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The Photovoltaic System that has been planned for the West Parcel will butt up against my property line. I am here to voice my opinion against this project and offer an alternative solution that should be considered by the trustees.

While researching for tonight's meeting I uncovered some interesting info:

From the Mt SAC website "The Photovoltaic System was approved by the Board of Trustees in July 2015. The projected cost of the project is \$3.8m which includes moving dirt from the parking structure site, environmental mitigations, fencing and landscaping. This Project, plus our existing cogeneration plant, will move Mt. SAC closer to energy independence". This project will consist of the development of a solar power generation system on the area of campus commonly known as the "West Parcel," a triangular piece of land located west of Grand Avenue, south of Temple/ Amar, south of the "Christmas tree lot." This ground-mounted system will generate two megawatts of electricity for the campus and will save the college a projected \$480,000 in energy costs annually.

5 key points from this statement :

- MOVING DIRT
- COST \$3.8m
- ENERGY INDEPENDENCE
- 2 MEGAWATTS OF POWER
- SAVE \$480,000 PER YEAR

From SGV Tribune 12/02/2013 -The Historical Hilmer Lodge Stadium "Construction will start in the summer of 2015 and be completed in early spring or summer 2017, according to contractors at the press event. About 50,000 cubic yards of dirt will be moved from the surrounding hills – about 4,550 dump-truck loads, said Kiki Phillips-Alonge, project manager."

- So are we to assume that since the Parking Structure Project has been placed on hold, the 50,000 cubic yards from the Stadium Project is going to be moved to the "West Parcel"?

From SGV Tribune 10/27/2016 "Mr. Scroggins was asked by a member of the group if he would be willing to reconsider the location of the solar farm, something residents say should be put atop campus buildings and on carport structures. After first saying

it was not up to him but to the college board of trustees, he said: "No direction has been given by the board or by me," promising that the college is going into mediation with an open mind.

However, the college rejected any alternative, saying "the west parcel," land owned by the college since 1946, was best for the project. Photovoltaic arrays on rooftops or on carport structures, such as done by high schools, City of Industry and Metrolink, would cost more and would not produce enough electrical energy, explained Jill Dolan, director of public relations.

She said the project is not using bond money from one of the college's two recent improvement bonds. Instead, the college received funding from Proposition 39, a green-energy measure passed by voters in 2012. The college wants to fulfill the governor's call to reduce fossil-fuel consumption and greenhouse gases that cause global warming.

"We are committed to reducing our carbon footprint," Dolan said. "This project is right in line with that. So, there are no conditions under which we will stop the solar project."

- Yes there is-Court order to stop work.

The article continues "The college wants to level a hillside across the street from campus on the southwest corner of Amar Road and Grand Avenue to construct a massive photovoltaic array that would be one of the largest solar power systems in a Los Angeles County community. Mt. SAC plans on spending between \$7 million and \$9 million on the 11-acre project that would produce 2.2 megawatts of electricity and supply about one-third of the college's electrical power, while cutting \$480,000 from its annual electric bill."

4 key points of this article:

- Cost more to install carports or rooftops.
- Project is costing \$7-9 million
- 11 acre project will produce only 2.2 megawatts 1/3 the need
- Site is "best for the project"

I would like to focus on the term Best Use in real estate.

The Appraisal Institute defines highest and best use as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.

- Physically Possible-Sure
- Appropriately Supported: Financially-Yes, Public Opinion-NO
- Financially Feasible: Prop 39 Bond Money
- Results in the Highest Value: Results in Zero Added Value

So here is the point. The West Parcel Project as it is currently envisioned only solves one problem. What to do with 50,000 cubic yards of dirt from the Stadium Project. The West Parcel has been forgotten since it was acquired by the college in 1946. The only reason it has been considered for the Solar Project was to provide a cheap dumping ground for the excess dirt from the ongoing Stadium construction project.

The New Solar Project

- 8 Megawatt project to cover 100% of the current and future needs of Mt. SAC.
- Install Solar Canopies on EXISTING the parking lots A, B, D F, G, H, open areas within the Natural boundaries of the college and Rooftop installations on any new construction (Business and Tech Complex) going forward.
- Spend the same amount of money to achieve better results.
- More appealing visually to the campus and community.
- Provides much needed shade to the 1000's of cars in the parking lots
- Saves millions

Parking Lot M is 11 acres of flat parking that would be a perfect spot to put a 2.2 megawatt project. Since this area is "TEMPORARY" and across from the college boundaries its use should be a secondary priority.

In June 2015 Jim Hughes, CEO of First Solar was speaking at the Edison Electric Institute meet in New Orleans and he said "By 2017, We will be under \$1.00 per watt fully installed"

That would make the project come is at \$8-10 million. Makes much more financial sense than the \$14 million+ number that was discussed at the last meeting.

The Solar Canopy Solution

- Solar canopies are elevated structures that host solar panels and provide shade. These overhead solar panel installations are typically installed in parking lots or other paved areas.
- Solar canopies are an efficient use of space-Parking lots are an untapped opportunity for solar installations all across the country. According to the Lawrence Berkeley National Laboratory, pavement makes up 35 to 50 percent of total surface area in cities, and 40 percent of that pavement is parking lots. Installing a solar

canopy over an existing parking lot is simply a more efficient use of space than installing a standard ground-mounted system

- Solar panel parking lots also provide shade-If you've ever had to get into a hot car that has been sitting in the sun all day, it's easy to understand why the shade that solar parking canopies offer is another major benefit. However, shade isn't just a matter of comfort in your car. When you build a solar canopy in your parking lot, the shade it provides can also improve the fuel economy of cars that park under it. According to FuelEconomy.gov, running your car's air conditioning (AC) system is the main cause of reduced fuel economy in hot weather. Under very hot conditions (such as when your car has been baking in the hot sun), using the AC can reduce a conventional vehicle's fuel economy by more than 25 percent. For hybrids, plug-in hybrids, and electric vehicles, the effect can be even larger. By keeping cars cool on hot days, solar parking lots reduce the need for heavy air conditioning use.
- Solar Canopy parking can be oriented for maximum production-Rooftop solar arrays are restricted by the characteristics of the roof on which they are installed.

Finally, what to do with the West Parcel. Give it to the City of Walnut. We have a need for an Aquatic Center, A Multi-Function Community Hall, A new park or keep it as open space.