



## **Staff Report to the Zoning Administrator**

**Application Number: 06-0208**

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**Applicant:** Ron Goad, Solar Construction  
**Owner:** Judy McAfee/Jawer Limited Trust  
**APN:** 046-311-08

**Agenda Date:** July 07, 2006  
**Agenda Item #:** 2 --  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to install two photovoltaic solar panels and solar thermal water collectors, and to trench and bury conduit and water lines to an existing single-family dwelling and pool.

**Location:** Property located on the south side of San Andreas Road, about 1,200 feet east from Oceanview Drive, at 412 Heatherpoint Lane in La Selva Beach.

**Supervisory District:** Second District (District Supervisor: Pirie)

**Permits Required:** Coastal Development Permit

### **Staff Recommendation:**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0208, based on the attached findings and conditions.

### **Exhibits**

- |   |  |
|---|--|
| A. Project plans                              | E. Assessor's parcel map, Location map |
| B. Findings                                   | F. Zoning map, General Plan map        |
| C. Conditions                                 | G. Comments & Correspondence           |
| D. Categorical Exemption (CEQA determination) | H. Applicant submittal                 |

### **Parcel Information**

Parcel Size:	16.823 acres
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences, commercial agriculture
Project Access:	San Andreas Road
Planning Area:	La Selva Beach
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)

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**County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060**

Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Baywood loamy sand, Elder sandy loam  
Fire Hazard: Not a mapped constraint  
Slopes: 0 – 30 percent slopes  
Env. Sen. Habitat: Mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped resource  
Drainage: Existing drainage adequate  
Archaeology: Mapped/no physical evidence on site

### Services Information

Urban/Rural Services:      Inside      Outside  
Water Supply: Pajaro Valley Water Management Agency  
Sewage Disposal: CSA#12, private septic system  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Non-zone

### History

The project site is developed with an existing single-family dwelling, accessory dwelling unit, swimming pool and tennis court, developed under Coastal Zone Permit 86-619-CZ as amended by 87-0299, which addressed additional grading. The proposed project location is consistent with the approved development envelope of Exhibit A of 86-619.

### Project Setting

The parcel is located in the San Andreas planning area and is located on the coastal bluff adjacent to Manresa State Beach. The proposed solar panels are located to maximize southern exposure and in close proximity to existing residential development for efficiency in trenching and water line extension. This development is clustered at the southwestern perimeter of the property, removing as little land as possible from agricultural production. The balance of the property is under commercial nursery production.

### Zoning & General Plan Consistency

The subject property is a 16.823-acre parcel, located in the CA (Commercial Agriculture) zone district, a designation which allows residential uses. The proposed solar panels are an allowed use as accessory to the existing single-family dwelling within the zone district and the project is consistent

with the site's (A) Agriculture General Plan designation. The project is consistent with General Plan policies 5.17.1, **3** and **4** in that Santa Cruz County promotes the use of renewable energy sources, encourages energy conservation and the use of renewable energy through retrofit programs for residential and agricultural land uses, requires protection of solar access and encourages maximum solar access orientation in siting new development.

### **Local Coastal Program Consistency**

The proposed solar panels are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The panels will be buffered from view from the coast by existing evergreen vegetation. Although the project site is located between the shoreline and the first public road, the parcel is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The public may access the coast at Manresa State Beach and Oceanview Drive in the project vicinity.

### **Design Review**

The proposed solar panels comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site design features such as evergreen landscaping to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. By locating between the existing tennis court and evergreen hedge which serves as a windbreak for the court, the visual impact of the proposed development shall be mitigated in that the solar panels shall not be visible from the coastline or from the scenic corridor of San Andreas Road.

### **Environmental Review**

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical Exemption as per Section 15311, Accessory Structures.

### **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0208**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

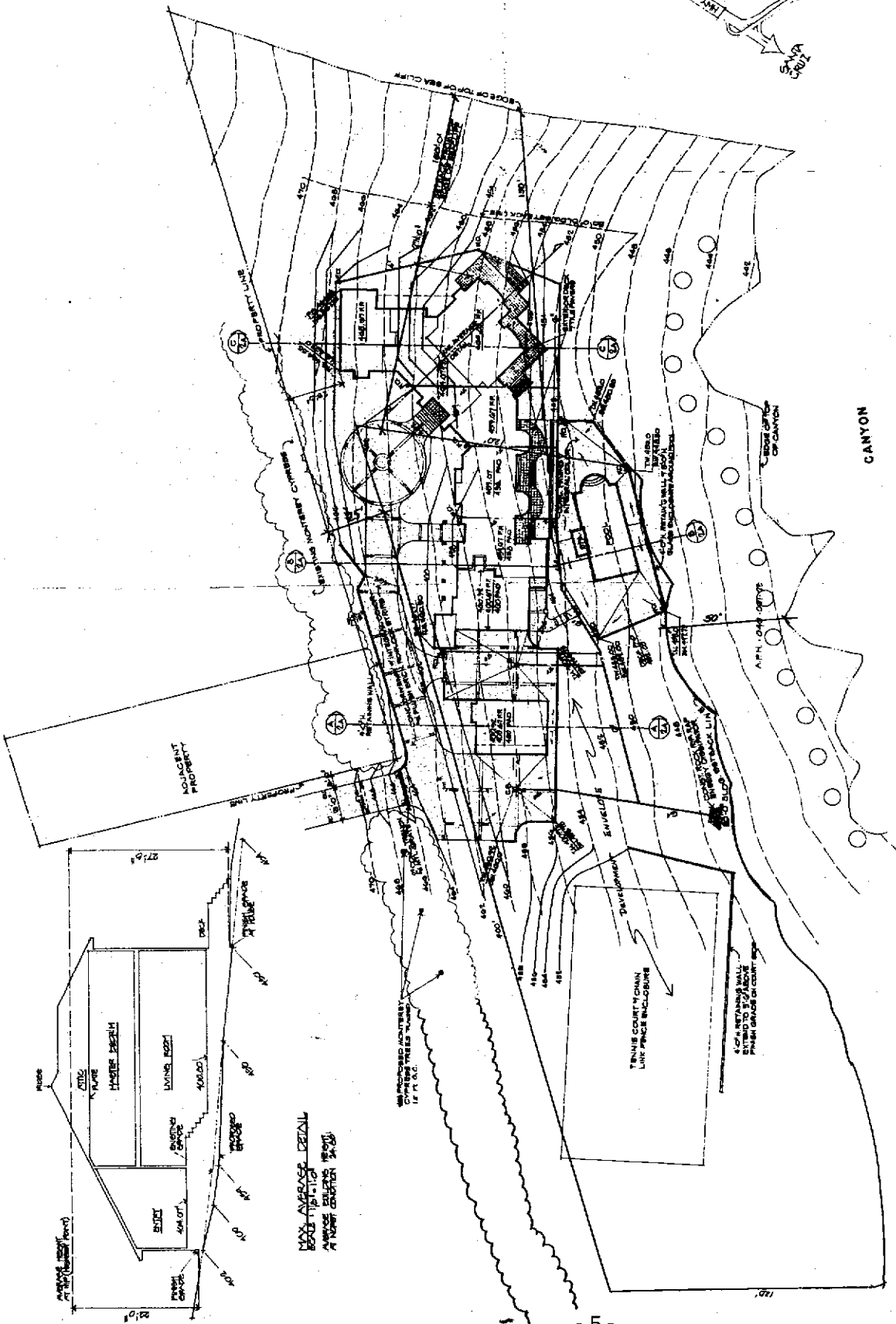
The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

**Report Prepared By:** Joan Van der Hoeven  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-5174  
E-mail: [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

REVISIONS BY  
 EXHIBIT B  
 PERMIT BL-617-72  
 SUB. AC. 101  
 E62  
 APN 44-041-25

**APPROVED**  
*for School*  
 10/9/60  
 COUNTY OF SANTA CRUZ  
 PLANNING DEPARTMENT

DATE 10/9/60  
 DRAWN BY [Signature]  
 CHECKED BY [Signature]  
 SCALE 1"=20'



Note: Building Footprint as Delivered  
 Shall be Remained as Shown Except  
 That It Shall Be Aligned to the North  
 to Be within the Limits of the  
 PROJECT NORTH-REARMENT ELEVATION

**APPROVED**  
 GRADING & DRAINAGE  
 SITE PLAN  
 SCALE 1"=20'

○ = Stone and Tree Landscaping as  
 Recommended by State  
 Department of Public Lands  
 This is for Information Only

MAX. AVERAGE DRAINAGE  
 1.5%  
 AVERAGE DRAINAGE 1.5%

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned CA (Commercial Agriculture), a designation which allows residential uses. The proposed solar panels are accessory to the residential permitted use within the zone district, consistent with the site's (A) Agriculture General Plan designation

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the proposed solar panels are ground-mounted and their visual impact is minimized due to their location behind and existing vegetative barrier so that the solar panels are not visible from the beach and potential visual impact is mitigated.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, the solar panels will not interfere with public access to the beach, ocean, or any nearby body of water. Public access is available at Oceanview Drive and Manresa State Beach in the project vicinity. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the CA (Commercial Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed solar panels will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the solar panels and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district in that the primary use of the property remains a mix of commercial agriculture with residential development on the coastal perimeter and the proposed solar panels accessory to the existing residential development meet all current site standards for the **zone** district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed solar panels accessory to the existing residential use is consistent with the use and density requirements specified for the Agriculture (A) land use designation in the County General Plan.

The proposed solar panels will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the solar panels will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood. The project is consistent with General Plan policies 5.17.1, 3 and 4 in that Santa Cruz County promotes the use of renewable energy sources, encourages energy conservation and the use of renewable energy through retrofit programs for residential and agricultural land uses, requires protection of solar access and encourages maximum solar access orientation in siting new development.

The proposed solar panels will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed solar panels will comply with the site standards for

the CA zone district and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The panels will be set at approximately 16-18-inches above ground level, tilted at a 30 degree angle, and about 10 feet high (Exhibit H).

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed solar panels are to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project will not adversely impact existing roads and intersections in the San Andreas area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed solar panels are located in a mixed neighborhood containing a variety of architectural styles, and the proposed solar panels are consistent with the land use intensity and density of the neighborhood. The solar panels are proposed to be ground mounted and located between and existing tennis court and hedgerow and shall not be visible from the coast.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed solar panels will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

**Required Findings for Development on Land Zoned Commercial Agriculture or  
Agricultural Preserve  
County Code Section 13.10.314(A)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The proposed solar panels are accessory to the existing residential development on the parcel and shall not negatively impact agricultural operations on the parcel or in the area in that they will contribute to sustainability of resources by supplying a renewable energy source.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or



Application # 06-0208

APN: 046-311-08

Owner: Judy McAfee/Jawer Limited Trust

The proposed use is ancillary to the principal agricultural use on the parcel. It does not remove any land from agricultural production and supports the continued residential use of a small portion of the property in providing a renewable *energy* resource for the residence.

3. The use consists of an interim public use which does not impair long-term agricultural viability; and
4. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

Required **findings** for non-agricultural development **on** commercial agricultural land,  
County Code section **16.50.095(e)**.

Any non-agricultural development proposed to be located on type 1, type 2 or type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned Commercial Agriculture (CA) and carries an Agriculture General Plan designation. The parcel is designated for agricultural production and is utilized for nursery plant production. The solar panels are proposed **to** be located between the existing residential development and the coastal bluff required setback, an area which is not under production and is located on the perimeter of the property, so that as little land as possible is removed from potential production, consistent with General Plan policy 5.13.27.

## Conditions of Approval

Exhibit A: Project plans, 1 sheet by Ron Goad, undated.

- I. This permit authorizes the installation of two solar panels 30' x 12' and an array of solar water collectors 40' x 10'. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. Identify finish of exterior materials and color for Planning Department approval. Any color boards must be in 8.5" x 11" format. Ground mounting materials shall be non-reflective and any paint utilized shall be of neutral, earth tones.
    2. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
  - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. All site improvements shown on the final approved Building Permit plans shall be

installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. The existing vegetative buffer screening the solar panels from view from the coastline shall be maintained in perpetuity.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith
  - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

Application #: 06-0208

APN: 046-311-08

Owner: Judy McAfee/Jawer Limited Trust

- D. Successors Bound. "Development Approval Holder" shall include the applicant and **the** successor'(s) in interest, transferee(s), and assign(s) of **the** applicant.
- 

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Joan **Van** der Hoeven  
Project Planner

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Appeals: Any property owner, **or** other person aggrieved, or any other person whose interests are adversely affected by any act or determination **of** the Zoning Administrator, may appeal the act or determination to the Planning Commission **in** accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 06-0208

Assessor Parcel Number: 046-311-08

Project Location: 412 Heather Point Lane, La Selva Beach CA 95076

**Project Description: Proposal to install two solar panels and one solar water collector**

**Person or Agency Proposing Project: Ron Goad, Solar Construction**

**Contact Phone Number: (831) 479-0107**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:


E. ☒ **Categorical Exemption**

Specify type: Class 11 - Accessory Structures (Section 15311)

**F. Reasons why the project is exempt:**

Proposal to install three solar panels accessory to an existing single-family dwelling

In addition, none of the conditions described in Section 15300.2 apply to this project

  
Joan Van der Hoeven, Project Planner

Date: July 07, 2006

# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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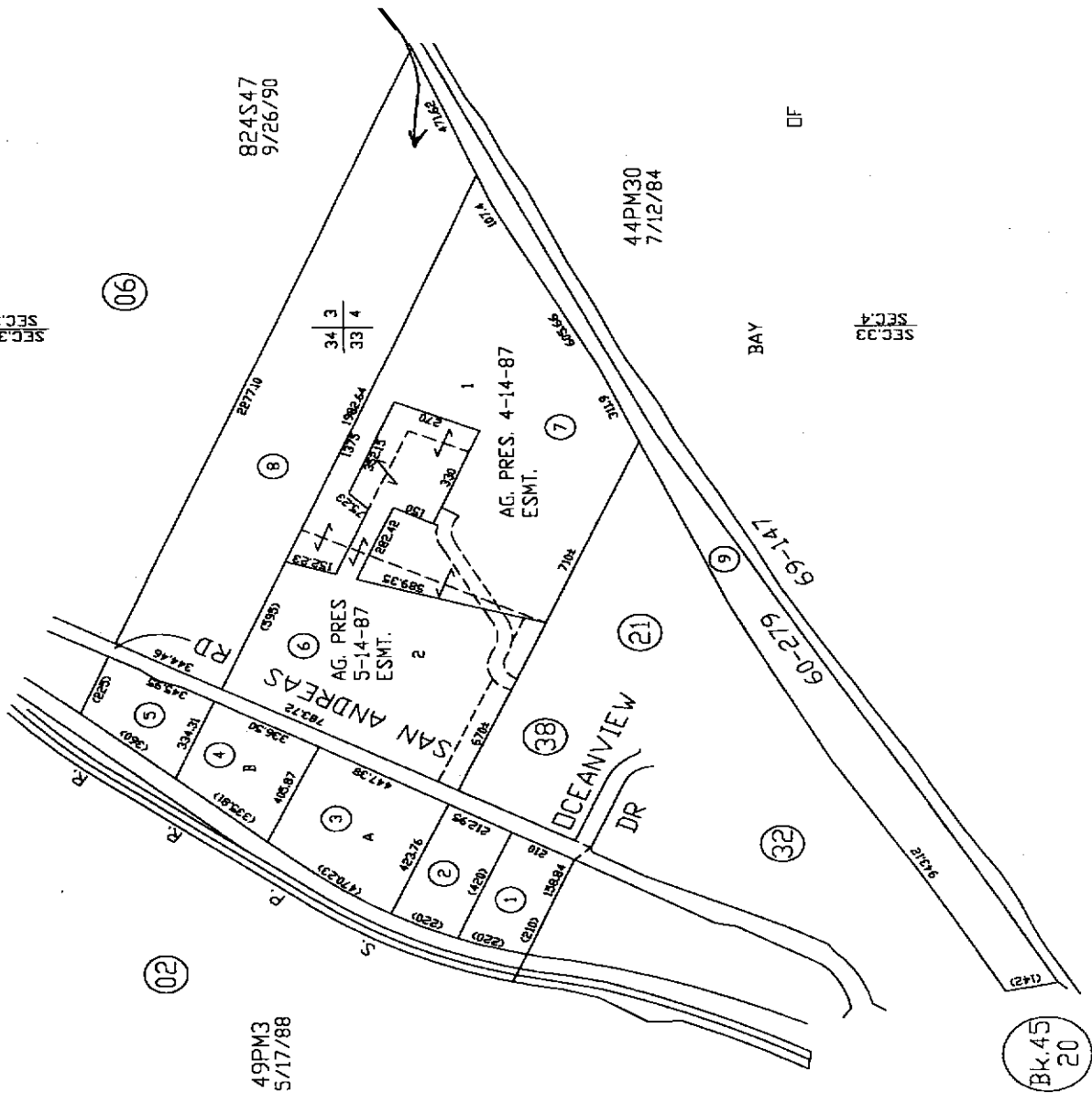
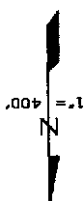
POR. SAN ANDREAS RANCH

SECS. 3, 4, 33 & 34,

T.11S. & T.12S., R.1E., M.D.B.&M.

Max Area Code  
69-147 69-279

46-31

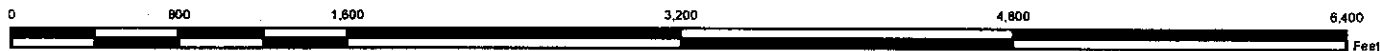
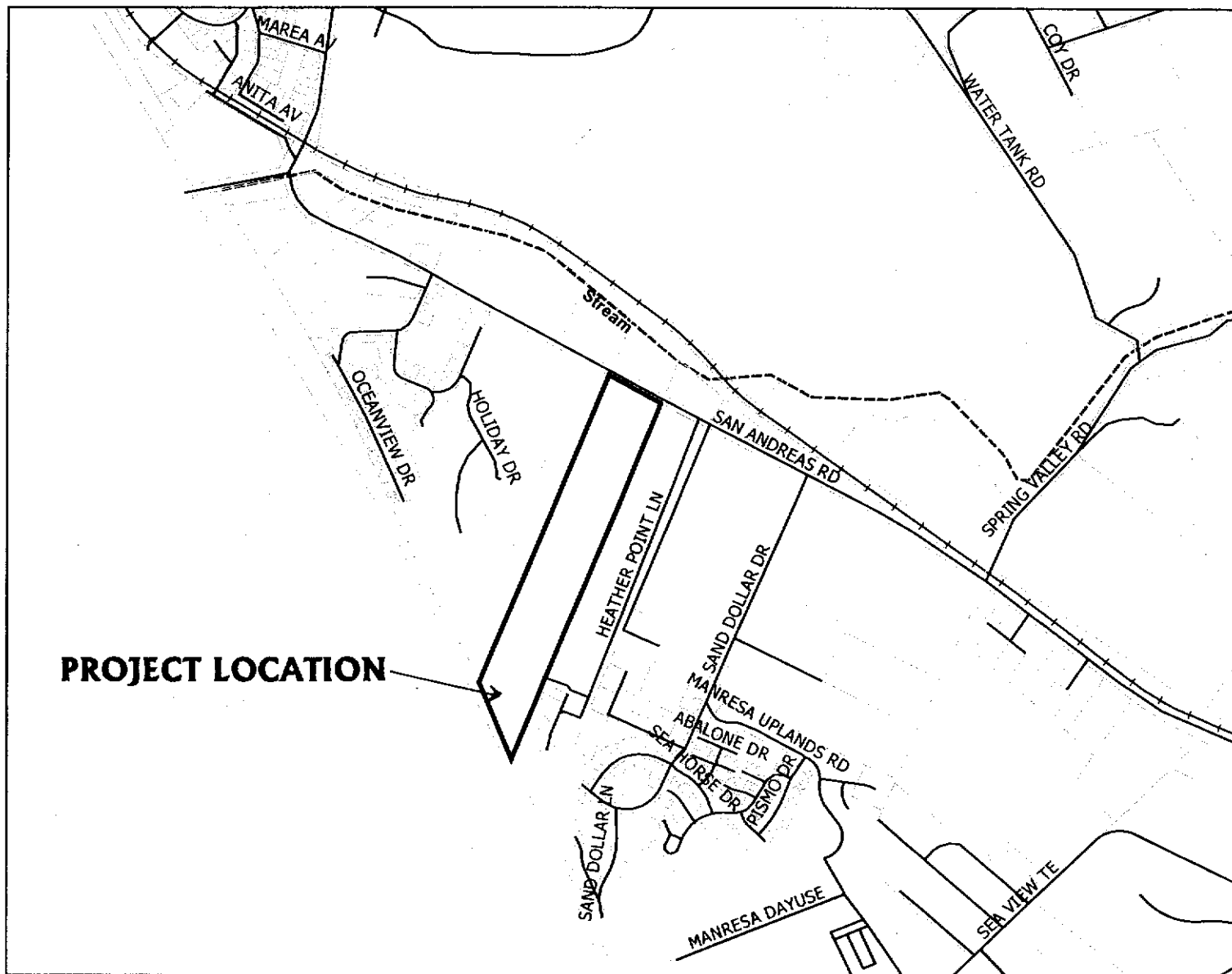


## PROJECT LOCATION






EXHIBIT E

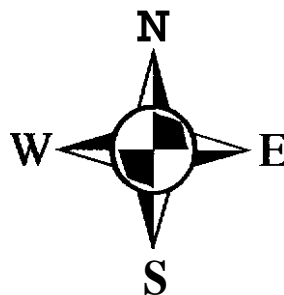


# Location Map



## Legend

-  APN 046-311-08
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Railroads

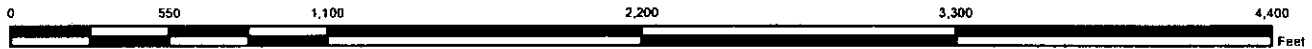
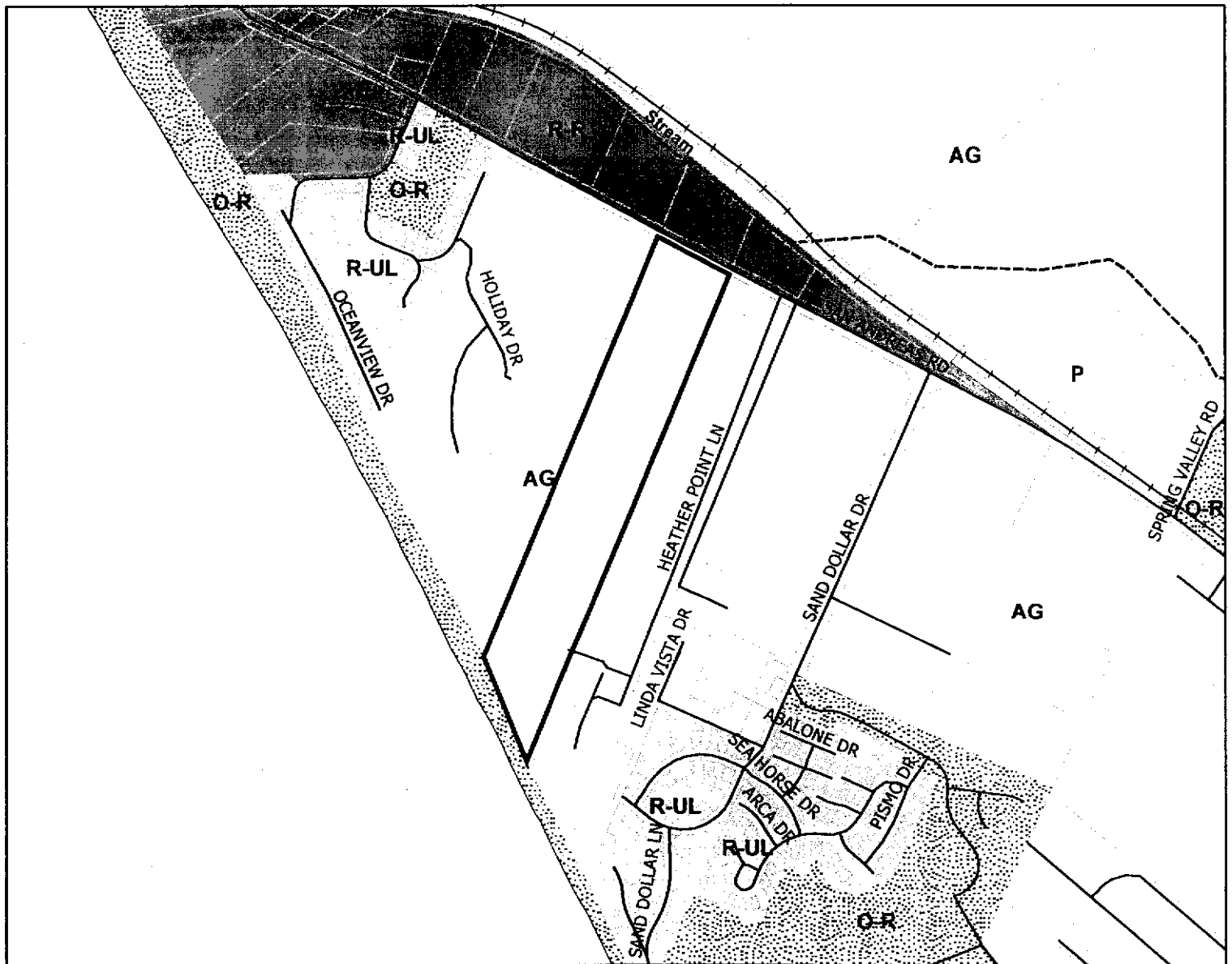


Map Created by  
County of Santa Cruz  
Planning Department  
April 2006

EXHIBIT **E**

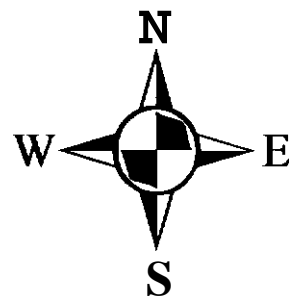


# General Plan Designation Map



## Legend

- APN 046-311-08
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- Railroads
- Public Facilities (P)
- Agriculture (AG)
- Residential- Urban Low Density (R-UL)
- Residential-Rural(R-R)
- Parks and Recreation (O-R)
- County Boundary

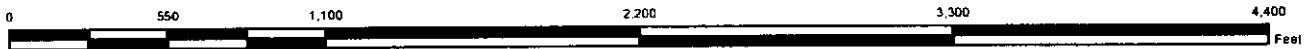
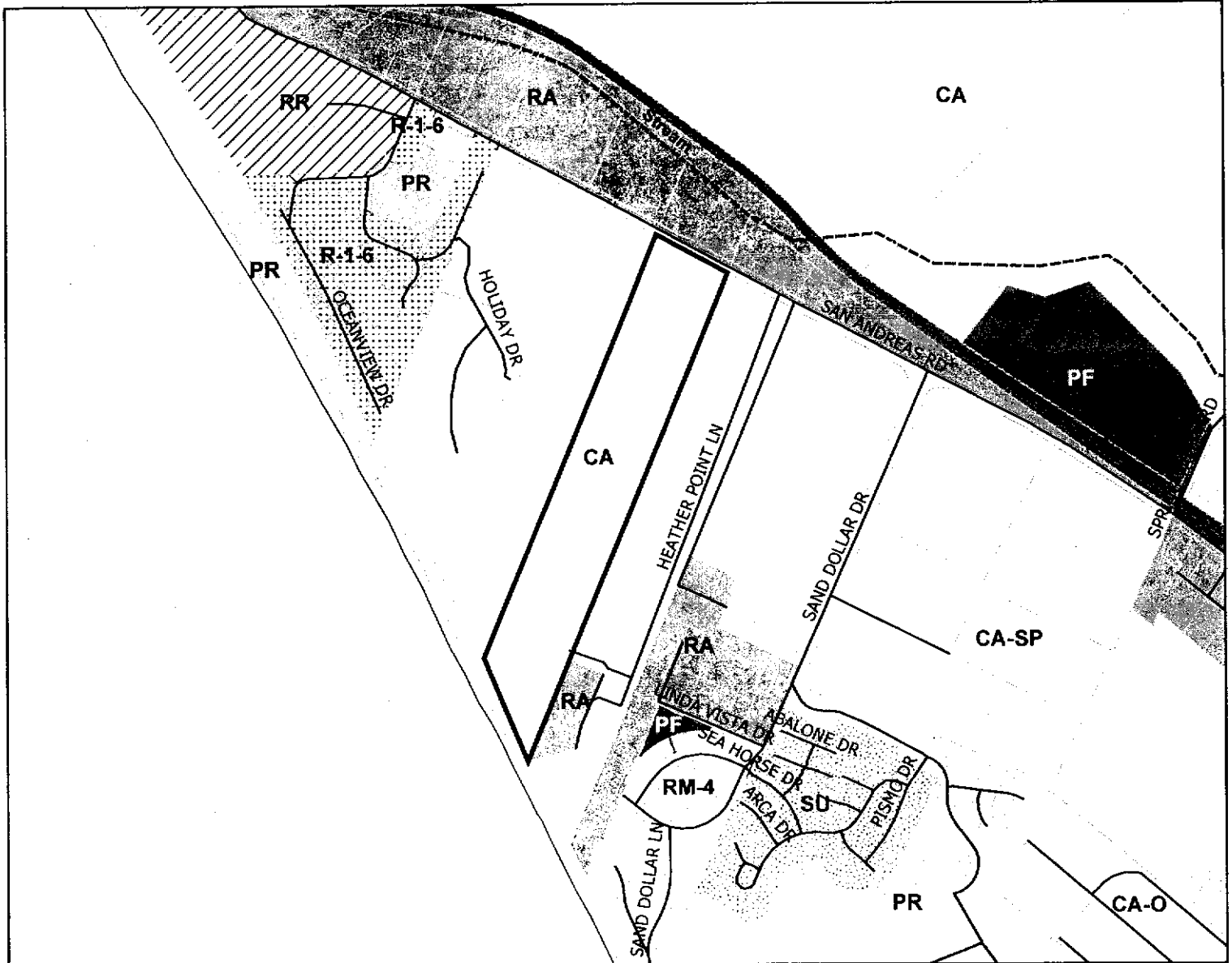


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Planning Department  
April 2006



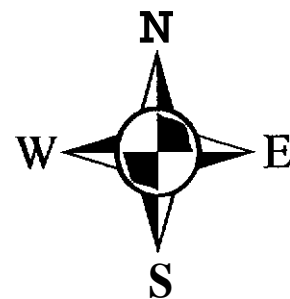


# Zoning Map



## Legend

- APN 046-311-08
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- Railroads
- AGRICULTURE COMMERCIAL (CA)
- AGRICULTURE RESIDENTIAL (RA)
- PARK (PR)
- SPECIAL USE (SU)
- RESIDENTIAL-MULTI FAMILY (RM)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- RESIDENTIAL-RURAL (RR)
- PUBLIC FACILITY (PF)



Map Created by  
County of Santa Cruz  
Planning Department  
April 2006

EXHIBIT F

C O U N T Y O F S A N T A C R O Z  
D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S

Project Planner: Joan Van Der Hoeven  
Application No. : 06-0208  
APN: 046-311-08

Date: May 17, 2006  
Time: 13:34:55  
Page: 1

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Environmental Planning Completeness Comments

===== REVIEW ON MAY 3, 2006 BY ROBERT S LOVELAND =====  
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 3, 2006 BY ROBERT S LOVELAND =====  
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON MAY 10, 2006 BY JOAN VAN DER HOEVEN =====  
Revise location of 30 x 12 panels further south to minimize visual impact from the shore. If panels are located between tennis court and existing vegetative buffer they will not be visible from the beach.

Project Review Miscellaneous Comments

===== REVIEW ON MAY 10, 2006 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 3, 2006 BY ALYSON B TOM ===== Application with undated plans has been received. Please address the following:

- 1) Will the proposed project result in added impervious area on the site? Will the panels be mounted on concrete or asphalt pads?, or will the panels themselves concentrate runoff?
- 2) If the project will result in added impervious area please provide a description of how additional runoff will be safely handled.

All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works Stormwater Management staff is available from 8-12 Monday through Friday.

===== UPDATED ON MAY 17, 2006 BY ALYSON B TOM ===== Additional information, including a letter and package from Solar Construction and a phone message from Ron Goad has been received for this application.

This project should not result in any additional impervious area as the solar panels have gaps between each panel and installation will via ground mount without any impervious pad.

This application is complete with regards to stormwater management for the discretionary stage.

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Discretio. .y Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 06-0208  
APN: 046-311-08

Date: May 17, 2006  
Time: 13:34:55  
Page: 2

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Please clearly describe how the panel installation will be pervious in the building application submittal.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT **YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 3. 2006 BY ALYSON B TOM ===== See completeness comments

Environmental Health Completeness Comments

===== REVIEW ON APRIL 27. 2006 BY JIM G SAFRANEK =====  
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON APRIL 27, 2006 BY JIM G SAFRANEK ===== EH building clearance required prior to submitting build. plans.

## MEMORANDUM

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Application No: 06-0208 (second routing)

Date: May 10.2006

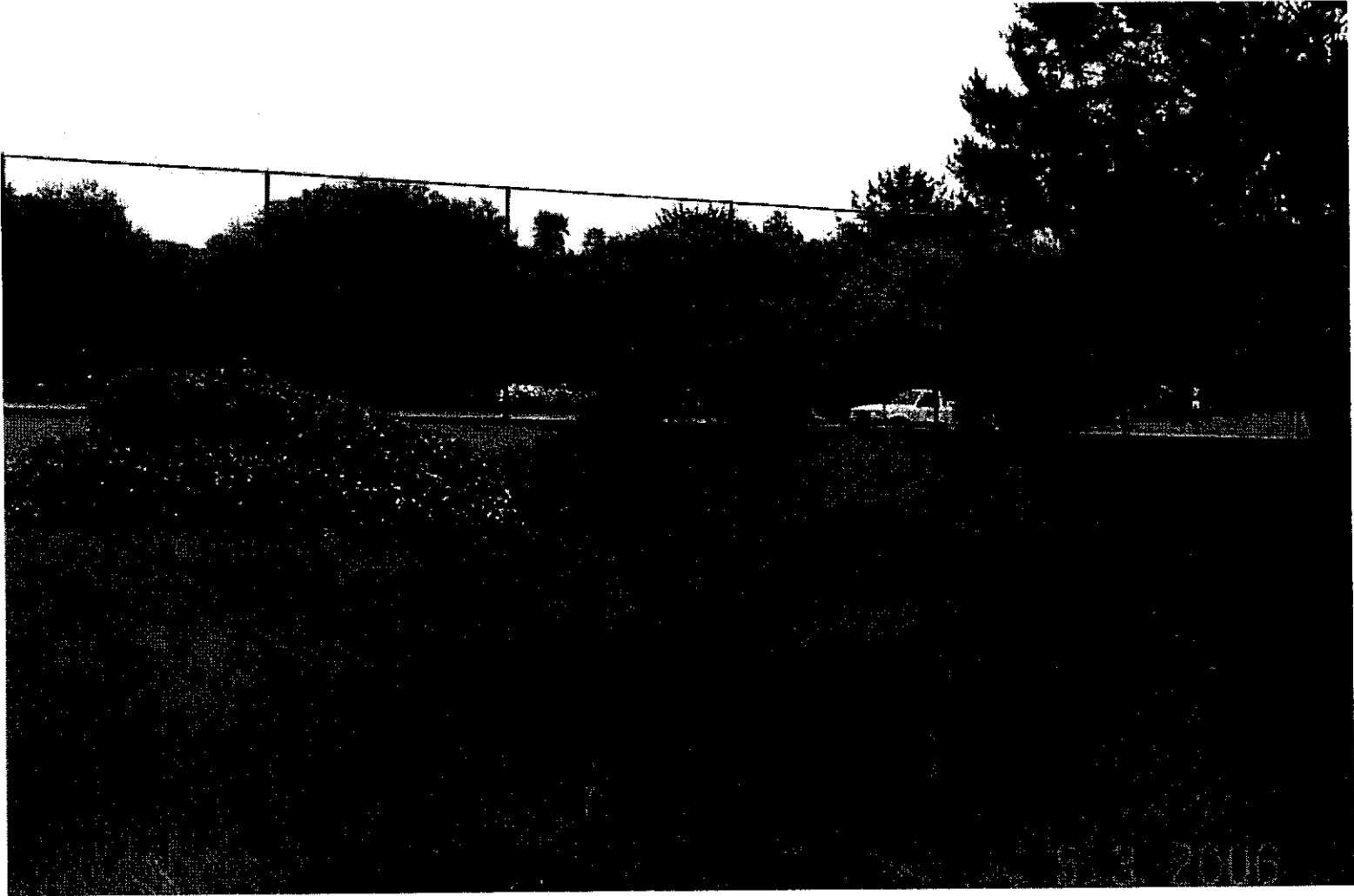
To: Joan Vanderhoeven, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a solar panel array installation at San Andreas Road, La Selva

---

- *If possible, the two 30' x 12' arrays should be moved to the south behind the tennis screen*





# SOLCON

## SOLAR CONSTRUCTION

1560 Bulb Avenue Santa Cruz, CA 95062  
(831) 479-0107 [info@solcon.com](mailto:info@solcon.com) Cal. License #584607

4/11/06

PROJECT SITE 412 HEATHER PT. LN  
LA SELVA CA.

### JOB DESCRIPTION -

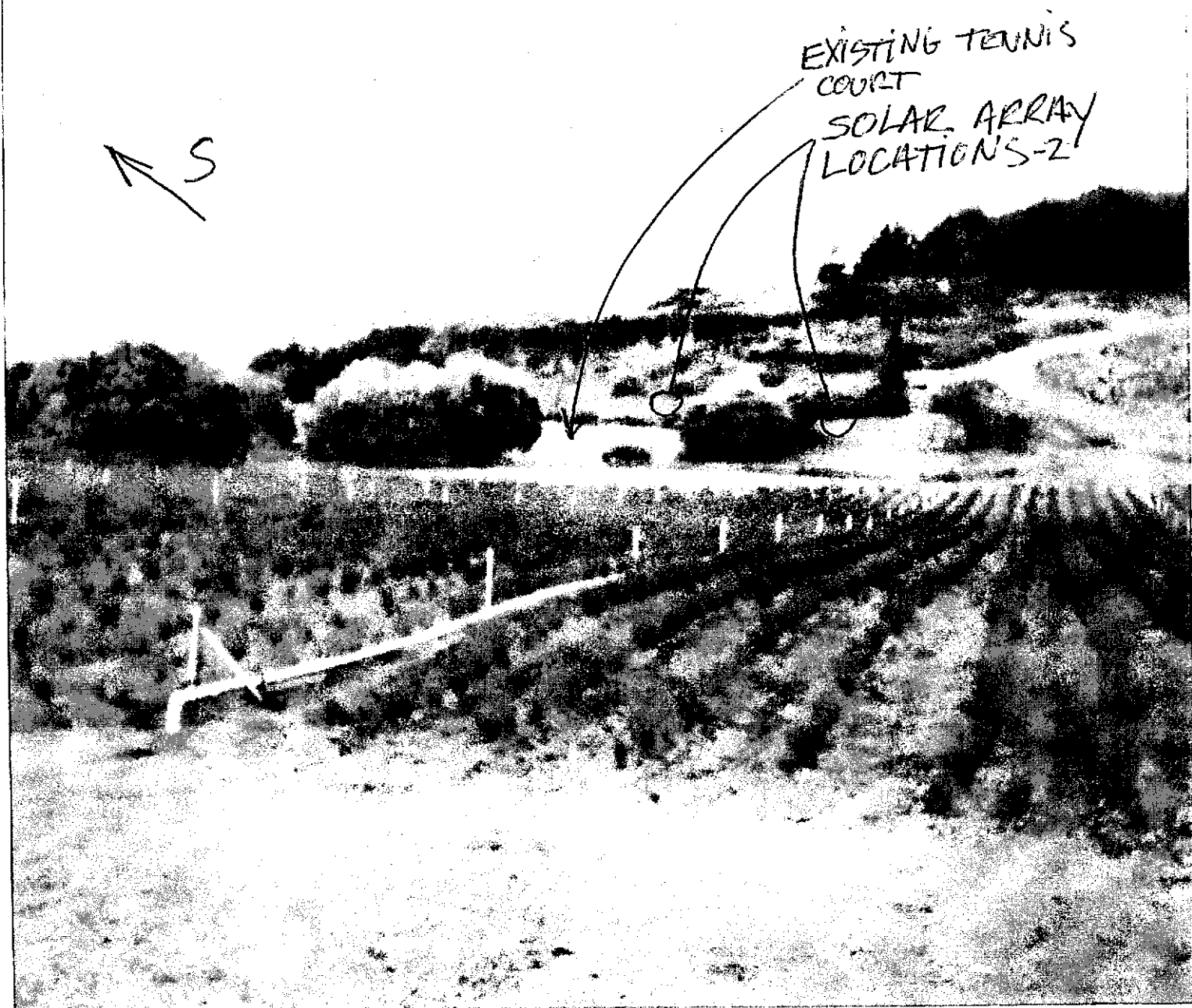
INSTALL - 12 KW SOLAR ARRAY.  
GROUND MOUNT ADJACENT TO TENNIS  
COURT, WITH - 9 SOLAR WATER COLLECTORS  
TO HEAT POOL.

### SC. PLANNING DEPT.

PLEASE ALLOW THIS PROJECT TO MOVE  
FORWARD ASAP. OWNERS ARE CLEARLY ECO  
MINDED IN WANTING TO REDUCE USAGE  
OF NON RENEWABLE ENERGY. PROJECT  
IS APPROVED BY CEL. FOR A REBATE  
THAT WILL EXPIRE 7-8-06 THIS SYSTEM  
WILL PROVIDE EST. 70%+ OF ELECTRICAL USAGE  
& 75%+ OF POOL HEATING.

THANK YOU!  
KON<sup>23</sup> GARD@solcon

EXHIBIT H



VIEW FROM HEATHER PT. LANE TOWARDS SITE  
 SOLAR ARRAY TO BE ADJACENT TO TENNIS  
 COURT. ALL GRASSES TO REMAIN UNDER  
 ARRAY STRUCTURE. EACH ARRAY TO BE  
 30' X 10' ± @ 30° ANGLE (SEE PHOTO) TYP.



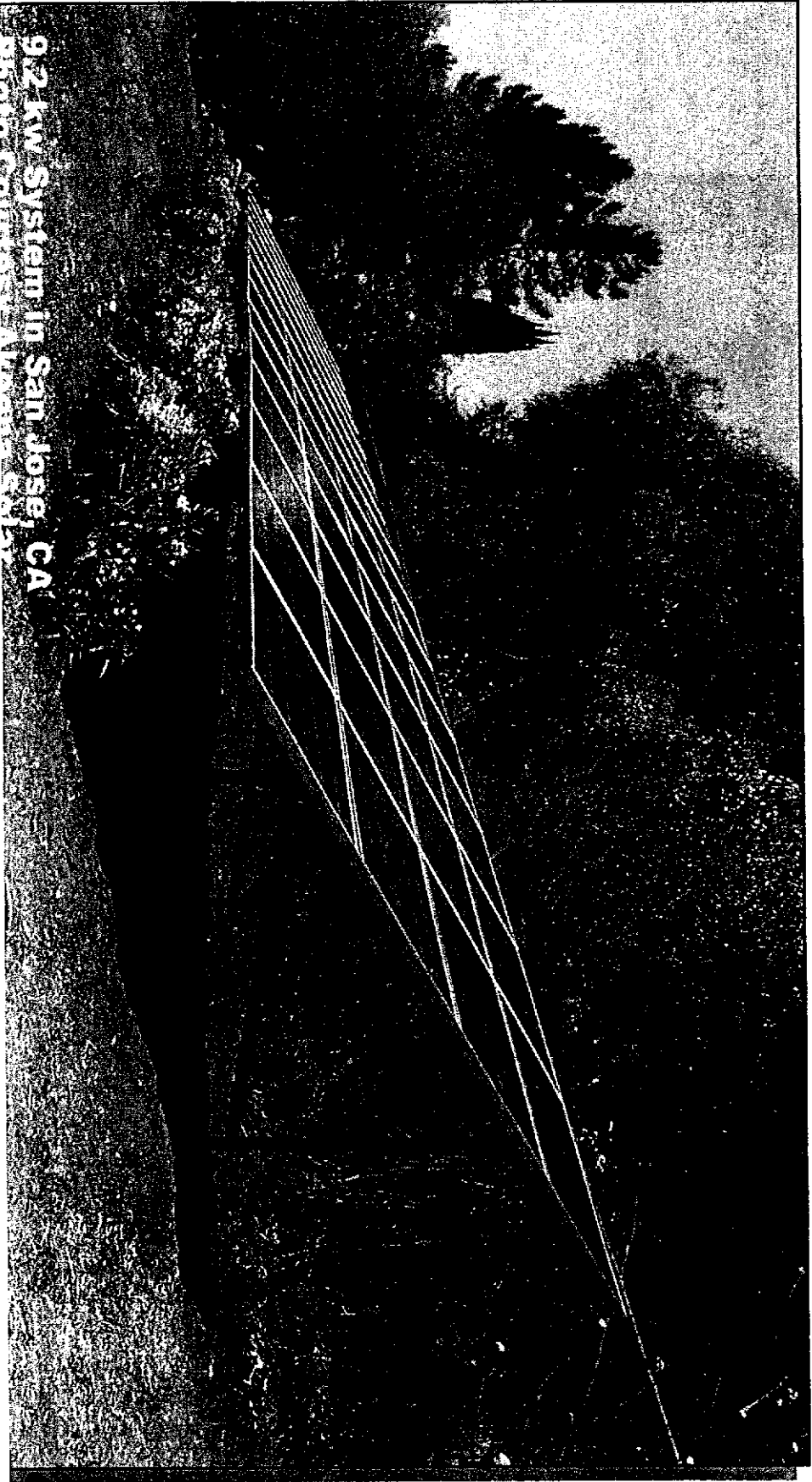
↑  
S



VIEW FROM SAN ANDREAS RD. @ HEATHER PL  
LN. LOOKING SOUTH. SITE NOT VISIBLE

**SHARP**

Sharp Solar Systems Division

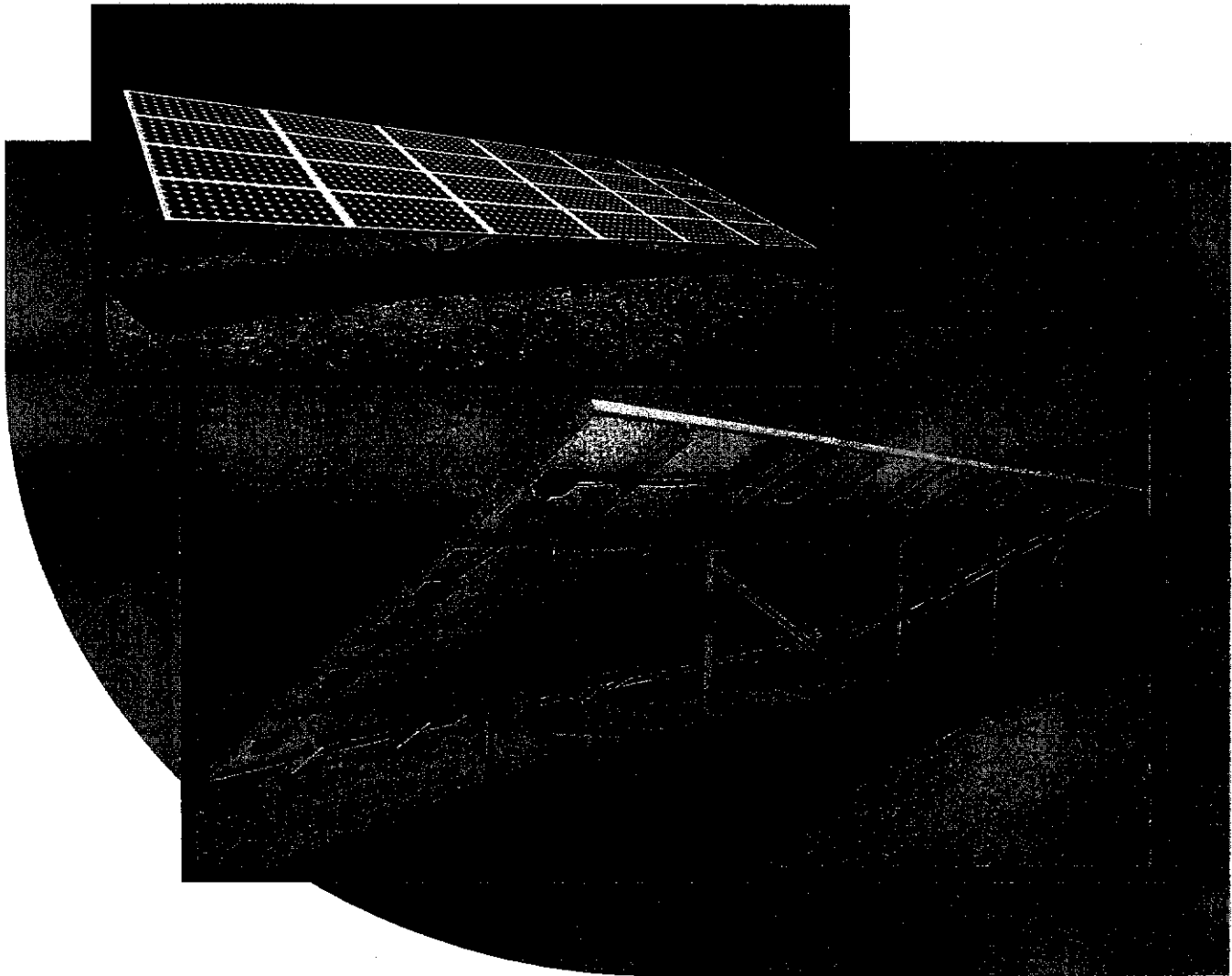


**SHARP**

..... be sharp

# U-LA

CUSTOMIZED MOUNTING SYSTEM  
FOR LARGE ARRAYS OF PV MODULES



## From Three Kilowatts to a Megawatt Plus

U-LA mounting systems can be configured for as little as 3 kW to more than a megawatt of W modules in an integrated, structurally robust, visually attractive array. Whether on the ground or on a large flat roof, a U-LA mounting system is limited only by the size of the array site itself.

U-LA mounting systems can be designed for

- Landscape or portrait module orientation
- Tilt angles up to 60 degrees
- Winds speeds up to 150 mph (240 kph)
- Seismic Zone 4
- Sloped or irregular topography
- Hard rock to loose soil

## Quick and Easy Installation-By Design

Your U-LA system will be as trouble free to install as it is easy to specify. Structural pipes connect with U-bolts, minimizing fabrication on the jobsite. Modules can be mounted to the rails from above or below using mounting slots that accommodate all types of modules. Fabrication on the jobsite is minimized and, if required, is accomplished quickly with standard tools.



## ELECTRICAL CHARACTERISTICS

Cell	Poly-crystalline silicon
No. at Cells and Connections	60 in series
Open Circuit Voltage (Voc)	36.3V
Maximum Power Voltage (V <sub>pm</sub> )	28.9"
Short Circuit Current (I <sub>sc</sub> )	7.91A
Maximum Power Current (I <sub>pm</sub> )	7.1A
Maximum Power (P <sub>max</sub> )	205W (+10% / -5%)
Module Efficiency Maximum Power (η <sub>m</sub> )	12.6%
Maximum System Voltage	600VDC
Series Fuse Rating	15A
Type of Output Terminal	Cable with MC Connector

\* (STC) Standard Test Conditions: 25°C, 1 kW/m<sup>2</sup>, AM 1.5

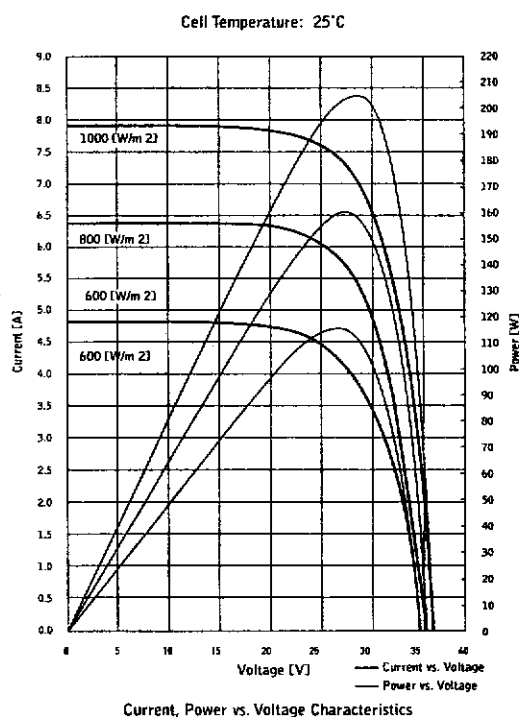
## MECHANICAL CHARACTERISTICS

Dimensions (L x W x D)	64.6" x 39.1" x 1.8" / 1640mm x 994mm x 46mm
Weight (lbs/kg)	46.3lbs / 21kg
Size of Carton	68.3" x 43.2" x 4.5" / 1735mm x 1097mm x 114mm
Carton Quantity	2 pcs per carton
Pallet Quantity	28 pcs per pallet
Loading Capacity (48 ft container)	448 pcs (16 pallets)
Loading Capacity (53 ft container)	476 pcs (17 pallets)

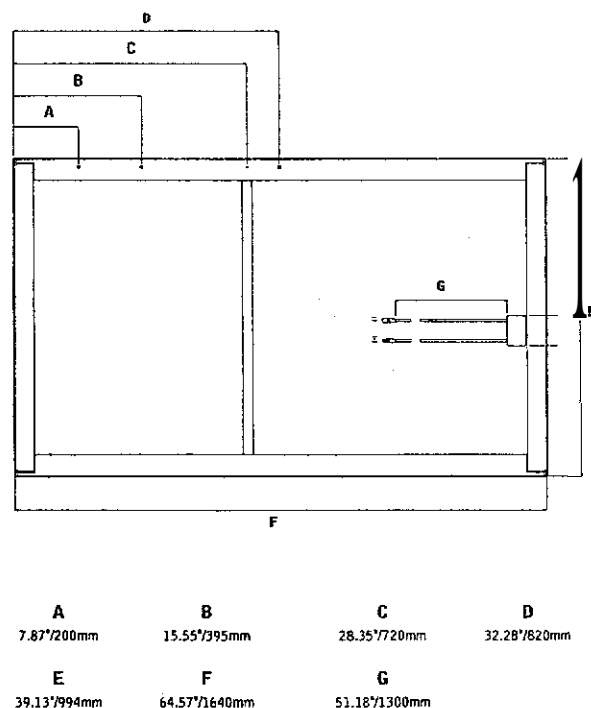
## ABSOLUTE MAXIMUM RATINGS

Operating Temperature (min to max, °F/°C)	-40 to 194°F / -40 to +90°C
Storage Temperature (min to max, °F/°C)	-40 to 194°F / -40 to +90°C

## IV CURVES



## DIMENSIONS



Specifications and design are subject to change without notice.

In the absence of confirmation by product manuals, Sharp takes no responsibility for any defects that may occur in equipment using any Sharp devices. Contact Sharp to obtain the latest product manuals before using any Sharp device.

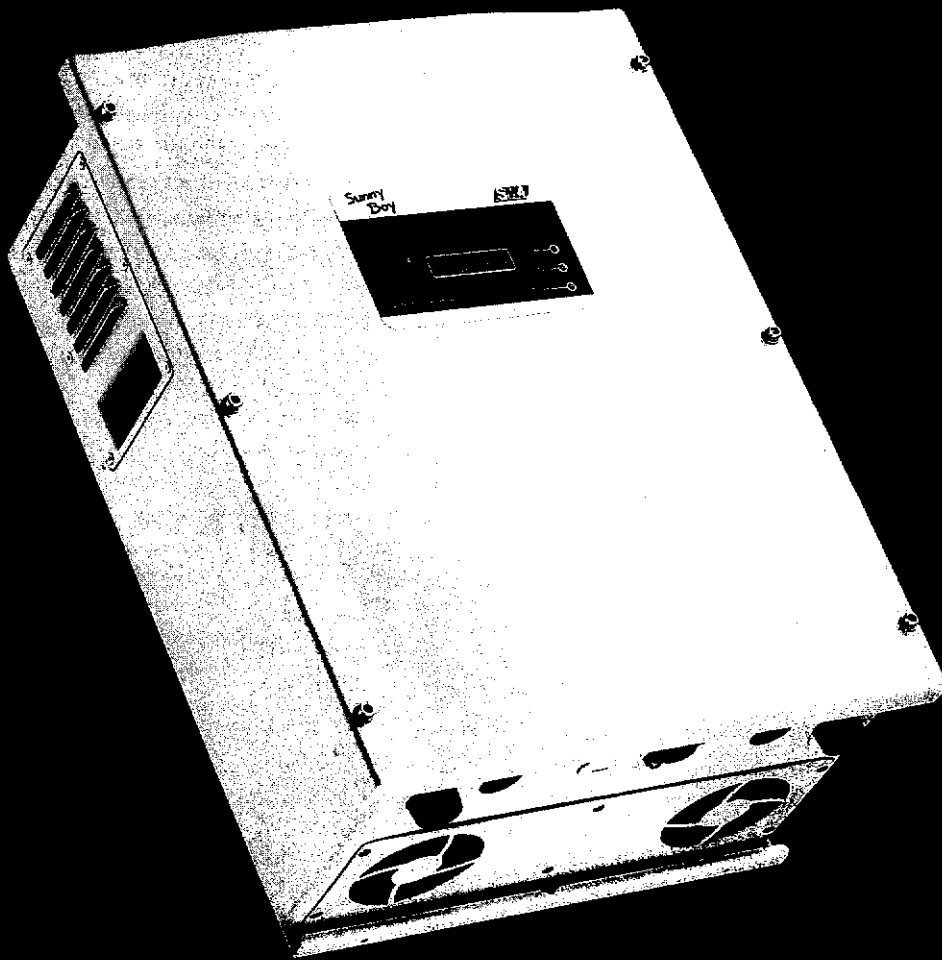
EXHIBIT H  
SHARP



# Sunny Boy 6000U



*The leading grid-tied photovoltaic inverters in Europe and America*



Exceptional reliability,  
efficiency and energy  
capture ratio

5-year comprehensive  
warranty

Rugged stainless steel  
outdoor enclosure standard

Easy to install wall  
mount bracket system

Comprehensive SMA  
communications and  
data collection options

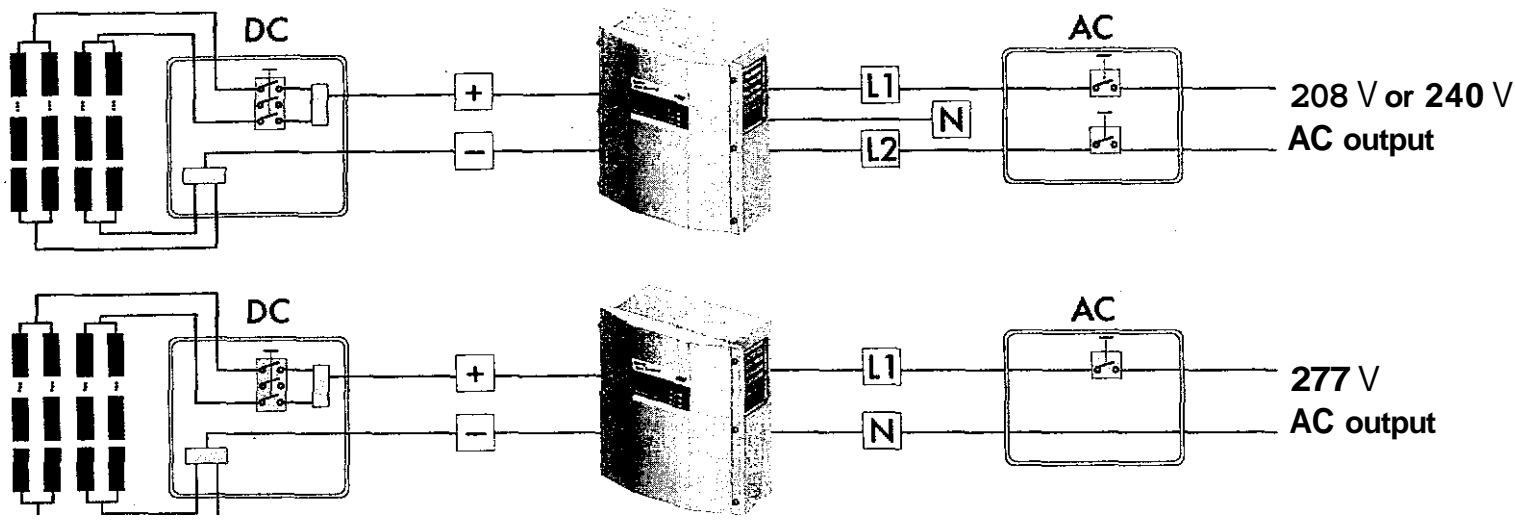
SMA's modular  
commercial inverter  
design is expandable  
to virtually any size system

The most popular grid-tied photovoltaic inverter in Europe, is now available in North America. Sunny Boy's extensive track record in some of the world's most demanding markets has made it the favorite among PV professionals everywhere. Over 250,000 Sunny Boy inverters have been installed throughout the world. Superior design, rock-solid German engineering and exceptional real-world efficiency have made Sunny Boy inverters the top choice for American solar designers.

- 30 -



EXHIBIT H



The SB6000U is SMA's latest addition to the Sunny Boy family of utility interactive inverters. The SB6000U is designed for use with PV, fuel cell, wind-turbine, hydro-turbine and microturbine technologies. The SB6000U follows SMA's modular system design philosophy for utility, commercial and residential PV installations from 6kW and up. Automatic sensing of the site utility voltage makes installation on almost any utility system trouble-free. Just wire the inverter into any 208, 277 or 240 VAC system, make one internal jumper setting and the SB6000U does the rest. The wide DC input voltage range allows connection to almost any type or model of PV module. Our proven peak-power-point tracker results in maximum energy capture. The SB6000U uses the same SMA communication accessories as every other inverter in the Sunny Boy family. Choose the system package that best suits your needs. SMA offers a variety of hardware and software solutions from low cost wireless monitoring, to complex data acquisition systems that integrate large numbers of inverters with external sensors to networked PC's and the internet.

## Specifications

Inverter Technology	PWM sine wave, current source	Power Factor	Fixed, unity
AC Input Voltage	Automatic sensing	Peak Inverter Efficiency	> 95%
	277 VAC Nominal (244-305 VAC)	Cooling	Temperature regulated fan cooling
	240 VAC Nominal (211-264 VAC)	Power Consumption	0.1W nighttime
	208 VAC Nominal (183-229 VAC)	Ambient Temperature Rating	7W standby
AC Input Frequency	59.3-60.5 (60Hz)	Enclosure	-25° to +45° C
AC Maximum Output Power	6000W (at 277 or 240 VAC)	Dimensions	NEMA 3R
	5200W (at 208 VAC)		16.9 W x 23.6 H x 9.8 D (in)
AC Maximum Output Current	25A (22A at 277 VAC)	Weight	430 W x 600 H x 250 D (mm)
DC Input Voltage	234-600 VDC		137 lbs
DC Minimum Input Voltage	207-256 VDC	Compliance	62 kg
	(dependent on AC line voltage)		
DC Voltage Ripple	Less than 5%		
DC Maximum Current	25A		
Peak Power Tracking Voltage	250-480 VDC		
PV Start Voltage (adjustable)	300 VDC (277 or 240 VAC)		
	270 VDC (208 VAC)		
Maximum Recommended PV Power	7500W (STC)		
Current THD	Less than 4%		