



CITY OF ANGELS
COMMUNITY DEVELOPMENT

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: September 1, 2026

TO: City of Angels City Council

FROM: Amy Augustine, AICP – City Planner

RE: Public Hearing: Re-Introduce, Waive the Second Reading by Substitution of Title, Hold a Public Hearing Consider Adopting Ordinance 556 Adding a New Section 17.06.240 of the City of Angels Municipal Code addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS).

RECOMMENDATION:

Re-Introduce, waive the second reading by substitution of title, hold a public hearing and adopt Ordinance 556.

BACKGROUND:

The Planning Commission held a public hearing on July 9, 2026, to consider the proposed code changes and, per Resolution of Intent 26-09, unanimously recommended adoption of Ordinance 556 to the City Council without changes.

On August 18, 2026, the City Council held a public hearing, took input, and set September 1, 2026 to consider adopting Ordinance 556.

The State of California adopted AB 1236 (Chiu, 2015) requiring all California cities to develop an expedited, streamlined permitting process for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS). EVCS code changes were to be adopted by September 30, 2017. HFS ordinances are to be adopted by September 30, 2028. The process requires adopting both ordinances and application checklists. AB 970 (McCarty, 2021) requires limiting jurisdictional reviews of these facilities to health and safety requirements. It also added binding timelines based on project sizes, and clarified parking requirements. Legislation is codified in Government Code Sections 65850.7 and 65850.71.

Other requirements or clarifications of these bills include:

- Applications for ECVS shall be administratively approved through a building permit or similar non-discretionary permit
- Applications for HFS shall be administratively approved through a building permit or similar non-discretionary permit if:
 - ✓ It is zoned for industrial or commercial development and doesn't contain any residential units

- ✓ It was previously developed with a service station
- Limits comments on applications to one set of comments detailing all application deficiencies
- Law applies to all charging station installations including Level 1, Level 2, and DC Fast charging; public and private; light-, medium-, and heavy-duty EVCS including essential components and infrastructure for EVCS function
- 1-25 EVCS stations at a single site require applications to be deemed complete within 5 days or detail all necessary changes. Once complete:
 - ✓ Project is approved within 20 business days unless a finding of a specific adverse impact to health and safety is made
 - ✓ Appeals may be made to the Planning Commission
- 26+ EVCS stations at a single site - applications to be deemed complete within 10 business days and approved within 40 days after deemed complete
- Parking requirements shall be reduced by the amount necessary to accommodate EVCS and associated equipment

Legislation notes that utility approval to connect to the grid and operate the facility is a separate process for EVCS permit processing. The burden is placed on project applicants to involve their local utility. Before a new EVCS can be used, it must pass final inspection(s) by the City Building Inspector.



Figure 1: Hydrogen Fueling Station

DISCUSSION:

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the City of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the City of Angels General Plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Finding A – Consistency with the Angels Camp Municipal Code

The proposed code change is required by state law. Upon adoption by the City Council, the new addition to the municipal code will be consistent with the Angels Municipal Code and Finding A can be made.

Finding B – Consistency with the General Plan

The goals, policies and implementation measures of the City of Angels General Plan 2020 Air Quality Element are closely tied to compliance with the requirements of the California Environmental Quality Act and local, state and federal air quality regulations.

Specific programs in the General Plan include:

9.A.5 Emphasize the reduction of air emissions (including greenhouse gas emissions) generated from sources located within the City of Angels and under City control. [2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]

9.A.7 Reduce the emission of greenhouse gases, counteract the effects of, and protect the City's residents from the effects of global warming to the maximum extent feasible. [2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]

EVCS and HFS assist in fueling low emissions vehicles and the expansion of their use encourages wider use of such vehicles. Facilitating the use of such vehicles is intended to reduce air emissions and assist in implementing the preceding general plan programs. Therefore, Finding B can be made.

Finding C - The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The proposed code change is required by state law and includes health and safety standards that must be met for installing EVCS and HFS, specifically, the proposed code changes include compliance with:

- A. For EVCS: 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 regarding safety and reliability, or rules of the Department of Food and Agriculture regarding safety, reliability, weights, and measures and the California Building and/or Residential Code

- B. For HFS: the Society of Automotive Engineers and accredited nationally recognized testing laboratories; all applicable state laws and regulations pertaining to hydrogen fueling, including any rules established by the State Air Resources Board, Energy Commission, or Department of Food and Agriculture regarding safety, reliability, weights, and measures; and guidance established by the Governor's Office of Business and Economic Development, as outlined in the Hydrogen Station Permitting Guidebook.

The proposed code does not supersede the building inspector's authority to address higher priority life-safety situations. If the building official makes a finding based on substantial evidence that the EVCS or HFS could have a specific adverse impact upon the public health or safety, the city may require the applicant to apply for a use permit. If a conditional use permit is required, denial may occur 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.

Based on the preceding, Finding C can be made.

FINANCIAL IMPACT:

City Building Permit fees are being established for installing EVCS and HFS. Building fees will cover the cost of processing these permits. Therefore, impacts to the General Fund are not anticipated.

ENVIRONMENTAL FINDING:

The proposed amendment will allow for installing EVCS and HFS. Therefore, the proposed amendment is exempt from further environmental review pursuant Section 15303, Class 3 (New Construction of small structures) of the State and City guidelines for the implementation of the California Environmental Quality Act (CEQA) which includes construction and location of limited numbers of new, small facilities or structures; including installation of small new equipment and facilities in small structures. Potential exceptions to this exemption pursuant to 15300.2 will be considered at the time a specific site is selected.

ATTACHMENTS:

- 1) Planning Commission Resolution of Intent 26-09
- 2) Ordinance 556 with proposed code changes

Attachment 1
Planning Commission Resolution of Intent 26-09

CITY OF ANGELS
PLANNING COMMISSION

RESOLUTION OF INTENT NO. 26-09

**A RESOLUTION OF INTENT OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL A NEW SECTION 17.06.240 OF THE CITY OF
ANGELS MUNICIPAL CODE ADDRESSING STATE REQUIREMENTS STREAMLINING
PERMITTING FOR ELECTRICAL VEHICLE CHARGING STATIONS (EVCS) AND
HYDROGEN FUELING STATIONS (HFS).**

WHEREAS, the City of Angels Planning Commission is authorized by City of Angels Municipal Code Section 17.85.020 generally to assist and advise the city council and the public in matters pertaining to planning so as to protect and promote the public health, safety, and general welfare; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 9, 2026, and received public input on the proposed code amendment and associated supporting documents; and

WHEREAS, the proposed code amendments and supporting documents are consistent with the City of Angels General Plan; and

WHEREAS, The proposed code amendments and supporting documents are consistent with the City of Angels Municipal Code; and

WHEREAS, the proposed code amendments and supporting documents will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, pursuant to Section 15303, Class 3 (New Small Facilities)) of the City and State Guidelines for the implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council Recommend to the City Council a New Section 17.06.240 of the City of Angels Municipal Code addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS) per **Exhibit A**; and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.

The foregoing resolution was introduced and moved for adoption on July 9, 2026, by Commissioner Stammerjohan and being duly seconded by Commissioner Gordon. PASSED AND ADOPTED THIS 9th day of July, by the following vote:

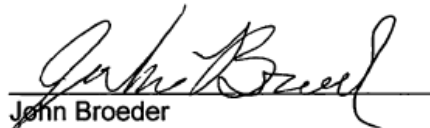
AYES: Broeder, Gordon, Stammerjohan, Wendt

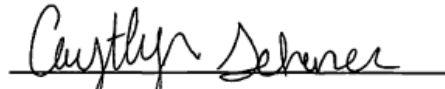
NOES: None

ABSTAIN: None

ABSENT: Tiscornia

ATTEST:


John Broeder
Chairman


Caytlyn Schaner
Deputy City Clerk