

United States Department of the Interior
Bureau of Land Management
Cottonwood Field Office
1 Butte Drive
Cottonwood, ID 83522

DECISION RECORD

Cottonwood Field Office Replacement
DOI-BLM-ID-C020-2014-0005-CX

1. Background

The BLM is proposing to vacate the Cottonwood Field Office administrative office and facilities, demolish them, and then construct a new office building (approx. 7,200 square feet (sf)), a new storage building (approx. 5,000 sf), a new ware yard (approx. 15,100 sf), and a paved parking area for approximately 46 vehicles (see attached diagram). The purpose of this project is to remove the risk and liability associated with employee and public exposure to asbestos from the existing BLM facilities. Asbestos containing materials were found throughout the buildings in the floors, walls, and ceilings in 2011.

2. Decision

It is my decision to authorize the demolition of the existing facilities and construction of a new 7,200 sf Cottonwood Field Office building; a new 5,000 sf warehouse; and a 15,100 sf ware yard, as described in the attached Categorical Exclusion Documentation. The approximate timeline for the proposed project will be January 2015 through March 2016. All new construction will occur within the area currently occupied by BLM facilities. The proposed project area is located southwest of the intersection of Cottonwood Butte Road and East Street in Cottonwood, Idaho, at T. 31 N., R. 1 E. Section 5: Portion of Lot 5.

3. Authority

Decision authority for this project is a general public land decision in accordance with The Federal Land Policy and Management Act of 1976 as Amended, Section 301.

4. Rationale

The proposed action is in conformance with the Cottonwood RMP (December 2009) and is a type of action that the BLM has determined does not have a significant effect on the quality of the human environment (see attached documentation). The action would also accomplish the purpose and need to remove the risk and liability associated with employee and public exposure to asbestos from the existing BLM facilities.

5. Public Involvement

To date, there have been several City Council meetings with residents of the Cottonwood community attending and briefings with Idaho's Congressional delegation.

6. Protest and Appeal

This decision constitutes my final decision. Any party that is adversely affected by it may appeal to the Interior Board of Land Appeals in accordance with the regulations contained in 43 CFR, Part 4. A notice of appeal must be filed in this office (Cottonwood Field Office, 1 Butte Drive, Cottonwood, ID 83522) within 30 days from receipt of this decision. The Notice of appeal must be sent certified mail. The appellant has the burden of showing that the decision is in error in a statement of reasons. If a statement of reasons for the appeal is not included with the notice, it must be filed with the Interior Board of Land Appeals (IBLA), Office of Hearings and Appeals, U.S. Department of the Interior, 801 North Quincy St., Suite 300-QC, Arlington, VA 22203 within 30 days of filing the notice of appeal with the authorized officer. Any request for stay of this decision, in accordance with 43 CFR 4.21, must be filed with your notice of appeal.

Regulations do not authorize acceptance of protests in any form other than a signed, paper document that is delivered to the physical address of the BLM office. Therefore, the BLM will not accept protests delivered by e-mail, verbal, or facsimile means.

Will Runnoe
Field Manager

Date

Attachments:

- (1) Categorical Exclusion Documentation
- (2) Project Area Diagram

U.S. Department of the Interior
Bureau of Land Management
Cottonwood Field Office
1 Butte Dr. Cottonwood ID 83522

Categorical Exclusion Documentation
Cottonwood Field Office Replacement
DOI-BLM-ID-C020-2014-0005-CX

1. Description of the Proposed Action

The BLM is proposing to vacate the Cottonwood Field Office administrative office and facilities, demolish them, and then construct a new office building (approx. 7,200 square feet (sf)), a new storage building (approx. 5,000 sf), a new ware yard (approx. 15,100 sf), and a paved parking area for approximately 46 vehicles (see attached diagram).

The purpose of this project is to remove the risk and liability associated with employee and public exposure to asbestos from the existing BLM facilities. Asbestos containing materials were found throughout the buildings in the floors, walls, and ceilings in 2011. By replacing the buildings, there will no longer be an employee or public health and safety issue. The asbestos will be removed by qualified contractors to prevent exposure to employees and the public during and after demolition, during removal, and disposal. Asbestos removal and disposal would comply with all state and federal requirements.

The proposed project will require the following steps:

1. Employees and office furniture, files and supplies will relocate from buildings 2, 6, 8, and 12 and into building 1 and a temporary 24' x 56' modular office trailer that will be placed behind (east) of building 1. All equipment and supplies, not associated with offices, currently stored in building 4 and other storage buildings, such as garages and chemical storage, will be relocated off-site at commercial storage facilities located in or near Cottonwood until the new storage facility is complete. Move flammable storage unit to a temporary area out of the way of the new office and warehouse construction. An agreement will be secured with Prairie Elementary Middle School for temporary secure parking for BLM vehicles. This parking will be inside a locked, chain-link fenced area just south of the school football field/track and within 1 mile of the existing BLM Office.
2. Demolish office buildings 2, 6, 8, and 12 and shop building 4 and chemical storage building 10.

3. Construct new office building (approx. 7,200 sf), new warehouse building (approx. 5,000 sf), and new ware yard (approx. 15,100 sf). An agreement has been reached with the City of Cottonwood to install a new water line that will extend north from the Prairie Elementary / Middle School to the new office and warehouse buildings. These lines would be constructed within the City's existing East Street right-of-way and once installed, will be transferred to the ownership of the City of Cottonwood for future maintenance and replacement. The existing sewer line will be used for the new office complex per an agreement with the City of Cottonwood and Ironwood, Inc. (a housing complex adjoining BLM property). The existing water line which services the neighboring private property owners would be reconstructed and realigned as to not interfere with their valid existing rights. Install utilities to new office, warehouse, and flammable storage unit.
4. Move employees, furniture, supplies, etc. from building 1, temporary modular office building, boat warehouse, and small storage building into new office building and new warehouse building.
5. Demolish building 1, remove temporary modular office building, and construct paved parking lot.

In addition, various landscaping, curb installation, fence construction, gravelling, etc. will be part of the proposed project. The approximate timeline for the proposed project will be January 2015 to March 2016. All new construction will occur within the area currently occupied by BLM facilities. The proposed project area is located southwest of the intersection of Cottonwood Butte Road and East Street in Cottonwood, Idaho.

The estimated cost for temporary offices, storage and the new office complex is \$3,998,440. The proposed project will incorporate all the latest sustainable features and meet the intent of the new construction goal under Executive Order 13423, "Strengthening Federal Environmental, Energy, and Transportation Management" by complying with the *Guiding Principles for Federal Leadership in High Performance and Sustainable Buildings set forth in the Federal Leadership in High Performance and Sustainable Buildings MOU*.

2. Location

Idaho County, Idaho. Boise Meridian T. 31 N., R. 1 E. Section 5: Portion of Lot 5.

3. Land Use Plan Conformance

In accordance with the Federal Land Policy and Management Act of 1976 as amended (FLPMA), this proposed action has been reviewed for conformance with the Cottonwood Resource Management Plan (RMP), approved December 21, 2009. It is consistent with the following decisions from the RMP: Objective PS-1.1-Reduce risks from potential hazard sites. Action PS 1.1.6-Correct physical safety hazards and cleanup hazardous materials sites. Objective PS-1.3-Pursue the reduction of hazards, particularly at abandoned mines and facilities on public lands, to ensure they are safe for employees and the public. Action PS-1.3.1-Correct physical safety hazards, and cleanup hazardous materials sites on public lands.

4. Compliance with the National Environmental Policy Act (NEPA)

The proposed action is categorically excluded from further documentation under NEPA in accordance with 43 CFR 46.210(f): Routine and continuing government business, including such things as supervision, administration, operations, maintenance, renovations, and replacement activities having limited context and intensity (e.g., limited size and magnitude or short-term effects). Application of this categorical exclusion is appropriate in this situation because there are no extraordinary circumstances having effects that may significantly affect the environment. The proposed action has been reviewed, and none of the extraordinary circumstances described in 516 DM 2, Appendix C, exist.

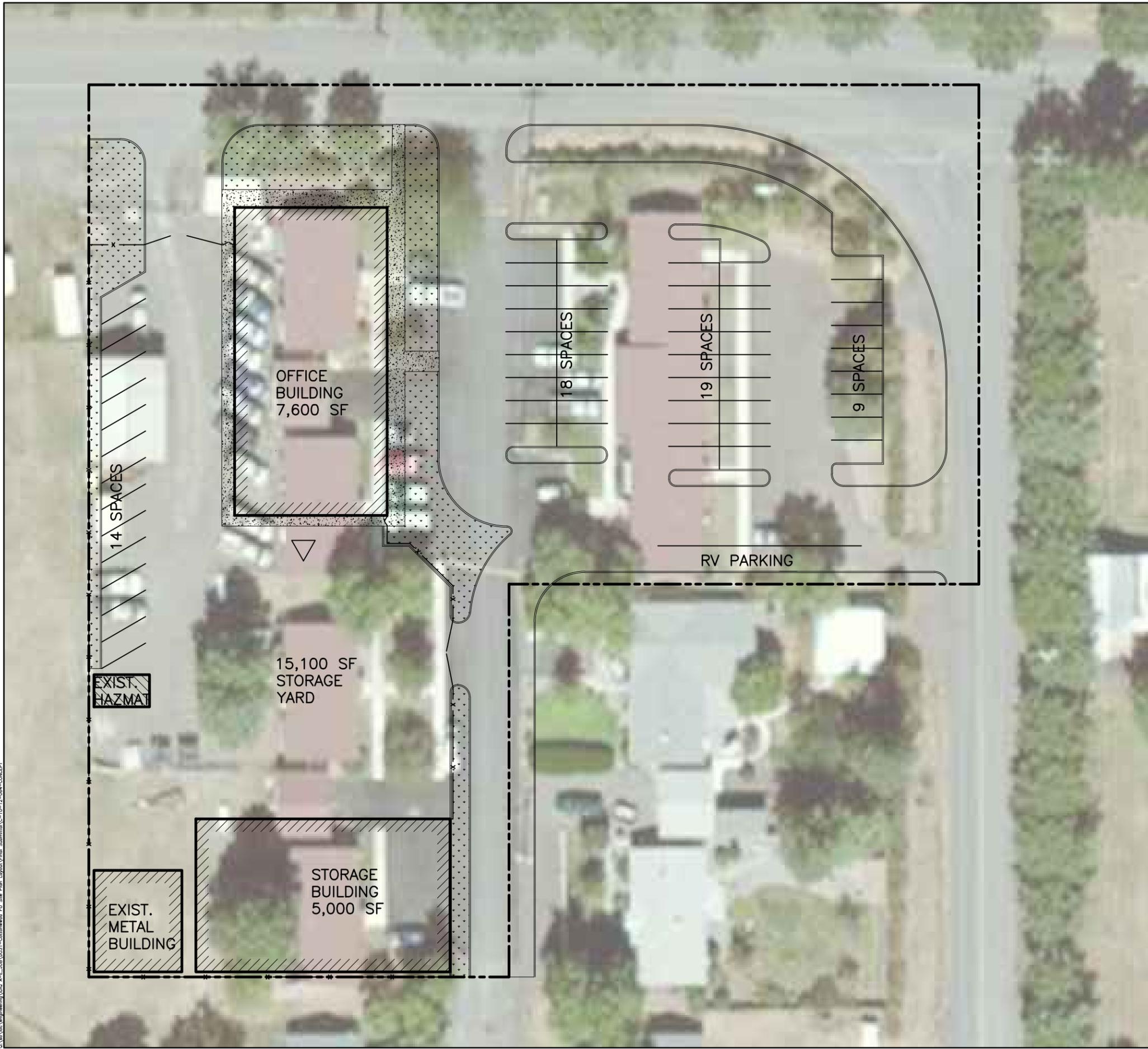
Will Runnoe
Field Manager

Date

Contact Person

For additional information concerning this Categorical Exclusion Review, contact Mark S. Lowry, Ecologist, at (208) 962-3248 or mark_lowry@blm.gov.

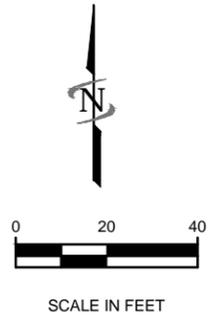
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PARKING:
 REGULAR PARKING 60 SPACES
 RV PARKING 1 SPACE

LEGEND

- PROPERTY BOUNDARY
- ////// BUILDING
- ▽ COMMUNICATION TOWER
- CURB
- x - x - FENCE
- PARKING STRIPES
- CONCRETE SIDEWALK
- LANDSCAPE AREA



UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
SITE PLAN CONCEPT
 COTTONWOOD FIELD OFFICE SITE PLAN LAYOUT

COTTONWOOD FIELD OFFICE

MARK	DESCRIPTION	DATE	APPROVED