COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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MEMORANDUM

DATE: FEBRUARY 7, 2022

TO: MENDOCINO HISTORICAL REVIEW BOARD MEMBERS

FROM: JESSIE WALDMAN, PLANNER II

SUBJECT: BUILDING PERMIT APPLICATION, BF_2021-0639, FOR 45068 UKIAH STREET

On October 12, 2021, the Planning Division of Planning and Building Services received a revised building permit application to install solar panel atop an existing pergola (Attachment A). The property is located within the historic district, but is not listed in the inventory of historic structures (Coastal Element Chapter 4.13 Appendix 1). Related permits onsite include:

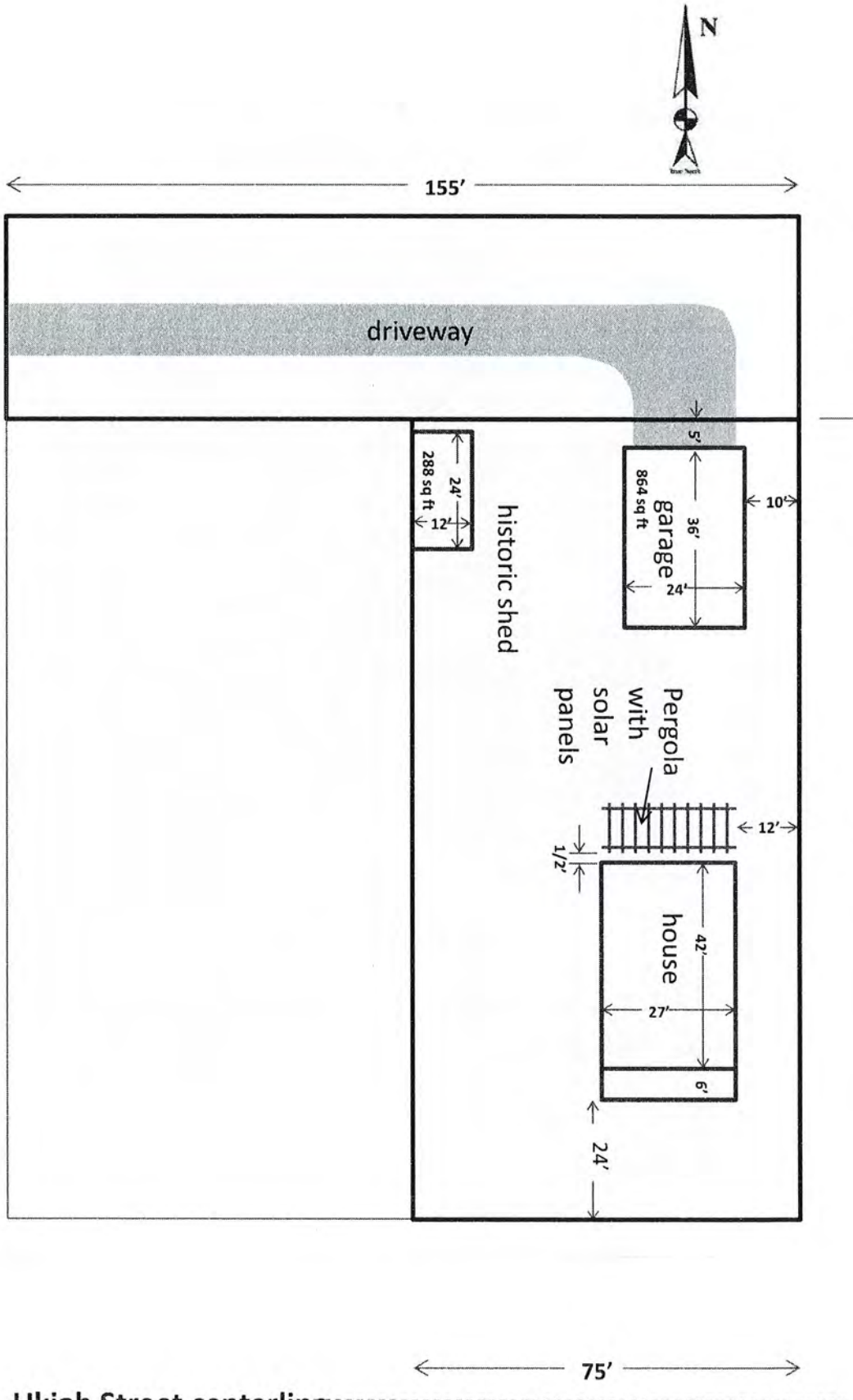
- MHRB_2013-0005 – Single Family Residence including Pergola (Approved)
- MHRB_2014-0014 – Minor Exterior Alterations (Approved)
- BF_2013-0839 – Single Family Residence (Finaled)
- BF_2018-0117 – Pergola (Finaled)
- BF_2021-0639 - Roof Mount Solar at Pergola (Under Review)

While MCC Section 20.760.045 lists solar collecting devices as an activity requiring Review Board approval, Government Code section 65850.5 prohibits discretionary review of same. Due to the competing policies of the Solar Rights Act and MCC Section 20.760.045, as it relates to requiring a discretionary permit (e.g. a MHRB permit), the Division determined an MHRB Permit Application would not be required. The Division found it most appropriate to place this project on the agenda under "Matters from Staff" to allow the property owner an opportunity to confer with the Review Board. The Review Board is asked to comment and provide recommendations.

This project is limited to installing solar panels atop of the existing pergola situated in the back yard of the parcel, north of the residence, and qualifies as a "small residential rooftop solar energy system" pursuant to Government Code section 65850.5(j)(3). Building Permit BF_2021-0639 is to be reviewed under the Solar Rights Act.

The applicant provided a detailed description of the project and several street view representations of how the panels would appear from the street (Attachment B). The panels for this project are Mission Solar – MSE PERC 60 (Attachment C) and would be mounted on the top of the existing pergola roof frame and oriented in the same plane as the pergola's roof.

ATTACHMENTS:
A. Building Permit BF_2021-0639 Site Plan & Application
B. BF_2021-0639 Owner Statement & Street View
C. Mission Solar Panels - Spec Sheet



John & Stephanie Simonich
45068 Ukiah Street
APN: 119-233-008
Scale = none

BF-2021-0639

Simonich

Planning and Building Services

BUILDING PERMIT APPLICATION

Permit # BF.2021-0637
Accepted By: AG
Date: REN 10/21/21
(Office Use Only)

Only property owners, licensed contractors or agents with written authorization may obtain permits.

MARK ALL THAT APPLY

1. ☑ RESIDENTIAL ☐ COMMERCIAL ☐ AGRICULTURAL ☐ INDUSTRIAL
2. ☐ New ☐ Addition ☐ Remodel/Replace ☐ Demolition
3. ☐ Single Family ☐ Mobile Home ☐ Grading ☐ Window Change ☐ Reroof w/Sheathing ☐ Electrical ☐ Other:
   ☐ 2-4 Unit Residential ☐ Manufactured ☐ Fire Repair ☐ Swimming Pool ■ Photovoltaic ☐ Class K
   ☐ 5+ Unit Residential ☐ Modular ☐ Garage/Storage ☐ Siding ☐ Mechanical ☐ Ag Exempt
   ☐ Second Residence ☐ Foundation Only ☐ Deck/Patio Cover ☐ Reroof ☐ Plumbing ☐ Occupancy Change

Project Address: 45068 Ukiah Street, Mendocino CA 95460 **APN:** 119-233-0800

Driving Directions:

Complete scope of work: Install grid-interactive 4.14KW PV solar system mounted atop engineered pergola with no battery storage.

Valuation: $5.475

	Existing	Proposed
Residential		
❑ Living Area		sf
❑ Garage/Storage		sf
❑ Deck		sf
❑ Porch		sf
❑ Carport		sf
❑ Remodel		sf
❑ Other:		sf
Commercial/Industrial		
❑ Office		sf
❑ Medical		sf
❑ Retail		sf
❑ Restaurant		sf
❑ Warehouse		sf
❑ Other:		sf
Agricultural		
❑ Other:		sf

Size of Structure: _____ sf

Total # of Bedrooms: _____ Existing _____ Proposed

If Mobile Home, Year: _____ Make: _____
Model: _____ Serial #: _____

Grading ☐ YES ☐ NO
Cut _____ (cy) Fill _____ (cy) Slope _____
Area of disturbance _____ (sf)

Utilities
☐ Well ☐ Septic ☐ Public: _____

Will you or your contractor perform any of the following?
❑ Construct/upgrade a fence?
❑ Construct/upgrade driveway?
❑ Construct new road or upgrade an existing approach?
❑ Install/replace culvert in roadside ditch?
❑ Install utilities/services in County Right-of-Way?
❑ Trim/remove any trees within County Right-of-Way?
■ Will not be performing any of the above actions.

Are there any other buildings on the site? If so, please describe:

Are there any other adjoining properties owned? If so, list APN's:

Applicant Information: *Please check the appropriate box for the primary contact*

■ PROPERTY OWNER ☐ AGENT ☐ CONTRACTOR

☐ OWNER/BUILDER? *Proof of Ownership will be required

Property Owner Name: John Simonich Phone: 860-995-1641 Email: jcsimonich@yahoo.com

Address: PO Box 1407, Mendocino CA 95460

Agent Name: _____ Phone: _____ Email: _____

Address: _____

Contractor Name: _____ Phone: _____ Email: _____

Address: _____ License # & Class: _____

Waste Management-Recycling Plan

☐ Yes -I understand that a Construction Waste Management Plan is required for all construction permits of 1,000 sf or more and all demolition permits. 50% diversion of your waste may be required.

Demonstration of Conformance with Small Residential Rooftop Solar Energy System as defined in California Government Code section 65850.5(j)(3)

(3) "Small residential rooftop solar energy system" means all of the following:

(A) A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.

Proposed system is 4.14 kW.

(B) A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city, county, or city and county and paragraph (3) of subdivision (c) of Section 714 of the Civil Code.

Proposed system meets all of the above.

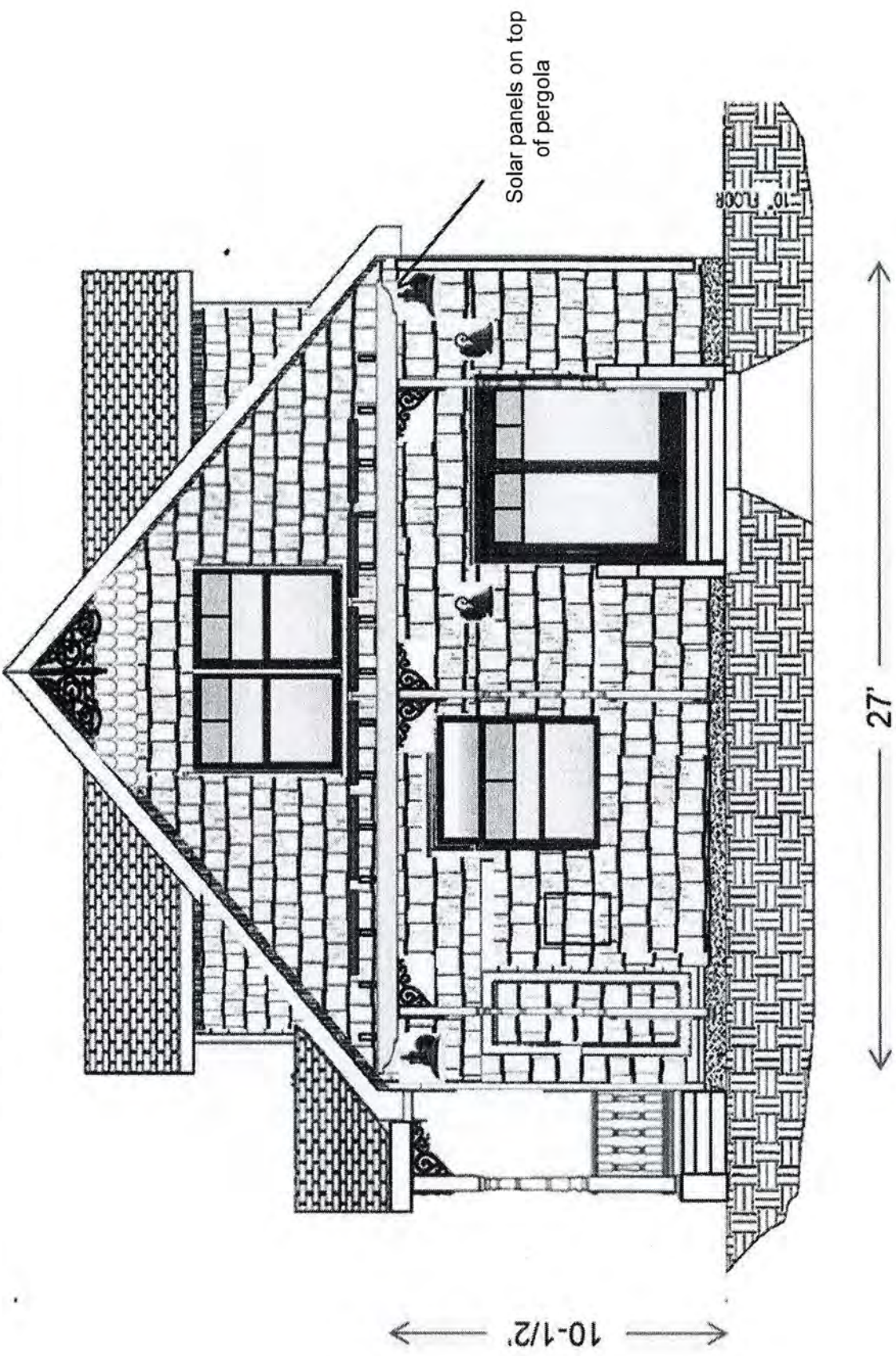
(C) A solar energy system that is installed on a single or duplex family dwelling.

The proposed system is for a single-family dwelling.

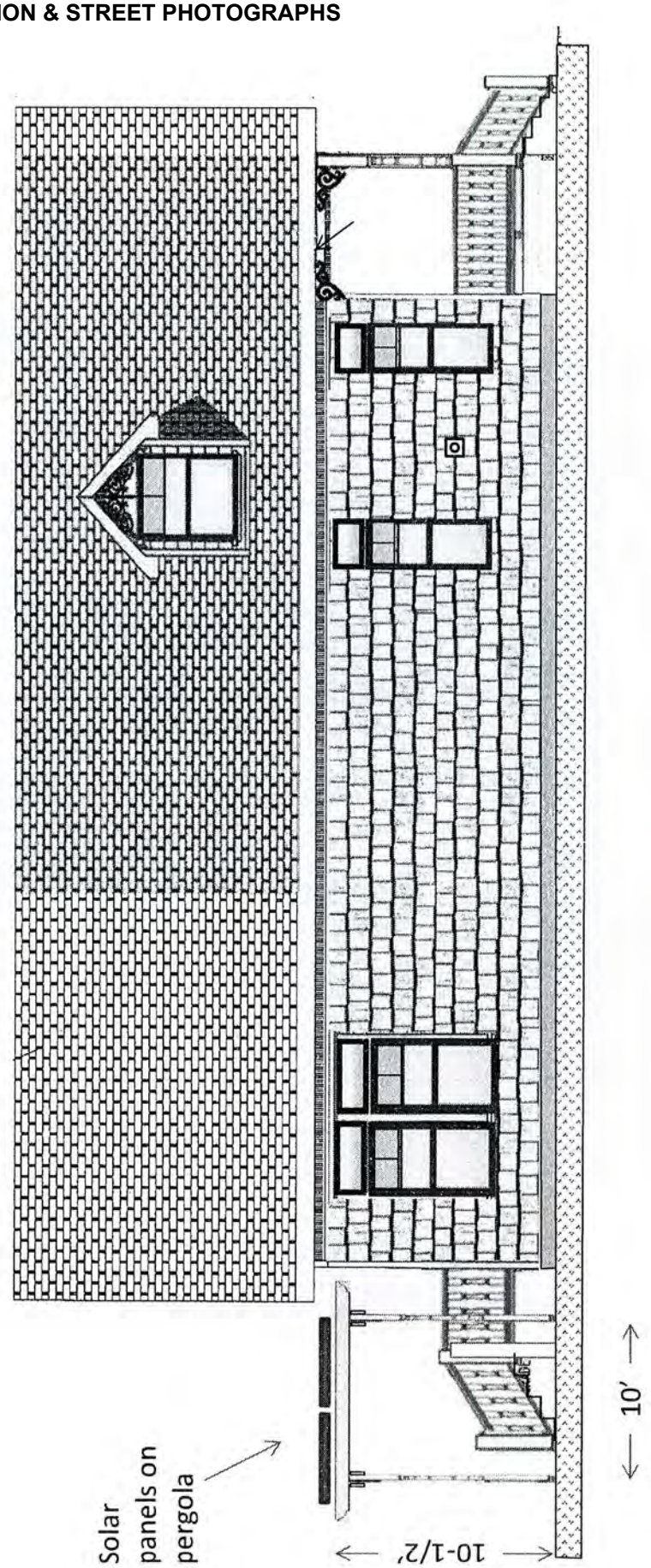
(D) A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

The proposed solar panel system is 10 feet high, well below the 27 foot legal building height.

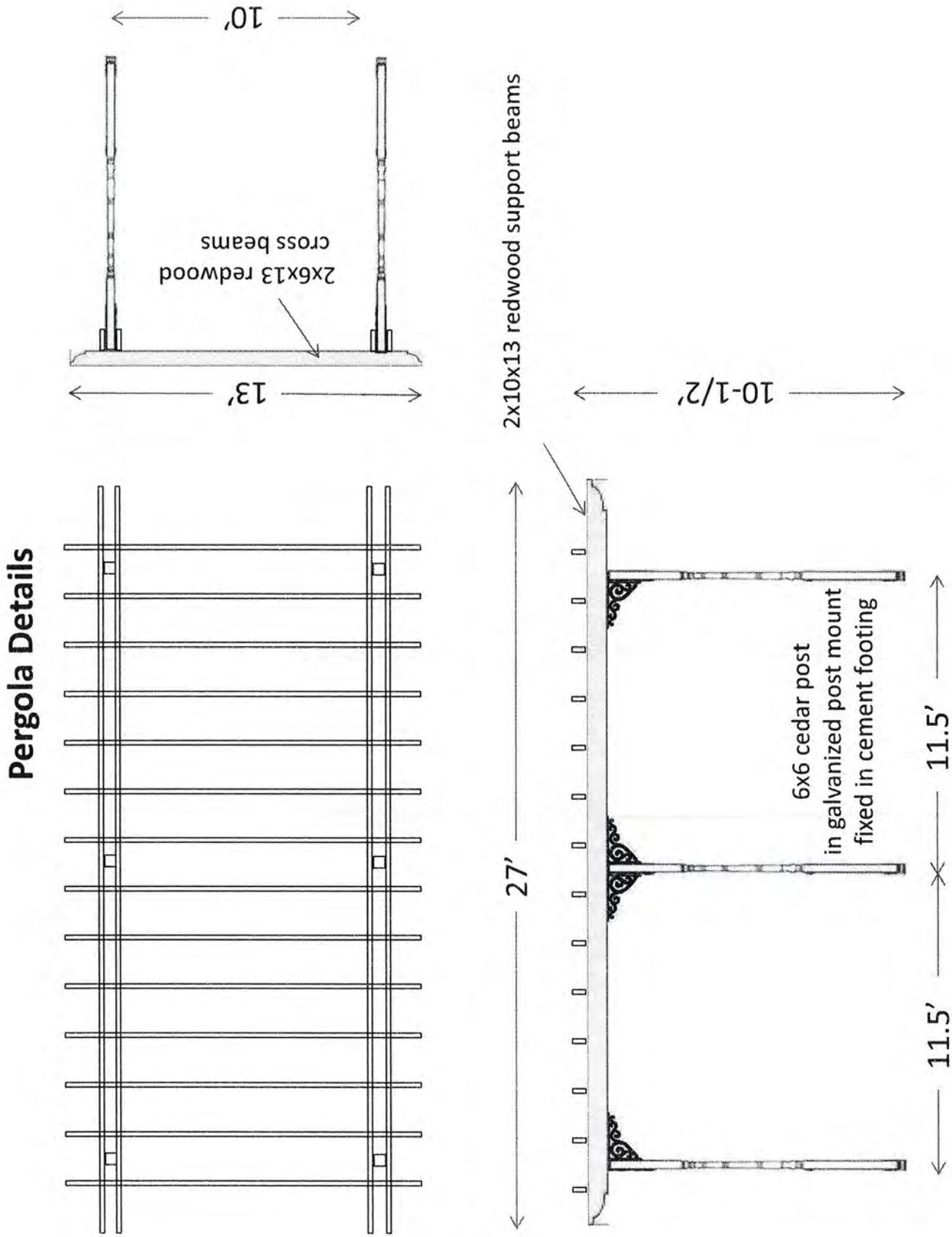
Solar Panels in House North Elevation



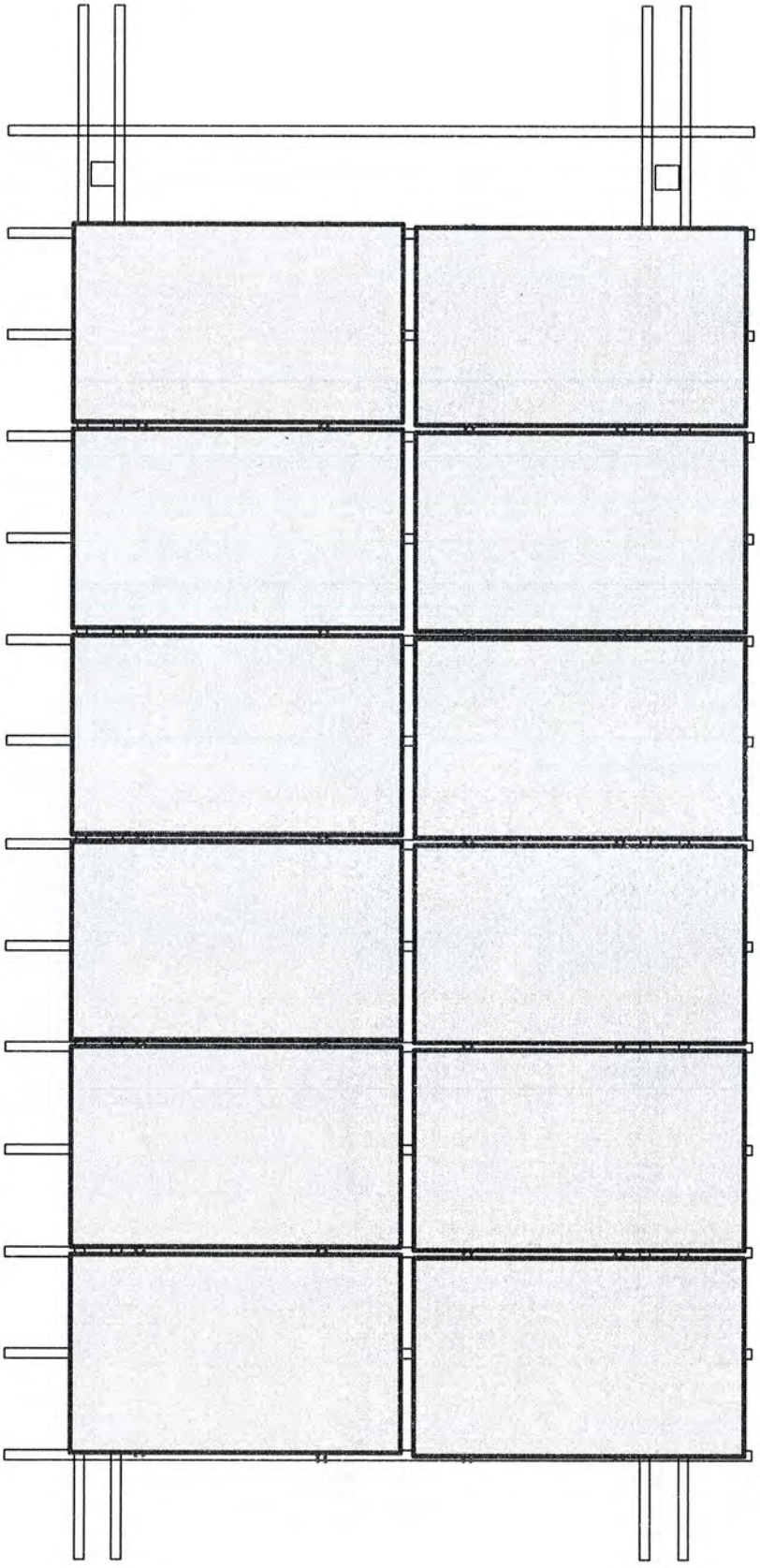
Solar Panels in House East Elevation



Pergola Details



Overhead View of Solar Panels



Mission Solar Panels MSE345SX5T (12) in yellow
44.8 lbs each

Existing pergola to be used to mount 12 solar panels

View of pergola from Little Lake Street


View of pergola from Kasten Street

MSE PERC 60

MISSION SOLAR ENERGY

345W
Class leading power output

Positive Power Tolerance
-0 to +3%

FRAME-TO-FRAME WARRANTY

Degradation guaranteed not to exceed 2% in year one and 0.58% annually from years two to 30 with 84.08% capacity guaranteed in year 25.
For more information, visit www.missionsolar.com/warranty

CERTIFICATIONS

CEC · TÜV SUD · c UL us LISTED

UL 61730 / IEC 61215 / IEC 61730 / IEC 61701

If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.

True American Quality
True American Brand

Mission Solar Energy is headquartered in San Antonio, Texas where we manufacture our modules. We produce American, high-quality solar modules ensuring the highest-in-class power output and best-in-class reliability. Our product line is tailored for residential, commercial and utility applications. Every Mission Solar Energy solar module is certified and surpasses industry standard regulations, proving excellent performance over the long term.

Demand the best. Demand Mission Solar Energy.

Certified Reliability
- Tested to UL 61730 & IEC Standards
- PID resistant
- Resistance to salt mist corrosion

Advanced Technology
- 6 Busbar
- Passivated Emitter Rear Contact
- Ideal for all applications

Extreme Weather Resilience
- Up to 5,600 Pa front load & 5,631 Pa back load
- Tested load to UL 61730
- 40 mm frame

BAA Compliant for Government Projects
- Buy American Act
- American Recovery & Reinvestment Act

MADE IN THE USA — Modules Assembled & Designed & Engineered IN THE USA of U.S. and non-U.S. parts

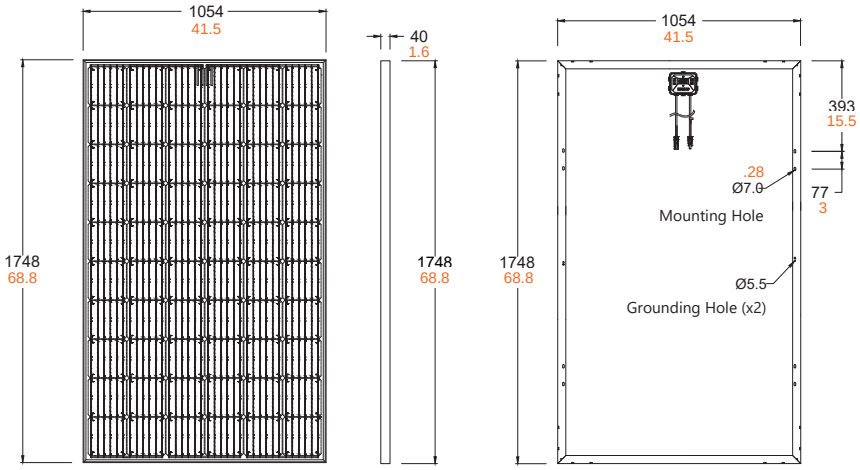
FRAME-TO-FRAME 25 YEAR WARRANTY

Class Leading
340-350W

MSE PERC 60

BASIC DIMENSIONS

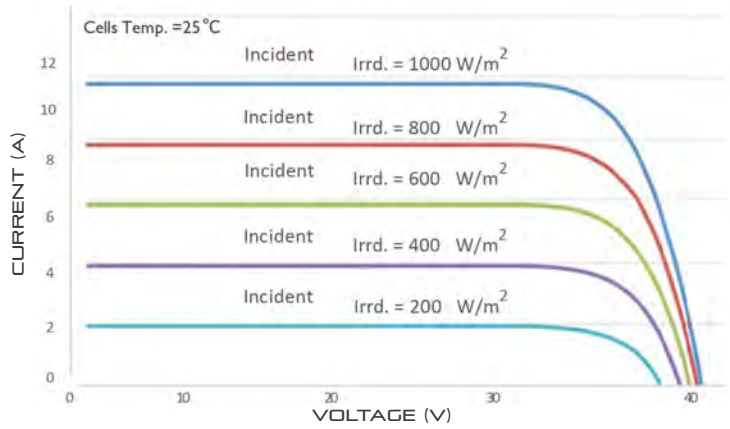
[UNITS: MM/IN]



CURRENT-VOLTAGE CURVE

MSE345SX5T: 345WP, 60 CELL SOLAR MODULE

Current-voltage characteristics with dependence on irradiance and module temperature



CERTIFICATIONS AND TESTS

IEC	**61215, 61730, 61701**
UL	**61730**

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ELECTRICAL SPECIFICATION

PRODUCT TYPE	MSExxxSX5T (xxx = P_{max})				
Power Output	P_{max}	W_p	340	345	350
Module Efficiency		%	18.5	18.7	19.0
Tolerance		%	0/+3	0/+3	0/+3
Short Circuit Current	I_{sc}	V	10.86	10.92	10.97
Open Circuit Voltage	V_{oc}	A	40.82	41.00	41.18
Rated Current	I_{mp}	V	10.24	10.34	10.44
Rated Voltage	V_{mp}	V	33.20	33.37	33.52
Fuse Rating		A	20	20	20
System Voltage		V	1,000	1,000	1,000

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	44.43°C (±3.7%)
Temperature Coefficient of Pmax	-0.361%/°C
Temperature Coefficient of Voc	-0.262%/°C
Temperature Coefficient of Isc	0.039%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,000Vdc
Operating Temperature Range	-40°C (-40°F) to +85°C (185°F)
Maximum Series Fuse Rating	20A
Fire Safety Classification	Type 1
Front & Back Load (UL Standard)	Up to 5,600 Pa front and 5,631 Pa back load, Tested to UL 61730
Hail Safety Impact Velocity	25mm at 23 m/s

MECHANICAL DATA

Solar Cells	P-type mono-crystalline silicon
Cell Orientation	60 cells (6x10)
Module Dimension	1,748mm x 1,054mm x 40mm
Weight	20.3 kg (44.8 lbs.)
Front Glass	3.2mm, tempered, low-iron, anti-reflective
Frame	Anodized
Encapsulant	Ethylene vinyl acetate (EVA)
Junction Box	Protection class IP67 with 3 bypass-diodes
Cable	1.0m, Wire 4mm2 (12AWG)
Connector	Staubli PV-KBT4/6II-UR and PV-KST4/6II-UR, MC4, Renhe 05-8

SHIPPING INFORMATION

Container Feet	Ship To	Pallet	Panels	345 W Bin
53'	Most States	34	884	304.98 kW
Double Stack	CA	28	728	251.16 kW

PALLET [26 PANELS]

Weight	Height	Width	Length
1,263 lbs. (573 kg)	47.5 in (120.65 cm)	46 in (116.84 cm)	70.25 in (178.43 cm)

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