

## **Cabrillo College Contingencies and Guidelines for Solar PV Panel Installation and Power Purchase Agreement**

We appreciate the efforts already undertaken by Generating Assets and Solar Technologies in exploring the installation of a solar photovoltaic array to generate one megawatt of power on the Cabrillo College campus in Aptos. We understand that Generating Assets' intention is to get a small return on their investment fairly quickly through a Power Purchase Agreement, but that they also desire to help Cabrillo College become more sustainable. We support the choice of Solar Technologies as a local company that is part of the community served by Cabrillo College.

Cabrillo College's interest in pursuing this project stems from the fact that it is the right thing to do, and that it can currently be done in a way that will be revenue neutral in the short term, and will likely save the college money in the longer term. It will also be a major step forward in meeting our obligations to move Cabrillo College to climate neutrality, following Brian King's signing of the American College and University Presidents' Climate Commitment. If we are doing this now largely because it is the right thing to do, then it is even more important that we do this right.

We would like to have an agreement with Generating Assets and Solar Technologies that includes the following considerations:

1. The primary mission of Cabrillo College is to teach. We want to ensure that Cabrillo students get the maximum benefit from any project planned for the campus, and we believe that a properly constructed solar PV installation would be of great pedagogical use. To maximize its teaching and learning value, we ask that pre-construction drawings and planning documents, engineering documents, post construction as-built drawings, inverters, controls and any meters, gauges, or other hardware components of interest be easily viewable or otherwise accessible to students and faculty. We also expect that every opportunity to involve student interns or Cabrillo classes in the design, construction and maintenance of the installation will be taken. We fully support installing a portion of the PV array where it is visible from Soquel Drive, to demonstrate how Cabrillo is preparing students for the future. Further, we believe it should be a priority for the college to ensure the perpetuity of courses with alternative energy curricula.
2. In terms of land-use considerations, our first choice for solar PV panel installation is the wise use of all currently built or paved surfaces. We prefer rooftop installations, but understand that time and expense considerations make this unlikely for the current project. Installations over college roads or over parking lots that are not considered likely sites for future construction should be the primary targets, with additional installations at other locations as needed. We also suggest that panels over parking lots that might be sites for future development could be designed and installed in such a way as to be easily removable and/or extendable should the new construction take place, so that they might continue to be used on top of the new development. We suggest that installations over parking lots include charging stations for electric vehicles, and insist that they at least be designed to accommodate their installation in the future.
3. We expect that no native trees will be removed for any solar panel installation, including the large hillside below the Horticulture Center. Tree removal in general should be avoided in the interest of climate neutrality, erosion mitigation and ecological sensitivity.

Any non-native trees being removed should be replaced by planting native trees in a suitable location, with the involvement of the Cabrillo horticulture staff, faculty and students, preferably with three new trees for each tree removed. Additional native plant restoration must be included as part of any hillside installation. Further, we should invite the expertise of erosion experts to contribute to implementing the hillside array.

4. Ecologically wise and sustainable drainage solutions must be included as part of any installation over unpaved surfaces, with an emphasis on bio-swales for catching run-off. A more sustainable goal is to design a gray water catchment system to mitigate Cabrillo's water demand for landscaping and other uses. Attempts will be made to provide similarly sustainable drainage solutions for panels installed over paved surfaces, to reduce our run-off into storm drains.
5. In the interests of sustainability, we ask that any project is done using sustainable and locally sourced materials and local suppliers to the maximum possible extent. Transport of materials to the job site should be organized to limit the carbon footprint (e.g. minimal travel distances, grouped into full shipments). We expect you to provide a list of suppliers for our review and approval.
6. We would like a clear statement from Generating Assets about their minimally acceptable rate of return on their investment. We expect that Generating Assets will finance all necessary mitigation that would be associated with the project and additional work to meet our guidelines if at all possible. Should difficulties arise in meeting our above-stated guidelines within a budget that will provide such returns, the members of the Cabrillo Sustainability Club will work to find donations, grants or other funding solutions for portions of the project that do not need to be owned by Generating Assets (e.g. bio-swale installation). The Cabrillo Sustainability Club cannot guarantee that we will find these funding sources in time to meet project timetables, but we will make a concerted effort to do so should this be necessary to ensure the success and viability of the project. We expect to work cooperatively with Generating Assets, with an understanding that assistance from the Sustainability Club is a last resort, and forming clear agreements about costs Generating Assets will be paying, and costs that we may chose to assist with.
7. As Cabrillo College does not yet have a Sustainability Coordinator, we ask that the Cabrillo College Sustainability Club and a group of concerned faculty and staff be allowed to review each phase of the design and construction process, and select representatives to express their views for each and every meeting where this project will be discussed.
8. At this point, we will agree to work with Generating Assets and Solar Technologies and not consider other bids for any large scale (>500KW) solar PV installation until after October 31, 2007. However, our acceptance of their project proposal is contingent on their agreement to the above guidelines and restrictions, and on the approval of the project by a supermajority (>60%) of Cabrillo College faculty and staff by that date.
9. We will in no way accept being constrained to work only with Generating Assets and/or Solar Technologies for any additional solar or alternative energy projects, including any backed by PPAs or other funding streams, after October 31, 2007. We expect that the PPA with Generating Assets will apply only to the project currently under discussion.