

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: Institute of Gas Technology dba GTI Energy

Project Title: Advanced Energy-efficient and Fire-resistive Envelope Systems Utilizing Vacuum Insulation for Manufactured Homes (REVISED)

Project Location:

Address	City	County
445 W Harriet St	Altadena 91001	Los Angeles (new site)
52 E Harriet St	Altadena 91001	Los Angeles (new site)
1 Cyclotron Rd	Berkeley, 94720	Alameda

Description of Nature, Purpose and Beneficiaries of Project:

This research will demonstrate the advanced insulation and air sealing technologies in three single family all-electric manufactured accessory dwelling units built on two different lots and verify their impact on the overall energy performance of the homes. Current and future manufactured home communities will benefit from this project.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: Institute of Gas Technology dba 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 entails lab testing at established laboratory sites in Berkeley to evaluate the thermal performance of vacuum insulated panels (VIPs). Upon completion of the laboratory testing, this project will also entail the design and construction of up to three prototype manufactured, single-family homes utilizing these VIPs and the temporary measurement of the energy efficiency of these homes. The grant recipient will use the VIP-based prefabricated envelope systems and state-of-the-art air sealing methods to construct these prototype homes. The accessory dwelling unit (ADU) homes will be built in Altadena in Los Angeles County on lots that were burned down in the 2025 fires.

Cal. Code Regs., tit 14, sec. 15303 provides that projects that consist of construction and location of limited number of new, small facilities or structures, and installation of small new equipment and facilities in small structures, are categorically exempt from the provisions of CEQA. This project will be installing 3 ADUs on two lots zoned for single-family use. One lot will have 2 ADUs and the other lot will have 1 ADU. Single family zoning in Los Angeles County allows lots to have 1 attached ADU, 1 detached ADU and a Junior ADU. Therefore, this project is exempt from CEQA under Cal. Code Regs., tit 14, sec. 15303(a).

Cal. Code Regs., tit 14, sec 15306 provides that projects which consist of data collection, research, experimental management, and resource evaluation activities, and which do not result in a serious or major disturbance to environmental resources, are categorically exempt from CEQA. This project consists of research and data collection associated with the development and performance of VIPs in laboratory and field settings where there will be no serious nor major disturbance to environmental resources. The research portion of this work to design the prototype mobile homes will occur in existing offices. Therefore, this project is also exempt from CEQA under Cal. Code Regs., tit 14, sec. 15306.

This 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.

Public Agency

Contact Person: Jeanie Mar **Area code/Telephone/Ext:** _____

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: Jeanie Mar **Date:** 9-22-26 **Title:** Energy Commission Specialist

☒ **Signed by Public Agency**

☐ **Signed by Applicant**

Date received for filing at OPR: _____