

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

**From:** California Energy Commission  
 715 P Street  
 Sacramento, CA 95814

**Project Applicant:** GTI Energy

**Project Title:** Energy-efficient and Grid-interactive Zero Carbon Manufactured Homes

**Project Location:**

Address	City	County
1709 WASHINGTON ST	Lemon Grove 91945	San Diego
265 Brown Gables Rd	Ben Lomond 95005	Santa Cruz

**Description of Nature, Purpose and Beneficiaries of Project:**

The project goals are to demonstrate Zero Carbon Operation of advanced, all-electric manufactured homes with integrated PV and battery in low-income communities.

**Name of Public Agency Approving Project:** California Energy Commission

**Name of Person or Agency Carrying Out Project:** GTI Energy

**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, § 15303 ; Cal. Code Regs., tit. 14, § 15306
- Statutory Exemptions. State code number.
- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

**Reasons why project is exempt:**

This project will design, build, and install two prototype manufactured, single-family homes and temporarily measure the energy efficiency of them. The grant recipient will use innovative insulation panel based prefabricated envelope systems and state-of-the-art air sealing methods. The two manufactured homes will be placed in “urbanized areas” in Lemon Grove as defined in 14 CCR 15387.

14 CCR 15303 in part exempts “construction and location of limited numbers of new, small facilities or structures.” It applies because it allows “One single-family residence...” and in “urbanized” areas it allows “up to three single-family residences may be constructed or converted under this exemption.” Here two of the homes are being installed in “urbanized areas” which are within the limits allowed under this exemption.

14 CCR 15306 excludes basic data collection and research. The research portion of this work to design the prototype mobile homes will occur in existing offices. The manufacturing of the homes will be done in businesses already established and permitted to do such work. The data collection phase will use temporary measuring

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

devices to collect and assess the energy efficiency of the new homes. For these reasons, this project is also exempt under this section.

**Lead Agency**

**Contact Person:** Bradley Meister **Area code/Telephone/Ext:** 916-776-0792

**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:** Bradley Meister **Date:** 11/15/2023 **Title:** Senior Mechanical Engineer

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

**Date received for filing at OPR:** \_\_\_\_\_