

**SOLAR COLLECTOR PERMIT APPLICATION  
PMCPOA ENVIRONMENTAL CONTROL**

TRACT \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

GENERAL CONTRACTOR \_\_\_\_\_

**STATEMENT**

I have read, understand, and agree to comply fully, now, and always in the future, with all requirements of the PMCPOA CC&Rs, and the Environmental Control Code. The accuracy of the data provided is the sole responsibility of the property owner.

I agree to remove all construction signs from the subject property upon completion of the exterior of the structure herein requested.

Neither the Environmental Control Committee (ECC) nor PMCPOA, Inc. is responsible for the location of fences, buildings, or other structures in relation to easements, rights-of-way or licenses of any kind or nature. Approval by the ECC of any application or plan does not constitute a review or approval of the location of any fence, building or structure in relation to easements, rights-of-way, or licenses. All fences, buildings, and other structures are located at the owner's sole risk and should be surveyed by a licensed surveyor. Additionally, the Association is not responsible for the placement of solar panels or other electrical hardware associated with solar projects, as it may affect other members, guests, or visitors.

Note than for any landscaping or any structure (i.e., tree, bush, plant, retaining wall, fence, lights, etc.) placed, erected, or installed on PMCPOA right-of-way or any setback bordering a road, the property owner shall indemnify and hold PMCPOA, Inc. and its directors, officers, agents and snowplow employees harmless from any damage that might occur as the result of street maintenance, snow plow, or road work, or any activity or work undertaken by PMCPOA pursuant to the Association's governing documents. The property owner shall take full responsibility for any damage to PMCPOA equipment or injury to PMCPOA directors, officers, agents, and employees resulting from the placement of the landscaping or structure.

I understand that approval by the PMCPOA ECC does not constitute approval by the County of Kern, Department of Planning and Development Services.

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY ACCESS AUTHORIZATION  
Construction Packet**

Property Address: \_\_\_\_\_

Tract / Lot: \_\_\_\_\_ / \_\_\_\_\_

Property Owner(s)  
(Please Print Clearly): \_\_\_\_\_

This is authorization for the EC Officer and EC Committee members to enter onto our lot(s), for the duration of our construction project, for the purposes of verifying lot lines, footings, plot details, tree locations, easements, and any other construction project items. This authorization shall remain in force until the time of the site cleanup and final inspection.

\_\_\_\_\_ Date: \_\_\_\_\_  
Property Owners Signature

\_\_\_\_\_ Date: \_\_\_\_\_  
Property Owners Signature

\_\_\_\_\_  
Contact Telephone Number

## GENERAL RULES

1. All Solar Collector projects must be reviewed and approved by the ECC prior to installation.
2. Request for installation of a Solar Collector requires a **\$150.00 Association fee\*\*** and a \$150.00 performance deposit, payable at the time plans/drawings are submitted. A refund of the performance deposit will be provided following completion of the project and final approval of the Environmental Control Officer. A refund for performance deposit will be as specified on the EC Schedule of Fees, Performance Deposits and Refunds (chart below).
3. **Two sets** of plans/drawings must be submitted at least seven (7) working days prior to the ECC meeting (held the first Friday of every month), including a signed Application/Information Form and all fees and deposits, paid by the legal owner or person in escrow. **The accuracy of the data provided is the sole responsibility of the property owner(s).**
4. Plans/drawings should include location of Solar Collector on roof (if roof mounted) or location in reference to house and property lines if ground mounted. **The location of solar power wall must be designated and shown on plans.** The plan must also include a list and location of any trees that may need to be removed for the project. Any Manufacturer's specifications/drawings should be included in this package.

Type of Construction	Performance Deposit	**Non-Refundable EC Fee	Permit Check Total	Time to Comp	Refund Amount	Time to Comp	Refund Amount	Time to Comp**	Refund Amount	Time Limit Exceeded - No Refunds Given. # New Permit & Fees Apply if No Extension Granted	
SFR	\$1,000.00	\$200.00	\$1,200.00	24 mos	\$1,000.00	30 mos	\$850.00	36 mos	\$500.00	36+ mos	\$0.00
Room Addn	\$350.00	\$150.00	\$500.00	24 mos	\$350.00	30 mos	\$262.50	36 mos	\$175.00	36+ mos	\$0.00
Garage	\$350.00	\$150.00	\$500.00	24 mos	\$350.00	30 mos	\$262.50	36 mos	\$175.00	36+ mos	\$0.00
Carport	\$200.00	\$150.00	\$350.00	6 mos	\$200.00	9 mos	\$150.00	12 mos	\$100.00	12+ mos	\$0.00
R-wall	\$150.00	\$150.00	\$300.00	6 mos	\$150.00	9mos	\$112.50	12 mos	\$75.00	12+ mos	\$0.00
Deck	\$150.00	\$150.00	\$300.00	6 mos	\$150.00	9 mos	\$112.50	12 mos	\$75.00	12+ mos	\$0.00
Solar	\$150.00	\$150.00	\$300.00	6 mos	\$150.00	9 mos	\$112.50	12 mos	\$75.00	12+ mos	\$0.00
Minor Misc	\$75.00	\$25.00	\$100.00	2 mos	\$75.00	3 mos	\$50.00	4 mos	\$25.00	4+ mos	\$0.00
Minor Misc = sheds, awnings, small greenhouses, gazebos, fences, or other projects not requiring a Kern County Building permit											
<b>For Solar - If construction exceeds 6 months, a one-time 'Good Cause' time extension may be granted by the ECO/EC Committee on a case-by-case basis. If extension time limit is not met, project will be stopped, and new permit process must be started, and new fees paid.</b>											

**\*\* Association EC fees are non-refundable.**

# EEC DESIGN GUIDELINE FOR SOLAR COLLECTORS

**Purpose:** This guideline is established to ensure that solar collectors blend with their surroundings, do not unduly obstruct views, or produce objectionable light reflections on neighboring properties, and are constructed of durable, high-quality materials. This guideline establishes limitations on the location, height, color and finishes of solar collectors and their supporting structures. Technological, cost and retrofit limitations will be considered in the approval of specific projects.

## 1. NEW CONSTRUCTION

- a) Every attempt should be made to minimize the adverse visual impact of solar collectors.
- b) Solar collectors should be placed so as not to constitute an undue obstruction of views.
- c) Every effort should be made to keep height above the roof to a minimum.
- d) Solar collectors and support structures shall be composed of durable, high-quality materials.
- e) Roof mounted solar collectors should be screened from view as part of the architectural design of the building or integrated and blended into the form of the building to present a finished appearance.
- f) Ground mounted solar collectors should be located adjacent to, and carefully integrated with the residence, site, and landscape design. Where freestanding wall enclosures are part of the design, solar collectors should be located in an enclosed area.

## 2. RETROFITTING OF EXISTING RESIDENCES

- a) The limitations set forth in paragraph 1 above should be considered as design goals wherever they can be accomplished without major reconstruction.
- b) Roof mounted solar collectors should be located as far back from the perimeter of flat roofed buildings as practical, to maximize the potential for existing parapets to screen them from view from the ground.
- c) Roof mounted solar collectors should be mounted as close to and as parallel to the surface of pitched roofs as possible without serious impact upon collector efficiency.
- d) Ground mounted solar collectors should be located close to existing building masses to maximize the potential for them to be screened from view, to minimize the obstruction of views, and to provide a harmonious visual background.

### 3. COLLECTOR PLACEMENT & ORIENTATION

- a) Collector placement and orientation shall give consideration to both the efficient collection of energy and visual qualities.
- b) On a case-by-case basis, rectangular collectors may be required to be placed with their longer sides parallel to the horizontal and with their elevation angle at the minimum practical angle relative to the horizontal.
- c) It is noted that relatively small deviations from the optimum orientation of collectors, to maximize energy collection, measured in terms of azimuth and elevation angles, have relatively minor impact on energy collection. where visual and view issues are negatively impacted, deviations on the order of up to 20 degrees from the optimum values may be required.

### 4. COLOR - NO WHITE

- a) A Light Reflectance Value of 61 or more is considered to be “white”. All parts of solar collectors should have a Light Reflectance Value of 60 or less; a “tan” or darker shade.

### 5. GLOSS - NO HIGHLY REFLECTIVE FINISHES

- a) All parts of solar collectors should have a gloss of 20 or less; a flat, matte, velvet, eggshell, or suede finish.
- b) Where the technical specifications of the collector’s active components do not meet the Gloss specification, the lowest gloss available should be used and the location and orientation of the reflective surface should be chosen to minimize objectionable reflections.

#### DEFINITIONS:

**Solar Collector:** Any wide range of devices designed to convert solar radiation into heated gases or liquids, or electricity.

**Photo Voltaic Cells/Arrays:** Photovoltaic arrays are considered, in this design guideline, to be solar collectors.

**Examples of Solar Arrays:**

