

RESOLUTION NO. PC 2026-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ADDING CHAPTER 17.92 TO TITLE XVII OF THE COACHELLA MUNICIPAL CODE TO PROHIBIT DATA CENTERS USES WITHIN THE CITY OF COACHELLA.

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety;

WHEREAS, adoption and enforcement of comprehensive zoning regulations and other land use regulations lies within the City’s police power;

WHEREAS, in early 2026, the City began evaluating a proposed large-scale technology campus that included Data Center components and was anticipated to serve as a primary electrical customer for the proposed Coachella Municipal Utility. During the preliminary review process, City staff identified significant concerns regarding infrastructure demand, utility capacity, environmental impacts, water consumption, emergency response capabilities, and overall land use compatibility;

WHEREAS, on June 4, 2026, the City Council adopted Urgency Ordinance No. 1229, pursuant to Government Code Section 65858, establishing a temporary moratorium on Data Center development for 45 days;

WHEREAS, on July 8, 2026, the City Council adopted Urgency Ordinance No. 1230, pursuant to Government Code Section 65858, to extend the moratorium on Data Center development for an additional 10 months and 15 days;

WHEREAS, staff has now had time to thoroughly evaluate the impacts of Data Centers and determine an effective way to regulate Data Centers within the City;

WHEREAS, staff now proposes an Ordinance, which is attached hereto as Attachment “A” and incorporated herein by reference, which would add Chapter 17.92 to Title XVII of the Coachella Municipal Code to prohibit Data Centers Uses within all zoning districts citywide;

WHEREAS, the subject Municipal Code Amendment is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment;

WHEREAS, the Planning Commission of the City of Coachella (“Planning Commission”) conducted a properly noticed public hearing on July 15, 2026 at which

members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff, and other public testimony; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt Ordinance No. _____ entitled: “AN ORDINANCE ADDING CHAPTER 17.92 TO TITLE XVII OF THE COACHELLA MUNICIPAL CODE TO PROHIBIT DATA CENTERS USES WITHIN THE CITY OF COACHELLA” which is attached hereto as Attachment “A” and incorporated herein by reference.

SECTION 3. Findings. The Planning Commission finds that the amendments to the Coachella Municipal Code (Zoning) proposed by the above referenced ordinance are consistent with the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public which would be put at risk if commercial cannabis activity is allowed to move forward in the City without local regulation and enforcement abilities.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code (Zoning) is in the public interest, and for the benefit of the health, safety, convenience, or welfare of the City.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code (Zoning) are internally consistent with other applicable provisions of this Zoning Code.

SECTION 4. CEQA. The Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 5. Certification. The Secretary shall certify to the adoption of this Resolution.

SECTION 6. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 8. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason 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 Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 15th day of July, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney

I, Kendra Reif, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 15th of July, 2026, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif, Planning Secretary

ATTACHMENT “A”

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA,
CALIFORNIA, ADDING CHAPTER 17.92 TO TITLE XVII OF THE COACHELLA
MUNICIPAL CODE TO PROHIBIT DATA CENTERS USES WITHIN THE CITY OF
COACHELLA