



U.S. Department of Energy Categorical Exclusion Determination Form

Proposed Action Title: 7th Amendment to Lease and Operation of Joint BioEnergy Institute (LB-CX-23-01)

Program or Field Office: Berkeley Site Office, Lawrence Berkeley National Laboratory (LBNL)

Location(s): 5885 Hollis Street, Emeryville, Alameda County, Berkeley, California

Proposed Action Description:

The Department of Energy (DOE) proposes to exercise an existing five-year lease extension option for approximately 65,000 gross square feet of research space that supports the ongoing Joint Bio Energy Institute (JBEI) research operations. The lease extension would cover the period from June 1, 2023 to May 31, 2028. In addition, this proposed lease amendment would add a new five-year lease option (executable starting in 2028), provide a tenant financial credit for future capital costs, and include provisions to improve clarity and communications between DOE and the landlord.

JBEI is a partnership between LBNL, Sandia, and Lawrence Livermore National Laboratories; UC Berkeley; UC Davis; and Stanford University. It promotes multidisciplinary research involving genomics, various biological disciplines, engineering, and computational sciences. Its central purpose is to develop cost-effective, energy-efficient, and carbon-neutral processes to convert cellulose from plant biomass into liquid fuels. This work includes conventional wet and dry lab biological, genetic, and chemical research, as well as technology development and training programs.

The 5885 Hollis Street building is a Class A science research building that was constructed in 2007. It provides state-of-the-art heating, ventilation, and air conditioning; chilled and hot water; specialty controls and piping; and life safety and telecommunication systems highly suitable for JBEI research activities. The building includes two levels of structured parking and dedicates 90 parking spaces for JBEI users.

The amendments to the lease extension of JBEI research operations at the Hollis Street location follow an alternating schedule between extending the lease for the 3rd floor and 4th floor suites. The previous 6th amendment covered the lease extension of the 3rd floor suite, and this 7th amendment would provide a lease extension specifically for the 4th floor space.

Categorical Exclusion(s) Applied:

A2 – Clarifying or contract administrative actions
B1.24 – Property transfers
B3.6 – Small-scale research and development, laboratory operations, and pilot projects

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

Regulatory Requirements in 10 CFR 1021.410(b): (See full text in regulation)

The proposal fits within a class of actions that is listed in Appendix A or B to 10 CFR Part 1021, Subpart D.

To fit within the classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, a proposal must be one that would not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators), but the proposal may include categorically excluded waste storage, disposal, recovery, or treatment actions or facilities; (3) disturb hazardous substances, pollutants, contaminants, or CERCLA-excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources, including, but not limited to, those listed in paragraph B(4) of 10 CFR Part 1021, Subpart D, Appendix B; (5) involve genetically engineered organisms, synthetic biology, governmentally

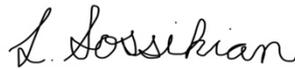
designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those listed in paragraph B(5) of 10 CFR Part 1021, Subpart D, Appendix B.

There are no extraordinary circumstances related to the proposal that may affect the significance of the environmental effects of the proposal.

The proposal 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.

I concur that the above description accurately describes the proposed action.

**LBNL Site &
Environmental Planner:**



Leana Sossikian

November 29, 2022

Date Determined

**BSO NEPA Program
Manager:**

Jose Roldan

[Click here to enter a date.](#)

Date Determined

The above description accurately describes the proposed action, which reflects the requirements of the CX cited above. Therefore, I recommend that the proposed action be categorically excluded from further NEPA review and documentation.

**BSO Director of
Operations:**

Mary Gross

[Click here to enter a date.](#)

Date Determined

Based on my review of the proposed action, as NEPA Compliance Officer (as authorized under DOE Order 451.1 B), I have determined that the proposed action fits within the specified class(es) of action, the other regulatory requirements set forth above are met, and the proposed action is hereby categorically excluded from further NEPA review.

**NEPA Compliance
Officer:**

Peter Siebach

[Click here to enter a date.](#)

Date Determined