

CITY OF COACHELLA

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Urgency Ordinance No. 1229

# Temporary Moratorium on Data Centers

Special City Council Meeting | June 4, 2026

# Tonight's Action

What the City Council is Being Asked to Consider

**ADOPT BY 4/5 VOTE:** Urgency Ordinance No. 1229 establishing a 45-day moratorium on the acceptance, processing, and approval of any Data Center development applications within the City of Coachella

## VOTE REQUIRED

**Four-Fifths (4/5)  
of all Council Members**

## AUTHORITY

**Government Code  
Section 65858**

## EFFECTIVE DATE

**Immediately upon  
adoption**

# Why a Moratorium Is Needed Now

## Four Key Findings Supporting Immediate Action

### 1. No Regulatory Framework

The City's Municipal Code does not define, zone, or set standards for data centers. Without a moratorium, a developer could file an application tomorrow with no applicable standards of review.

### 2. Irreversible Impacts

Data Centers pose a variety of potentially irreversible impacts on water, air, electricity, and community character.

### 3. No Environmental Review

To date, no Environmental Impact Report has been submitted to the City in relation to the proposed data center. Environmental impacts, including noise, heat and pollution, pose a threat to the public's health, safety, and welfare.

### 4. Additional Time is Needed to Assess Next Steps

A moratorium provides staff with the time needed to investigate and provide options for a more permanent solution to data center development.

# Process to Implement a Permanent Zoning Ordinance to Address Data Center Development

- Notice of a Public Hearing on the Ordinance by Planning Commission must be provided at least 20 days before public hearing. (Government Code section 65854)
- Planning Commission holds a Public Hearing on the Ordinance. (Government Code section 65854)
- Planning Commission provides a recommendation to City Council on the Ordinance (Government Code section 65853)
- City Council introduces Ordinance and conducts first reading of the Ordinance. (Government Code 36934)
- At least 5 days later, City Council conducts second reading and adopts Ordinance. (Government Code 36934) and public notice must be provided. (Government Code section 36933)
- Ordinance takes effect 30 days after passage. (Government Code 36937)

# Legal Authority — Government Code §65858

## Requirements and Timeline when Enacting a Moratorium

### 4/5 Vote

Four-fifths of all City Council members must vote to adopt

### Written Findings

Council must find a current & immediate threat to public health, safety, or welfare

### Urgency Basis

Adoption authorized without normal zoning amendment procedures

### MORATORIUM TIMELINE

Day 1

Adopt urgency ordinance — takes effect immediately

Day 35

City Manager report on study progress due to Council

Day 45

Initial 45-day moratorium expires

+10 mo. 15 days

Extension available after noticed public hearing

+1 year

Second extension available — max ~2 years total

# Potential Impacts of Large-Scale Data Centers

Why the Coachella Valley Faces Heightened Risk

## Air Quality

Diesel backup generators emit NOx, PM2.5 & VOCs. Coachella Valley is already a nonattainment area for ozone & particulate matter. Health impacts documented up to 0.6 miles from a facility.

## Water Resources

Hyperscale data centers can consume millions of gallons of water per day for cooling. The Coachella Valley faces severe groundwater depletion and water supply constraints — this demand has not been assessed.

## Electricity & Rates

Data centers are among the most energy-intensive land uses. Nationally, they've driven ratepayer cost increases. A new municipal utility adds long-term financial risk for the City.

## Noise & Quality of Life

24/7 noise from cooling fans and generators affects nearby residents. Proximity impacts of the proposed data center have not been evaluated against existing residential areas.

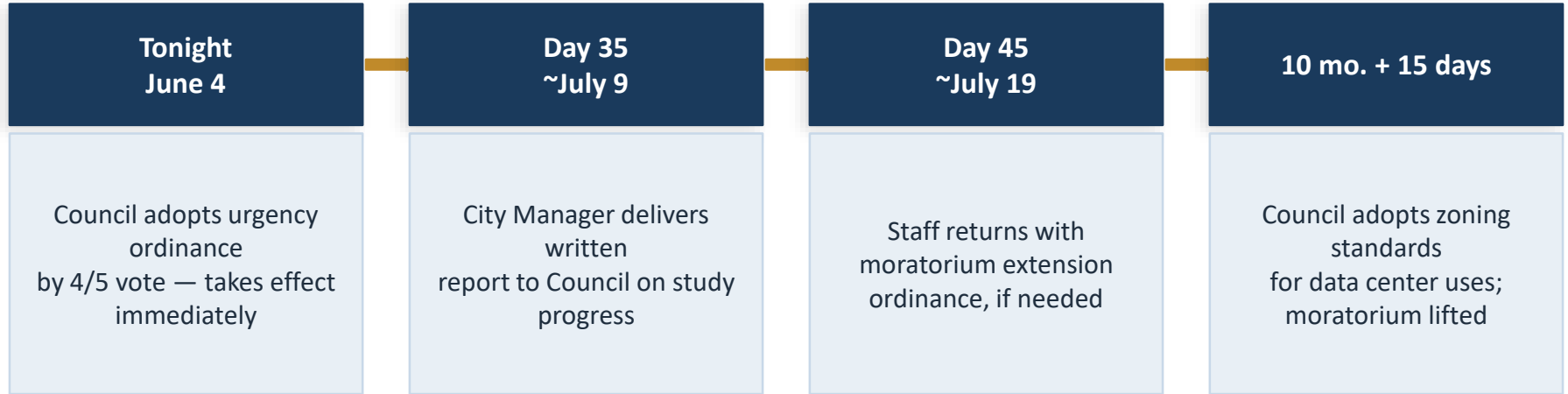
# California Jurisdictions Are Taking Action

Data Center Regulations Across the State — 2026

Jurisdiction	Status	Date	Summary
Monterey Park	45-Day Moratorium; Extended; Permanent Ban	January 21, 2026	The City Council adopted an urgency ordinance establishing a 45-day moratorium in January. The moratorium was subsequently extended. On April 20 <sup>th</sup> , the City Council enacted a permanent ban.
Oakley	45-Day Moratorium; Moratorium Extended	April 14, 2026	A moratorium was adopted on April 14, 2025 to studying permanent zoning standards. In May 2026, the moratorium was subsequently extended by the City Council.
El Monte	45-Day Moratorium	May 17, 2026	The City Council adopted an urgency ordinance establishing a 45-day moratorium prohibiting processing, approval, and acceptance of new data center land use applications.
Baldwin Park	45-Day Moratorium; Moratorium Extended	March 4, 2026	An urgency ordinance was adopted establishing a 45-day moratorium on the approval, establishment, or operation of data centers in the City. On April 15 <sup>th</sup> , the City Council held a public hearing to extend the urgency ordinance.
Montebello	45-Day Moratorium	Feb. 11, 2026	The City Council adopted an urgency ordinance imposing a 45-day restriction on data centers, including artificial-intelligence (AI) facilities, while city staff conducts studies and develops permanent zoning standards.

# What Happens After Adoption

45-Day Study and Regulatory Development Process



## STUDY TASKS DURING MORATORIUM

Evaluate energy, water, climate & land use impacts | Review comparable regulations | Draft zoning standards & performance requirements for Council consideration

## STAFF RECOMMENDATION

**Consideration of:** Urgency Ordinance No. 1229 establishing a temporary 45-day moratorium on the acceptance, processing, and approval of all Data Center development applications within the City of Coachella, pursuant to Government Code Section 65858, effective immediately upon adoption.

### 4/5 Vote Required

All four Council Members must vote in support

### Effective Immediately

Ordinance takes effect upon adoption tonight

### Staff Returns Day 35

Progress report + extensions are brought back to Council, as needed