

Attachment H

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From: [Heath Braddock](#)
To: [Angelo, Philip](#)
Cc: [Mary Dawson](#); [Lauren Jennings](#); [Landis Graden](#); [Kelly Robinson](#); [Chris Lewis](#)
Subject: Re: PLN220086 - Monterey County Planning Application
Date: Friday, August 12, 2022 9:09:34 AM
Attachments: [image001.png](#)

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Thanks Philip,

So good to see things are moving here, thanks so much as our important closing dates with NMCUSD are approaching quickly. I added a couple other principals from our team for clarity on where we are at.

- “All existing office/storage areas will be used as is with no immediate construction or physical improvements.” So is the intent to use the main area primarily as an office? What kind of work would occur there?

Correct, we have currently outgrown our Downtown Salinas location so will be moving our headquarters to this building. Furthermore we have had our current office broken into twice because of current state of homelessness and crime downtown and several vehicles/equipment have been stolen. We look forward to having our own gated and secure monitored yard area that the new Moss Landing property will provide and has been providing for school district for many decades now.

Yes, the office areas of the building would be used for our new offices including the below departments:

- Engineering / Design Team
 - Accounting and Finance
 - Construction management
 - All Management Accounting, design/engineering, and construction
-
- Will all the stocked materials be inside?
The rear portions of the existing building are already setup with loading dock and several warehouse/storage areas (much more than what we currently have) so this will be where all our equipment and materials would get stocked. Electrical materials, wire, solar specific parts and materials, solar panels, inverters, and hundreds of small mechanical and electrical parts. Yes. At some point in future we will want to build a barn style warehouse similar to the new the one next door, the adjacent southern parcel that looks to be a boat yard with a significant amount of outdoor equipment and materials staged.
 - How many vehicles and what kind of equipment would be stored on the site?
Our company currently owns 10 vehicles and trailers including mostly vans and trucks which only half would be stored at this site for daily use while the others are assigned to full time employees which get taken home. We have much less staff and visitors than the current NMCUSD does.

We own a small electric forklift and an electric scissor lift and after we get our new solar system installed early 2023 we will slowly start transitioning our fleet vehicles to All Electric as well where we will have charging stations in the parking lot for both company vehicle and employee vehicles. So about 5 total vehicles and trailers would be stored in rear gated area. We believe our vehicle impact would be much less than what the school district is currently using and the old unusable portable trailer buildings in back area would be taken away further cleaning up the back yard area.

- Would vehicles/construction equipment be deployed from the site daily? Is it supplemental storage?
Yes. Monday through Friday vehicles would be going in and out of the property but only some would stay overnight. This site would become our new headquarters so we would also occasionally have clients visit to look at plans or sign contracts, new possible clients visiting of HWY 1 to look at showroom showing latest solar equipment and products in front office area etc. It would not be supplemental storage.

Thanks and talk more soon. Any clarity as to when we would hear more of a final resolution here?

Bright Regards,

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Heath Braddock, BSME
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On Thu, Aug 11, 2022 at 3:58 PM Angelo, Philip <AngeloP@co.monterey.ca.us> wrote:

Hi Heath,

Sorry it's taken so long to respond. I've been discussing this property with the chief and planners working on the community plan update. I had a couple of basic questions looking at the operations plan:

- "All existing office/storage areas will be used as is with no immediate construction or physical improvements." So is the intent to use the main area primarily as an office? What kind of work would occur there?
- Will all the stocked materials be inside?
- How many vehicles and what kind of equipment would be stored on the site?
- Would vehicles/construction equipment be deployed from the site daily? Is it supplemental storage?



BRIGHT FUTURE

SOLAR ENERGY

June 28, 2022

Attn: Monterey County Planning Dept – Re-Zoning 8142 Moss Landing Rd. Offices and Yard

A Summary of the Bright Future Team, Mission, and Vision & Operations Plan

Initially our mission was simple; **To Bring a Brighter Future to The Central Coast Through Innovative Solutions and Designs with a focus on Energy Production and Efficiency Solutions.** We utilized our expertise from all areas of the energy industry and provided our clients with high-quality engineering solutions.

More recently, the Bright Future team has grown and now offers its own Solar Financing and Lease program through Right Start Energy. Following is an operations plan to bring new life to this Moss Landing property, the offices, gated yard area and local community to allow our growing team to serve the community better and make this property our new headquarters.

Proposed Use:

- Building and property are Business Ready for us and no immediate improvements are needed.
- All existing office/storage areas will be used as is with no immediate construction or physical improvements.
- Stock and store misc. electrical equipment including solar panels, conduit, wire etc.
- Gated rear yard area will protect our vehicles, trailers and construction equipment. (Currently we are having major issues downtown Salinas)
- Roof Top solar system installation in near future with 400amp Panel Upgrade (future upgrade)
- New sign on face of building similar to that shown in below image on Salinas office.
- Hours of operation 7am-7pm
- Aprox. 20 Employees (most likely we will have less activity and traffic than existing entity)
- Deliveries aprox. Once per week between 9am and 5pm in rear yard area
- The 2 existing portables to be eventually taken away and demolished by NMCUSD.



Thank you for considering Bright Future Solar Energy's request to relocate to the unique property at 8142 Moss Landing Rd.

Bright Regards,

A handwritten signature in blue ink that reads "Heath Braddock". The signature is fluid and cursive.

Heath Braddock - Principal / Systems engineer
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Bright Future – A Closer Look!



After almost a decade from Heath's first solar install in 2005 on a Carmel beach rooftop, Bright Future Energy was founded, holding numerous design certificates and trainings to support its CA Contractors licenses under Electrical (C-10, C-7) and General B. With a vision to keep the community's energy spending dollars in the County and allow residents and businesses to truly keep their energy purchasing power local, instead of it funneling out of County, State and even the Country by way of the longtime exiting Utility Companies. His vision for a Brighter Future for his family, his local community, and the environment has led to many local wins, here are just a few:

- **Ultimately chosen as Monterey County's sole Low-Income designer/installer subcontractor through CA SASH program.** This was the beginning and base for the Bright Future community support and mentoring vision with the first resources that went toward training local students about the new technologies and jobs within the industry. Beneficiaries of this program received free or greatly discounted solar systems while trainees got to work with Heath and other leaders on the team during installs where life coaching and mentoring still have a strong presence.
- **Free Solar + Roof giveaway. For the past 4 years Bright Future has teamed up with Premo Roofing and gave away a free solar system and roof to a family in need on the Central Coast. Which has truly turned out to be the gift that keeps on giving to these families in need.**
- **Funded and supporting several homeless recovery cases in Monterey & Salinas through employment and self help type mentoring.**



Shortly after the CA State Solar Rebate funding dimensioned, and with it the popular SASH funding, Right Start Energy was brought to life meeting the need for local financing at fair rates. This company and program allows local home owners and business owners to take advantage of less expensive renewable energy by way of affordable financing options primarily and then Lease options when clients are not able to take advantage of the Federal Solar Tax Credit directly.

- **Funded and supported all of the Free Solar+Roof Projects locally installed by Bright Future Solar**
- **Funded City of Santa Cruz Homeless Service Center Solar+Roof Project**
Currently in service and powering Homeless Service Center with long term energy savings.
- **Funds and supports many local homes and businesses giving opportunity for renewable energy and savings.**

Bright Future Solar Energy, Inc.

Bright Future Solar Energy is a professional design and installation contracting firm located in Salinas, CA. We offer complete Photovoltaic and energy engineering consulting services throughout Central CA. Our expertise is in high-performance design of solar panel systems, using the highest grade materials for efficiency. We provide an exceptional level of service built on clear communication and attention to detail. BFSE uses software capable of monitoring your facility's performance and energy usage and identify any issues quickly. BFSE has completed numerous commercial roof top and ground mount installation, including the largest roof mounted solar installation in the city of Monterey, CA and in City of Santa Cruz for the City's Homeless Service Center. We have several degreed engineers on staff. Lastly, our team carries C-7, C-10, and B California State Contractors Licenses. For further information, engage at www.Brightfuturesolarenergy.com

Bright Future Solar Energy Primary Contact:

Heath Braddock, Principal / Owner
139 Monterey St.
Salinas, CA. 93901
Office: 831-350-4022
Email: heath@BFSE.co

Company History

Bright Future Solar Energy Inc. was founded in 2013 when a group of trained and educated PE Professional Engineers (Cal Poly Alumni) and energy management experts brought their decades of energy experience together to form a team focused on sustainable design with a passion for saving energy, gaining efficiency, and helping our local communities. **Bright Future Solar Energy, Inc.** offers complete Solar, Lighting, and electrical upgrades throughout California. Our clients are comprised of architects, developers, Water Companies, contractors and building owners. Our headquarters are currently located in Salinas with.

Our Services

- **Solar Energy System** design, engineering, Project Management and Installation
- **LED** light modeling and implementation
- **Battery** design and engineering
- **Commissioning** of building energy systems
- **Building Automation** (controls and energy management)
- **Energy auditing** for commercial, industrial and municipal buildings

Our Advantage

As engineering and energy specialists, we blend knowledge from every facet of Energy Efficiency design and Photovoltaic Solar industry into the projects we work on. We are local and maintain a low overhead throughout our companies. Our broad background allows us to solve complex problems that ordinary firms may not. Our field experience brings valuable insight and problem solving to our designs. The result for our customers is a quality solution, timely completion and better buildings.

Certificates and Accreditations

- **NABCEP** Numerous Solar trainings and specific equipment trainings
- **LEED**
- **Approved Commercial PACE Designer / Installer**
- **PG&E** Numerous trainings and certifications
- **Certificate LG Battery** design, engineering & Installation
- **ASHRAE** member
- **Association of Energy Engineers** member
- **Masters in Sustainable Design** degree
- **Certified CA Small Business**
- **C-7, C-10 & General B Contractors Lic.**
- **Outback Training Cert.** Grid Tie and Off-Grid solar + battery systems
- **PE** Fulltime Staff team members hold PE Licenses in Structural and Mechanical

At Bright Future Solar Energy, we take pride in the work we do. We are engineers, local to California and have over 20 years of experience in energy systems design, Installation and servicing. We are innovative, creative, and have a unique ability to solve energy challenges. Most importantly, we are honest, trusted and genuinely care about servicing each of our customers to the best of our abilities.

Thank you for your consideration with our bid package and invitation to help with your project. We look forward to helping you harness the sun and create value, efficiency, and sustainability for the State of California.

Bright Regards,

A handwritten signature in blue ink that reads "Heath Braddock". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Heath Braddock
Principal / Owner / Systems Engineer
Bright Future Solar Energy, Inc.

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