



MEMORANDUM

DATE: FEBRUARY 6, 2023
TO: MENDOCINO HISTORICAL REVIEW BOARD MEMBERS
FROM: TIA SAR, PLANNER II
SUBJECT: BUILDING PERMIT APPLICATION, BF_2022-0765, FOR 45280 COVELO STREET

On November 8, 2022, the Planning Division of Planning and Building Services received a building permit application to install solar panel atop a single-family residence (Attachment A). The property is located within the historic district and is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historical Structure (Coastal Element Chapter 4.13 Appendix 1). Related permits onsite include:

- CCC 1-82-113 Division of parcel (Approved)
- MHRB 90-41 Reroof (Approved)
- BF_1990-0832 Reroof (Final)
- BF_1999-0124 Subpanel Changeout for Single-Family Residence (Final)
- BF_2017-0921 Reroof Residence (Final)
- BF_2022-0765 Roof Mount Solar on Residence (Pending)

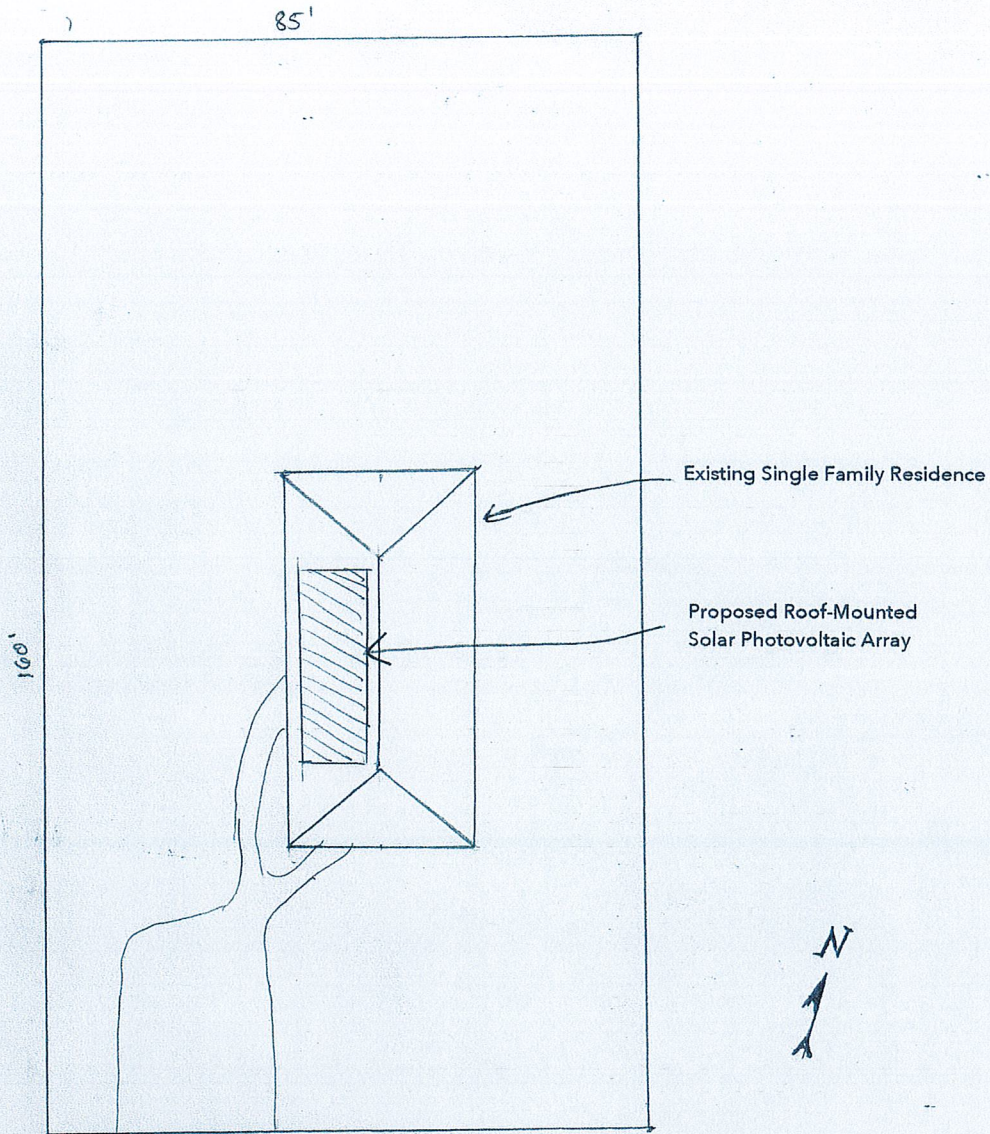
While MCC Section 20.760.045 lists solar collecting devices as an activity requiring Review Board approval, Government Code section 65850.5 prohibits discretionary review of same. Due to the competing policies of the Solar Rights Act and MCC Section 20.760.045, as it relates to requiring a discretionary permit (e.g. a MHRB permit), the Planning Division determined an MHRB Permit Application would not be required. The Planning Division found it most appropriate to place this building permit application 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 on top of the existing single-family residence. There will be approximately 3 inches between the roof surface and the bottom of the solar modules. The roof mounted panels would be facing west and would not be visible from the street. The residence is situated on the southern portion of the parcel, nearest to Covelo Street. The project qualifies as a "small residential rooftop solar energy system" pursuant to Government Code section 65850.5(j)(3). Building Permit BF_2022-0765 is to be reviewed under the Solar Rights Act.

The applicant provided a detailed description and elevations of the project (Attachment B). The panels for this project are SILFAB Solar – 18-Cell PV Module (Attachment C) and would be mounted on the top of the single-family residence and oriented in the same plane as the single-family residence roof.

ATTACHMENTS:

- A. Building Permit BF_2022-0765 Site Plan & Permit Application
- B. Solar Panel Roof Layout
- C. SILFAB Solar Panels - Spec Sheet



PLOT PLAN
Proposed Roof-Mounted Solar Photovoltaic System
for Mark Graeven
45280 Covelo St., Mendocino, CA
AP# 119-160-38

NOTE: This plot plan was not prepared by a surveyor or architect, and is only for the purpose of indicating the location of proposed solar arrays on existing, already permitted structures. No liability is assumed for the accuracy of the data delineated hereon.

BF-2022-0765
GRAEVEN



Planning and Building Services
BUILDING PERMIT APPLICATION

BF 2022-
Permit # 0765
Accepted By: MARK
Date: 11/8/22
(Office Use Only)

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

MARK ALL THAT APPLY	1. <input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> AGRICULTURAL	<input type="checkbox"/> INDUSTRIAL		
	2. <input type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Remodel/Replace	<input type="checkbox"/> Demolition		
	3. <input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Grading	<input type="checkbox"/> Window Change	<input type="checkbox"/> Reroof w/Sheathing	<input type="checkbox"/> Electrical
<input type="checkbox"/> 2-4 Unit Residential	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Fire Repair	<input type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Photovoltaic	<input type="checkbox"/> Class K	
<input type="checkbox"/> 5+ Unit Residential	<input type="checkbox"/> Modular	<input type="checkbox"/> Garage/Storage	<input type="checkbox"/> Siding	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Ag Exempt	
<input type="checkbox"/> Second Residence	<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Deck/Patio Cover	<input type="checkbox"/> Reroof	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Occupancy Change	

Project Address: 45280 Covelo St, Mendocino, CA APN: 119-160-38

Driving Directions: South on Hwy 1 to Little Lake traffic light, right on Little Lake to Lansing, right on Lansing, left onto Covelo St, 2.5 blocks west, site on right

Complete scope of work: 6.66 kW Solar PV System on Single Family Residence
no storage Valuation: \$ 5,000.

	Existing	Proposed
Residential		
<input type="checkbox"/> Living Area		sf
<input type="checkbox"/> Garage/Storage		sf
<input type="checkbox"/> Deck		sf
<input type="checkbox"/> Porch		sf
<input type="checkbox"/> Carport		sf
<input type="checkbox"/> Remodel		sf
<input type="checkbox"/> Other:		sf
Commercial/Industrial		
<input type="checkbox"/> Office		sf
<input type="checkbox"/> Medical		sf
<input type="checkbox"/> Retail		sf
<input type="checkbox"/> Restaurant		sf
<input type="checkbox"/> Warehouse		sf
<input type="checkbox"/> Other:		sf
Agricultural		
<input type="checkbox"/> 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 _____ (sf)
Area of disturbance _____ (sf)

Utilities
 Well Septic Public: MCCSD

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:
NO

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: Mark Graeven Phone: 720-765-0338 Email: jgraeven@gmail.com
Address: 45280 Covelo St, Mendocino CA 95460

Agent Name: Bruce Erickson Phone: _____ Email: _____
Address: _____

Contractor Name: Mendocino Solar Service Phone: 707-937-1701 Email: admin@mendocinosolar.com
Address: PO Box 1252, Mendocino, CA 95460 License # & Class: 536983

Waste Management-Recycling Plan
 Yes - I understand that a Construction Waste Management Plan is required for all construction permits of 2,000 sf or more and all demolition permits. 50% diversion of your waste may be required. B, C10

LICENSED CONTRACTOR DECLARATION: I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: 11-2-2022 Contractor Signature: Bme A Luhn

OWNER/BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.)

I, as owner of the property, or my employees with wages as their sole compensation, will do all of OR portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Date: _____ Owner Signature: _____

WORKER'S COMPENSATION DECLARATION: Please read carefully and check the applicable statement below:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier California Insurance Co. Policy No 46-830508-03-03 Expiration Date 10-11-22
Name of Agent Cole Pacific Insurance Phone Number 707-927-3471

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy Number _____

CONSTRUCTION LENDING AGENCY:

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). N/A

Lender's Name _____

Lender's Address _____

By my signature below, I certify to the following: I am a California licensed contractor or the property owner* or authorized to act on the property owner's behalf**. I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

TIME LIMITATIONS OF APPLICATION: An application for a permit for any proposed work shall be deemed to have been abandoned 1 year after the date of filing, unless a permit has been issued. The destruction of documents may occur 180 days after application expiration date.

Date: 11-2-2022 SIGNATURE OF APPLICANT: Bme A Luhn

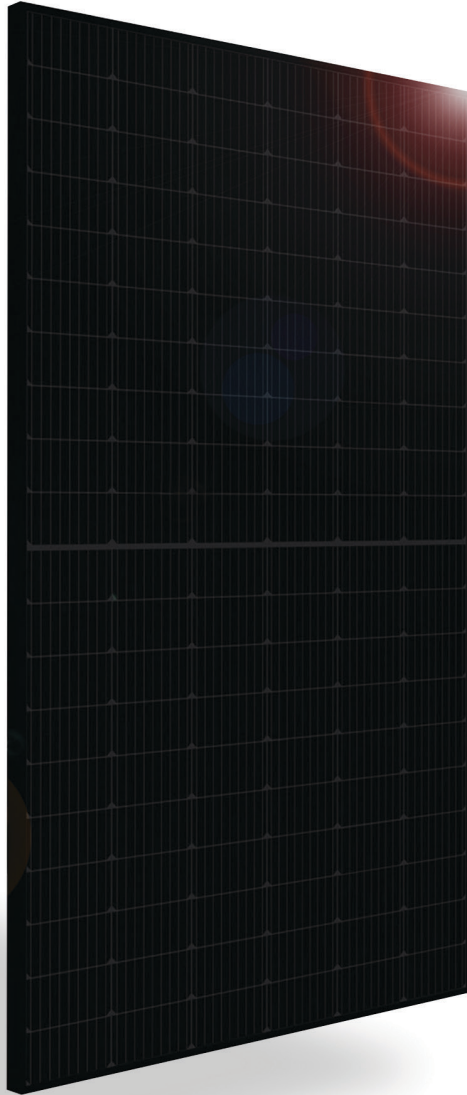
* Requires Separate Owner Verification

**Requires Separate Agent Authorization Form



SILFAB PRIME

SIL-370 HC



❖ RELIABLE ENERGY.
DIRECT FROM THE SOURCE.

Introducing Silfab Prime.

Designed to outperform.

Dependable, durable, high-performance solar panels
engineered for North American homeowners.

SILFABSOLAR.COM



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* Chubb provides error and omission insurance to Silfab Solar Inc.

ELECTRICAL SPECIFICATIONS		370	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	370	276
Maximum power voltage (Vpmax)	V	34.95	32.48
Maximum power current (Ipmax)	A	10.60	8.50
Open circuit voltage (Voc)	V	41.75	39.16
Short circuit current (Isc)	A	11.25	9.07
Module efficiency	%	20.2%	18.9%
Maximum system voltage (VDC)	V		1000
Series fuse rating	A		20
Power Tolerance	Wp		0 to +10

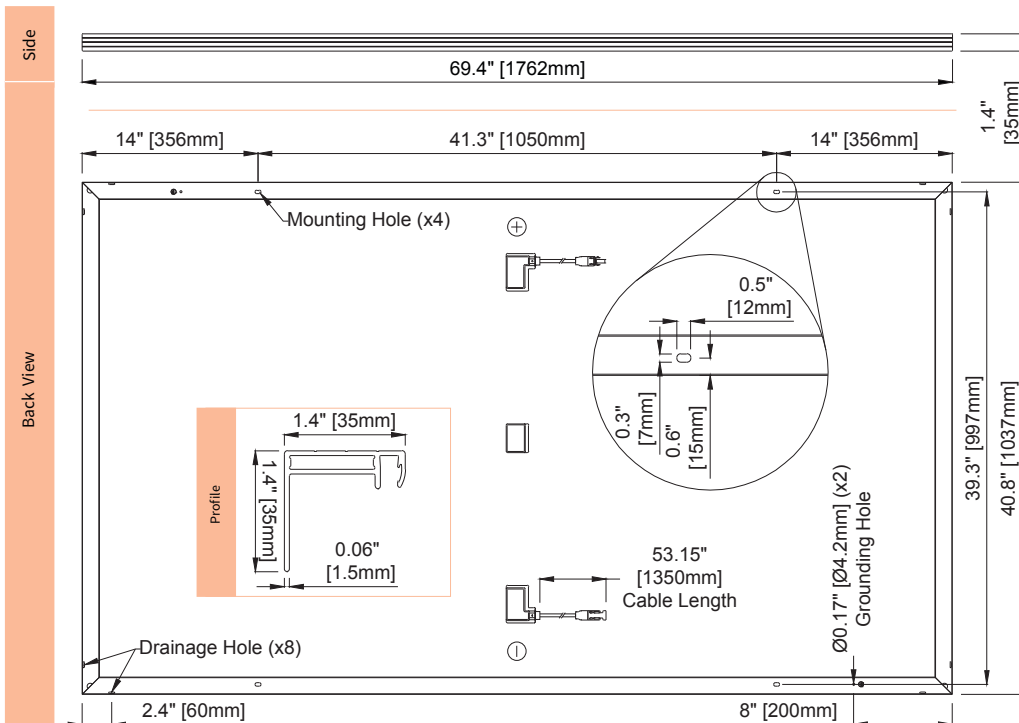
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
 Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	19.5kg ±0.2kg	43lbs ±0.4lbs
Dimensions (H x L x D)	1762 mm x 1037 mm x 35 mm	69.4 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft ² rear load / 112.8 lb/ft ² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	120 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	120 Half cells- Si mono PERC 9 busbar - 3.26 x 6.53 in
Glass	3.2 mm high transmittance, tempered, DSM antireflective coating	0.126 in high transmittance, tempered, DSM antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53.15 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	+0.064 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.28 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.36 %/°C		≥ 97.1% end 1st yr
NOCT (± 2°C)	45 °C		≥ 91.6% end 12th yr
Operating temperature	-40/+85 °C		≥ 85.1% end 25th yr
			≥ 82.6% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
Product	ULC ORD C1703, UL1703, CEC listed, UL 61215-1/-1-1/-2, UL 61730-1/-2, IEC 61215-1/-1-1/-2***, IEC 61730-1/-2***, CSA C22.2#61730-1/-2, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certified, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
Factory	ISO9001:2015	Pallets Per Truck	34 or 32 (California)
		Modules Per Truck	884 or 832 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
 ** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com
 *** Certification in progress.
 PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads



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