

To: Office of Planning and Research
 PO Box 3044
 1400 Tenth Street, Room 113
 Sacramento, CA 95812-3044

From: California Energy Commission
 1516 Ninth Street, MS-48
 Sacramento, CA 95814

The original Notice of Exemption for this project was to OPR on 6/17/2020. SCH# 2020060344. Subsequently, the project plan and sites have changed. This revised NOE updates the prior NOE.

Project Applicant: The Energy Coalition

Project Title: Basset-Avocado Advanced Energy Community

Project Location:

Address	City	County
9612 Beverly Blvd	Pico Rivera 90660	Los Angeles
4344 San Gabriel River Pkwy	Pico Rivera 90660	Los Angeles
510 Vineland Ave	La Puente 91746	Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Under grant Agreement EPC-19-006, the California Energy Commission will provide a grant of \$9,093,833 to The Energy Coalition to build-out and demonstrate the Basset-Avocado Advanced Energy Community (BAAEC). In the overview, the BAAEC is a new model for providing affordable, locally-produced renewable energy and energy services at scale within a disadvantaged community. The BAAEC will include: 1) a Smart Community Solar to offset the annual electricity load of low-income enrolled participants; 2) a Microgrid Resiliency Hub to provide clean back-up power to the community in emergencies, severe heat days or blackouts; 3) a Prosumer Network consisting of 50 single family homes equipped with solar photovoltaic and battery storage that will be integrated with a Blockchain Community Network Pilot; and 4) a Mobile Grid of electric vehicle (EV) charging stations and shared electric mobility options to reduce greenhouse gases and improve air quality.

The grant project's components affecting the physical environment will include:

- a) Smart Community Solar projects: 0.67 megawatts (MW) of solar photovoltaic (PV) panels.
- b) Microgrid Resiliency Hub, consisting of 250 kilowatt (kW) of solar photovoltaic panels, and a 464 kilowatt-hour (kWh) battery storage system.
- c) Trenching to connect various project facilities to the distribution-level electrical grid and to meters.
- d) Mobile Grid of electric vehicle (EV) charging stations built and shared transportation options at locations not yet identified, in the Bassett and Avocado Heights communities.
- e) Prosumer Network consisting of new, solar PV and battery storage systems at fifty (50) single family homes not yet identified in the Bassett and Avocado Heights communities. Twenty (20) of these homes will also have their water heating systems converted from natural gas to electric heat pumps.

For (a), (b), and part of (c), the solar photovoltaic panels will be on: the rooftops of two storage facilities (9612 Beverly Blvd, and 4344 San Gabriel River Pkwy), new parking canopies over part of the BassettPark parking lot (510 Vineland Ave

The parking canopy solar PV will include drilled piers about 14 feet into the ground, and would stand about 14 feet high.

Beneficiaries of demonstrating the BAAEC project should include the Bassett and Avocado Heights communities, 50 residential customers users of electric vehicles, California's investor-owned electric utilities and their customers (i.e., ratepayers), along with the public at large and the environment.

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: The Energy Coalition

Exempt Status: (check one)

- Ministerial Exemption (Pub. Resources Code § 21080(b)(1); Cal. Code Regs., tit. 14, § 15268);
- Declared Emergency (Pub. Resources Code § 21080(b)(3); Cal. Code Regs., tit. 14, § 15269(a));
- Emergency Project (Pub. Resources Code § 21080(b)(4); Cal. Code Regs., tit. 14, § 15269(b)(c));
- Categorical Exemption. State type and section number
Cal. Code Regs., tit. 14, § 15301 ; Cal. Code Regs., tit. 14, § 15303
- Statutory Exemptions. State code number. PRC § 21080.35
- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

The solar photovoltaic panels on the rooftop of the storage facilities and on new parking canopies over part of the park's parking lot are exempt under California Public Resources Code section 21080.35. This statute exempts from CEQA "the installation of a solar energy system on the roof of an existing building or at an existing parking lot" fitting certain characteristics.

Regarding all the other physical components of the project, CEQA exemptions under California Code of Regulations, title 14, section 15301 and 15303 apply. Section 15301, "Existing Buildings" covers the operation, maintenance, permitting, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15303, "New Construction or Conversion of Small Structures" covers construction and location of limited numbers of new, small facilities or structures; and installation of small new equipment and facilities in small structures. The additions of solar PV panels, storage batteries, ancillary equipment, electrical connections, and electric vehicle charging stations under the grant project fall within these parameters.

Regarding local government review, staff of the Department of Regional Planning (Land Development Coordinating Center) of Los Angeles County indicated that only a ministerial review from Los Angeles County would be required (communication dated 4/23/2020), not a discretionary review.

Lead Agency

Contact Person: Michael Ferreira Area code/Telephone/Ext: 510-364-8808

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Michael Ferreira Date: 4/25/2023 Title: EGSS I

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

The Energy Coalition