



May 29, 2024

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

SUBJECT: AMEND THE FISCAL YEAR 24-28 CAPITAL IMPROVEMENT PLAN TO ADD THE 2024 COUNTYWIDE SOLAR PROJECT TO CATEGORY I PROJECT AND ESTABLISH PROJECT BUDGET AMOUNT: \$50,895,231; AWARD AN ENERGY SERVICES CONTRACT TO PRIMARY INTEGRATION – ENCORP FOR THE INSTALLATION OF SOLAR AND ENERGY STORAGE PROJECTS AT SIX COUNTY FACILITIES; PROJECT NO. CPP24E231270000; PROCUREMENT CONTRACT NO. 26718; CONTRACT AMOUNT: \$45,317,273

Dear Board Members:

RECOMMENDATIONS:

- A. Amend the Fiscal Year 24-28 Capital Improvement Plan to add the 2024 County-Wide Solar Project to Category I (Projects Approved and Underway) with Project No. CPP24E231270000 and establish a project budget in the amount of \$50,895,231;
- B. Accept the proposal and award an energy services contract (Procurement Contract No. 26718) to Primary Integration - Encorp (Principal: Michael Clark; Location: Fort Collins, Colorado), for the installation of solar and energy storage projects at the Alameda County Sheriff Office Regional Training Center, Gail Steele, San Lorenzo Library, Contract Services, Peralta Oaks, and Turner Court for the approximate contract term of 6/4/2024 – 6/4/2028, in the amount of \$45,317,273, Project No. CPP24E231270000;
- C. Approve a Supplemental Work Allowance of \$4,531,727 for a total not-to-exceed amount of \$49,849,000 and authorize the Director of the General Services Agency to issue Change Orders, as necessary, up to \$210,000 each, consistent with the Public Contract Code Section 20142, against the Supplemental Work Allowance;
- D. Adopt a Resolution making findings required by Alameda County Administrative Code Section 4.12.070 that the County need not comply with the competitive procurement of Section 4.12.020 for the installation of the Solar and Energy Storage Projects, finding the public interest is not best served by complying with the competitive bid process;
- E. Adopt a Resolution making findings necessary to authorize an energy services contract, including findings that the Alameda County 2024 County-Wide Solar Project's total cost will be less than

the anticipated cost of electricity that would have been consumed at each site in the absence of this project and that the terms of the award are in the best interest of Alameda County;

- F. Adopt a Resolution making the findings that the 2024 County-Wide Solar Projects are statutorily and categorically exempt from the California Environmental Quality Act;
- G. Direct the Clerk of the Board to have the attached Notice of Exemption recorded in the official records of the County of Alameda;
- H. Delegate authority to the Director of the General Services Agency to prepare and execute the proper energy services contract documents, subject to review and approval as to form by County Counsel and submit an executed copy to the Clerk of the Board for filing;
- I. Authorize the Director of the General Services Agency to apply for the Federal Inflation Reduction Act of 2023, the Pacific Gas and Electric Self Generation Incentive, and other federal and state grants or rebate incentives; and
- J. Authorize and direct the Auditor-Controller to create a new fund for the project and make the related budget adjustments and to reimburse the Special Capital Construction Fund as additional federal and State grants, incentives or rebates are received.

DISCUSSION/SUMMARY:

The County of Alameda reduced greenhouse gas emissions by 31% from the 2003 baseline to 2020, exceeding the 2010-2020 Climate Plan goals. On May 9, 2023, your Board adopted the Alameda County Climate Action Plan for Government Services and Operations (GOCAP) through 2026. The GOCAP sets the County on a path toward the goal of carbon neutrality for government services and operations by 2045. The General Service Agency's (GSA) mission in the plan of action is to manage the County's buildings, infrastructure, and landscapes to reduce greenhouse gas emissions and increase the climate resilience of our County portfolio. This includes construction and installation of distributed energy resources such as solar thermal systems, energy storage, and emergency generators to ensure optimization of energy resilience and grid interconnectivity.

The 2024 Countywide Solar Project's (Project) scope includes the installation of six photovoltaic (solar) systems, four advanced energy storage systems, and two emergency generators at six County facilities:

Project Facility	Address	Solar System	Energy Storage	Emergency Generators
Sheriff's Office Regional Training Center	4675 Gleason Dr., Dublin	x	x	x
Coroner's Bureau and Public Health Lab	2901 Peralta Oaks Ct. Oakland	x	x	x
Gail Steele Multi Services Center	24100 Amador St., Hayward	x	x	
Sheriff's Office Contract Services	2425 East 12th St., Oakland	x		
San Lorenzo Library	395 Paseo Grande, San Lorenzo	x		
Public Works Maintenance and Operations	951 Turner Ct., Hayward	x	x	

In early 2023, the California Public Utilities Commission approved a reduction in compensation for clean renewable energy exports unless submitted for approval by April 15, 2023. GSA submitted applications to Pacific Gas and Electric (PG&E) for the six solar project sites to secure solar-friendly rates by this deadline. The Project's goal is to reduce the County's dependency on energy from traditional sources as well as identify potential energy-saving technologies to reduce utility costs and provide energy security for continued County operations in the event of PG&E power outages and natural disasters.

GSA is applying for the Federal Inflation Reduction Act of 2023 rebates and incentives and the PG&E Self-Generation Incentive Program to secure up to 50% of the construction costs. When operational, the solar arrays will generate over 5 million kilowatt-hours (kWh) annually with an average return on investment of thirteen years while improving operational and community service resiliency in the event of power outages or natural disasters. As such, GSA recommends the award of an energy services contract for the Project to Primary Integration - Encorp. Total project costs of \$50,895,231 include construction, supplemental work allowance, and GSA project management fees. The Project is anticipated to start construction in August 2024, with a projected completion in June 2028.

SELECTION CRITERIA/PROCESS:

California Government Code Sections 4217.10 et seq., authorizes a public agency to contract for energy services without going through a formal bid process if its governing body determines, at a regularly scheduled public hearing, public notice of which is given two weeks in advance, that the anticipated cost to the agency for the alternative energy project will be less than that anticipated marginal cost to the agency of electrical energy that would have been consumed by the agency in the absence of the energy services contract.

Alameda County Administrative Code Section 4.12.070 allows for exceptions where the purchasing agent need not comply with the requirement in Section 4.12.020 for competitive solicitations in unusual cases where the Board of Supervisors has, by resolution, found and determined the public interest would not be served by complying with such provisions. Conducting a competitive procurement for energy services for the County-Wide Solar projects would not be advantageous to the County of Alameda due to the proprietary nature of the microgrid equipment and the experience Primary Integration - Encorp has working with the County, based on work they have completed since 2011, and their extensive experience in installing and integrating alternative energy systems and microgrids, including the current system installed at Santa Rita Jail in 2011.

Primary Integration - Encorp has committed to subcontracting out the installation of the solar and energy storage system to BEI, a local business located in the City of Alameda, and is committed to 20% of their total design services to a Small, Local, or Emerging Business.

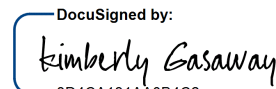
FINANCING:

Funding for the Project budget in the amount of \$50,895,231 is from the Special Capital Construction Fund and will be transferred to the GSA Capital Projects Fund Fiscal Year 2023-24 budget per the attached Financial Recommendation. The Federal Government's 2022 Inflation Reduction Act and California PG&E Self Generation Incentive Program (SGIP) rebates, incentives and other grant funds that become available for the Project will automatically reimburse the Special Capital Construction Fund.

VISION 2026 GOAL:

The Project meets the 10X goal pathways of **Employment for All** and **Accessible Infrastructure** in support of our shared visions of a **Healthy Environment**, **Safe & Livable Communities**, and a **Prosperous & Vibrant Economy**.

Respectfully submitted,

DocuSigned by:

8D4CA131AA0B4C2...
Kimberly Gasaway
Director, General Services Agency

Attachment

cc: County Administrator
Auditor-Controller
County Counsel

RESOLUTION NO. 2024:-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA MAKING FINDINGS UNDER GOVERNMENT CODE SECTION 4217.10 AUTHORIZING AN ENERGY SERVICES CONTRACT WITH PRIMARY INTEGRATION ENCORP IN FURTHERANCE OF ITS COUNTY-WIDE SOLAR PROJECTS; WAIVING THE COMPETITIVE BIDDING REQUIREMENT UNDER ADMINISTRATIVE CODE SECTION 4.12.070 AND MAKING FINDINGS THAT THE PROJECT IS STATUTORIALY AND CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the County of Alameda ("County") owns and controls the following facilities,

- (a) Regional Training Center located at 4675 Gleason Drive, Dublin, California, 94568;
- (b) Gail Steele located at 24100 Amador Avenue, Hayward, California, 94544;
- (c) 951 Turner Court located at 951 Turner Court, Hayward, California, 94545;
- (d) Contract Services located at 2425 12th Steet, Oakland, California, 94601;
- (e) Peralta Oaks located at 2901 Peralta Oaks Court, Oakland, California, 94605; and
- (f) San Lorenzo Library located at 395 Paseo Grande, San Lorenzo, California, 94580

(collectively "Facilities") upon which the County desires to contract with Primary Integration Encorp under an Energy Services Agreement ("Agreement") (Exhibit 1) to design and install solar, energy storage and emergency generators ("County-Wide Solar Project"); and

WHEREAS, California Government Code Section 4217.10 *et seq.* authorizes public agencies to contract for energy services if its governing body determines, after holding a regularly scheduled public hearing, public notice of which is given at least two weeks in advance, that the anticipated cost to the County for the energy services contract will be less than the anticipated marginal cost to the County of electrical energy that would have been consumed by the County in the absence of the energy services contract; and

WHEREAS, the County has been working with Primary Integration Encorp to scope the County-Wide Solar Project and based on the overall project proposal and energy cost-savings, among other factors, desires to contract with Primary Integration Encorp to design and install the County-Wide

Solar Project pursuant to the Agreement; and

WHEREAS, in accordance with Government Code section 4217.12, on May 20, 2024, the County published a notice of a public hearing at which the County's Board would consider the County-Wide Solar Project; and

WHEREAS, in accordance with California Government Code section 4217.10 *et seq.*, based on the energy cost savings to be generated by the proposed County-Wide Solar Project, the cost of the energy purchases contemplated under the Agreement will be offset and will be less than the anticipated marginal cost to the County of electrical energy that would have been expended by the County if such County-Wide Solar Project was not completed; and

WHEREAS, the General Services Agency has determined that Primary Integration Encorp has the necessary professional qualifications and has demonstrated competence in providing Energy Services based on its prior services and work at Santa Rita Jail, Dublin;

WHEREAS, County Administrative Code Sections 4.12.010 and 4.12.070 require the solicitation of bids for contracts more than \$100,000 except in unusual cases where the Board of Supervisors ("Board") has, by resolution, found and determined the public interest would not be best served by complying with the bid solicitation process;

WHEREAS, the Board shall adopt a Resolution making findings required by Alameda County Administrative Code Section 4.12.070 that the County need not comply with the competitive procurement requirements of Section 4.12.020 finding the public interest is not best served by complying with the competitive selection process;

WHEREAS, pursuant to Title 14, California Code of Regulations, section 15367, the County is lead Agency for purposes of the County-Wide Solar Project; and

WHEREAS, the County has reviewed the proposed County-Wide Solar Project and has determined that it is exempt from the provisions of CEQA pursuant to a statutory exemption for solar energy systems installed on existing parking lots (Pub. Res. Code § 21080.35); and

WHEREAS, the County has reviewed the proposed County-Wide Solar Project and has also

determined that it is exempt from the provisions of CEQA pursuant to Class 1, Class 3, and Class 4 categorical exemptions outlined in the State CEQA Guidelines (14 C.C.R. § 15301, 15303, and 15304); and

WHEREAS, the County has determined that none of the exceptions to the categorical exemptions outlined in Title 14, California Code of Regulations, section 15300.2 applies to the County-Wide Solar Project; and

NOW, THEREFORE, the Board of Supervisors of the County of Alameda does hereby resolve, determine and order as follows:

Section 1. Recitals. The Board hereby finds and determines that all of the recitals set forth above are true and correct.

Section 2. CEOA Findings. The Board of Supervisors of the County of Alameda hereby finds that the County-Wide Solar Project is exempt from review under CEQA on multiple grounds. Each of the following grounds is independently sufficient to exempt the entire County-Wide Solar from CEQA.

a) First, The Board of Supervisors of the County of Alameda hereby finds that proposed County-Wide Solar Project is exempt from CEQA pursuant to the statutory exemption outlined in Public Resources Code, section 21080.35 for installation of solar energy systems.

Public Resources Code, section 21080.35 provides that CEQA “does not apply to the installation of a solar energy system on the roof of an existing building or at an existing parking lot.” (Pub. Res. Code § 21080.35.) A solar energy system “includes all associated equipment.” (*Id.*) “Associated equipment consists of parts and materials that enable the generation and use of solar electricity or solar-heated water, including any monitoring and control, safety, conversion and emergency responder equipment necessary to connect to the customer’s electrical service or plumbing and any equipment, as well as any equipment necessary to connect the energy generated to the electrical grid, whether that connection is onsite or on an adjacent parcel of the building and separated only by an improved right-of-way.” (*Id.*) An “existing parking lot” is defined as “an area designated and used for parking of vehicles as of the time of the application for the solar energy system and for at least the previous two years.” (*Id.*)

The proposed County-Wide Solar Project involves the installation of seven solar and energy storage systems. 2.8 megawatts of solar will be installed on existing rooftops and parking lots. 3.5 megawatts of energy storage will be installed in existing parking lots. The solar and energy storage systems and any associated equipment would be installed on roofing and existing parking lots located at the Facilities. All solar and energy storage systems will be interconnected to existing electrical equipment. Thus, the foregoing constitutes "associated equipment". Inverters will be mounted within the property boundary at the project sites. With regard to the existing parking lots, carports will be installed on top of existing parking stalls and photovoltaic panels will be placed on top of the carports. Furthermore, installation of the carports allows the parking lot to continue being used in its current capacity and at current parking ratios while concurrently facilitating the County-Wide Solar Project. Consequently, the carports are materials that enable the generation and use of solar electricity and thus constitute associated equipment within the meaning set forth in Public Resources Code, section 21080.35(b)(2).

The Facilities and their associated parking lots were constructed between 1970 and 2010. Since that time, the parking lots located at the Facilities have been in continuous use for the parking of vehicles for staff and visitors. Thus, the parking lots satisfy the requirement of Public Resources Code, section 21080.35(b)(1) that the parking lot be used for parking vehicles at the time of project application and for at least two years prior. Consequently, the project is exempt from CEQA pursuant to Public Resources Code, section 21080.35 and no further environmental review is required.

b) The Board of Supervisors of the County of Alameda hereby finds that the County-Wide Solar Project is exempt from CEQA pursuant to a Class 1 – Existing Facilities categorical exemption. (14 C.C.R. § 15301.) The County-Wide Solar Project qualifies for the Class 1 exemption because they involve the minor alteration of the existing parking lots and roofing systems at those facilities. Specifically, the project contemplates the installation of mechanical equipment at those Facilities, which improvements would lead to negligible or no expansion of use beyond the use existing at this time. (14 C.C.R. § 15301.) The installation of County-Wide Solar Project at those Facilities will make those Facilities more energy efficient. The arrays mounted on top of the to-be-installed carports on the parking lots and roofs at

each of the sites will allow the County to generate its own electrical energy through the solar arrays and store excess energy in the energy storage systems and thus would place less demand on the existing electricity grid. The County-Wide Solar Project would not lead to an intensification of the existing uses at the Facilities because the improvements do not expand occupiable building square footage and do not increase class-sizes. Furthermore, the County-Wide Solar Project does not involve any improvements that would increase the maximum capacity of those Facilities. Overall, the proposed project would enhance air quality, diminish water usage associated with energy production from conventional fossil fuel sources, alleviate strain on the utility electrical grid, and curtail greenhouse gas emissions stemming from energy consumption at the Facilities. Therefore, the proposed improvements would be exempt pursuant to a Class 1 exemption. (14 C.C.R. § 15301.)

c) The Board of Supervisors of the County of Alameda hereby finds that the proposed solar and energy storage system to be installed at the Facilities, are exempt from CEQA pursuant to a Class 3 – New Construction or Conversion of Small Structures categorical exemption. (14 C.C.R. § 15303.) The battery cabinets and accessory equipment are non-habitable, small structures with a total footprint of approximately 800 square-feet at each site. The total footprint of each energy storage system and solar system equipment is less than the maximum allowable for habitable commercial structures on a legal parcel in an urbanized area not exceeding 10,000 square feet. The proposed energy storage systems will not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the project sites and surrounding area are not environmentally sensitive. Carports and fences are appurtenant to the systems being installed. The emergency generators to be installed at Regional Training Center located at 4675 Gleason Drive, Dublin, California, installed in the existing parking lot and involves minor trenching and ground disturbance and these activities will have a less than significant impact on the environment. In addition, concrete footings will be poured to provide a level foundation for the generators. These generators are necessary to provide essential public services during power outage events. Therefore, the proposed improvements would be exempt pursuant to a Class 3 exemption. (14 C.C.R. § 15303.)

d) The Board of Supervisors of the County of Alameda hereby finds that the County-Wide Solar Project located at 4675 Gleason Drive, Dublin, California, 94568, is exempt from CEQA pursuant to a Class 4 – Minor Alterations to Land categorical exemption. (14 C.C.R. § 15304.) The 900-kilowatt ground mount system will be installed in foundation pilings driven into the ground. The installation will include minor alterations in the condition of the land and will not require any grading. No mature vegetation will have to be removed to install the ground-mount solar system. The systems will be interconnected to an existing underground electrical infrastructure through horizontal boring and require minor trenching and backfilling.

The solar carports proposed for 951 Turner Court, Hayward; 24100 Amador, Hayward; and 2901 Peralta Oaks Court, Oakland will require minor alterations to existing parking lots to install carport footings and electrical conduit system. Only Minor trenching and backfilling will be required to install the solar carport systems.

The remaining sites at 5325 Broder Boulevard, Dublin; 2425 12th Street, Oakland; and 395 Paseo Grande, San Lorenzo, will not require carports as the solar panels are proposed to be installed on the roof of the existing structure.

Therefore, these proposed improvements would be exempt pursuant to a Class 4 exemption. (14 C.C.R. § 15304.)

Section 3. Additional CEQA Findings. To the extent that the Class 1 categorical exemptions apply to the proposed County-Wide Solar Project, the Board of Supervisors of the County of Alameda further finds that none of the exceptions to the categorical exemptions applies. (14 C.C.R. §15300.2.) Specifically, the Board of Supervisors of the County of Alameda finds that the proposed project is not located in a particularly sensitive environment. As explained above, the proposed project involves installing solar and energy storage systems upon existing parking lots and building roofs at those Facilities. Moreover, the Facilities are not located within an officially designated state scenic highway and are not located on a hazardous waste site designated pursuant to Government Code section 65962.5. Finally, the proposed project does not involve any

improvements, modifications, or other changes to any historical resources. Therefore, none of the circumstances outlined in Title 14, California Code of Regulations, section 15300.2 apply. Thus, the categorical exemptions outlined above remain applicable to the proposed project.

Section 4. Notice of Exemption. Within five (5) working days after the passage and adoption of this Resolution, the Board of Supervisors of the County of Alameda hereby authorizes and directs staff to prepare, execute and file with the County Clerk a Notice of Exemption for the proposed project.

Section 5. Custodian of Records. The administrative record for the Project is maintained at the County of Alameda located at 1401 Lakeside Drive, Oakland, California 94612. The custodian of records is General Services Agency Director Kimberly Gasaway.

Section 6. Government Code Findings. This Resolution is adopted following a meeting at which a public hearing was held at a regularly scheduled meeting of the Board for which a minimum of two weeks' public notice was duly given. The Board of Supervisors of the County of Alameda hereby finds that, pursuant to Government Code section 4217.12, the anticipated cost to the County for electrical energy services to be purchased by the County under the Agreement will be less than the anticipated marginal cost to the County of electrical or other energy that would have been consumed by the County if purchased from the local utility.

Section 7. Waiver of the County's Competitive Procurement Requirements for Services.

The Board of Supervisors of the County of Alameda hereby finds that, pursuant to Administrative Code Section 4.12.070, that given the time constraints and extent of the proprietary work to be done and the schedule, it is not in the best interest of the County to utilize a competitive selection process for Energy Services for the County-Wide Solar Project and hereby waives the requirement for competitive selection. The Board of Supervisors of the County of Alameda further finds and determines that this case is an unusual case justifying an exception to Section 4.12.020 of the Administrative Code.

The Director of General Services Agency, or her designee, is hereby authorized and empowered to undertake all actions necessary to complete the Energy Services Agreement with Primary Integration Encorp.

**BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA, 4 DAY OF June , 2024.**

The **FOREGOING** was **PASSED** and **ADOPTED** by the following vote of the Alameda County Board of Supervisors this 4 day of June , 2024, to wit:

AYES:

NOES:

EXCUSED:

ABSTAINED:

NATE MILEY

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

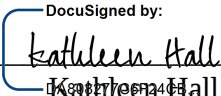
ANIKA CAMPBELL-BELTON

CLERK OF THE BOARD OF SUPERVISORS

By: _____

Deputy

APPROVED AS TO FORM:
DONNA R. ZIEGLER
COUNTY COUNSEL

By:  _____
Kathleen Hall
Deputy County Counsel

FINANCIAL RECOMMENDATION FORM

Rev 5/21/14

AGENDA DATE: 4-Jun-24

BOARD LETTER SUBJECT:

Amend the FY 24 – 28 CIP to add the 2024 County-Wide Solar Project to Category I, Project No. CPP24E231270000 with project budget of \$50,895,231; Accept the proposal and award an energy services contract (PC No. 26718) to Primary Integration - Encorp for the installation of solar and energy storage projects at six sites with budget of \$17,222,590 and SWA for a total contract of \$49,849,000

BUDGET YEAR: 2024

FUND: _____

The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

The increase (decrease) in anticipated revenue, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
200700	485110	00000	CPP24C231270000	\$50,895,231
ORG TOTAL				\$50,895,231

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE \$50,895,231

The increase (decrease) in appropriations, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
200700	650011	00000	CPP24C231270000	\$50,895,231
ORG TOTAL				\$50,895,231

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL APPROPRIATION \$50,895,231

FINANCIAL RECOMMENDATION FORM

Rev 5/21/14

AGENDA DATE: 4-Jun-24

BOARD LETTER SUBJECT:

Amend the FY 24 – 28 CIP to add the 2024 County-Wide Solar Project to Category I, Project No. CPP24E231270000 with project budget of \$50,895,231; Accept the proposal and award an energy services contract (PC No. 26718) to Primary Integration - Encorp for the installation of solar and energy storage projects at six sites with budget of \$17,222,590 and SWA for a total contract of \$49,849,000

BUDGET YEAR: 2024

FUND: 27100

The use of Designations, as follows:

NAME OF DESIGNATION	ORG	AMOUNT

The increase (decrease) in anticipated revenue, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
130200	489989	00000		\$50,895,231
ORG TOTAL				\$50,895,231

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL ANTICIPATED REVENUE \$50,895,231

The increase (decrease) in appropriations, as follows:

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
130200	670011	00000		\$50,895,231
ORG TOTAL				\$50,895,231

Informational				
ORG	ACCT	PROG	PROJ/GR	AMOUNT
ORG TOTAL				\$0

GRAND TOTAL APPROPRIATION \$50,895,231

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Alameda

1106 Madison Street

Oakland, CA 94612

From: (Public Agency): Alameda County, GSA

1401 Lakeside Drive, Floor 10

Oakland, CA 94612

(Address)

Project Title: 23127 2024 County-Wide Solar Projects

Project Applicant: Alameda County, General Services Agency

Project Location - Specific:

Gail Steele located at 24100 Amador Avenue, Hayward, California, 94544

Project Location - City: Hayward

Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

Installation of 1 megawatt of solar and 1 megawatt of energy storage. The project also include the installation or conduit for future electric vehicle charging stations. The project will be installed in an existing parking lot will not result in a increase in square footage. The purpose of the project is to reduce the County's dependence on traditional fossil fuels, reduce greenhouse gases, and provide resiliency centers.

Name of Public Agency Approving Project: Alameda County, Board of Supervisors

Name of Person or Agency Carrying Out Project: Alameda County, General Services Agency

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15301 Class 1, 15303 Class 3, and 15304 Class 4

☒ Statutory Exemptions. State code number: 21080.35

Reasons why project is exempt:

The installation and operation of Solar and Advanced Energy Storage system are exempt under Public Resource Code 21090.3 - installed in existing parking lots and on existing roofs, CEQA, Class 1, Existing Facilities, Class 3 - New Construction of Small Equipment, and under Class-4 - minor alterations to land. These systems have no air emissions associated with the equipment, result in no noticeable increase in noise, require minor earthwork, and are contiguous to other institutional structures.

Lead Agency

Contact Person: Tim Wesig

Area Code/Telephone/Extension: (510) 208-9517

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: 5/29/2024

Title: Energy Program Manager

• Signed by Lead Agency

Signed by Applicant

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

Date Received for filing at OPR: _____