

ORDINANCE NO. 1227

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTION 16.12.140 OF THE COACHELLA MUNICIPAL CODE REGARDING EXTENSIONS FOR THE FILING OF A FINAL MAP

WHEREAS, the City of Coachella, California (“City”) is a general law city organized and existing under the Constitution and laws of the State of California; and

WHEREAS, Government Code Section 66410 et seq. (the “Subdivision Map Act”) authorizes cities to adopt regulations for the processing and approval of subdivision maps; and

WHEREAS, Coachella Municipal Code Section 16.12.140 currently authorizes the Planning Commission to grant up to three (3) one-year time extensions for filing a final map; and

WHEREAS, the timing required to secure infrastructure connections, interagency reviews, and other external clearances can often exceed the current three-year window resulting in the expiration of the tentative map, which would require re-filing; and

WHEREAS, increasing the number of available one-year extensions provides a predictable, streamlined path to accommodate those timelines, and avoids unnecessary re-entitlement while maintaining all existing substantive findings and conditions for approval; and

WHEREAS, this ordinance is exempt from the California Environmental Quality Act (“CEQA”) under CEQA Guidelines Section 15061(b)(3), because it adjusts procedural timing only, and does not authorize any physical development could cause a significant effect on the environment; and

WHEREAS, the City of Coachella City Council held a duly noticed public hearing to consider the introduction of this ordinance on October 22, 2025; and

WHEREAS, the introduction of this ordinance was approved by a 5-0 vote as specific in the meeting minutes from October 22, 2025.

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

SECTION 1. Incorporation of Recitals. The Recitals herein are true and correct and incorporated herein by this reference.

SECTION 2. Amendment to Municipal Code. Coachella Municipal Code Chapter 16.12.140 is amended to read as follows:

“16.12.140 – Extension of Time.

The compensation of the city clerk and the city treasurer is fixed as follows: Upon written application of the subdivider made within twenty-four (24) months of the approval or conditional approval of the tentative map, the commission may grant by resolution, an extension of time of up to five (5) one-year time extensions for filing of the final map. Such application shall state the reasons why an extension is needed.

All applications shall be filed sufficiently in advance of the expiration date to permit inclusion upon commission agenda, and to permit commission action prior to such expiration date. At the time of consideration by the commission of the extension of the approved tentative map, the commission shall hear the testimony of the subdivider or any witnesses in his or her behalf and the testimony of the representatives of the development committee or any other witnesses. Upon conclusion of the hearing or the time of consideration, unless the subdivider and commission mutually agree that additional time is needed for consideration, the commission shall, within seven days, declare its findings by resolution based on the testimony and documents placed before it. The commission may approve, conditionally approve or deny the request for extension.

The responsibility for making timely application for any extension shall remain entirely with the subdivider, and the city assumes no obligation to notify the subdivider that any tentative map or extension is about to expire.”

SECTION 3. CEQA. The City Council finds this Ordinance exempt from CEQA under CEQA Guidelines Section 15061(b)(3) because it is a procedural timing amendment that does not authorize new development or changes to the physical environment.

SECTION 4. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any 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 adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. Publication. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days after its passage at least once, in a newspaper of general circulation, published and circulated in the City of Coachella, California. This Ordinance of the City of Coachella shall be effective thirty (30) days after the date of its passage.

PASSED, APPROVED, AND ADOPTED this 22nd day of October, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Hernandez, Mayor
City of Coachella

ATTEST:

Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Best Best & Krieger LLP
City Attorney

