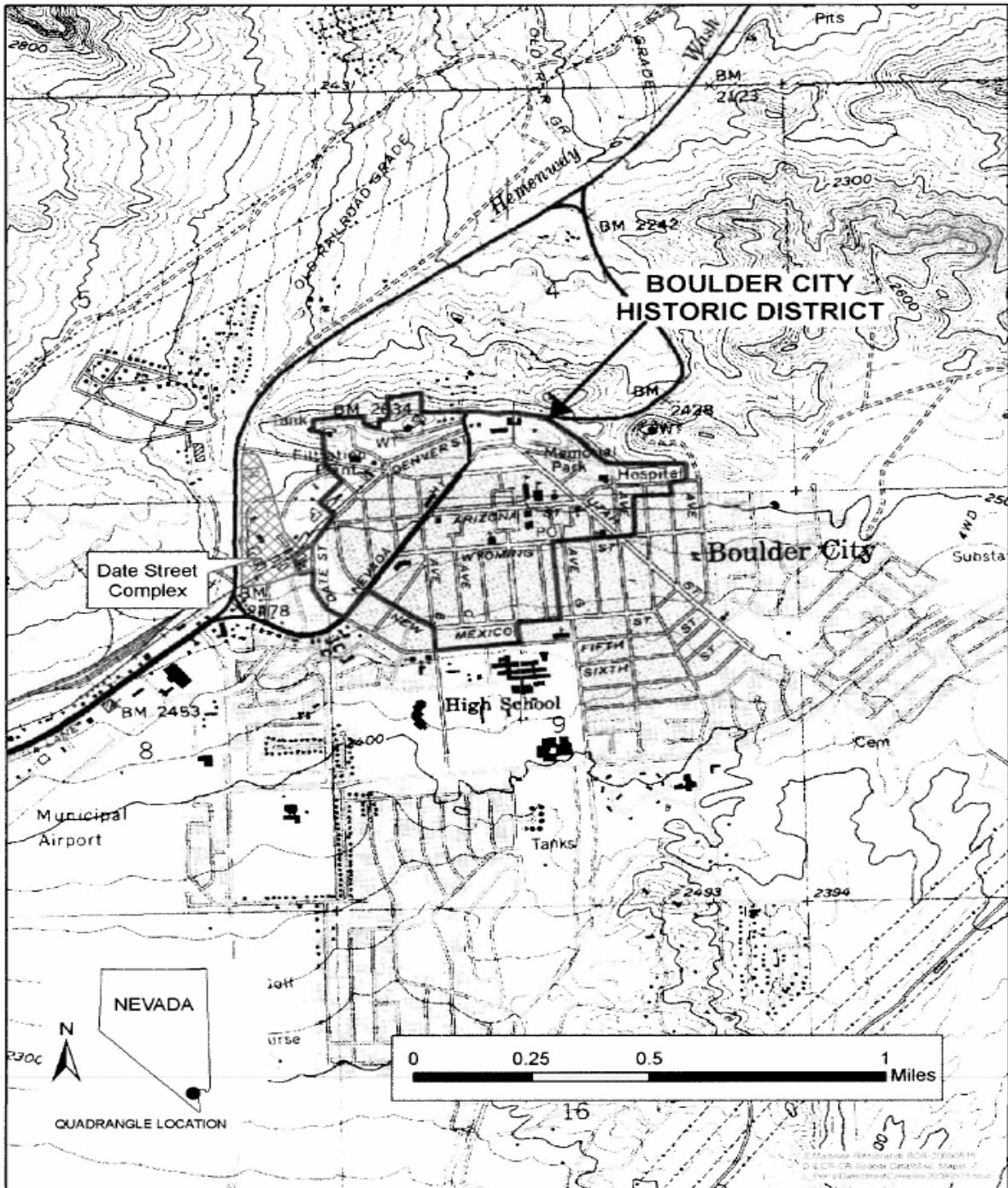
Daily

WBR:LPerry:llm:05/18/2009:702-293-8392

(N:\COM2600\Laurie Perry:&Green Building Initial Consultation to SHPO.doc)

ENCLOSURE 1 LOCATION OF DATE STREET COMPLEX

Date Street Complex and the Boulder City Historic District



Project Location Map

Base Map, Boulder City, Nev., 7.5' Topographic Quadrangle, U.S.G.S., 1958 (Photorevised 1983).

ENCLOSURE 2

