

# Electric Vehicle Charging Stations (EVCS) Municipal Code Amendments

**Town Council**

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# Purpose of the EVCS Amendments



To comply with recent State law requiring streamlined review of electric vehicle charging stations.

# Overview

- Background and Recent Legislation
- Expedited Permitting Process
- Municipal Code Amendments
- Recommendation



# Background & Recent Legislation

- October 8, 2015: new state law (AB 1236) requires local agencies to create an expedited, streamlined EVCS permitting process.
- January 1, 2023: new state law (AB 970) limits EVCS project review to health and safety requirements by the Building Official and timelines for review based on the size of the project.
- Government Code Section 65850.7



# Background & Recent Legislation

Purpose of the laws is to increase access and streamline EVCS approvals. All local jurisdictions must adopt an ordinance to create an expedited, streamlined permitting process.

Four main drivers:

- Timely and cost-effective installation
- Promote and encourage use of EVCS
- Remove obstacles and reduce the cost of permitting
- Administrative approval through the building permit process



# Background & Recent Legislation

The ordinance applies town wide in all zoning districts, to all charging station installations and essential components and necessary infrastructure.

The Town must adopt a checklist to determine eligible projects for expedited review by the Building Official, limited to health and safety standards. The County administers the Building Code on behalf of the Town. The County adopted and administers an EVCS ordinance and checklist.



# Planning Commission Recommended Amendments

To conform with State and County regulations -

- New definitions proposed:
  - “Electric vehicle charging station”
  - “Electric Vehicle”
  - “EV charging equipment”
  - “EV charging space”
- Add exemption from Design Review in all districts
- Add parking space design and layout regulations



# Staff Recommended Amendments

To conform with State and County regulations -

- Adopt by reference Contra Costa County Ordinance 2019-39 and add Chapter 15.13: Electric Vehicle Charging Stations to Title 15, Buildings and Construction.





# General Plan & Climate Action Plan Summary

## **General Plan Policy:**

Policy OS-4.6 – New Transportation Technologies - Encourage use of new transportation technologies such as alternative fuel vehicles that may provide environmental benefits such as reduced air pollution, lower energy consumption, and less noise.

## **Climate Action Plan Strategy:**

Land Use and Transportation 6 - Support the transition to hybrids and alternative fuel vehicles.

# Recommendation



- **Waive the First Reading and Introduce by title only an Ordinance** Amending Various Sections within Title 8, “Planning and Zoning,” and **Adopting** by Reference Contra Costa County Ordinance 2019-39 in a New Chapter 15.13: Electric Vehicle Charging Stations within Title 15, “Buildings and Construction” of the Town of Moraga Municipal Code to create expedited permitting procedures for electric vehicle charging stations, in accordance with Government Code Section 65850.7.
- The proposed Ordinance is exempt pursuant to CEQA Guidelines Section 15061(b)(3) because adoption and implementation of the proposed Ordinance does not constitute a “project.”