



CITY OF ANGELS
COMMUNITY DEVELOPMENT

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DATE: September 15, 2026

TO: City of Angels City Council

FROM: Amy Augustine, AICP – City Planner

RE: Public Hearing: Introduce, Waive the Reading by Substitution of Title, Hold a Public Hearing adopt Ordinance 560, establishing a temporary moratorium on the approval of any land use entitlements and/or agreements to allow the operation of data centers in the City of Angels through August 17, 2027, in accordance with California Government Code, Section 65858 (i.e., extending Ordinance 559).

RECOMMENDATION:

Introduce, waive the reading by substitution of title, hold a public hearing and adopt Ordinance 560 establishing a temporary moratorium on the approval of any land use entitlements and/or agreements to allow the operation of Data Centers in the City of Angels through August 17, 2027 in accordance with California Government Code Section 65858 (i.e., extending Urgency Ordinance 559). The ordinance requires a 4/5th vote for passage.

NOTE: Only one properly noticed public hearing is required to extend an interim urgency ordinance past 45 days per Government Code Section 65858).

BACKGROUND:

On August 18, 2026, the City adopted Urgency Ordinance 559 establishing a 45-day temporary moratorium on the approval of any land use entitlements and/or agreements to allow the operation of data centers in the City of Angels. Ordinance 559 will expire October 2, 2026 prior to the next City Council meeting on October 6, 2026.

Since adoption, staff have investigated alternative designs for Data Centers and their associated impacts. To allow sufficient time to research and address potential impacts of this land use on the city's infrastructure, health and safety, emergency response, and the environment; additional time is required. In accordance with California Government Code 65858, an additional 10 months and 15 days may be allowed past the initial 45-day moratorium. Following that time, either adoption of an ordinance addressing the land use, prohibiting the use, or a maximum of up to one additional year postponement is permitted, if necessary.

By the end of 2024, 1,240 data centers had been built or planned across the U.S. As artificial intelligence use increases both by companies and in individuals' daily lives, data centers have become a necessary piece of infrastructure to support growing demand. Developers are targeting suburban and rural communities for this buildout, offering economic investment many haven't seen since the fall of the U.S.

manufacturing industry. However, reports show that communities don't benefit economically from data centers. In fact, data center siting is becoming increasingly controversial as electricity costs surrounding them soar and researchers document their pollution impacts on public health.

To mitigate some of these harms, several localities — including Seattle in the U.S.; Stockholm, Sweden; Mantsala, Finland; and South Dublin, Ireland — have begun to harness the excess heat that data centers emit to warm nearby neighborhoods. Larger companies such as Google and Amazon are investing in nuclear power for data centers, but the infrastructure is even more costly and time-consuming. And some tech giants have proposed building data centers in space.

(American Planning Association, planning.org.)

Note: The following and Ordinance 560 are taken substantially from the research, staff report and ordinance prepared for the City of Coachella

For the purposes of this discussion, “data centers” are a structure, structures, or site used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center uses include data storage facilities, small data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and other similar uses and appurtenant facilities.

“Data Centers” are a new land use not addressed in the City’s land use plans or codes. Advances in cloud computing, artificial intelligence, cryptocurrency processing, large-scale digital storage, and high-density computing have resulted in a substantial increase in proposals for large industrial-scale data centers throughout California and the western United States. The land use may pose a threat to the City’s infrastructure as detailed in Ordinance 560 for some of the following reasons:

1. No regulatory framework. The City’s existing zoning code and development standards were adopted before the emergence of modern hyperscale and artificial intelligence-oriented data centers and therefore does not adequately regulate the intensity, utility demand, operational characteristics, environmental impacts, or cumulative impacts associated with such facilities. A developer could file an application at any time with no applicable review standards.
2. Data centers differ substantially from traditional office, industrial, warehouse, or research and development uses because they may operate continuously on a twenty-four-hour basis; consume extraordinarily high amounts of electrical power and water; require extensive cooling infrastructure; rely upon diesel

backup generators and hazardous materials systems; and generate persistent noise, heat, vibration, and infrastructure demands that are not adequately addressed under the City's current zoning regulations; and

3. The California Energy Commission has publicly identified data centers as a rapidly growing source of statewide electrical demand and has projected substantial increases in electricity consumption associated with future data center development.

A summary of actions by other cities includes:

City	Date	Action
Monterey Park	Jan, 2026	45-day moratorium (urgency ordinance), extended; permanent ban
Oakley	April 2026	45-day moratorium (urgency ordinance), extended
El Monte	May 2026	45-day moratorium (urgency ordinance)
Baldwin Park	March 2026	45-day moratorium (urgency ordinance), extended
Montebello	Feb. 2026	45-day moratorium (urgency ordinance)
Coachella	June 2026	45-day moratorium (urgency ordinance)

In addition to the preceding, Calaveras County considered establishing an urgency ordinance to address data centers on August 11, 2026.

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

Adoption of Ordinance 560 would make the proposed action consistent with the Angels Municipal Code.

Finding B – Consistency with the General Plan

The very first and one of the City's overriding goals as stated in the Angels Camp 2020 General Plan is to:

1A-1 Provide a well-organized and orderly development pattern that maintains and enhances Angels Camp's social, economic, cultural, environmental, and

aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

The overriding purpose of Ordinance 560 is to allow time for the City to evaluate the potential impacts of data centers on the economic, cultural, environmental, and aesthetic resources of the community and ensure that adequate facilities and services are available for such a land use. 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.

As detailed in Ordinance 560, the purpose of the ordinance is to avoid a land use that may be substantially detrimental to the health, safety, or general welfare of the City, until the City can further evaluate the potential impacts of the proposed land use.

Based on the preceding, Finding C can be made.

FINANCIAL IMPACT:

There are no financial impacts anticipated with approval of this temporary urgency ordinance. Potential costs to the City for not passing the urgency ordinance are unknown but have the potential to place extreme burdens on the City's infrastructure capacity.

ENVIRONMENTAL FINDING:

See attached Ordinance 560.

ATTACHMENT:

- 1) Ordinance 560