



Legislation Details (With Text)

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Title: RESOLUTION - Making findings to comply with Section 66015 of the California Government Code relating to permits for residential rooftop solar energy systems.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Resolution.pdf, 2. Letter from CAL SEIA.pdf, 3. Letter from Keyes & Fox.pdf

Date	Ver.	Action By	Action	Result
5/25/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

May 11, 2017

FROM: JENNIFER CLARK, Director
Development and Resource Management Department

THROUGH: MIKE SANCHEZ, Assistant Director
Development and Resource Management Department

BY: BRIAN T. LEONG, Building and Safety Services Manager
Building and Safety Services Division

SUBJECT
RESOLUTION - Making findings to comply with Section 66015 of the California Government Code relating to permits for residential rooftop solar energy systems.

RECOMMENDATION

Staff recommends approving the attached Resolution, attached. Section 66015 of the California Government Code requires a city to adopt written findings to charge more than \$500 plus \$15 per kilowatt for each kilowatt over 15kW for a residential permit fee for a rooftop solar energy system. This Resolution will bring the City into compliance with the state law.

EXECUTIVE SUMMARY

SB 1222, which put into place the current state law regarding residential solar permits, requires a city to adopt a written finding to charge more than \$500 plus \$15 per kilowatt for each kilowatt over 15kW for a residential permit fee for a rooftop solar energy system. The City currently imposes a fee of \$616 for the review of residential rooftop solar permits. The attached Resolution provides the necessary written findings for the City's current fee assessment.

BACKGROUND

SB 1222 requires permit fees for residential rooftop solar energy systems not to exceed the estimated reasonable cost of providing service for which the fee is charged. SB 1222 limits this fee to \$500 plus \$15 per kilowatt above 15kW for residential roof top solar energy systems. To charge a higher fee, a city must make the following written findings:

- (1) A determination that the municipality has adopted appropriate ordinances, permit fees, and processes to streamline the submittal and approval of permits for solar energy systems pursuant to the practices and policies in state guidelines and model ordinances.
- (2) A calculation related to the administrative cost of issuing a solar rooftop permit.
- (3) A description of how the higher fee will result in a quick and streamlined approval process.

The City currently imposes a fee of \$616 for the review of residential rooftop solar permits.

The City adopted Ordinance Bill 2015-26, Exhibit A to Resolution, which streamlines the submittal, review, and approval of permits for solar energy systems pursuant to the practices and policies in state guidelines.

On November 3, 2011, the City Council, through Resolution No. 2011-226, Exhibit B to Resolution, adopted an update to the Master Fee Schedule that updated several building permit fees which included residential rooftop solar permits. A comprehensive fee study was prepared entitled "Final Report for Building and Safety Fee Study Analysis" which provided the actual costs of providing services in the Building and Safety Division of the Development and Resource Management Department (DARM). The approach incorporated was the cost-based recovery model at 100 percent.

The fee allows DARM to currently have a dedicated staff that processes residential solar permits within 3 business days.

ENVIRONMENTAL FINDINGS

By the definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378 the adoption of a resolution making findings concerning fee amounts does not qualify as a "project" for the purposes of CEQA.

LOCAL PREFERENCE

Local preference was not implemented because this item is an amendment to an existing contract.

FISCAL IMPACT

No additional fiscal impact.

Attachments:

Resolution