

**SECTION A. Project Title:** REC Strategic Acquisition of Lands

**SECTION B. Project Description and Purpose:**

ERP SOW for Land Acquisition of Occupied/Developed Lands

The Campus Development Office, on behalf of the Department of Energy – Idaho Field Office, is working to strategically protect the current and expanding mission of Idaho National Laboratory through the potential purchase of non-governmental lands adjacent to existing laboratory facilities at the Research and Education Campus (REC). Proposed lands for purchase are currently occupied or developed and shown in Figure 1. Potential acquisition of lands shown in Figure 1 will support efforts identified in the Campus Master Plan and the 10-year plan for REC but lacks immediate plans for future development. Little is known about the existing conditions of the land other than the presence of some constructed dwellings, outbuildings, and associated features with residences on the lands.

The proposed action (Phase 1) includes review of existing condition and purchase of areas identified as the Kennedy Properties (two parcels noted as #4) and The Boyer Properties (three parcels noted as #12), which are roughly 18-acres combined. Permission has been granted (through a right-of-way) to conduct the required reviews prior to any real property agreement being in place. Coordination with the current occupants and a representative of the property are required. Any future acquisition of parcels noted as 1-3, 6-8, or 9-11 are not planned at this time and are not being evaluated in this Phase. It should be noted that some degree of clearing, landfilling, and leveling activities have occurred on Parcel #12 over the years, but documentation is likely limited.

Additional Phases will follow if agreements with current land owners are negotiated. At this time, no development is planned for any property being sought for purchase.



*Aspects of the acquisition to be addressed (impacts raised by DOE-ID staff):*

*Discharging to surface-, storm, or ground water (describe impact):*

*1. Phase 1 acquisition of the Kennedy #4 and Boyer #12 parcels should include evaluation of potential environmental liabilities associated with past activities. Specific water related aspects may include wells, septic systems, above and underground storage tanks, storm water discharge, pits, ponds, lagoons, pools of liquid, drains and sumps, potential surface water concerns, etc. which should all be considered prior to purchase.*

*2. Generating or managing waste (describe impact): Past activities associated with the Phase 1 parcels may have created waste aspects that need to be considered and evaluated prior to purchase. Examples may include past spills, stained soil or pavement, odors, legacy wastes, solid waste and stored materials, unidentified substance containers, drums, chemicals or equipment left on the property.*

*3. Releasing contaminants (describe impact): Past activities associated with the Phase 1 parcels may have had releases that need to be considered and evaluated prior to purchase. Past property operations may have included fuel or chemical releases, pesticide use, underground/aboveground storage tank use, emergent contaminants, all of which could have produced groundwater, surface water or soil contamination.*

#### **SECTION C. Environmental Aspects or Potential Sources of Impact:**

##### **Air Emissions**

NA

##### **Discharging to Surface-, Storm-, or Ground Water**

Phase 1 acquisition of the Kennedy #4 and Boyer #12 parcels should include evaluation of potential environmental liabilities associated with past activities. Specific water related aspects may include wells, septic systems, above and underground storage tanks, storm water discharge, pits, ponds, lagoons, pools of liquid, drains and slumps, potential surface water concerns, etc. which should all be considered prior to purchase.

##### **Disturbing Cultural or Biological Resources**

Phase 1 acquisition of the Kennedy #4 and Boyer #12 parcels may have Cultural and Biological aspects that need to be considered and evaluated prior to purchase. These items may require protection or specific actions and could limit future development possibilities.

##### **Generating and Managing Waste**

Past activities associated with the Phase 1 parcels may have created waste aspects that need to be considered and evaluated prior to purchase. Examples may include past spills, stained soil or pavement, odors, legacy wastes, solid waste and stored materials, unidentified substance containers, drums, chemicals or equipment left on the property.

##### **Releasing Contaminants**

Past activities associated with the Phase 1 parcels may have had releases that need to be considered and evaluated prior to purchase. Past property operations may have included fuel or chemical releases, pesticide use, underground/aboveground storage tank use, and emergent contaminants, all of which could have produced groundwater, surface water or soil contamination.

##### **Using, Reusing, and Conserving Natural Resources**

Acquisition of Phase 1 properties should include evaluation of the existing natural resources on these parcels. Protected resources could limit future development possibilities.

##### **Environmental Justice**

The proposed land purchase contains one parcel that is held in trust and is currently being leased for the purpose of small scale agricultural activity. There is a dwelling on the parcel, but it is unclear if it is permanently occupied by a tenant. The parcel (identified as # 4 in the map) is

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located in census tract #16019971200 (2010 census boundaries). This tract is identified as disadvantaged by CEQ's Climate and Economic Justice Screening Tool (CEJST). The tract meets the threshold for both the low life expectancy burden and the low income burden. It has a total estimated population of roughly 4500 people. Working under the assumption that the dwelling located on the parcel contains one or more permanent tenants, it is possible that one household could potentially be displaced by this action. Given that the action may impact a single household out of thousands, the proposed action does not appear to place a disproportionately high or adverse impact on any particular disadvantaged community or group. Furthermore, the proposed action of purchasing land is highly unlikely to impact or exacerbate any environmental or socioeconomic burdens that currently exist in the community or surrounding communities. Any impacts to environmental justice in this or the surrounding tracts is expected to be negligible. Any future acquisition or purchase of non-government land will require separate analysis and documentation for EJ conditions and impacts .

**SECTION D. Determine Recommended Level of Environmental Review, Identify Reference(s), and State Justification:** Identify the applicable categorical exclusion from 10 Code of Federal Regulation (CFR) 1021, Appendix B, give the appropriate justification, and the approval date.

For Categorical Exclusions (CXs), the proposed action must not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environmental, safety, and health, or similar requirements of Department of Energy (DOE) or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment or facilities; (3) disturb hazardous substances, pollutants, contaminants, or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)-excluded petroleum and natural gas products that pre-exist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources (see 10 CFR 1021). In addition, no extraordinary circumstances related to the proposal exist that would affect the significance of the action. In addition, the action is not "connected" to other action actions (40 CFR 1508.25(a)(1) and is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1608.27(b)(7)).

**References:** B1.24 "Property transfers"

**Justification:** Based on the purpose and need and description of the proposed action and potential environmental impacts, the proposed action fits within the class of actions that is listed in Appendix B CX B1.24. There are no extraordinary circumstances related to the proposed action that may affect the significance of the environmental effects of the proposal. The proposed action has not been segmented to meet the definition of a categorical exclusion. This proposal is not connected to other actions with potentially significant impacts (40 CFR 1508.25(a)(1)), is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1508.27(b)(7)) and is not precluded by 40 CFR 1506.1 or 10 CFR 1021.211 concerning limitations on actions during preparation of an environmental impact statement.

Authorizing the proposed action will not (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, including DOE and/or Executive orders; (2) require siting of new facilities or expansion of existing facilities; (3) disturb hazardous substances, pollutants, or contaminants; (4) adversely affect environmentally sensitive resources; or (5) involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species.

Is the project funded by the American Recovery and Reinvestment Act of 2009 (Recovery Act)     Yes     No

Approved by Robert Douglas Herzog, DOE-ID NEPA Compliance Officer on: 10/10/2024