

At the Board meeting of December 5, 2019 staff presented reports for updating Regulatory Code sections relating to Solar Systems and Roofs. The introduction of the new regulation for the Solar Energy System was in response to new California laws requiring all new residences to be equipped with solar systems in 2020.

The new regulations were posted on December 6<sup>th</sup>, 2019, with a 28-day comment period that ended on January 3<sup>rd</sup>, 2020. The Association received several comments and staff has since reviewed and incorporated the comments in the attached draft language.

CHAPTER 33  
SOLAR ENERGY SYSTEMS

§\_.01 Authority and Purpose. The State of California promotes and encourages the use of solar energy systems. The State allows homeowners' associations to impose reasonable restrictions on solar energy systems that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance. In accordance with California law and policies (see California Solar Permitting Guidebook, 4<sup>th</sup> Ed Winter 2019; California Residential Building Code, Title 24). The Rancho Santa Fe Homeowners Association (the "Association") has adopted the following regulations to facilitate the installation of solar systems while preserving the rural character of the community, rare landscape features and quality of architecture and improvements.

§\_.02 Definitions.

§\_.0201 As defined in Civil Code Section 801.5, "Solar Energy System" means either of the following:

(1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

(2) A structural design feature of a building, including either of the following:

(A) Any design features whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

(B) Any photovoltaic device or technology that is integrated into a building, including, but not limited to, photovoltaic windows, siding, and roofing shingles or tiles.

§\_.0202 A "roof mounted unit" means the solar panel array is installed directly onto the roof.

§\_.0203 A "ground mounted unit" means the solar panel array is mounted on top of pole(s) placed in the ground.

§\_.03 General Requirements. The installation of a solar energy system is considered "major construction" pursuant to Rancho Santa Fe Regulatory Code § 31.0309.

§\_.0301 Per California State Law, all new residential construction is required to have a solar energy system.

§\_.0302 All solar energy systems are subject to review by the Art Jury.

§\_.0303 All solar energy systems require issuance of an Association permit prior to construction or installation.

§\_.0304 A solar energy system shall meet all applicable health and safety standards and requirements imposed by state and local laws and permitting authorities.

§\_ .0305 On new residential construction, a solar energy system shall be of sufficient capacity to be compliant with California State Law.

§\_ .0306 An accurate, to scale, site plan, roof plan and architectural building elevations detailing the solar panel installation are required with any roof mounted solar energy system application.

§\_ 04. Common Area Roofs and Carports. Members may install solar energy panels on common area roofs of the building in which the owner resides, or a garage or carport adjacent to the building that has been assigned to the owner for exclusive use, subject to additional requirements as follow:

§\_ . 0401 The Association may require provisions for the maintenance, repair or replacement of roofs or other building components.

§\_ . 0402 The Association may require that installers indemnify the Association and pay for any damage.

§\_ . 0403 The Association may require a site survey showing panel placement and equitable allocation of usable area among owners sharing the same roof garage or carport.

§\_ . 0404 Applicants must notify each owner of a unit in the building on which the installation will be located of the application to install a solar energy system.

§\_ . 0405 The Member owner and each successive Member owner must maintain a homeowner liability coverage policy at all times and provide the Association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter.

§\_ . 0406 The Member owner must disclose to prospective buyers the existence of the solar energy system and their responsibilities to pay any damage to the common areas.

§\_ .05 Design and Placement.

§\_ .0501 A solar energy system, including any ancillary equipment, must be screened from the direct view of roadways and other Covenant properties both subject to aesthetic review by the Art Jury and are subject to other requirements as detailed in this Rancho Santa Fe Regulatory Code § 42 – Landscape Regulation.

§\_ .0502 After installation, trees or shrubs placed on neighboring properties must be compliant with the California State Solar Shade Control Act” California Public Resources Code §25980.

§\_ .0503 Where reasonably possible, and without incurring substantial additional expense or significantly reducing the efficiency of the system, solar energy systems must adhere to the following:

§\_ .050301 Panel material shall be dark in color.

§\_ .050302 Glazing and cover plates shall be treated to reduce the light reflectance.

§\_ .050303 Plumbing and electrical lines must be concealed.

§\_ .050304 All exposed metal including the structural supports shall be painted a nonreflective dark or black color.

§\_ .06 Installation. Where reasonably possible, and without incurring substantial additional expense or significantly reducing the efficiency of the system, solar energy systems shall be ground mounted.

§\_ .0601 Ground Mounted:

A topo map depicting the location of the system is required

A landscape plan is required.

Grading shall be kept to a minimum

Support structure shall be small and low without compromising efficiency

System is subject to building setback requirements

§\_ .0602 Roof Mounted:

Roof-mounted systems when at all possible should be located on flat roofs with a parapet wall of sufficient height, to block views of the system.

Support structure shall be small and low without compromising efficiency

§\_ .0602.1 Sloped roofs: Panels shall be mounted flush with the roofing material.

Solar voltaic panels must be installed parallel to the roof plane

Support structure shall be small and low without compromising efficiency

§\_ .0602 Roof mounted solar water heating units: Storage tanks shall be at ground level.

§\_ .08 Architectural Review. All applications for the installation of solar energy systems must be processed within 45 days from receipt of the application. The processing of the application may be delayed upon an Art Jury reasonable request for additional information.