

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: DOE- Lawrence Berkeley National Laboratory

Project Title: UPscaling Grid-friendly, Resilient, AfforDable, and Efficient modular housing (“UPGRADE”)

Project Location – Specific: LBNL Bldg. 90, One Cyclotron Road (design, planning, data analysis, report writing)

Project Location – City: Berkeley **Project Location – County:** Alameda

Project Location – Specific: 610 85th Ave (minor retooling of existing manufacturing processes)

Project Location – City: Oakland 94621 **Project Location – County:** Alameda

Project Location – Specific: 589 Pacifica Ave (demonstration)

Project Location – City: Bay Point 94565 **Project Location – County:** Contra Costa

Project Location – Specific: 589 Pacifica Ave (alternate demonstration possible site)

Project Location – City: Antioch **Project Location – County:** Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

Under grant agreement EPC-23-019, the California Energy Commission (CEC) will provide a grant of \$5,000,000 to Lawrence Berkeley National Laboratory to design and build advanced modular homes in a disadvantaged area of Bay Point in Contra Costa County (Climate Zone 12) (or an alternate location). The demonstration project will consist of three townhome units on a single site and include solar and energy storage and advanced high efficiency electric heat pump equipment. Design, planning, and other deskwork will take place at an existing facility at LBNL.

In addition, the project includes changes to the manufacturing line at an existing facility operated by Mighty Buildings, Inc. in Oakland. These changes will be minor modifications and/or retooling of existing manufacturing equipment and processes.

This project will benefit the Investor-Owned Utilities’ ratepayers by reducing energy usage and increasing on-site solar photovoltaic generation. Owners of the advanced modular homes will benefit from a lower cost of ownership over ten years than typical modular homes.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: DOE- Lawrence Berkeley National Laboratory

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 three prototype manufactured, single-family homes and temporarily measure the energy efficiency of them. The manufactured homes will be placed in an “urbanized areas” in Bay Point in the San Francisco Bay Area.

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.”

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


The project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; does not involve any cumulative impacts of successive projects of the same type in the same place that might be considered significant; does not involve unusual circumstances that might have a significant effect on the environment; will not result in damage to scenic resources within a highway officially designated as a state scenic highway; the project site is not included on any list compiled pursuant to Government Code section 65962.5; and the project will not cause a substantial adverse change in the significance of a historical resource. Therefore, none of the exceptions to categorical exemptions listed in CEQA Guidelines section 15300.2 apply to this project, and this project will not have a significant effect on the environment.

Responsible Agency

Contact Person: Jason Tancher **Area code/Telephone/Ext:** 916-776-0693

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:  **Date:** 12/6/2023 **Title:** Utility Engineer

- Signed by Responsible Agency
- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____