

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE 8/27/15

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

937A



FROM: TLMA – Building & Safety Department

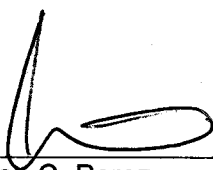
SUBMITTAL DATE:
 August 20, 2015

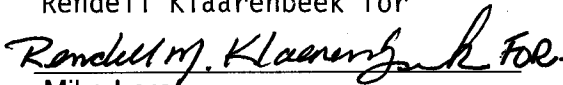
SUBJECT: Adoption of Ordinance No. 926 Related to Expedited Permitting Procedures for Small Residential Rooftop Solar Energy Systems – CEQA Exempt - All Districts - [\$10,600]

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 926, an ordinance of the County of Riverside related to expedited permitting procedures for small residential rooftop solar energy systems.

BACKGROUND:

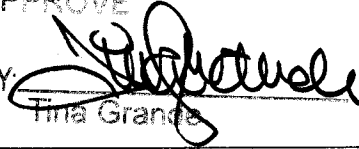
On August 18, 2015, the Board introduced Ordinance No. 926 regarding expedited permitting procedures for small residential rooftop solar energy systems and found the ordinance exempt from the California Environmental Quality Act ("CEQA") per CEQA Guidelines sections 15061(b)(3) and 15268 and Public Resources Code sections 21080(b)(1) and 21080.35 (solar energy systems). The Board's adoption of Ordinance No. 926 will finalize the Board's approval of the permitting procedures contained in the ordinance.


 Juan C. Perez,
 TLMA Director

Rendell Klaarenbeek for

 Mike Lara
 Director of Building & Safety

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 5,600	\$ 0	\$ 10,600	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
SOURCE OF FUNDS: 100% Building and Safety Budget (Department Administrative Fee Revenue)				Budget Adjustment: No	
				For Fiscal Year: 14/15 -15/16	

C.E.O. RECOMMENDATION:

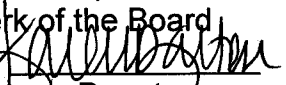
APPROVE
 BY: 
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 926 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: September 1, 2015
 xc: Building and Safety, MC, COB

Kecia Harper-Ihem
 Clerk of the Board
 By: 
 Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-67 of 8/18/15 | District: ALL | Agenda Number:

3-24

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Adoption of Ordinance No. 926 Related to Expedited Permitting Procedures for Small
Residential Rooftop Solar Energy Systems – CEQA Exempt - All Districts - [\$10,600]**

DATE: August 20, 2015

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

As set forth in the August 18th agenda item 3-67, Assembly Bill No. 2188 (AB 2188) amends Government Code section 65850.5 to require all cities and counties to adopt an ordinance creating an expedited, streamlined permitting process for "small residential rooftop solar energy systems" by September 30, 2015. Attached Ordinance No. 926 is intended to satisfy that requirement. Ordinance No. 926 codifies the requirements of Section 65850.5(g)(1) with regard to small residential rooftop solar energy systems, such as accepting and approving applications electronically, directing the Director of the Building and Safety Department to develop a checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Director of Building and Safety to administratively review and approve such applications as nondiscretionary permits. Consistent with Section 65850.5(h), Ordinance No. 926 requires only one inspection of the small residential rooftop solar energy system to be done in a timely manner. Any required re-inspections for failure to pass the initial inspection are not subject to the one inspection mandate.

Ordinance No. 926 shall only apply to small residential rooftop solar energy systems. All other solar energy systems, including residential rooftop greater than 10 kw where more than 50% of the energy produced is being used onsite, shall continue to be administratively reviewed and approved by the Director of Building and Safety as nondiscretionary permits under Section 18.51 of Ordinance No. 348 consistent with State law. Additionally, the permitting procedures of Ordinance No. 926 shall not apply to "solar power plants" as defined in Ordinance No. 348 where more than 50% of the energy produced is being used offsite. Solar power plants shall continue to require a conditional use permit in accordance with the provisions of Ordinance No. 348.

Ordinance No. 926 is exempt from CEQA per CEQA Guidelines sections 15061(b)(3) and 15268 and Public Resources Code sections 21080(b)(1) and 21080.35 as set forth in the attached Notice of Exemption.

Impact on Residents and Businesses

The purpose of Ordinance No. 926 is to adopt an expedited, streamlined permitting process for small residential rooftop solar energy systems that complies with the Solar Rights Act, as amended by AB 2188 to achieve timely and cost-effective installations of such small residential rooftop solar energy systems while protecting public health and safety.

SUPPLEMENTAL:

Additional Fiscal Information

The adoption of Ordinance No. 926 is an unfunded state mandate. The fiscal impact to the County in preparing and implementing the new ordinance is approximately \$10,600 for fiscal years 2014/15 and 2015/16. This includes the total estimated cost for developing the following mandated elements of the expedited permitting processing: (1) the attached ordinance, (2) a Small Residential Solar Photovoltaic Checklist identifying all required documentation for expedited review, (3) incorporating the small residential solar into our electronic submittal process for permit applications, and (4) increasing staffing levels, likely through use of consultant contracts, to comply with the required deadlines for expedited review and inspection. While state law allows the County to recover up to \$500 in permit fees for residential solar photovoltaic projects of 15 kw or less, such fees can only be used to defray the actual, reasonable cost of permit processing and enforcement and cannot be used to develop the new program and prepare the ordinances.

Attachments:

1. Ordinance No. 926
2. Notice of Exemption

1 energy systems in the unincorporated area of the County. Small residential rooftop
2 solar energy systems permitted prior to the effective date of this ordinance are not
3 subject to the requirements set forth herein unless physical modifications or
4 alterations are undertaken that materially change the size, type, or components of a
5 small residential rooftop solar energy system in such a way as to require new
6 permitting. Routine operation and maintenance or like-kind replacements shall not
7 require a permit.

8 Section 2. AUTHORITY. This ordinance is adopted pursuant to the authority granted
9 by Article XI, Section 7 of the California Constitution, Government Code section 65850.5, and Health &
10 Safety Code section 17959.1.

11 Section 3. DEFINITIONS. As used in this ordinance, the following terms shall have
12 the following meanings:

- 13 a. Director. The Director of the Building and Safety Department or his designee.
- 14 b. Electronic submittal. The utilization of one or more of the following:
- 15 (1) Email;
- 16 (2) Internet;
- 17 (3) Facsimile.
- 18 c. Small residential rooftop solar energy system. A solar energy system which meets
19 all of the following:
- 20 (1) A solar energy system that is no larger than 10 kilowatts alternating current
21 nameplate rating or 30 kilowatts thermal.
- 22 (2) A solar energy system that (i) conforms to all applicable state fire, structural,
23 electrical, and other building codes as adopted or amended by the County; (ii)
24 all state and County health and safety standards; and (iii) all applicable safety
25 and performance standards established by the California Electrical Code, the
26 Institute of Electrical and Electronics Engineers, and accredited testing
27 laboratories such as Underwriters Laboratories and, where applicable, rules of
28 the Public Utilities Commission regarding safety and reliability.

1 (3) A solar energy system that is installed on a single or duplex family dwelling.

2 (4) A solar panel or module array that does not exceed the maximum legal building
3 height as defined by the County.

4 d. Solar energy system. A system which is an accessory use to any residential,
5 commercial, industrial, mining, agricultural or public use, used primarily (i.e. more
6 than 50 percent) to reduce onsite utility usage, and which is either of the following:

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

10 (2) Any structural design feature of a building, the primary purpose of which is to
11 provide for the collection, storage and distribution of solar energy for electric
12 generation, space heating, space cooling, or water heating.

13 e. Specific, adverse impact. A significant, quantifiable, direct, and unavoidable
14 impact, based on objective, identified, and written public health or safety standards,
15 policies, or conditions as they existed on the date the application was deemed
16 complete.

17 Section 4. EXEMPTIONS. This ordinance shall not apply to solar energy systems that
18 are not small residential rooftop solar energy systems. All other solar energy systems, including
19 residential rooftop solar energy systems greater than 10 kilowatts, shall be processed under Section 18.51
20 of Ordinance No. 348 and the provisions of this ordinance shall not apply.

21 Section 5. SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS
22 CHECKLISTS AND STANDARD PLANS.

23 a. On or before September 30, 2015, the Director shall adopt an administrative,
24 nondiscretionary expedited review process for small residential rooftop solar
25 energy systems, including standard plans and checklists. The checklists shall set
26 forth all requirements with which the small residential rooftop solar energy system
27 must comply in order to be eligible for expedited review.

28 b. The small residential rooftop solar system permit process, standard plans, and

1 checklists, shall substantially conform to the recommendations for expedited
2 permitting, including the checklists and standard plans, contained in the most
3 current version of the California Solar Permitting Guidebook adopted by the
4 Governor's Office of Planning and Research.

- 5 c. The Director may modify the checklists and standard plans found in the California
6 Solar Permitting Guidebook due to unique climactic, geological, seismological, or
7 topographical conditions.
- 8 d. The checklists and standard plans for small residential rooftop solar energy systems
9 adopted by the Director, as well as all other required permitting documentation shall
10 be published on the County's website. If the Director modifies the checklists and
11 standard plans found in the California Solar Permitting Guidebook, he shall
12 document the unique climactic, geological, seismological or topographical
13 conditions requiring such modifications and shall also include such documentation
14 on the County's website.

15 Section 6. APPLICATION REVIEW.

- 16 a. The applicant may submit the application and related documentation for a small
17 residential rooftop solar energy system by electronic submittal, with all required
18 permit processing and inspection fees, as specified on the County website.
19 Electronic signatures shall be accepted by the Building and Safety Department on
20 all electronic submittals in lieu of a wet signature.
- 21 b. An application for a small residential rooftop solar energy system shall be deemed
22 complete when the Building and Safety Department staff determines that the
23 application satisfies all the information requirements in the checklists and standard
24 plans.
- 25 c. If an application is deemed incomplete, a written correction notice detailing all
26 deficiencies in the application and any additional information or documentation
27 required to be eligible for expedited permit issuance shall be sent to the applicant
28 for resubmission.
- d. Applications for small residential rooftop solar energy systems shall be

1 administratively reviewed and approved by the Director as nondiscretionary
2 permits within in a reasonable time following receipt of a complete application that
3 meets the requirements of the County's approved checklists, standards plans, and
4 payment of all required permit processing and inspection fees.

5 e. The Director may require the applicant to apply for a plot plan pursuant to section
6 18.30 of Ordinance No. 348 and all provisions of sections 18.30 and 18.51 of
7 Ordinance No. 348 shall apply if the Director finds, based on substantial evidence,
8 that the proposed small residential rooftop solar energy system could have a
9 specific, adverse impact upon the public health or safety.

10 f. Approval of an application for a small residential rooftop solar energy system shall
11 not be based or conditioned on the approval of an association, as defined in section
12 4080 of the Civil Code.

13 g. Approval does not authorize an applicant to connect the small residential rooftop
14 energy system to the local utility's electricity grid. The applicant is responsible for
15 obtaining such approval or permission from the local utility.

16 Section 7. INSPECTION.

17 a. Only one inspection shall be required and performed by staff for small residential
18 rooftop solar energy systems eligible for expedited review.

19 b. The inspection shall be done in a timely manner.

20 c. A separate fire inspection may be performed if an agreement with the local fire
21 authority does not exist to perform safety inspections on behalf of the fire authority.

22 d. If a small residential rooftop solar energy system fails inspection, a subsequent
23 inspection is authorized but need not conform to the requirements of this section.

24 Section 8. SEVERABILITY. If any provision, clause, sentence or paragraph of this
25 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
26 shall not affect the other provisions of this ordinance which can be given effect without the invalid
27 provision or application, and to this end, the provisions of this ordinance are hereby declared to be
28 severable.

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 1, 2015, the foregoing ordinance consisting of 9 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: September 1, 2015

KECIA HARPER-IHEM
Clerk of the Board
BY: *Kecia Harper-Ihem*
Deputy

SEAL

NOTICE OF EXEMPTION

Original Negative Declaration/Notice of Determination was routed to County

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
To: X Office of the County Clerk & Recorder

From: County of Riverside
4080 Lemon Street
Riverside, CA 92501
Clerks for posting on. 9/3/15
Date

Kb
Initial

Project Title: Ordinance No. 926, an Ordinance of the County of Riverside Related to Expedited Permitting Procedures for Small Residential Rooftop Solar Energy Systems

Project Location: The unincorporated area of Riverside County

Project Description: Ordinance No. 926 adopts streamlined permitting and inspection processes for small residential rooftop solar energy systems of ten kilowatts or less as required by Assembly Bill No. 2188 (AB 2188). In particular, AB 2188 amends Government Code section 65850.5 to require all cities and counties to adopt an ordinance creating an expedited, streamlined permitting process for small residential rooftop solar energy systems. Ordinance No. 926 implements the mandatory provisions of Government Code section 65850.5(g)(1) with regard to small residential rooftop solar energy systems, such as accepting and approving applications electronically, directing the Director of the Building and Safety Department ("the Director") to develop a checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Director to administratively review and approve such applications as nondiscretionary permits. Consistent with Government Code section 65850.5(h), Ordinance No. 926 requires only one inspection of the small residential rooftop solar energy system to be done in a timely manner. Any required re-inspections for failure to pass the initial inspection are not subject to the one inspection mandate. Ordinance No. 926 requires that applications to install small residential rooftop solar energy systems be administratively reviewed and approved as nondiscretionary permits by the Director, subject to a limited exception requiring approval of a plot plan under Sections 18.30 and 18.51 of Ordinance No. 348 if the Director finds, based on substantial evidence, that the proposed small residential rooftop solar energy system could have a specific adverse impact on public health or safety. Plot plan review and conditions of approval are limited in accordance with state statutory requirements.

Name of Public Agency Approving Project County of Riverside

Project Sponsor: Transportation and Land Management Agency of the County of Riverside

Exempt Status: (check one)

- Ministerial: (Public Resources Code Sec. 21080(b)(1) and 21080.35; State CEQA Guidelines Sec. 15268)
- Declared Emergency
- Emergency Project
- Categorical Exemption
- Statutory Exemption: (Public Resources Code Sec. 21080(b)(1) and 21080.35; State CEQA Guidelines Sec. 15268)
- Other: (State CEQA Guidelines Sec. 15061(b)(3))

Reasons Why Project is Exempt: Ordinance No. 926 ("the project") implements, on a County level, mandatory state statutes requiring that provisions be made for the approval of small residential rooftop solar energy systems on a ministerial basis. These statutory requirements are set forth in Government Code section 65850.5. As a result, the adoption of Ordinance No. 926 is exempt from CEQA as a ministerial project pursuant to Public Resources Code section 21080(b)(1) and State CEQA Guidelines section 15268. The project is also exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the project may have a significant effect on the environment. Almost all small residential rooftop solar energy system applications will be subject only to nondiscretionary review and approval and therefore will themselves be exempt as a ministerial project pursuant to Public Resources Code section 21080(b)(1) and State CEQA Guidelines section 15268. Additionally, Ordinance No. 926 applies only to rooftop solar installations of 10 kw or less. Public Resources Code section 21080.35 sets forth a statutory exemption for solar energy systems on top of existing buildings. All small residential rooftop solar energy system applications subject to Ordinance No. 926 will be on existing buildings.

There is no specific small residential rooftop solar energy system application associated with the project and it does not commit the County to the installation of any such system. To the extent that a small residential rooftop solar energy system may in limited circumstances require a plot plan, the performance of any environmental analysis at this early stage would require the

SEP 01 2015 3-24

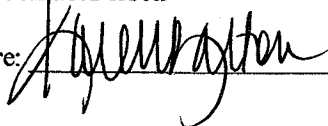
County to speculate as to what property might be involved, what type of solar technology might be used, and what effects a hypothetical small residential rooftop solar energy system on a hypothetical site might have when that system is not subject to the usual ministerial approval process. "An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR." *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d. 185, 193. Under these circumstances, environmental analysis at this time would be premature and meaningless. Accordingly, the County's approval of the project does not create either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

Before a small residential rooftop solar energy system not subject to only ministerial review is installed on any particular site, environmental issues will be analyzed in site-specific environmental documents in accordance with CEQA. The evidence supporting the determination of exemption is set forth in full in the project record and the determination of exemption is consistent with State CEQA Guidelines section 15004(b) which provides: "Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs and negative declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." "Determining whether a project qualifies for the common sense exemption need not necessarily be preceded by detailed or extensive factfinding. Evidence appropriate to the CEQA stage in issue is all that is required." *Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal.4th 372, 388.

County Contact Person

Phone Number

Signature:



Title:

Board Assistant

Date:

9/1/15

For County Clerk's Use Only

SUMMARY OF ORDINANCE NO. 926
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
RELATED TO EXPEDITED PERMITTING PROCEDURES FOR
SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

This summary is presented pursuant to California Government Code section 25124(b). A certified copy of the full text of Ordinance No. 926 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California, 92501.

Ordinance No. 926 adopts streamlined permitting and inspection processes for small residential rooftop solar energy systems of ten kilowatts or less as required by Assembly Bill No. 2188 (AB 2188). AB 2188 amends Government Code section 65850.5 to require all cities and counties to adopt an ordinance creating an expedited, streamlined permitting process for small residential rooftop solar energy systems. Ordinance No. 926 implements the mandatory provisions of Government Code section 65850.5(g)(1) with regard to small residential rooftop solar energy systems, such as accepting and approving applications electronically, directing the Director of the Building and Safety Department ("the Director") to develop a checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Director to administratively review and approve such applications as nondiscretionary permits. Consistent with Government Code section 65850.5(h), Ordinance No. 926 requires only one inspection of the small residential rooftop solar energy system to be done in a timely manner. Any required re-inspections for failure to pass the initial inspection are not subject to the one inspection mandate. Ordinance No. 926 requires that applications to install small residential rooftop solar energy systems be administratively reviewed and approved as nondiscretionary permits by the Director, subject to a limited exception requiring approval of a plot plan under Sections 18.30 and 18.51 of Ordinance No. 348 if the Director finds, based on substantial evidence, that the proposed small residential rooftop solar energy system could have a specific adverse impact on public health or safety. Plot plan review and conditions of approval are limited in accordance with state statutory requirements. Ordinance No. 926 would become effective thirty days after its adoption.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 2, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 926

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, September 6, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, September 02, 2015 8:39 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 926

Received for publication on Sept. 6. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, September 2, 2015 8:24 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. No. 926

Adoption of Ordinance, for publication on Sunday, September 6, 2015. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 2, 2015

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 926

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, September 6, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Wednesday, September 02, 2015 8:43 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 926

Hi Cecilia,
☺

Ad received and will publish on date(s) requested.

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, September 02, 2015 8:25 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: Adoption of Ord. No. 926

Adoption of Ordinance, for publication on Sunday, September 6, 2015. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SUMMARY OF ORDINANCE NO. 926
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
RELATED TO EXPEDITED PERMITTING PROCEDURES FOR
SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

This summary is presented pursuant to California Government Code section 25124(b). A certified copy of the full text of Ordinance No. 926 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California, 92501.

Ordinance No. 926 adopts streamlined permitting and inspection processes for small residential rooftop solar energy systems of ten kilowatts or less as required by Assembly Bill No. 2188 (AB 2188). AB 2188 amends Government Code section 65850.5 to require all cities and counties to adopt an ordinance creating an expedited, streamlined permitting process for small residential rooftop solar energy systems. Ordinance No. 926 implements the mandatory provisions of Government Code section 65850.5(g)(1) with regard to small residential rooftop solar energy systems, such as accepting and approving applications electronically, directing the Director of the Building and Safety Department ("the Director") to develop a checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Director to administratively review and approve such applications as nondiscretionary permits. Consistent with Government Code section 65850.5(h), Ordinance No. 926 requires only one inspection of the small residential rooftop solar energy system to be done in a timely manner. Any required re-inspections for failure to pass the initial inspection are not subject to the one inspection mandate. Ordinance No. 926 requires that applications to install small residential rooftop solar energy systems be administratively reviewed and approved as nondiscretionary permits by the Director, subject to a limited exception requiring approval of a plot plan under Sections 18.30 and 18.51 of Ordinance No. 348 if the Director finds, based on substantial evidence, that the proposed small residential rooftop solar energy system could have a specific adverse impact on public health or safety. Plot plan review and conditions of approval are limited in accordance with state statutory requirements. Ordinance No. 926 would become effective thirty days after its adoption.

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 1, 2015** the foregoing Ordinance consisting of nine (9) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 10, 2015

THE PRESS ENTERPRISE
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RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: ORDINANCE NO. 926 SUMMARY

To Whom It May Concern:

Attached is a copy for publication in your newspaper **ONE TIME: Thursday, August 13, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Printed at: 9:14 am
On: Monday, Aug 10, 2015

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THE PRESS-ENTERPRISE

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SUMMARY OF ORDINANCE NO. 926 AN ORDINANCE OF THE COUNTY OF RIVERSIDE RELATED TO EXPEDITED PERMITTING PROCEDURES FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS

This summary is presented pursuant to California Government Code section 25124(b). A certified copy of the full text of Ordinance No. 926 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California, 92501.

Ordinance No. 926 adopts streamlined permitting and inspection processes for small residential rooftop solar energy systems of ten kilowatts or less as required by Assembly Bill No. 2188 (AB 2188). AB 2188 amends Government Code section 65850.5 to require all cities and counties to adopt an ordinance creating an expedited, streamlined permitting process for small residential rooftop solar energy systems. Ordinance No. 926 implements the mandatory provisions of Government Code section 65850.5(g)(1) with regard to small residential rooftop solar energy systems, such as accepting and approving applications electronically, directing the Director of the Building and Safety Department ("the Director") to develop a checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Director to administratively review and approve such applications as nondiscretionary permits. Consistent with Government Code section 65850.5(h), Ordinance No. 926 requires only one inspection of the small residential rooftop solar energy system to be done in a timely manner. Any required re-inspections for failure to pass the initial inspection are not subject to the one inspection mandate. Ordinance No. 926 requires that applications to install small residential rooftop solar energy systems be administratively reviewed and approved as nondiscretionary permits by the Director, subject to a limited exception requiring approval of a plot plan under Sections 18.30 and 18.51 of Ordinance No. 348 if the Director finds, based on substantial evidence, that the proposed small residential rooftop solar energy system could have a specific adverse impact on public health or safety. Plot plan review and conditions of approval are limited in accordance with state statutory requirements. Ordinance No. 926 would become effective thirty days after its adoption.

Dated: August 10, 2015

KECIA HARPER-IHEM
Clerk of the Board of Supervisors
By: Cecilia Gil, Board Assistant

8/13

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AN ORDINANCE OF THE COUNTY OF RIVERSIDE
RELATED TO EXPEDITED PERMITTING PROCEDURES FOR
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Dated: August 10, 2015

KECIA HARPER-IHEM
Clerk of the Board of Supervisors
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: North, Tiffany <TNorth@co.riverside.ca.us>
Sent: Thursday, July 30, 2015 9:12 AM
To: Gil, Cecilia
Subject: RE: Quote

Thanks Cecilia. I just got your voicemail message too. Let's publish the summary at least five days before August 18th and again within fifteen days after adoption of the ordinance, which we anticipate will be adopted by the Board on September 1st.

Enjoy your vacation.

TIFFANY N. NORTH
Deputy County Counsel IV-S
Office of County Counsel
County of Riverside
Phone: (951) 955-6300
Fax: (951) 955-6363
Email: tnorth@co.riverside.ca.us

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From: Gil, Cecilia
Sent: Thursday, July 30, 2015 9:01 AM
To: North, Tiffany
Subject: FW: Quote

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