



City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 21, 2026
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	If you would like to attend the meeting via Zoom, here is the link: https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 Or One tap mobile : +16694449171,,84544257915#,,, *380084# Or Telephone: US: +1 669 900 6833 Webinar ID: 845 4425 7915 Passcode: 380084 Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla
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- Public comments may be received by 12:00 P.M. **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes - October 7, 2026

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Resolution No. PC2026-33 Recommending the Adoption of Ordinance No. 1240 Establishing Expedited Permitting Procedures for Electric Vehicle Charging Stations

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

Americans with Disabilities Act: The meetings are accessible to persons with disabilities. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (“ADA”) please contact the office of the City Clerk at 760-398-3502 extension 102 or via email cityclerk@coachella.org. Notification 24 hours prior to the meeting will help the City make reasonable arrangements.

Closed Caption and Translation: Closed Caption and Translation are accessible through City website live-stream and Zoom Webinar audio-visual platform and accessible in real-time to all teleconference attendees. Members of the public must activate the “Show Captions” feature on their device for closed caption; and may use the “Options Arrow” to select from the list of available languages for translation.



MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 7, 2026
6:00 PM

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:
Commissioner Fonseca.

ROLL CALL:

Commissioners Present:

_____	Chairperson Lara
<u> X </u>	Vice Chairperson Torres
<u> X </u>	Commissioner Fonseca
<u> X </u>	Commissioner Ordorica
<u> X </u>	Commissioner Murillo
<u> X </u>	Alternate Commissioner Ambriz

Staff Present:

- *Kendra Reif, Community Development Director.
- *Castulo Estrada, Utilities Director
- *Lincoln Bogard, Finance Director
- *Andrew Simmons, City Engineer/Public Works Director
- *Adrian Moreno, Senior Planner.
- *Pedro Hernandez, Code Enforcement Manager.
- *Lizzandro Diaz, Building Official
- *Jesus Medina, Information Technology Tech.

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Commissioner Fonseca, Alternate Commissioner Ambriz, Commissioner Murillo, Vice Chairperson Torres.

NOES: None

ABSTAIN: None

ABSENT: Chairperson Lara.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes July 15, 2026.

MOTION MOVED BY COMMISSIONER FONSECA SECONDED BY VICE CHAIRPERSON TORRES TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Commissioner Fonseca, Alternate Commissioner Ambriz, Commissioner Murillo, Vice Chairperson Torres.

NOES: None

ABSTAIN: None

ABSENT: Chairperson Lara.

WRITTEN COMMUNICATIONS:

THERE WERE 19 WRITTEN COMMENTS RECEIVED.

1. Dustin Smith
2. Chase Preciado
3. Odalys Rangel
4. Lucero Ramirez
5. Laura Juarez
6. Dorian Whitney
7. Leja Farms
8. Monze Loza
9. Marlene Cortez
10. David Mlynarski
11. Fernanda Ceballos
12. Jessika Gascon
13. Joanne Lamas
14. Roman Lopez
15. Karina Villalpando
16. Olivia Rodriguez
17. Vanessa Moreno
18. Rebecca Rivas
19. James Rodriguez
20. V. Martinez Garcia

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

Public Comments:

1. Francisco Molina

Public Comments Opened at 6:04 PM by Vice Chairperson Torres.

Public Comments Closed at 6:07 PM by Chairperson Lara.

REPORTS AND REQUESTS:

None

NON-HEARING ITEMS:

None

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC2026-26, Resolution No. PC2026-27, Resolution No. PC2026-28, Resolution No. PC2026-29, Resolution No. PC2026-30, Resolution No. PC2026-31, and Resolution No. PC2026-32 of the Planning Commission of the City of Coachella for a recommendation to conditionally approve: (1) Tentative Tract Map No. 39330; (2) Zoning Ordinance Amendment No. 26-02 to allow single-family residential uses in conjunction with a resort use as a conditional use within the Regional Commercial zone; (3) Zoning Ordinance Amendment No. 26-03 to modify the Short Term Rental Ordinance; (4) Conditional Use Permit No. 396 to approve the proposed bars and cocktail lounges, liquor sales, and special event establishment uses (5) Conditional Use Permit No. 407 to approve the proposed single-family residential use in conjunction with a resort use; (6) Architectural Review No. 2507 to approve the site plan, architecture, associated structures and improvements, (7) Development Agreement No. 25-01 to approve a Development Agreement, for the “COVA” project proposing the development of a hotel, resort, residential, and commercial public beach club located on approximately 87 acres on four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780060-002) south of Avenue 52, west of Van Buren Street and east of Calhoun Street, and finding that the Project is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 Applicant: Relevant Coachella Owner, LLC

Adrian Moreno, Senior Planner; Castulo Estrada, Utilities Director; and Lincoln Bogard, Finance Director, gave a presentation on the item. The applicant including Grant King, Relevant Group; Isabel Ronda, Relevant Group; and Scott Barrek, Relevant Group, also provided a presentation on the item.

Public Comments:

1. Claudia Gomez
2. Francisco Molina
3. Ash B.
4. Larry Salas
5. Lorraine Salas
6. Claudia Gomez
7. Francisco Molina
8. Eddie Ortiz
9. James Rodriguez
10. Gus Romo
11. Tony Fimbres
12. James Vaughn

13. Rudy Morales

Public Comments Opened at 7:02 PM by Vice Chairperson Torres.

Public Comments Closed at 7:39 PM by Vice Chairperson Torres.

IT WAS MOVED BY ALTERNATE COMMISSIONER AMBRIZ AND SECONDED BY COMMISSIONER ORDORICA TO DENY RESOLUTION NO. PC 2026-26 THROUGH RESOLUTION NO. PC 2026-32.

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Vice Chairperson Torres, Commissioner Murillo, Alternate Commission Ambriz

NOES: Commissioner Fonseca

ABSTAIN: None

ABSENT: Chairperson Lara.

INFORMATIONAL:

None

ADJOURNMENT: 9:18 P.M.

RESPECTFULLY SUBMITTED BY,

KENDRA REIF

PLANNING COMMISSION SECRETARY

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*



STAFF REPORT
10/21/2026

TO: Planning Commission Chair and Commissioners

FROM: Kendra Reif, Community Development Director

PREPARED BY: Kendra Reif, Community Development Director

SUBJECT: Resolution No. PC2026-33 Recommending the Adoption of Ordinance No. 1240 Establishing Expedited Permitting Procedures for Electric Vehicle Charging Stations

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2026-33, recommending that the City Council add Chapter 17.120, Electric Vehicle Charging Station Permitting, to Title 17 of the Coachella Municipal Code, and make the environmental determination set forth in Section 4 of the ordinance.

The City Council adopted Urgency Ordinance No. 1239 on October 14, 2026 to add Chapter 17.120, Electric Vehicle Charging Station Permitting, to Title 17 of the Coachella Municipal Code, which took effect immediately pursuant to Government Code Section 36937(b) to bring the City into compliance with State statutes.

Staff recommends that the Planning Commission conduct a public hearing, and adopt Resolution No. PC2026-33 to recommend to the City Council that the addition of Chapter 17.120 is memorialized through the City's customary process of ordinance adoption.

FISCAL IMPACT:

The ordinance does not appropriate funds or approve City construction of charging infrastructure. Implementation would require staff time to maintain the permitting checklist, update application materials and the City website, coordinate departmental reviews, and administer statutory processing timelines. Permit fees would be charged pursuant to the applicable City fee schedule and would be limited to the City's estimated reasonable cost of providing the service. The amount of any additional administrative cost or permit revenue has not been quantified for this report.

EXECUTIVE SUMMARY:

Ordinance No. 1240 would add Chapter 17.120 to the Coachella Municipal Code to establish expedited permitting procedures for electric vehicle charging stations consistent with California

Government Code Sections 65850.7 and 65850.71. The ordinance provides for administrative review, electronic applications and signatures, a publicly available permitting checklist, and specified processing deadlines while maintaining applicable building, electrical, fire, accessibility, and public health and safety requirements.

Urgency adoption occurred to address uncertainty affecting current and future permit applications and pending litigation alleging noncompliance with State permitting requirements, without admitting any allegation or liability. The ordinance supports the General Plan's greenhouse gas reduction policies and includes a determination that adoption is not subject to CEQA or, alternatively, is exempt under the common-sense exemption.

Staff recommends that the Planning Commission adopt Resolution No. PC2026-33 which recommends adoption of Ordinance No. 1240 to the City Council, under the City's. Implementation would require administrative staff time but would not authorize a capital expenditure or appropriate additional funding.

BACKGROUND:

Assembly Bill 1236 and Assembly Bill 970, codified in Government Code Sections 65850.7 and 65850.71, establish requirements for expedited review of electric vehicle charging station permit applications. These requirements include administrative permitting, a publicly available application checklist, electronic submittals, and specified processing timelines. Review of charging equipment is limited to applicable public health and safety requirements, except where additional review is expressly authorized by State law.

The proposed ordinance establishes a dedicated chapter of the Municipal Code to provide a clear permitting framework for applicants and City staff. It applies to both charging stations serving an existing primary use and facilities where vehicle charging is the primary use of the site.

DISCUSSION:

Chapter 17.120 would establish the following permitting procedures and requirements.

Administrative review and application checklist. The Building Official would administer the expedited process and maintain a checklist of required application information. The checklist, forms, submittal requirements, and applicable fees would be published on the City website. Applications and supporting documents could be submitted electronically, and electronic signatures would be accepted as required by State law.

Processing deadlines. For applications proposing 1 to 25 charging stations at a single site, the ordinance specifies five business days to issue an incompleteness notice and 20 business days after an application is deemed complete for the specified adverse action. For applications proposing more than 25 charging stations, those periods are 10 and 40 business days, respectively. Applications may be deemed complete or approved when the City does not act within the applicable periods, subject to the conditions established by State law.

Health and safety review and appeals. Charging stations would remain subject to applicable building, electrical, accessibility, fire, structural, and utility safety requirements. A conditional use permit may be required only upon the findings authorized by State law concerning a specific adverse public health or safety impact. Denial requires substantial evidence that the impact cannot be satisfactorily mitigated or avoided. The ordinance establishes appeals to the Planning Commission and, for a denied conditional use permit, to the City Council.

Small and large charging stations. The ordinance distinguishes charging stations ancillary to another use from facilities where charging is the primary use. Small stations would not undergo discretionary architectural or aesthetic review solely because charging equipment is proposed. For large stations, the draft includes a three-acre minimum lot size, 200-foot minimum street frontage, underlying-zone setbacks and height limits, security plans, and circulation requirements. Noncharging amenities, such as commercial kiosks, restrooms, and resting facilities, would undergo administrative architectural and site plan review as described in the ordinance.

Parking and private association approvals. Required parking for an existing use would be reduced as necessary to accommodate charging equipment, consistent with State law. Applicable accessibility requirements would continue to apply. City permit approval would not be conditioned on approval by a homeowners' or property owners' association.

Implementation and State law. The ordinance addresses right-of-way installations, concurrent departmental review, inspections, and fees limited to reasonable service costs. It authorizes the Building Official to update administrative procedures and expressly provides that mandatory State law controls in the event of a conflict. All siting, utility, and development requirements must be implemented within those State-law limits.

ENVIRONMENTAL REVIEW:

Consistent with Section 4 of the proposed ordinance, adoption is not a project subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15060(c)(3), because the ordinance establishes administrative permitting procedures and will not result in a direct or reasonably foreseeable indirect physical change in the environment. In the alternative, adoption is exempt under CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that the ordinance itself will not have a significant effect on the environment.

Individual installations processed through a building permit or similar nondiscretionary approval are ministerial and are not subject to CEQA. Any discretionary use permit required pursuant to Government Code Section 65850.7 remains subject to CEQA to the extent required by law. Adoption of the ordinance does not approve a specific charging facility or construction project.

ALTERNATIVES:

The Planning Commission may adopt the resolution; direct revisions and adopt an amended resolution following City Attorney review; or continue the item and provide direction to staff. Continuing the item would not delay establishment of the Municipal Code procedures and would

not suspend the City's obligations under State law, as the adopted Urgency Ordinance has already added Chapter 17.120.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission adopt Resolution No. PC2026-33, recommending to the City Council the addition of Chapter 17.120, Electric Vehicle Charging Station Permitting, to Title 17 of the Coachella Municipal Code, and make the environmental determination set forth in Section 4 of the ordinance.

ATTACHMENTS:

1. Resolution No. PC2026-33 Recommending the addition of Chapter 17.120 to the Coachella Municipal Code.
2. Ordinance No. 1240 adding Chapter 17.120 to the Coachella Municipal Code.
3. Proof of NOPH Publication

RESOLUTION NO. PC2026-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADD A NEW CHAPTER 17.120 TO THE COACHELLA MUNICIPAL CODE ESTABLISHING PROCEDURES FOR EXPEDITED PERMIT PROCESSING OF ELECTRIC VEHICLE CHARGING SYSTEMS WITHIN THE CITY OF COACHELLA

WHEREAS, the State of California has established a policy to promote and encourage the use of electric vehicles and electric vehicle charging infrastructure and to remove unreasonable barriers to the installation of electric vehicle charging stations; and

WHEREAS, California Government Code Section 65850.7 requires cities and counties to administratively approve applications to install electric vehicle (“EV”) charging stations through the issuance of a building permit or similar nondiscretionary permit and requires local agencies to establish an expedited, streamlined permitting process for such installations; and

WHEREAS, the State of California adopted Assembly Bill (“AB”) 1236 and its companion AB 970, which mandate “by-right” administrative approval and strict timelines for local review to reduce barriers to EV charging infrastructure installations; and

WHEREAS, AB 1236 requires every city and county in California to adopt an expedited and streamlined permitting process for EV charging stations to support broader EV deployment goals; and

WHEREAS, AB 970 builds on California’s earlier EV charging permit streamlining law (AB 1236) by establishing specific deadlines for local jurisdictions to process electric vehicle charging station permit applications and tying automatic application approval to jurisdiction inaction; and

WHEREAS, California Government Code Section 65850.71 establishes mandatory timelines for determining the completeness and approval of applications for electric vehicle charging stations; and

WHEREAS, in developing this Ordinance, the City has consulted with the Riverside County Fire Department and Imperial Irrigation District, as applicable, consistent with Government Code section 65850.7; and

WHEREAS, the City is concerned that an overconcentration of large-scale electric-vehicle charging stations within particular areas of the City could create cumulative impacts on surrounding land uses, including increased vehicle and truck traffic, queuing, noise, lighting and glare, electrical-grid demand, public safety, and the availability of land for other commercial and industrial uses, and therefore finds it necessary to establish reasonable, objective siting and

development standards that address those impacts while remaining consistent with applicable state law; and

WHEREAS, the City Council of the City of Coachella adopted Urgency Ordinance No. 1239 on October 14, 2026, and by a vote of 5 to 0 added Chapter 17.120 to the Coachella Municipal Code establishing procedures for expedited permit processing of electric vehicle charging systems within the City of Coachella, protecting public health and safety and ensuring compliance with applicable building, electrical, accessibility, and fire safety standards; and

WHEREAS, on October 21, 2026, the Planning Commission held a duly noticed public hearing to consider Ordinance No. 1240, attached as Exhibit “A,” during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and

WHEREAS, all prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS.

The Planning Commission hereby finds that all of the foregoing recitals presented herewith are true and correct and are hereby incorporated and adopted as findings of the Planning Commission.

SECTION 2. FINDINGS.

The Planning Commission of the City of Coachella hereby adopts this Resolution based on the following findings:

- A. General Plan Consistency. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission hereby finds and determines that the proposed Ordinance is consistent with the goals and policies of the City of Coachella General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically, the provisions of this Ordinance promote the use of electric vehicles by allowing electric vehicle charging stations to be approved administratively in the City to be consistent with California Government Code section 65850.7. Permitting these types of uses within the City of Coachella furthers the City’s goals and policies as set forth in the City of Coachella General Plan, specifically:
 - a. General Plan Elements: Permitting electric vehicle charging stations in the City with specific objective development standards is consistent with the goals and policies of the City of Coachella Sustainability and Natural Environment Element, specifically:
 - i. GHG reduction incentives. Periodically review fee structures for

potential opportunities to provide financial and administrative incentives to support installation of renewable energy generators, energy efficiency measures, land use patterns, and other measures that reduce greenhouse gas emissions.

- ii. Municipal operations. Conduct city operations and institutionalize practices that reduce municipal greenhouse gas (GHG) emissions and lead the community in reducing GHG emissions.
- iii. Existing GHG emissions. Work with community members and businesses to support their efforts to reduce greenhouse gas emissions.

- b. Finally, the Planning Commission finds the proposed Ordinance to permit electric vehicle charging stations by-right is reasonably related to the public welfare of the citizens of the City and surrounding region; more specifically, the proposed Ordinance includes appropriate development standards to ensure that the permitted stations meet all City public health and safety standards including Building and Safety Codes.

SECTION 3. RECOMMENDATION TO THE CITY COUNCIL.

Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the finding made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt and Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ADDING A NEW CHAPTER 17.120 TO THE COACHELLA MUNICIPAL CODE ESTABLISHING PROCEDURES FOR EXPEDITED PERMIT PROCESSING OF ELECTRIC VEHICLE CHARGING SYSTEMS WITHIN THE CITY OF COACHELLA” which is attached as Exhibit “A.”

SECTION 4. CEQA DETERMINATION.

The Planning Commission finds that this Ordinance is not a project subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections, 15060(c)(2), and 15060(c)(3), because the Ordinance establishes administrative permitting procedures and it will not result in a direct or reasonably foreseeable indirect physical change in the environment. In the alternative, adoption of this Ordinance is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Ordinance itself will not have a significant effect on the environment.

Individual applications processed through a building permit or similar nondiscretionary permit are ministerial and are not subject to CEQA. Any discretionary use permit required under California Government Code Section 65850.7 shall remain subject to CEQA to the extent required by law.

SECTION 5. CUSTODIAN OF RECORDS.

The documents and materials that constitute the record of proceedings on which these findings are

based are located at Coachella Civic Center. The City Clerk is the custodian of the record of proceedings.

SECTION 6. EXECUTION OF RESOLUTION.

The Planning Commission Chair shall sign this Resolution, and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

I hereby certify that the foregoing Ordinance was **PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Coachella on the 21st day of October, 2026.

Eva Lara
Planning Commission Chair

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

BB&K, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Ordinance No. 1240 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 21st day of October 2026 by the following vote of Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary

ORDINANCE NO. 1240

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ADDING A NEW CHAPTER 17.120 TO THE COACHELLA MUNICIPAL CODE ESTABLISHING PROCEDURES FOR EXPEDITED PERMIT PROCESSING OF ELECTRIC VEHICLE CHARGING SYSTEMS WITHIN THE CITY OF COACHELLA

WHEREAS, the State of California has established a policy to promote and encourage the use of electric vehicles and electric vehicle charging infrastructure and to remove unreasonable barriers to the installation of electric vehicle charging stations; and

WHEREAS, California Government Code Section 65850.7 requires cities and counties to administratively approve applications to install electric vehicle (“EV”) charging stations through the issuance of a building permit or similar nondiscretionary permit and requires local agencies to establish an expedited, streamlined permitting process for such installations; and

WHEREAS, the State of California adopted Assembly Bill (“AB”) 1236 and its companion AB 970, which mandate “by-right” administrative approval and strict timelines for local review to reduce barriers to EV charging infrastructure installations; and

WHEREAS, AB 1236 requires every city and county in California to adopt an expedited and streamlined permitting process for EV charging stations to support broader EV deployment goals; and

WHEREAS, AB 970 builds on California’s earlier EV charging permit streamlining law (AB 1236) by establishing specific deadlines for local jurisdictions to process electric vehicle charging station permit applications and tying automatic application approval to jurisdiction inaction; and

WHEREAS, California Government Code Section 65850.71 establishes mandatory timelines for determining the completeness and approval of applications for electric vehicle charging stations; and

WHEREAS, in developing this Ordinance, the City has consulted with the Riverside County Fire Department and Imperial Irrigation District, as applicable, consistent with Government Code section 65850.7; and

WHEREAS, the City is concerned that an overconcentration of large-scale electric-vehicle charging stations within particular areas of the City could create cumulative impacts on surrounding land uses, including increased vehicle and truck traffic, queuing, noise, lighting and glare, electrical-grid demand, public safety, and the availability of land for other commercial and industrial uses, and therefore finds it necessary to establish reasonable, objective siting and

development standards that address those impacts while remaining consistent with applicable state law; and

WHEREAS, the City Council of the City of Coachella adopted Urgency Ordinance No. 1239 on October 14, 2026, and by a vote of 5 to 0 added Chapter 17.120 to the Coachella Municipal Code establishing procedures for expedited permit processing of electric vehicle charging systems within the City of Coachella, protecting public health and safety and ensuring compliance with applicable building, electrical, accessibility, and fire safety standards; and

WHEREAS, the City of Coachella Planning Commission held a duly noticed public hearing on October 21, 2026, to consider this Ordinance, and by a vote of [X] to [X], recommended approval to the City Council; and

WHEREAS, the City Council desires to facilitate the installation of electric vehicle charging infrastructure within the City of Coachella while protecting public health and safety and ensuring compliance with applicable building, electrical, accessibility, and fire safety standards; and

WHEREAS, an expedited and streamlined permitting process will reduce unnecessary regulatory barriers, provide greater certainty to property owners, businesses, contractors, and electric vehicle charging providers, and support the expansion of electric vehicle charging infrastructure throughout the City; and

WHEREAS, the City Council finds that adoption of this Ordinance is consistent with California Government Code Sections 65850.7 and 65850.71 and other applicable provisions of State law; and

WHEREAS, the City Council further finds that adoption of this Ordinance promotes the orderly development of the City and serves the best interests of the residents of Coachella; and

WHEREAS, all prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES ORDAIN AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS.

The City Council hereby finds that all of the foregoing recitals presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council.

SECTION 2. FINDINGS.

The City Council of the City of Coachella hereby adopts this Ordinance based on the following findings:

- A. General Plan Consistency. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report, the City Council hereby

finds and determines that the proposed Ordinance is consistent with the goals and policies of the City of Coachella General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically, the provisions of this Ordinance promote the use of electric vehicles by allowing electric vehicle charging stations to be approved administratively in the City to be consistent with California Government Code section 65850.7. Permitting these types of uses within the City of Coachella furthers the City's goals and policies as set forth in the City of Coachella General Plan, specifically:

- a. General Plan Elements: Permitting electric vehicle charging stations in the City with specific objective development standards, is consistent with the goals and policies of the City of Coachella Sustainability and Natural Environment Element, specifically:
 - i. GHG reduction incentives. Periodically review fee structures for potential opportunities to provide financial and administrative incentives to support installation of renewable energy generators, energy efficiency measures, land use patterns, and other measures that reduce greenhouse gas emissions.
 - ii. Municipal operations. Conduct city operations and institutionalize practices that reduce municipal greenhouse gas (GHG) emissions and lead the community in reducing GHG emissions.
 - iii. Existing GHG emissions. Work with community members and businesses to support their efforts to reduce greenhouse gas emissions.
- b. Finally, the City Council finds the proposed Ordinance to permit electric vehicle charging stations by-right is reasonably related to the public welfare of the citizens of the City and surrounding region; more specifically, the proposed Ordinance includes appropriate development standards to ensure that the permitted stations meet all City public health and safety standards including Building and Safety Codes.

SECTION 3. CHAPTER 17.120 IS ADDED TO TITLE 17 OF THE COACHELLA MUNICIPAL CODE.

Title 17 of the Coachella Municipal Code is hereby amended to add Chapter 17.120 to read in its entirety as follows:

CHAPTER 17.120 – ELECTRIC VEHICLE CHARGING STATION PERMITTING

17.120.010 – Intent and Purpose.

The purpose and intent of this Chapter is to:

- A. Promote and encourage the installation and use of electric vehicle charging stations within the

City;

B. Establish an expedited and streamlined permitting process for electric vehicle charging stations consistent with California Government Code Sections 65850.7 and 65850.71, as those sections may be amended from time to time;

C. Remove unreasonable barriers and minimize costs associated with permitting electric vehicle charging stations;

D. Provide a clear, predictable, and timely administrative review process for electric vehicle charging station applications; and

E. Protect public health and safety and preserve the Building Official's authority to identify and address higher-priority life-safety conditions.

17.120.020 – Definitions.

"Building Official" means the Building Official of the City of Coachella or the Building Official's authorized designee.

"City" means the City of Coachella.

"Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as amended from time to time, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

A **"small electric vehicle charging station"** means a station that is designed and operated as a use ancillary to the primary permitted use on site (such as a single family residence, condominium, apartment, office building, commercial retail, parking lot, garage or structure) in order to deliver electricity to personal or commercial passenger vehicles and trucks owned or operated by individuals who either reside or work on the site or are guests on the site where the charging station is located.

A **"large electric vehicle charging station"** means a station that is designed and operated as the primary permitted use on the site in order to charge personal passenger vehicles and trucks and/or commercial passenger vehicles and trucks and which is open to the public, whether with or without the payment of fees, subscriptions or other monetary charges for the service. A "large electric vehicle charging station" includes the electrical and mechanical equipment as defined in Article 625 of the California Electrical Code, and any subsequent amendments, that is necessary to deliver electricity from a source outside the electric vehicle into a plug-in electric vehicle. It does not include ancillary equipment and facilities that are not directly necessary for the charging of plug-in electric vehicles, including but not limited to, canopies (with or without solar panels), patronage resting facilities, commercial sale kiosks or buildings, public restrooms, family amenities or pet amenities. Such ancillary equipment and facilities are not subject to the expedited application and permitting requirements of this Ordinance and shall be subject to Administrative Architectural and Site Plan Review pursuant to Chapter 17 of the City of Coachella Municipal Code.

An "**electronic submittal**" means the submission of an application or associated documentation by electronic mail, internet-based permitting system or portal, or other electronic means authorized by the City.

A "**feasible method to satisfactorily mitigate or avoid a specific, adverse impact**" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit.

A "**specific, adverse impact**" means a significant, quantifiable, direct, and unavoidable impact based on objective, identified, and written local, state or federal public health or safety standards, policies, or conditions in existence on the date the application is deemed complete.

17.120.030 – Applicability.

A. This Chapter applies to the permitting of all electric vehicle charging stations in the City. Electric vehicle charging stations legally established or permitted prior to the effective date of this ordinance are not subject to the requirements of this ordinance unless physical modifications or alterations are undertaken that materially change the size, type, or components of a charging station or hydrogen stations in such a way as to require a new permit.

B. Applications qualifying for expedited processing pursuant to California Government Code Sections 65850.7 and 65850.71 shall be processed administratively and shall not be subject to discretionary review except as expressly authorized by State law and this Chapter.

C. Nothing in this Chapter shall exempt an electric vehicle charging station from applicable health and safety requirements of local, State, or federal law.

17.120.040 – Expedited Permitting Process.

A. The Building Official shall implement and maintain an expedited, streamlined administrative permitting process for electric vehicle charging stations consistent with California Government Code Sections 65850.7 and 65850.71.

B. The Building Official shall adopt and maintain a checklist identifying all information and requirements necessary for an electric vehicle charging station application to qualify for expedited review.

C. The checklist may incorporate or refer to the recommendations and best practices contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" as published by the Governor's Office of Planning and Research, or any successor publication or guidance issued by the State of California.

D. The City's checklist, application forms, submittal requirements, applicable fees, and other required permitting documentation shall be made available on a publicly accessible City website.

E. The Building Official is authorized to administratively update the checklist, application

requirements, forms, and procedures as necessary to remain consistent with amendments to State law, applicable building and electrical codes, and State-issued permitting guidance, provided such updates do not impose requirements inconsistent with State law.

17.120.050 – Electronic Submittal and Signatures.

A. The City shall allow electronic submittal of applications for electric vehicle charging stations and all associated supporting documentation.

B. The City shall accept electronic signatures on applications, forms, plans, and other required documentation in lieu of wet signatures to the extent required by State law.

C. Electronic applications may be submitted through the City's online permitting system, electronic mail, or another electronic method designated by the Building Official.

17.120.060 – Application Completeness.

A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure or existing easements affected by charging station equipment and associated conduits/piping/ducting; and areas of charging station equipment and vehicle circulation or parking.

B. A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. A completed application does not authorize an applicant to energize, connect, or otherwise utilize an electrical vehicle charging station until approval and all necessary permits are granted by the City.

C. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

D. For an electric vehicle charging station, the Building Official shall issue the notice not later than:

- a. Five business days after submission of the application, if the application is for at least 1, but not more than 25 electric vehicle charging stations at a single site.
- b. Ten business days after submission of the application, if the application is for more than 25 electric vehicle charging stations at a single site.

If the Building Official fails to issue a written correction notice to the applicant within the time prescribed, the application shall be deemed complete.

E. A permit application for an electric vehicle charging station shall demonstrate compliance with Imperial Irrigation District utility policies prior to approval.

17.120.070 – Administrative Review and Approval.

A. The Building Official shall review all electric vehicle charging station applications to determine whether the charging station meets all health and safety requirements of local, state, and federal law. The requirements in this Section are declared to be limited to those standards necessary to ensure that the charging station will not have an unmitigated specific adverse impact on public health and safety. Notwithstanding the expedited permit processing set forth in this Chapter, the Building Official retains authority at all times to identify and address higher priority life-safety situations.

B. Upon confirmation by the Building Official that the permit application and supporting documents meet the requirements of the City adopted checklist, and is consistent with all applicable laws and safety standards, the Building Official shall, consistent with Government Code section 65850.7, as may be amended, approve the application and issue all necessary permits.

C. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the City may deny the permit and require the applicant to apply for a conditional use permit pursuant to Chapter 17 of the City of Coachella Municipal Code. For an electric vehicle charging station, the Building Official shall issue the denial and finding not later than:

- a. Twenty business days after the application is deemed complete, if the application is for at least 1, but not more than 25 electric vehicle charging stations at a single site.
- b. Forty business days after the application is deemed complete, if the application is for more than 25 electric vehicle charging stations at a single site.

If the Building Official fails to issue to the applicant a written denial/finding and referral to the Planning Commission for a conditional use permit within the time prescribed, the application shall be deemed approved.

17.120.080 – Appeals.

The Building Official's decision may be appealed by the applicant to the Planning Commission by submitting a written request for a review of such decision within five business days of such decision, requesting review of such decision by the Planning Commission. Such request shall be made in writing to the Development Services Department. Upon receipt of such request, the Development Services Department shall schedule the matter for Planning Commission review and shall forward to the Planning Commission for its consideration all of the documents and materials submitted with the permit application, together with a report on the decision of the Building Official and the reasons therefor. The Planning Commission may act upon the application as if it were the initial consideration of the application. No public hearing shall be required for such action. If the Planning Commission finds that there is not substantial evidence of a specific, adverse impact upon the public health or safety, the Planning Commission shall order issuance of the permits for the charging station or hydrogen station. If the Planning Commission finds that there is substantial evidence of a specific, adverse impact upon the public health or safety, the Planning Commission shall order that the applicant apply for a conditional use permit pursuant to Chapter 17 of the City of Coachella

Municipal Code.

Notwithstanding any provision of Chapter 17 to the contrary, an application for a conditional use permit to install an electric vehicle charging station shall not be denied unless the Planning Commission makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives. If denied, the Planning Commission's decision may be appealed by the applicant to the City Council in the manner provided by Chapter 17 of the City of Coachella Municipal Code.

Any conditions imposed by the Building Official, Planning Commission or the City Council shall be designed to mitigate the specific adverse impact(s) upon the public health or safety at the lowest cost possible.

17.120.090 Homeowners' and Property Owners' Associations

The City shall not condition approval of an electric vehicle charging station permit upon approval of the charging station by a homeowners' association or other association as defined in California Civil Code Section 4080.

Nothing in this Section shall be construed as determining or modifying the private rights or obligations of an applicant under applicable covenants, conditions, restrictions, leases, easements, or other private agreements.

17.120.100 Parking

A. If an electric vehicle charging station or associated equipment interferes with, reduces, eliminates, or otherwise impacts parking spaces otherwise required for an existing use, the number of required parking spaces for the existing use shall be reduced by the amount necessary to accommodate the electric vehicle charging station and associated equipment, consistent with California Government Code Section 65850.71.

B. The installation of an electric vehicle charging station shall not, by itself, require replacement parking for spaces displaced by the charging station or associated equipment when prohibited by State law.

C. Nothing in this Section eliminates applicable accessibility requirements for parking spaces, electric vehicle charging stations, accessible routes, or associated facilities.

17.120.110 Installation and Safety Requirements

Electric vehicle charging stations shall comply with all applicable State and federal health, safety, accessibility, and performance requirements, including, as applicable:

A. The California Building Code;

- B. The California Electrical Code, including Article 625;
- C. The California Green Building Standards Code;
- D. Applicable accessibility requirements of the California Building Code;
- E. Applicable requirements and standards established by the Society of Automotive Engineers;
- F. Applicable standards established by the National Electrical Manufacturers Association;
- G. Applicable standards of nationally recognized testing laboratories, including Underwriters Laboratories or successor organizations;
- H. Applicable rules and requirements of the California Public Utilities Commission and California Department of Food and Agriculture; and
- I. Other applicable State or federal health and safety requirements.

17.120.120 Electrical and Structural Requirements

- A. An electric vehicle charging station shall meet the applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and where applicable, rules of the Public Utilities Commission and Imperial Irrigation District (“IID”) or other applicable local electric utility company regarding safety and reliability.
- B. Installation of electric vehicle charging stations and associated wiring, binding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
- C. Electric vehicle charging stations shall be incorporated into applicable electrical load calculations for new and existing electrical services. Charging equipment shall be treated as a continuous load where required by the California Electrical Code.
- D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer’s installation instructions. Mounting of charging stations shall not adversely affect building elements.
- E. Installation shall not adversely affect required structural, fire-resistance-rated, accessibility, or other life-safety elements of a building or site.

17.120.130 Additional Objective Health and Safety Standards for Large Electric Vehicle Charging Stations

- A. For large electric vehicle charging stations, the minimum lot size shall be 3.0 acres. Minimum street frontage for large electric vehicle charging stations shall be 200 feet.

B. Building setbacks: Same as underlying zoning.

C. Amenities. Amenities and other ancillary equipment and facilities that are not directly necessary for the charging of plug-in electric vehicles from an outside source, including but not limited to, canopies (with or without solar panels), patronage resting facilities, commercial sales kiosks or buildings, public restrooms, family amenities or pet amenities, are not subject to the expedited application and permitting requirements of this ordinance but shall be subject to Administrative Architectural and Site Plan Review pursuant to Chapter 17 of the City of Coachella Municipal Code.

D. Building Height: Same as underlying zoning.

E. Security: All large electric vehicle charging stations shall include a security plan subject to review and approval by the Development Services Department and the Police Department. The security plan may include, but is not limited to a security surveillance system, security personnel, or a perimeter wrought iron or tubular steel fence with visibility into the facility at a maximum height of 8 feet.

F. Vehicle Types and Circulation/Parking: The applicant shall identify the vehicle types served by the station.

- a. Access/Internal Circulation/ Egress from the Site. The applicant shall provide appropriate truck and other vehicle turning templates on plan subject to review and approval by the City's Engineering Department.
- b. Driveways, parking, and queuing areas shall comply with all Fire Codes, Traffic Engineering and Planning/Zoning requirements.
- c. All proposed signage for the station shall be subject to Chapter 17 of the City of Coachella Municipal Code.

17.120.140 Planning and Zoning Review for Small Electric Vehicle Charging Stations

A. Installation of a small electric vehicle charging station shall not be subject to discretionary planning or zoning review except where expressly authorized by California Government Code Section 65850.7 or other applicable State law.

B. Planning review, when necessary, shall be administrative and limited to determining compliance with objective requirements that are consistent with State law.

C. A small electric vehicle charging station application shall not be subjected to discretionary architectural, aesthetic, or design review solely because electric vehicle charging equipment is proposed.

D. Nothing in this Section prevents application of objective accessibility, circulation, right-of-way, fire access, or other health and safety standards authorized by State law.

17.120.150 Coordination of City Review

To the extent practicable and consistent with applicable law, City departments reviewing an electric vehicle charging station application shall coordinate their reviews concurrently rather than sequentially.

The Building Official may establish administrative procedures to consolidate Building, Planning, Engineering, Fire, and other applicable City reviews in order to meet the processing timelines established by State law.

17.120.160 Public Right-of-Way Installations

A. Electric vehicle charging stations proposed within the public right-of-way shall additionally comply with California Government Code Section 65850.72 and applicable, published City requirements governing work within the public right-of-way that are consistent with State law.

B. The City shall develop and publish the checklist, fees, charges, and other information required by California Government Code Section 65850.72. The City Council shall adopt any criteria used to determine appropriate locations within the public right-of-way or, if it determines there are no appropriate locations, the City shall publish that determination as required by State law.

C. Nothing in this Chapter grants a private party the right to occupy or use City property or public right-of-way without obtaining any separate authorization required by law.

17.120.170 Fees

Permit fees for electric vehicle charging stations shall be established by resolution of the City Council or other applicable City fee schedule and shall not exceed the City's estimated reasonable cost of providing the service for which the fee is charged, consistent with California Government Code section 66014 and other applicable State law.

Nothing in this Chapter authorizes the imposition of a fee prohibited by State law.

17.120.180 Inspections

A. The City shall conduct required inspections of permitted electric vehicle charging station installations in a timely manner.

B. The Building Official may establish procedures for consolidated inspections, remote inspections, photographic verification, or other inspection methods when permitted by applicable law and determined appropriate by the Building Official.

C. Approval of an inspection shall not relieve an owner, contractor, installer, or equipment provider from responsibility for compliance with applicable codes, manufacturer's specifications, utility requirements, or other applicable laws.

17.120.190 Administrative Regulations

The Building Official is authorized to establish administrative policies, procedures, checklists,

standard plans, forms, and technical guidance necessary to implement this Chapter, provided such requirements are consistent with applicable State law.

Administrative procedures may be modified without amendment of this Chapter when necessary to reflect amendments to State law, building codes, State permitting guidance, technology, or City permitting systems.

17.120.200 Conflict With State Law

This Chapter shall be interpreted to be consistent with California Government Code Sections 65850.7, 65850.71, and 65850.72 and other applicable State law.

If any provision of this Chapter conflicts with a mandatory provision of State law, the applicable State law shall control, and the remaining provisions of this Chapter shall remain in effect.

SECTION 4. CEQA DETERMINATION.

The City Council finds that adoption of this Ordinance is not a project subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections , 15060(c)(2), and 15060(c)(3), because the Ordinance establishes administrative permitting procedures and it will not result in a direct or reasonably foreseeable indirect physical change in the environment. In the alternative, adoption of this Ordinance is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Ordinance itself will not have a significant effect on the environment.

Individual applications processed through a building permit or similar nondiscretionary permit are ministerial and are not subject to CEQA. Any discretionary use permit required under California Government Code Section 65850.7 shall remain subject to CEQA to the extent required by law.

SECTION 5. SEVERABILITY.

If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days after adoption.

SECTION 7. PUBLICATION AND CERTIFICATION.

The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published or posted in the manner required by California Government Code Section 36933, in a

newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

I hereby certify that the foregoing Ordinance was **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Coachella on the [date]th day of [Month], 2026.

DR. FRANK FIGUEROA
MAYOR

ATTEST:

ANGELA M. ZEPEDA
CITY CLERK

APPROVED AS TO FORM:

RYAN GUIBOA
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Ordinance No. 1240 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this [day]th day of [month] 2026 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

USA TODAY CO.



PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Kendra Reif
City Of Coachella - Legals
53990 Enterprise WAY
Coachella CA 92236-3817

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 10/07/2026
PDS Palm Springs Desert Sun 10/07/2026

and that the fees charged are legal.
Sworn to and subscribed before on 10/07/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$367.10	
Tax Amount:	\$0.00	
Payment Cost:	\$367.10	
Order No:	12687765	# of Copies:
Customer No:	1252586	1
PO #:	EV charge permit	

THIS IS NOT AN INVOICE!*Please do not use this form for payment remittance.*

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

CITY OF COACHELLA PLANNING COMMISSION MEETING
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Coachella will hold a public hearing on Wednesday, October 21, 2026 at 6:00 p.m. at 1515 Sixth Street, Coachella, CA 92236, to consider adopting a resolution recommending that the City Council approve the proposed Ordinance described below. The Ordinance would apply citywide; no specific parcel is the subject of the hearing. The proposed Ordinance would establish an expedited and streamlined permitting process for the installation of electric vehicle ("EV") charging stations within the City of Coachella, consistent with California Government Code Sections 65850.7 and 65850.71 and applicable State law, including Assembly Bills 1236 and 970. The proposed regulations provide for ministerial approval of EV charging stations through a building permit or other nondiscretionary permit process, establish streamlined procedures and mandatory timelines for application review, and require compliance with applicable building, electrical, accessibility, and fire safety standards. The Ordinance also establishes reasonable and objective siting and development standards to address potential cumulative impacts associated with large-scale EV charging stations, including increased vehicle and truck traffic, queuing, noise, lighting and glare, electrical-grid demand, public safety, and the availability of land for other commercial and industrial uses. The proposed regulations are intended to facilitate the expansion and accessibility of EV charging infrastructure throughout the City of Coachella, reduce unnecessary regulatory barriers and provide greater certainty for property owners, businesses, contractors, and EV charging providers, while protecting public health and safety and promoting the orderly development of the City. The Ordinance is further intended to support the State's policies promoting electric vehicle use and greenhouse gas reduction and to remain consistent with the City of Coachella General Plan's sustainability and natural environment goals and policies.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, the City has determined that the proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines Sections 15060(c)(2), and 15060(c)(3), because the Ordinance establishes administrative permitting procedures and it will not result in a direct or reasonably foreseeable indirect physical change in the environment. In the alternative, adoption of this Ordinance is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Ordinance itself will not have a significant effect on the environment. Individual applications processed through a building permit or similar nondiscretionary permit are ministerial and are not subject to CEQA. Any discretionary use permit required under California Government Code Section 65850.7 shall remain subject to CEQA to the extent required by law.

Copies of the proposed Ordinance and related materials are available for public inspection at the Coachella Community Development Department, 53990 Enterprise Way, Coachella, CA 92236, between the hours of 7:00 a.m. and 5:00 p.m., Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

In addition to submitting written comments at the address noted above, you may contact the Community Development Department at (760) 398-3102 before 12:00 p.m. on the day of the meeting to leave a voice message. You may request to speak via Zoom by contacting the Coachella City Clerk before 12:00 p.m. on the day of the meeting requesting a Zoom link to the meeting. Public comments received via email, telephonically, or via Zoom must be limited to a maximum of 250 words written or three minutes spoken.

The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.

If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:

Kendra Reif, Community Development Director
53-990 Enterprise Way, Coachella, CA 92236
(760) 398-3102

BY ORDER OF THE CITY CLERK
PUBLISH: Wednesday, October 7, 2026