



# U.S. Department of Energy Categorical Exclusion Determination Form

Proposed Action Title: 717 Potter Street Lease Amendment #9, Suites 100, 300, & 400 (LB-CX-25-02)

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

Location(s): 717 Potter Street, Berkeley (Alameda County), California

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Proposed Action Description:

The US Department of Energy (DOE) proposes to maintain on-going operations and research activities by renewing a lease of Suites 100, 300, and 400 at 717 Potter Street in Berkeley, California. The existing lease would be renewed for five years, expected to begin on February 1, 2025 and end on December 31, 2030, with a further renewal option. Beyond continuation of on-going maintenance and minor as-needed interior alterations, there are no expected changes to rented space, occupancy, functions, or amenities such as parking under this proposal.

Berkeley Lab maintains long-standing lease agreements to use laboratory and office space in the 717 Potter Street building, which features a total of approximately 95,400 rentable square feet (rsf) spread across four suites. Suite 100 of 717 Potter Street is approximately 12,000 rsf; Suite 300 is ~12,100 rsf; and Suite 400 is ~11,300 rsf. 717 Potter Street, Suite 200, which was recently extended to December 31, 2030 under a separate lease agreement, is ~60,000 rsf. Berkeley Lab conducts biosciences-related research at the Potter Street facility, including in the areas of cancer, DNA damage and repair, radiation biology, genome structure and function, neurodegenerative diseases, structural biology, soil-microbe-plant systems, bio-fuel production, and bioremediation. The 717 Potter Street building is part of Berkeley's ~8.6-acre Aquatic Park Research Campus, which stretches alongside the I-80 corridor in a mixed-use light industrial zone.

The ongoing 717 Potter Street facility operation includes the following activities listed in this paragraph; these would be expected to continue without change in scope, scale, or intensity through the term of this lease renewal: biosafety level 1 and 2 research; minimal radiological work (which is reviewed, managed, and approved by LBNL's Radiation Protection Group in compliance with all applicable regulations and established procedures); recombinant DNA research (which is related to, but not the same as, genetically modified organisms, and which is conducted in accordance with NIH and LBNL biosafety guidelines reviewed and approved by the LBNL Institutional Biosafety Committee); and generation of biological, chemical, radiological, mixed, electronic, and universal waste (which is managed and disposed of in compliance with all applicable regulations and established procedures).

**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:**



Jeff Philliber

May 6, 2025

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 NEPA Program  
Manager:**

**JOSE ROLDAN**

Digitally signed by JOSE  
ROLDAN

Date: 2025.05.06 14:44:11 -07'00'

Jose Roldan

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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**

Digitally signed by MARY  
GROSS

Date: 2025.05.06 14:34:57  
-07'00'

Mary Gross

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date.](#)

Date Determined

As DOE Counsel, I have reviewed the proposed action description and above-cited CX at the request of the NEPA Compliance Officer and concur that the proposed action fits within the specified class(es) of action, the other regulatory requirements set forth above are met.

**DOE Counsel  
(if requested):**

**MICHELLE  
MCKOWN** Digitally signed by  
MICHELLE MCKOWN  
Date: 2025.05.07  
09:16:06 -05'00'

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date.](#)

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Michelle McKown

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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:**

**JAYASHREE JAYARAJ** Digitally signed by JAYASHREE  
JAYARAJ  
Date: 2025.05.07 09:30:40 -05'00'

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Jayashree Jayaraj

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Date Determined