ACTION ITEM 9.D.

DATE: July 28, 2026
TO: Mayor and Members of the City Council
FROM: Kristin Pollot, AICP, Planning and Development Services Director
Robert Busick, AICP, Senior Planner
SUBJECT: **HOLD A PUBLIC HEARING AND INTRODUCE AN ORDINANCE ADDING CHAPTER 16.616 TO TITLE 16 (ZONING) OF THE VALLEJO MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS**

RECOMMENDATION

Hold a public hearing and introduce an ordinance adding Chapter 16.616 (Electric Vehicle Charging Stations) to Title 16 (Zoning) of the Vallejo Municipal Code establishing an expedited permitting process for electric vehicle charging stations and finding such actions exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code Regulations, Section 15378(b)(5).

REASONS FOR RECOMMENDATION

The proposed ordinance is recommended because State law requires local jurisdictions to establish an expedited, streamlined permitting process for qualifying electric vehicle charging station (EVCS) installations. In 2015, the State of California adopted AB 1236, codified in Government Code Section 65850.7 and further addressed by Government Code Section 65850.71, to reduce barriers to EVCS permitting and support the expanded adoption and use of electric vehicles in furtherance of the State's climate and air quality goals. Because the City has not yet adopted the required local EVCS permitting ordinance, this update to the Vallejo Municipal Code (VMC) is necessary to bring the City into compliance with current State law. The proposed ordinance also implements relevant Vallejo General Plan policies and actions, as detailed in Table 1 of this report, and is consistent with the purpose of the Zoning Code to promote orderly growth and protect public health, safety, and general welfare.

On June 15, 2026, the Planning Commission conducted a public hearing on the proposed ordinance and subsequently voted 5-0 (with one absence) to recommend that the City Council adopt the ordinance as presented.

BACKGROUND AND DISCUSSION

According to the California Energy Commission, electric vehicles (EVs) are expected to play an important role in achieving the State's climate and air quality goals. Statewide goals include increasing the number of EVs registered in California from 1.5 million in 2025 to five million in 2030, with the eventual goal of 100 percent of vehicles sold in California being EVs. To support this transition, charging infrastructure will need to continue expanding throughout the State. Reducing the regulatory barriers and permit processing timelines for electric vehicle charging stations (EVCSs) is therefore important to supporting continued EV adoption.

In 2015, the State of California adopted Assembly Bill (AB) 1236, which amended Government Code Section 65850.7 to require local jurisdictions to establish an expedited, streamlined permitting process for EVCSs. For jurisdictions with a population less than 200,000 residents, the statute required adoption of a local ordinance by September 30, 2017. The ordinance must also require the City to adopt a checklist of application

requirements for EVCS permits to be eligible for expedited review.

The City began preparing the documentation required to comply with State law after AB 1236 was enacted; however, the effort was not completed due to staffing limitations and competing priorities. Because the City has not yet adopted the required expedited permitting ordinance, the City is not currently fully compliant with Government Code Section 65850.7. Adoption of the proposed ordinance would bring the City into compliance with State law requirements related to EVCS permitting.

Project Description

The proposed ordinance would add a new chapter, Chapter 16.616 to the Vallejo Municipal Code (VMC), establishing an expedited and streamlined permitting process for Electric Vehicle Charging Stations (EVCS).

The proposed ordinance would apply broadly to EVCS installations throughout the city, including installations associated with single-family homes, multifamily residential developments, commercial properties, mixed-use developments, and installations located within the public right-of-way. Examples of projects that could utilize the proposed expedited permitting process include residential garage chargers, apartment and condominium charging facilities, commercial parking lot charging stations, fleet charging installations, and curbside or public charging infrastructure.

Within proposed Chapter 16.616, a ministerial permitting process would be established for qualifying EVCS installations consistent with Government Code Sections 65850.7 and 65850.71 and applicable provisions of the California Electrical Code. Applicable California Electrical Code provisions include standards related to conductive and wireless charging, power export, and bidirectional current flow for EVs.

In general, qualifying EVCS installations that comply with applicable building, electrical, fire, accessibility, and public safety requirements would be reviewed through an expedited ministerial permitting process rather than discretionary review.

The proposed expedited process is as follows:

1. Applicants must verify that the proposed EVCS installation would not create a specific adverse impact on public health or safety, as defined by State law and the proposed ordinance.
2. Applicants would submit a permit application, required documentation, and applicable fees using a City checklist that would be published online. Electronic application submittal and electronic signatures would be permitted.
3. If the application satisfies the checklist requirements and complies with applicable building, electrical, fire, and safety standards, the Chief Building Official would process the application through an expedited ministerial review process and issue the necessary permits.
4. If the Chief Building Official determines, based on substantial evidence, that a proposed EVCS installation could create a specific adverse impact on public health or safety, the Planning and Development Services Director may require the applicant to obtain a Minor Use Permit (MUP).

If the Planning and Development Services Director issues a MUP for an EVCS installation, the permit may include conditions recommended by the Chief Building Official to mitigate identified public health or safety impacts at the lowest possible cost. A MUP application could only be denied if the Director determines there is no feasible method to mitigate or avoid the identified public health or safety impact.

State Review
The proposed ordinance was reviewed by the Governor's Office of Business and Economic Development (GO-Biz) and GO-Biz has subsequently confirmed that the proposed ordinance is consistent with the intent and requirements of Government Code Sections 65850.7 and 65850.71.

Code Compliance
VMC Chapter 16.611.02(D) requires that any proposed amendments to the Zoning Code be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to consideration by the City Council. Consistent with this requirement, the Planning Commission held a duly noticed public hearing on June 15, 2026, and voted 5-0, with one absence, to adopt Resolution No. PC26-13 recommending City Council adoption of the proposed ordinance.

To recommend adoption of zoning text amendments, the Planning Commission must make the following findings pursuant to VMC Section 16.611.03(A):

1. The ordinance amendment is consistent in principle with the General Plan and any applicable specific plan; and
2. The ordinance amendment is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Staff Analysis
The proposed Zoning Code Text Amendment is consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in bold, followed by staff's analysis in italics:

Table 1 – General Plan 2040 Policies and Actions

Policies and Actions	**Staff's Analysis**
Policy CP-1.12: Clean Air. Protect the community from harmful levels of air pollution.	*This Zoning Code Text Amendment will facilitate development of electric vehicle charging stations are crucial to the large-scale adoption of electric vehicles with reduced or zero tailpipe emissions promoting cleaner local air quality.*
Policy EET2.1: Economic Diversification. Attract employment- and tax-generating businesses that support the economic diversity of the city.	*This Zoning Code Text Amendment will promote development of electric vehicle charging stations throughout the City, including publicly accessible stations which will attract motorists needing to rec their vehicles, inviting them to shop and/or dine a adjacent businesses while their vehicles are char with both the charging and shopping activities generating tax revenue for the City of Vallejo.*

Policy EET-4.1: City-led Sustainability. Pursue programs that enable the City to contribute meaningfully to economic development and diversification efforts by retaining, attracting, and promoting green and sustainable businesses.	*This Zoning Code Text Amendment will promote and sustainable businesses developing, hosting, operating electric vehicle charging stations. This meaningful contribution to meeting the State's ov climate change mitigation goals.*
Policy EET-4.2: Responsible Development. Favor residential, commercial, and industrial development that can mitigate or avoid environmental impacts.	*This Zoning Code Text Amendment will facilitate installation of electric vehicle charging stations at existing and proposed residential, commercial, a industrial development projects. The installation c chargers will support the projects' mitigation and avoidance of environmental impacts to air quality climate change.*
Action MTC-2.12C Update City regulations to require or incentivize the installation of sufficient electric charging infrastructure at high-priority locations, such as large new employment sites and large new multifamily residential developments.	*This Zoning Code Text Amendment will incentiviz installation of electric vehicle charging stations at development sites throughout the City of Vallejo creating an expedited and streamlined process fo permitting of such stations.*
Action MTC-2.13C Consider measures such as regulations or incentives to promote the installation of electric charging infrastructure at high-priority locations, such as new large employment sites.	*This Zoning Code Text Amendment will incentiviz installation of electric vehicle charging stations at development sites throughout the City of Vallejo creating an expedited and streamlined process fo permitting of such stations.*

The proposed ordinance also supports the purposes of the Zoning Code by promoting orderly development while protecting public health, safety, and general welfare. State law requires local agencies to establish expedited, streamlined permitting procedures for qualifying EVCSs. The proposed ordinance would implement that requirement while preserving the City's ability to address specific adverse impacts to public health or safety when supported by substantial evidence.

Because permitting standards for EVCSs are substantially governed by State law, the City's ability to impose additional local discretionary review is limited. The proposed ordinance would ensure that the VMC remains consistent with Government Code Sections 65850.7 and 65850.71 while supporting broader installation of EV charging infrastructure throughout the City.

Notice and Comments

On July 7, 2026, pursuant to VMC Section 16.602.08, a notice of the public hearing was published by placing a display advertisement of at least one-eighth page in the Times Herald, as well as electronically mailed to

interested parties and members of the City Council at least 21 days before the public hearing. As of the writing of this report, staff have not received any comments regarding the proposed ordinance.

FISCAL IMPACT

There is no immediate fiscal impact associated with introduction of the ordinance. The proposed amendment establishes a streamlined, expedited permitting process for applications to install electric vehicle charging stations. Any staff time associated with implementation would be absorbed within existing departmental operations.

ENVIRONMENTAL REVIEW

The proposed ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to 14 Cal Code Regs Section 15378(b)(5) in that it authorizes administrative activities and is not a project which will result in direct or indirect physical changes in the environment.

ATTACHMENTS

1.	Ordinance Adding Chapter 16.616 to the Vallejo Municipal Code Relating to EV Charging Stations _CAO Stamp
2.	PC Resolution 26-13 - Signed

CONTACT

Kristin Pollot, AICP, Planning and Development Services Director, (707) 648-4326
kristin.pollot@cityofvallejo.net

Approved as to form:

By: _____ *for*
Veronica A.F. Nebb
City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO ADDING CHAPTER 16.616 TO TITLE 16 (ZONING) OF THE VALLEJO MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

WHEREAS, the State of California and the City of Vallejo have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, the State of California has adopted Assembly Bill No. 1236 (2015-2016 Reg. Sess.)(adding Gov. Code § 65850.7) and Assembly Bill No. 970 (2021-2022 Reg. Sess.)(amending Gov. Code § 65850.7 and adding Gov. Code § 65850.71), which together require local agencies, including charter cities, to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the City's reliance on environmentally damaging fossil fuels; and

WHEREAS, the City seeks to adopt an ordinance that complies with Government Code Sections 65850.7 and 65850.71 while protecting public health and safety; and

WHEREAS, under Title 14 of the California Code of Regulations, Section 15378(b)(5), the proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) because it authorizes administrative activities and does not constitute a project that will result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Planning Commission, after giving all public notices required by State Law and the Vallejo Municipal Code, held a duly noticed public hearing on June 15, 2026, on the proposed ordinance and voted 5-0, with one absence, to recommend that it be adopted by the City Council; and

WHEREAS, thereafter, the City Council, after giving all public notices required by State Law and the Vallejo Municipal Code, held a duly noticed public hearing on July 28, 2026 on the proposed ordinance and considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the Record of Proceedings relating to the proposed ordinance, which are maintained in the Vallejo City Clerk's Office, 555 Santa Clara Street, Vallejo, CA 94590.

NOW THEREFORE THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

All of the facts set forth in the Recitals are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

SECTION 2. Record.

The Record of Proceedings ("Record") upon which the City Council bases its decision includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the proposed EVCS permit expediting ordinance; (2) the evidence, facts, findings and other determinations set forth herein; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element; (5) the Vallejo Municipal Code and its related environmental documents; (6) all documentary and oral evidence received at public meetings, hearings, or submitted to the City relating to the proposed EVCS permit expediting ordinance; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Office of the City Clerk of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

SECTION 3. California Environmental Quality Act.

Based on the statements and findings recited herein, the City Council finds that the adoption of this Ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to 14 Cal Code Regs Section 15378(b)(5). The Ordinance authorizes administrative activities and is not a project which will result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 4. Findings.

In accordance with Vallejo Municipal Code Section 16.611.03.A.1 and A.2 (Required Findings, Zoning Code Text Amendments), the City Council hereby makes the following findings:

A.1 The zoning text amendment is consistent in principle with the general plan and any applicable specific plan;

Facts in support: The proposed Ordinance implements the General Plan policies and actions as described in Table 1, below.

Table 1 – General Plan 2040 Policies and Actions	
Policies and Actions	**Staff's Analysis**
Policy CP-1.12: **Clean Air.** Protect the community from harmful levels of air pollution.	*Facts in Support: The Ordinance will facilitate the development of EVCS which are crucial to the large-scale adoption of electric vehicles with reduced or zero tailpipe emissions promoting cleaner local air quality.*
Policy EET2.1: **Economic Diversification.** Attract employment- and tax-generating businesses that support the economic diversity of the city.	*Facts in Support: The Ordinance will promote the development of EVCS throughout the City, including publicly accessible stations which will attract motorists needing to recharge their vehicles, inviting them to shop and/or dine at adjacent businesses while their vehicles are charging, with both the charging and shopping activities generating tax revenue for the City of Vallejo.*
Policy EET-4.1: **City-led Sustainability.** Pursue programs that enable the City to contribute meaningfully to economic development and diversification efforts by retaining, attracting, and promoting green and sustainable businesses.	*Facts in Support: The Ordinance advances this policy in that it promotes opportunities for green and sustainable businesses. This is a meaningful contribution to meeting the State's overall climate change mitigation goals.*
Action MTC-2.12C Update City regulations to require or incentivize the installation of sufficient electric charging infrastructure at high-priority locations, such as large new employment sites and large new multifamily residential developments.	*Facts in Support: The Ordinance implements this action as it updates City regulations to incentivize the installation of EVCS at high priority locations, including large employment sites and multifamily residential developments.*
Action MTC-2.13C Consider measures such as regulations or incentives to promote the installation of electric charging infrastructure at high-priority locations, such as new large employment sites.	*Facts in Support: The Ordinance implements this action as it considers regulations to incentivize the installation of EVCS at high priority locations.*

A.2. The zoning text amendment is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Facts in support: The proposed Ordinance is intended to create an expedited permitting process for EVCS to comply with State law in support of the increased adoption of electric vehicles throughout California to promote the State's climate and air quality goals. Consistent with the statewide goals, the establishment of additional EVCS within the City would promote the public health, safety, and general welfare of Vallejo by facilitating the use of transportation technologies which reduce local air pollution and its associated health and safety impacts, while ensuring an orderly development process consistent with the Zoning Code.

SECTION 5. A new Chapter 16.616 is hereby enacted to read as follows:

Chapter 16.616
ELECTRIC VEHICLE CHARGING STATIONS

Section 16.616.01 Purpose.

The purpose of this Chapter is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This Chapter implements California Government Code Section 65850.7 and Section 65850.71.

Section 16.616.02 Definitions.

"**Building Official**" means the Chief Building Official of the City of Vallejo or their designee.

"**Director**" means the Planning and Development Services Director of the City of Vallejo or their designee.

"**Electronic submittal**" means application materials submitted through the utilization of one or more of the following: electronic mail or email, the internet, or other feasible method.

"**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 it reads on the effective date of this Chapter and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"**Feasible method to satisfactorily mitigate or avoid the specific adverse impact**" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed on an application for a permit.

"**Specific, adverse impact**" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Section 16.616.03 Administrative Permitting Process.

(a) **Checklist**. The Building Official shall implement an expedited and streamlined permitting process for electric vehicle charging stations and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited and streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the "Electric Vehicle Charging Station Permitting Guidebook" published by the Governor's Office of Business and Economic Development. The City's adopted checklist shall be published on the City's website. Applicants shall pay a permit fee as required by the City Council by resolution.

(b) **Specific, Adverse Impact Verification**. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have any specific, adverse impact to public health and safety. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; and areas of charging station equipment and vehicle parking.

(c) **Permit Application Processing**. Upon confirmation by the Building Official that the permit application and supporting documentation satisfies the requirements in the City's adopted checklist, the Building Official shall deem the permit application complete, and it will be promptly processed in accord with all applicable laws and health and safety standards. The Building Official shall, consistent with Government Code Sections 65850.7 and 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, the B 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) **Electronic Submittal and Signature**. Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications and shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

Section 16.616.04 Discretionary Permitting Process.

(a) **Minor Use Permit Required**. It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting such stations so long as the action does not supersede the Building Official's authority to address higher priority life safety situations. If the Director, following the Building Official's findings based on substantial evidence that the electric vehicle charging station would have a specific adverse impact on local, state, or federal public health or safety requirements, the City may require the applicant to apply for a minor use permit in accordance with Section 16.606.

(b) **Minor Use Permit Conditions**. If the Director issues a minor use permit for an electric vehicle charging station, the permit may include conditions designed by the Building Official to mitigate any specific, adverse impact upon public health and safety at the lowest possible cost. A feasible method to satisfactorily mitigate or avoid the 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.

(c) **Denial of Minor Use Permit**. If a minor use permit for an electric vehicle charging station is required, the Director may only deny an application for the electric vehicle charging station minor use permit if the Building Official makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. The findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact.

(d) **Appeal**. The Director's decision may be appealed to the Planning Commission in accordance with Section 16.606.05.A and Section 16.602.14.

(e) **Prohibition**. In the technical review of an electric vehicle charging station, consistent with Government Code Section 65850.7(h), the City shall not condition the approval for any permit for an electric vehicle charging station on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

Section 16.616.05 Electric Vehicle Charging Station Installation Requirements.

(a) Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

(b) Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

(c) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

(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 of electric vehicle charging stations shall meet the requirements of the California Building Code related to accessibility by persons with disabilities.

SECTION 6. Severability.

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact one or more provisions may be declared invalid.

SECTION 7. Effective Date.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) days after its final passage.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC26-13

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE ADDING CHAPTER 16.616 TO TITLE 16 (ZONING) OF THE VALLEJO MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

* *

WHEREAS, the State of California has adopted Assembly Bill No. 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations (EVCSs); and

WHEREAS, creation of an expedited, streamlined permitting process for EVCSs would facilitate convenient charging of electric vehicles (EVs) and help reduce the City's reliance on environmentally damaging fossil fuels; and

WHEREAS, the City seeks to adopt an ordinance that complies with Assembly Bill 1236 (Chapter 598, Statutes 2015, Cal. Gov't Code § 65850.7) while protecting public health and safety; and

WHEREAS, the Vallejo Municipal Code (VMC) is recommended to be amended to be consistent with State Law; and

WHEREAS, in accordance with the VMC Chapter 16.611, any proposed amendments to the Zoning Code must first be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to being considered by the City Council; and

WHEREAS, notices describing the Planning Commission's public hearing on the proposed EVCS expedited permit processing ordinance were mailed to all persons requesting notice pursuant to VMC Section 16.602.08, emailed to the members of the Planning Commission, and published in a 1/8th page advertisement in the Times-Herald, a newspaper of local circulation, on May 24, 2026; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the regarding the proposed EVCS permit expediting ordinance on June 15, 2026, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines, and resolves as follows:

Section 1. Recitals.

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

Section 2. Record.

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the proposed EVCS permit expediting ordinance; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element; (5) the VMC and its related environmental documents; (6) all documentary and oral evidence received at public meetings, hearings, or submitted to the City relating to the proposed EVCS permit expediting ordinance; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services Department of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. California Environmental Quality Act Findings.

Based on the Record as described above, the Planning Commission recommends that the City Council find that the adoption of this Ordinance to be exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to 14 Cal Code Regs Section 15378(b)(5). The Ordinance authorizes administrative activities and is not a project which will result in direct or indirect physical changes in the environment.

Section 4. Findings.

In accordance with Vallejo Municipal Code Section 16.611.03.A.1 and A.2 (Required Findings, Zoning Code Text Amendments), the Planning Commission hereby makes the following findings regarding the EVCS permit expediting ordinance, as detailed in Exhibit A attached hereto and incorporated herein by reference.

A.1 The ordinance amendment is consistent in principle with the general plan and any applicable specific plan;

Facts in support: The proposed Zoning Code Text Amendment is intended to create an expedited permitting process for electric vehicle charging stations to comply with adopted State law. The proposed ordinance implements the following General Plan policies and actions, as described in Table 1:

Table 1 – General Plan 2040 Policies and Actions	
Policies and Actions	**Staff's Analysis**
Policy CP-1.12: **Clean Air.** Protect the community from harmful levels of air pollution.	*Facts in Support: This Zoning Code Text Amendment will facilitate the development of EVCSs which are crucial to the large-scale adoption of electric vehicles with reduced or zero tailpipe emissions promoting cleaner local air quality.*

Policy EET2.1: **Economic Diversification.** Attract employment- and tax-generating businesses that support the economic diversity of the city.	*<u>Facts in Support:</u> This Zoning Code Text Amendment will promote the development of EVCSs throughout the City, including publicly accessible stations which will attract motorists needing to recharge their vehicles, inviting them to shop and/or dine at adjacent businesses while their vehicles are charging, with both the charging and shopping activities generating tax revenue for the City of Vallejo.*
Policy EET-4.1: **City-led Sustainability.** Pursue programs that enable the City to contribute meaningfully to economic development and diversification efforts by retaining, attracting, and promoting green and sustainable businesses.	*<u>Facts in Support:</u> This Zoning Code Text Amendment will promote green and sustainable businesses developing, hosting, and/or operating EVCSs. This is a meaningful contribution to meeting the State's overall climate change mitigation goals.*
Policy EET-4.2: **Responsible Development.** Favor residential, commercial, and industrial development that can mitigate or avoid environmental impacts.	*<u>Facts in Support:</u> This Zoning Code Text Amendment will facilitate the installation of EVCSs at existing and proposed residential, commercial, and industrial development projects. The installation of chargers will support the projects' mitigation and avoidance of environmental impacts to air quality and climate change.*
Action MTC-2.12C Update City regulations to require or incentivize the installation of sufficient electric charging infrastructure at high-priority locations, such as large new employment sites and large new multifamily residential developments.	*<u>Facts in Support:</u> This Zoning Code Text Amendment will incentivize the installation of EVCSs at all development sites throughout the City of Vallejo by creating an expedited and streamlined process for the permitting of such stations.*
Action MTC-2.13C Consider measures such as regulations or incentives to promote the installation of electric charging infrastructure at high-priority locations, such as new large employment sites.	*<u>Facts in Support:</u> This Zoning Code Text Amendment will incentivize the installation of EVCSs at all development sites throughout the City of Vallejo by creating an expedited and streamlined process for the permitting of such stations.*

A.2. The zoning text amendments are consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

<u>Facts in support:</u> The proposed Zoning Code Text Amendment is intended to create an expedited permitting process for EVCSs to comply with adopted State law in support of the increased adoption of electric vehicles throughout California to promote the State's climate

and air quality goals. Consistent with the statewide goals, the establishment of additional EVCSs would promote the public health, safety, and general welfare of Vallejo by facilitating the use of transportation technologies which reduce local air pollution and its associated health and safety impacts, while ensuring an orderly development process consistent with the Zoning Code.

Section 5. Decision.

BE IT FURTHER RESOLVED that, based on the findings set forth herein and the record as a whole, the Planning Commission hereby recommends that the City Council adopt an ordinance adding Chapter 16.616 to Title 16 (Zoning) of the Vallejo Municipal Code establishing an expedited permitting process for electric vehicle charging stations, as shown in Exhibit A, attached hereto, and incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 15th day of June 2026 by the following vote, to-wit:

AYES:	Taylor, White, Douglass, Madeiros, Beasley-Stansberry
NOES:	None
ABSENT:	Blind
ABSTAIN:	None

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

KRISTIN POLLOT, AICP – SECRETARY
City of Vallejo Planning Commission

Exhibits:

A. Proposed Ordinance Adding Chapter 16.616 to the Vallejo Municipal Code Relating to Electric Vehicle Charing Stations

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO ADDING CHAPTER 16.616 TO TITLE 16 (ZONING) OF THE VALLEJO MUNICIPAL CODE ESTABLISHING AN EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

WHEREAS, the State of California and the City of Vallejo have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, the State of California has adopted Assembly Bill No. 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the City's reliance on environmentally damaging fossil fuels; and

WHEREAS, the City seeks to adopt an ordinance that complies with Assembly Bill 1236 (Chapter 598, Statutes 2015, Cal. Gov't Code § 65850.7) while protecting public health and safety; and

WHEREAS, under Title 14 of the California Code of Regulations, Section 15378(b)(5), the proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) because it authorizes administrative activities and does not constitute a project which will result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Planning Commission, after giving all public notices required by State Law and the Vallejo Municipal Code, held a duly noticed public hearing on June 15, 2026, on the proposed ordinance; and

WHEREAS, thereafter, the City Council, after giving all public notices required by State Law and the Vallejo Municipal Code, held a duly noticed public hearing on_____, 2026, on the proposed ordinance and considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the Record of Proceedings relating to the proposed ordinance, which are maintained in the Vallejo City Clerk's Office, 555 Santa Clara Street, Vallejo, CA 94590.

NOW THEREFORE THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1. All of the facts set forth in the Recitals are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

SECTION 2. Record.

The Record of Proceedings ("Record") upon which the City Council bases its recommendation includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the proposed EVCS permit expediting ordinance; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element; (5) the Vallejo Municipal Code and its related environmental documents; (6) all documentary and oral evidence received at public meetings, hearings, or submitted to the City relating to the proposed EVCS permit expediting ordinance; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services Department of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

SECTION 3. Based on the statements and findings recited above, the City Council finds that the adoption of this Ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to 14 Cal Code Regs Section 15378(b)(5). The Ordinance authorizes administrative activities and is not a project which will result in direct or indirect physical changes in the environment.

SECTION 4. A new Chapter 16.616 is hereby enacted to read as follows:

Chapter 16.616
ELECTRIC VEHICLE CHARGING STATIONS

Section 16.616.01 Purpose.

The purpose of this Chapter is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This Chapter implements California Government Code Section 65850.7.

Section 16.616.02 Definitions.

"**Building Official**" means the Chief Building Official of the City of Vallejo or their designee.

"**Director**" means the Planning and Development Services Director of the City of Vallejo or their designee.

"**Electronic submittal**" means application materials submitted through the utilization of one or more of the following: electronic mail or email, the internet, or other feasible method.

"**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 it reads on the effective date of this Chapter and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"**Feasible method to satisfactorily mitigate or avoid the specific adverse impact**" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed on an application for a permit.

"**Specific, adverse impact**" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Section 16.616.03 Administrative Permitting Process.

(a) **Checklist**. The Building Official shall implement an expedited and streamlined permitting process for electric vehicle charging stations and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited and streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the "Electric Vehicle Charging Station Permitting Guidebook" published by the Governor's Office of Business and Economic Development. The City's adopted checklist shall be published on the City's website. Applicants shall pay a permit fee as required by the City Council by resolution.

(b) **Specific, Adverse Impact Verification**. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have any specific, adverse impact to public health and safety. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; and areas of charging station equipment and vehicle parking.

(c) **Permit Application Processing**. Upon confirmation by the Building Official that the permit application and supporting documentation satisfies the requirements in the City's adopted checklist, the Building Official shall deem the permit application complete, and it will be promptly processed in accord with all applicable laws and health and safety standards. The Building Official shall, consistent with Government Code Sections 65850.7 and 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, they 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) **Electronic Submittal and Signature**. Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications and shall also accept

electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

Section 16.616.04 Discretionary Permitting Process.

(a) **Minor Use Permit Required**. It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting such stations so long as the action does not supersede the Building Official's authority to address higher priority life safety situations. If the Director, following the Building Official's findings based on substantial evidence that the electric vehicle charging station could have a specific adverse impact on local, state, or federal public health or safety requirements, the City may require the applicant to apply for a minor use permit in accordance with Section 16.606.

(b) **Minor Use Permit Conditions**. If the Director issues a minor use permit for an electric vehicle charging station, the permit may include conditions designed by the Building Official to mitigate any specific, adverse impact upon public health and safety at the lowest possible cost. A feasible method to satisfactorily mitigate or avoid the 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.

(c) **Denial of Minor Use Permit**. If a minor use permit for an electric vehicle charging station is required, the Director may only deny an application for the electric vehicle charging station minor use permit if the Building Official makes written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. The findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact.

(d) **Appeal**. The Director's decision may be appealed to the Planning Commission in accordance with Sections 16.606.05 and 16.602.14.

(e) **Prohibition**. In the technical review of an electric vehicle charging station, consistent with Government Code Section 65850.7(h), the City shall not condition the approval for any permit for an electric vehicle charging station on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

Section 16.616.05 Electric Vehicle Charging Station Installation Requirements.

(a) Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

(b) Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

(c) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

(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 of electric vehicle charging stations shall meet the requirements of the California Building Code related to accessibility by persons with disabilities.

SECTION 5. Severability.

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact one or more provisions may be declared invalid.

SECTION 6. Effective Date.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) days after its final passage.

PASSED and ADOPTED by the City Council of the City of Vallejo at a regular meeting held on the ___day of _____, 2026.