

DRC Guidelines

4.1.7 Solar

Prior to the construction or installation of any solar panels, the owner shall comply with the Guidelines set forth below. Compliance with federal, state and local laws and regulations is the sole responsibility of the homeowner. The DRC Guidelines are in addition to those laws and regulations, not a substitute for them:

1. All solar equipment exposed to the exterior shall be located in a manner that minimizes visual impact. The solar equipment shall not be located on any portion of the roof where such equipment is visible from the common area or other lots so long as placement on other roof locations does not (a) reduce the efficiency of the solar system by more than permitted by law, or (b) increase the cost of a water heating system by more than permitted by law or the cost of a photovoltaic system by more than permitted by law.
2. Support and ancillary solar equipment shall be enclosed and screened from view.
3. Exposed elements other than panels and frames shall be painted to match the adjacent building surface.
4. Solar panels must be configured in a rectangular array.
5. Photovoltaic panels must be dark in color such as black or dark blue. Their glass layer must be anti-reflective. All frames must also be black. Other colors such as white, silver, natural aluminum, etc., are prohibited.
6. Panels for swimming pool heating shall be rigid, not flexible. Provide a physical sample or photo of the product for DRC review with submittal.
7. A minimum of 2 feet of exposed roof shall be maintained, separating all panels from roof edge, valley and/ or peak. 3 feet of separation from the roof ridge shall be maintained.
8. Pipes and other wall-mounted equipment shall be painted to match house.
9. Pipes shall be routed so as to be in the most inconspicuous area away from common area and other lot view.
10. Hot water storage tanks shall be located inside the garage or within pool equipment enclosure.
11. Photo Voltaic controls shall be located inside the house, garage or pool equipment enclosure.
12. Installation contractor shall be CEC (California Energy Commission) certified.
13. When installing solar panels on homes under construction, the tile roof shall be omitted beneath the panels for a recessed appearance. For existing homes, the tile roof shall be removed from beneath the panels if the removal process does not increase the installation cost above the amount permitted by law. For both houses under construction and existing houses, a row of

boosted tiles shall be installed to diminish the visibility of panels from the common area or lots owned by others.

14. Pool panels shall be mounted with the manifolds running horizontally and the collectors vertically.
15. Pool panels shall have ridged spacer bars $\pm 1'$ on center to maintain tube spacing and uniformly bridge mission tiles.
16. Consider installing panels on patio structures or secondary shade structures or landscape.
17. Indicate location of all ancillary equipment on the site plan.

DRC Submittal Requirements:

1. Provide a full roof plan (drawn to scale), showing existing and proposed solar panels, all roof vents and other roof projections.
2. Provide details of panel installation, existing tiles to be removed, etc.
3. Provide details of panel integration into roofing materials, including details on bracketing and hardware.
4. Provide a full site plan (drawn to scale) noting location of solar panels and all associated equipment with respect to the common area, other lots, etc., and show any solar panels proposed on the ground. Site plan shall also show lot lines and setbacks from property line.
5. Provide detailed information of product and manufacturer. Include photographs.
6. Provide a completed neighbor notification form.
7. Provide required review fee per fee schedule.
8. Provide required construction deposit per fee schedule.
9. All plans shall be prepared by a licensed contractor, architect or landscape architect.
10. Provide 4 sets of all plans and documents.