



July 17, 2017

City of Manteca Community Development
Planning Division
1001 W. Center Street
manteca, CA 95337



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**Re: New Solar Shade Structure Arrays located at 1777 W. Yosemite
(APN: 20018034, -37, -39, -42, -43, -44, -17, -16, -40, -41, -35, 20014031)**

Subj: Narrative Letter for Manteca Hospital

Dear Sir or Madam:

With this letter, ADM Group, Inc. is requesting formal approval from the City of Manteca Community Development Department for construction of a solar energy system at the property of 1777 W. Yosemite on behalf of Kaiser Permanente, our client, by leveraging the Solar Rights Act.

The project scope includes the installation of a grid-tied solar photovoltaic system. The installation consists of new carports, carport mounted arrays, string inverters, and related electrical metering and safety equipment. All equipment will be installed as required by applicable codes and the local utility company. During daylight hours, this photovoltaic system will provide electricity in parallel with the local utility service provider.

The design includes 6 new carport solar structures to be installed in existing parking lots over existing parking spaces. No parking spaces will be lost as a result of this installation. Car overhang clearance will not be impeded by the new columns. No ADA parking or paths of travel will be affected by this installation. No additional noise or pollution from the site will be caused by this installation.

The solar installation requires removal of 36 existing trees in the parking areas, which will be directly adjacent to or directly underneath the new solar carport canopies. An arborist report is included with this submittal with more detail on the proposed trees to be removed, their sizes, and health status.

Leaving the trees in place will result in a decrease in system efficiency by an amount exceeding 15% during the course of a typical year. This value is well above the allowable decrease in system efficiency value of 10% as described in the California Civil Code Section 714.1(B).

Under California law, the Solar Rights Act has been in effect since 1979, and intends to “promote and encourage the widespread use of solar energy systems and to protect and facilitate adequate access to the sunlight which is necessary to operate solar energy systems”.

The Solar Rights Act comprises the following California sections of law: California Civil Code Sections 714 and 714.1, California Civil Code Section 801, California Civil Code Section 801.5, California Government Code Section 65850.5, California Health and Safety Code Section 17959.1, California Government Code Section 66475.3 and California Government Code Section 66473.1.

Pursuant to California Government Code Section 65850.5 (a), “it is the intent of the Legislature that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting for such systems.”

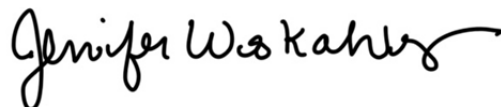
Further, a requirement referenced in California Government Code Section 65850.5 (c). the solar project poses no “adverse impact upon the public health or safety”, and that as a result the “Review of the application to install a solar energy system shall be limited to the building official’s review of whether it meets all health and safety requirements of local, state, and federal law.” stated in California Government Code Section 65850.5 (b).

We sincerely thank you for your consideration of these state laws with regards to the new proposed solar arrays and how and existing tree replacement will affect the efficiency of these arrays. As a part of this package we are including Demolition Landscape Plans and an Arborist Report to assist in your assessment the landscape replacement as a part of this project. The landscape plans propose replacing the removed trees with a mixture of Maki Trees, Mockorange shrubs, and Dwarf Variegated Mockorange shrubs – all of which will not grow to a height that will obstruct the solar panels, but will still provide greenery and plantings within the area of the new solar arrays.

If you have any questions during your review, please do not hesitate to call me.

Sincerely,

ADM Group, Inc.

A handwritten signature in black ink that reads "Jenifer Weskalnies". The signature is written in a cursive, flowing style.

Jenifer Weskalnies
Director of Architecture
602-399-1429