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To: Lemoore City Council Study Session
From: John Tyler, Administrative Analyst Item #
Date: January 24, 2007
Subject: Solar Power Initiatives: New Residential Development

Discussion:

Council will recall that City staff was directed to investigate possible solar power projects, initiatives and impacts for three major areas: 1) new development (residential and commercial), 2) retrofitting of existing development and 3) City facility projects. This report constitutes a Study Session item for the first group; new development. We are currently working with Chevron Energy to assess certain municipal projects that will fall into the third category, but to date, Chevron is still performing their analysis and we have nothing to report apart from the fact that they have copied many of our Public Buildings plans and are using them in their analysis.

I was, however, through the use of the League of California list serve system, able to retrieve some interesting directions and steps that other communities have taken with regard to new development. I'll survey those items for you here, generally from the most concrete methods to the more abstract.

Sebastopol: Municipal Code, Section 15.74.040.A.11 & 12 (copy attached): "11. Pre-plumbing for solar water heating shall be provided for south-facing roof areas consistent with the requirements of the City of Sebastopol Green Building Program." "12. Pre-wiring for future photovoltaic installation shall be provided for south-facing roofs consistent with the requirements of the City of Sebastopol Green Building Program." Sebastopol's Green Building Program is also attached.

Dixon: We have a policy in our general plan requiring builders to include energy conservation measures in new homes. All of the production builders, due to our growth management ordinance, end up having a development agreement with the City. As a result, in each of the agreements we have a requirement that the homes "be constructed with the electrical and structural capability to accommodate installation of photovoltaic roof energy systems. Applicant will offer solar hot water systems and passive attic cooling systems as options."

Winters: uses the following language in development agreements for the purpose of providing photovoltaic options and energy efficiency:

- a. Fifty percent (50%) of the market rate units shall be built with a photovoltaic solar energy system capable of producing 2.4 peak rated direct current (DC) kilowatts. The remaining market rate units shall be pre-wired to accommodate such a system.
- b. All units shall be constructed to the Energy Star Standards as defined by the U.S. Environmental Protection Agency.
- c. All units shall be built with low emission furnaces.
- d. No unit shall be built with any dark colored roofing material.

Santa Clara: We do encourage the installation of PV systems

Santa Rosa: At this time any pre-wiring that is done is at the option of the owner/developer. There is no code regulation requiring pre-wiring for solar. I have experienced entitlement reviewed projects that require a certain elevated energy efficiency in the design of the homes and suspect this may be what will eventually become more prevalent. But for now... there is no regulation in place and I do not foresee one in the California Building Codes.

Included in this packet as well is a letter from Kurt Newick, Global Warming Committee Chairman of the Loma Prieta Chapter of the Sierra Club, addressed to Brad Nix, Mayor of Oakley. In that letter, Kurt suggests that electrical permit fees for solar applications be capped at \$300 (or less). His letter has an attachment of other city's current fees. These permitting fees can be waived or made very affordable to encourage the installation of the systems.

Also remember that our own current PUD guidelines call for certain conditions on new development with regard energy conservation. The guidelines require that 60% of the homes in a new subdivision have north/south exposures to limit excessive sunlight heat. They do not, however, specifically address solar regulations.

Finally, I have two newspaper articles included in the study session packet that relate to local solar issues.

Budget Impact:

None at this time, this is a discussion item only.

Recommendation:

That Council discusses the contents of the report and provides further direction to staff. One suggestion may be to create an ad hoc committee (including building reps, Council Members, etc.) to further study the issue.