



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: JUNE 12, 2023
TO: MENDOCINO HISTORICAL REVIEW BOARD MEMBERS
FROM: JESSIE WALDMAN, PLANNER II
SUBJECT: BF_2023-0261 BUILDING PERMIT APPLICATION FOR 44797 MAIN STREET – LORETZ ROOF MOUNT SOLAR

On April 6, 2023, the Planning Division of Planning and Building Services received a building permit application to install roof mount solar panels at the art studio and second residential building at the north portion of the parcel (Attachments A & B). Mendocino Town Plan Appendix 1 lists the site as a Category I Historic Resource (Len Bernard House c 1880). The Len Bernard House is located at the southern portion of the parcel. Related permits onsite include:

- MHRB_2015-0026 Sign (subject structure)
- MHRB_2011-0018 Sign (subject structure)
- MHRB_01-48 Rebuild Fire Damaged Studio (subject structure)
- MHRB_94-11 Sign (subject structure)
- MHRB_84-89 Exterior Alterations to SFR, amending previous MHRB_84-32, 84-50, 84-67, 84-78 & 84_79
- MHRB_84-79 Exterior Alterations to SFR
- MHRB_84-78 Enclose Porch at SFR
- MHRB_84-67 Exterior Alterations to SFR
- MHRB_84-50 Rebuild Fireplace to SFR
- MHRB_84-32 Demolish & Rebuild Shed (located in middle of parcel)

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 art studio and second residential building that was reconstruction after fire damage, under BF_2001-0757, BF_2001-1079. The art studio and second residential building is situated on the northern portion of the parcel, nearest to Main Street. The project qualifies as a “small residential rooftop solar energy system” pursuant to Government Code section 65850.5(j)(3). Building Permit BF_2023-0261 is to be reviewed under the Solar Rights Act.

The applicant provided a detailed site plan of the project (Attachment B). The panels for this project are URE 400 Watt Mono-Crystalline PV Modules (Attachment C) and would be mounted on the roof of the art studio and second residential building and oriented in the same plane as the existing roof.

ATTACHMENTS:

- A. BF_2023-0261 Building Permit Application
- B. BF_2023-0261 Site Plan
- C. BF_2023-0261 URE 400 Watt Mono-Crystalline PV Modules - Spec Sheet



Planning and Building Services
BUILDING PERMIT APPLICATION

Permit # BF 2023-0261
 Accepted By: MARK
 Date: 4/6/23
 (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 checked="" type="checkbox"/> New	<input 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 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: 44797 MAIN STREET

APN: 1192503000

Driving Directions: _____

Complete scope of work: ^(DC) 7.20 kW roof mounted pv system

Valuation: \$ 27065

	Existing	Proposed	
Residential			Grading <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> Living Area		sf	Cut _____ (cy) Fill _____ (cy) Slope _____
<input type="checkbox"/> Garage/Storage		sf	Area of disturbance _____ (sf)
<input type="checkbox"/> Deck		sf	
<input type="checkbox"/> Porch		sf	Utilities
<input type="checkbox"/> Carport		sf	<input type="checkbox"/> Well <input type="checkbox"/> Septic <input type="checkbox"/> Public: _____
<input type="checkbox"/> Remodel		sf	Will you or your contractor perform any of the following?
<input type="checkbox"/> Other:		sf	<input type="checkbox"/> Construct/upgrade a fence?
Commercial/Industrial			<input type="checkbox"/> Construct/upgrade driveway?
<input type="checkbox"/> Office		sf	<input type="checkbox"/> Construct new road or upgrade an existing approach?
<input type="checkbox"/> Medical		sf	<input type="checkbox"/> Install/replace culvert in roadside ditch?
<input type="checkbox"/> Retail		sf	<input type="checkbox"/> Install utilities/services in County Right-of-Way?
<input type="checkbox"/> Restaurant		sf	<input type="checkbox"/> Trim/remove any trees within County Right-of-Way?
<input type="checkbox"/> Warehouse		sf	<input checked="" type="checkbox"/> Will not be performing any of the above actions.
<input type="checkbox"/> Other:		sf	Are there any other buildings on the site? If so, please describe:
Agricultural			<u>2 NO SPR</u>
<input type="checkbox"/> Other:		sf	Are there any other adjoining properties owned? If so, list APN's:
Size of Structure: _____ sf			_____
Total # of Bedrooms: _____ Existing _____ Proposed			_____
If Mobile Home, Year: _____ Make: _____			_____
Model: _____ Serial #: _____			_____

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: LEE LORETZ Phone: 415-533-3677 Email: leeloretz@icloud.com

Address: 44797 MAIN STREET, MENDOCINO, CA 95460

Agent Name: Joseph Eldridge Phone: 707-285-7037 Email: permits@simplysolarcaliforn

Address: 1740 Corporate Circle Petaluma, CA 94954

Contractor Name: Simply Solar Phone: 707-285-7037 Email: 707-285-7037

Address: 1740 Corporate Circle Petaluma, CA 94954 License # & Class: 991938 , c-4

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.

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: 3/31/23

Contractor Signature: 

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 carrier and policy number are: Carrier/Redwood Fire and Casualty Policy No. S1WC353404 Expiration Date 5/5/23

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

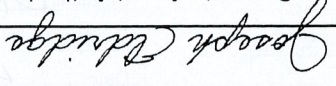
Lender's Name _____

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: 3/31/23

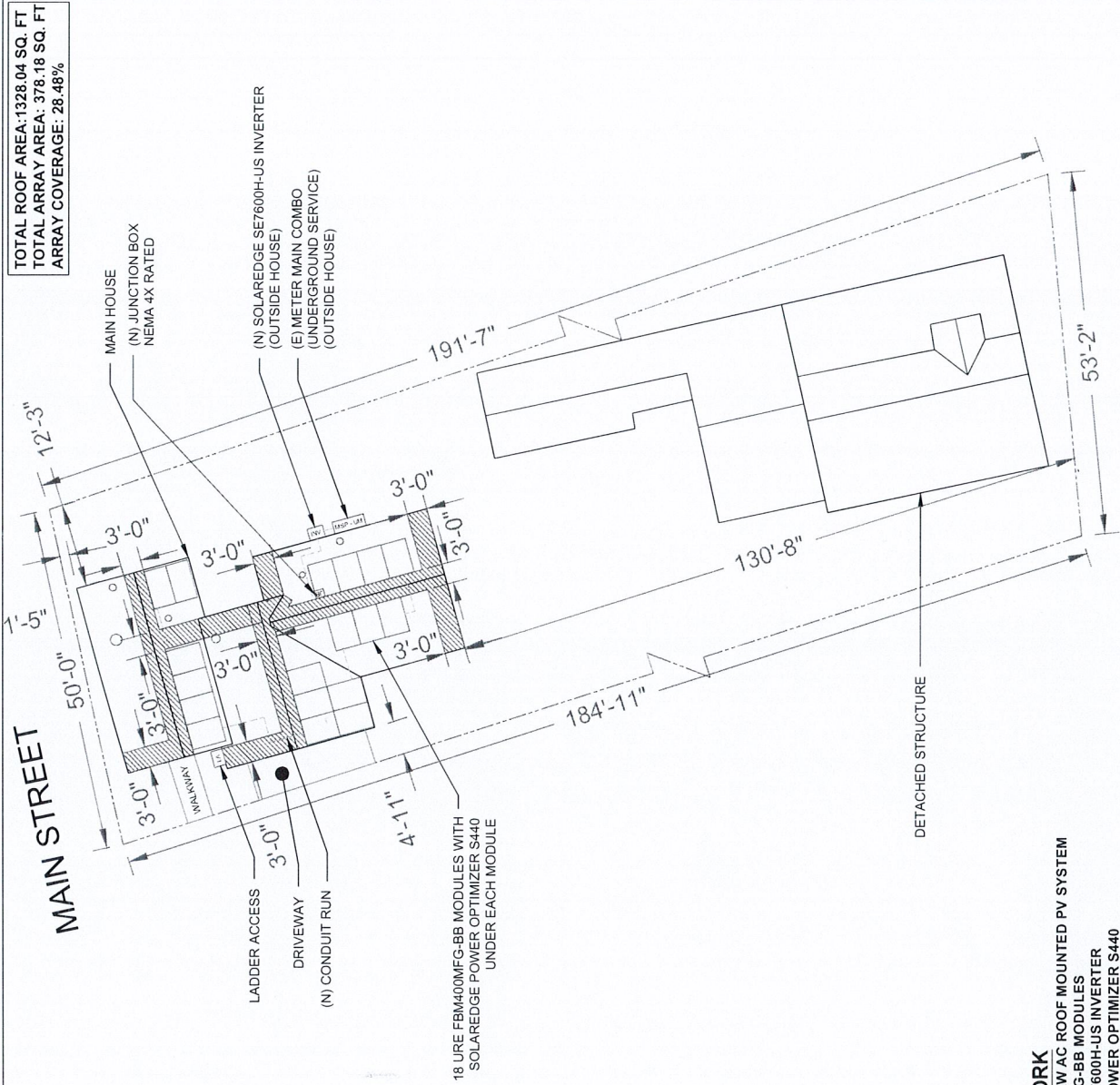
SIGNATURE OF APPLICANT: 

* Requires Separate Owner Verification

**Requires Separate Agent Authorization Form

- NOTE:
- NO ROOF, PLUMBING, OR HEAT VENT TO BE OBSTRUCTED BY THE ARRAY.
 - WORKING CLEARANCES AROUND EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH CEC 110.26
 - THE PHOTOVOLTAIC INVERTER WILL BE LISTED AS UL 1741 COMPLIANT IN ACCORDANCE WITH CEC 690.4(B)
 - THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) REQUIRES THAT SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE RETROFITTED INTO THE EXISTING DWELLING. THE REQUIRED SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE LOCATED AS REQUIRED PER SECTIONS R314 & R315 CALIFORNIA RESIDENTIAL CODE (CRC).
 - SOLAR MODULES WILL BE INSTALLED PARALLEL WITH THE EXISTING ROOF SLOPE AND NO MORE THAN 6" ABOVE THE ROOF SURFACE.
 - STRUCTURES, PATIO COVERS, AND/OR ADDITIONS BUILT WITHOUT PERMITS TO BE RESOLVED BY A SEPARATE PERMIT.
 - TO AVOID EXTRA TEMP. CORRECTIONS CONDUIT MUST BE 7/8" MINIMUM HEIGHT OFF ROOFTOP (EXTERIOR) OR 18" BELOW ROOF THROUGH ATTIC (INTERIOR).

TOTAL ROOF AREA: 1328.04 SQ. FT
 TOTAL ARRAY AREA: 378.18 SQ. FT
 ARRAY COVERAGE: 28.48%



CONTRACTOR	
SIMPLY SOLAR 1740 CORPORATE CIR, PETALUMA, CA 94954 (707) 285-7037 LIC TYPE - C46 LIC NO - 991938	PROJECT INFO & ADDRESS LEE LORETTZ 44797 MAIN STREET, MENDOCINO, CA 95460 SYSTEM SIZE DC SIZE: 7,200 KW DC-(STC) AC SIZE: 7,600 KW AC

<i>BF-2023-0261 LORBTZ</i>	
DRAWN BY	MP
DATE	3/13/2023
REVISION	
SIGNATURE	
PV-2	
SITE PLAN	

LEGEND

- FIRE PATHWAYS
- PROPERTY LINE
- FENCE
- SKYLIGHT/CHIMNEY
- VENT/OBSTRUCTION

SCOPE OF WORK

- (N) 7,200KW DC/7,600KW AC ROOF MOUNTED PV SYSTEM
- (18) 1UR FBM400MFG-BB MODULES
- (1) SOLAREDDGE SE7600H-US INVERTER
- (18) SOLAREDDGE POWER OPTIMIZER S440

SITE PLAN
SCALE: 1/16" = 1'-0"

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UNITED RENEWABLE ENERGY

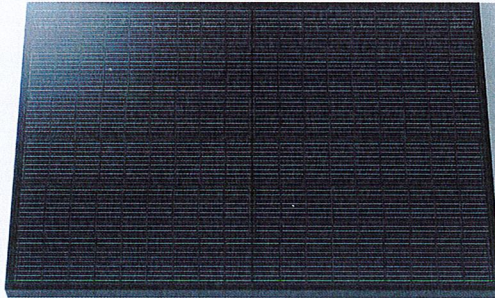
FBM400MFG-BB / 108 cells
400 Watt Mono-Crystalline PV Module

URE modules use state-of-the-art cell cutting technology, and advanced module manufacturing experience to provide leading power density and long term reliability.



Key Features

- At 400 Watts and 20.49% Efficiency URE Solar Panels are Industry Leaders in Output and Efficiency
- 25 Year Output Warranty and 25 Year Product Guarantee
- Super All Black Design with more Uniform Appearance for High Profile Residential Installations
- High Quality Solar Cell Technology allows URE to be a major international exporter to Solar Module manufacturers in the United States and Europe
- Excellent Performance in Low Light and Poor Weather Conditions to Maximize Energy Harvest
- Winner of Taiwan Excellence Award 7
- Consecutive Years for Highest Efficiency Module



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UNITED RENEWABLE ENERGY

Electrical Data

Model - 3TC	FBM395MFG-BB	FBM395MFG-BB	FBM400MFG-BB	FBM400MFG-BB
Maximum Power (Pmax)	395 W	395 W	400 W	400 W
Maximum Power (Pmax) at STC	395 W	395 W	400 W	400 W
Open Circuit Voltage (Voc)	37.03	37.03	37.20	37.36
Maximum Power Voltage (Vmp)	30.82	31.00	31.17	31.36
Short Circuit Current (Isc)	13.50	13.59	13.68	13.78
Maximum Power Current (Imp)	12.66	12.75	12.84	12.92

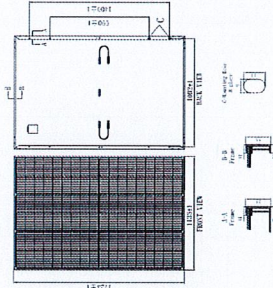
*Standard Test Conditions: (STC) Cell Temperature 25 °C, Irradiance 1000 W/m², AM 1.5
 *Values without tolerance are typical numbers. Measurement tolerance: ± 3.0%

Mechanical Data

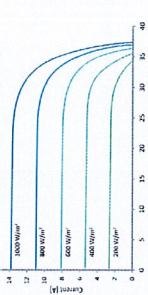
Item	Specification
Dimensions	1723 mm (L) x 1133 mm (W) x 35 mm (D) / 67.83" (L) x 44.61" (W) x 1.38" (D)
Weight	21.7 kg / 47.84 lbs
Mounting	1089 pieces mono-crystalline solar cells series strings.
Front Glass	3.2mm thickness
Cell Encapsulation	EVA (Ethylene-Vinyl-Acetate)
Frame	Black anodized aluminum profile
Junction Box	IP65, 68, 3 diodes
Cable & Connector	Pvc rated: 1210 mm (cable length can be customized), 1 x 4 mm compatible with MC4
Package Configuration	31 pcs per pallet, 840 pcs per 40' HQ container

* With assembly tolerance of ± 0.8 mm (± 0.031")

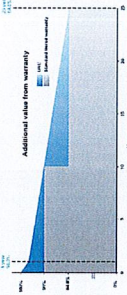
Engineering Drawing (mm)



Dependence on Irradiance



Reliability with Warranty



THE IDEAL SOLUTION FOR:

- Rooftop arrays on residential buildings
- Residential ground mount arrays



UNITED RENEWABLE ENERGY
 For more information, please visit us at www.ureusa.com
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CONTRACTOR



SIMPLY SOLAR
 1740 CORPORATE CIR,
 PETALUMA, CA 94954
 (707) 285-7037
 LIC TYPE - C46
 LIC NO - 991938

PROJECT INFO & ADDRESS
LEE LORETZ
44797 MAIN STREET,
MENDOCINO,
CA 95460
SYSTEM SIZE
DC SIZE: 7.200 KW DC-(STC)
AC SIZE: 7.600 KW AC

DRAWN BY	MP
DATE	3/13/2023
REVISION	
SIGNATURE	

PV-6
RESOURCE DOCUMENT