



STAFF REPORT

10/22/2025

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director

SUBJECT: Introduce Ordinance No. 1227 Amending Section 16.12.140 of the Coachella Municipal Code Regarding Extensions for the Filing of a Final Map

RECOMMENDED ACTION:

Staff recommends that the City Council introduce and waive first reading of Ordinance No. 1227, which amends Municipal Code Section 16.12.140 to increase the number of available one-year time extensions for filing a final map from three to five, find the action exempt from CEQA under Guidelines Section 15061(b)(3), and direct staff to return for a second reading and adoption.

BACKGROUND:

Municipal Code Section 16.12.140 authorizes the Planning Commission to grant one-year extensions for the filing of a final map after tentative map approval. The current cap is three one-year extensions. In practice, securing infrastructure connections, interagency reviews, and other external clearances often extends beyond the current filing window. If available extensions lapse before prerequisites are complete, the tentative map may expire and require the subdivider to file a new map and reinitiate entitlement.

DISCUSSION/ANALYSIS:

External coordination timelines for infrastructure connections, agency reviews, and related clearances can outlast the current filing window. When the three year cap is reached before those prerequisites are complete, a tentative map may expire, forcing a refiling and restart of the entitlement process, even though the project's substantive standards, conditions, and findings have not changed.

Increasing the number of extensions from three to five provides a predictable, streamlined path to accommodate longer coordination timelines, reduces duplicative agenda cycles and staff workload, and avoids unnecessary re-entitlement. The amendment does not relax any substantive requirements. All existing findings, conditions of approval, engineering standards, and fees remain fully in effect.

The action is exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15061(b)(3), because this ordinance adjusts procedural timing only, and does not authorize any physical development or changes to the environment.

ALTERNATIVES:

1. Approve ordinance as proposed.
2. Modify the cap or add criteria for later extensions.
3. Maintain the status quo.
4. Direct staff to return with additional options.

FISCAL IMPACTS

Staff workload associated with repetitive extension items is expected to decrease over time. No fee changes are being proposed. Avoiding unnecessary re-entitlement may reduce cumulative costs for both applicants and the City.

ATTACHMENTS

1. Ordinance No. 1227 – An Ordinance Amending Section 16.12.140 of the Coachella Municipal Code Regarding Extensions for the Filing of a Final Map.