

LOCATION:

El Monte City Hall – East
City Council Chambers
11333 Valley Boulevard
El Monte, CA 91731

**DATE AND TIME:**

Wednesday,
March 18, 2026
6:00 p.m.

CONCURRENT SPECIAL MEETING AGENDA OF THE CITY COUNCIL OF THE CITY OF EL MONTE

MEETING JOINTLY AND REGULARLY WITH THE EL MONTE HOUSING AUTHORITY; EL MONTE PUBLIC FINANCING AUTHORITY; EL MONTE WATER AUTHORITY; EL MONTE PARKING AUTHORITY; SUCCESSOR AGENCY TO THE FORMER EL MONTE COMMUNITY REDEVELOPMENT AGENCY; HOUSING SUCCESSOR AGENCY; AND, FROM TIME TO TIME, SUCH OTHER BODIES OF THE CITY WHOSE MEMBERSHIP IS COMPOSED EXCLUSIVELY OF THE MEMBERSHIP OF THE CITY COUNCIL

COUNCILMEMBERS/AUTHORITY MEMBERS:

Jessica Ancona, Mayor

- ♦ *Viviana Longoria, Mayor Pro Tem* ♦ *Marisol Cortez, Councilmember*
- ♦ *Sheila Crippen-Thomas, Councilmember* ♦ *Cindy Galvan, Councilmember*
- ♦ *Martin Herrera, Councilmember* ♦ *Dr. Julia Ruedas, Councilmember*

This meeting is a Special Meeting within the meaning of Government Code Section 54956 and as such public comment is limited to the item(s) of business appearing on the Special Meeting agenda only.

Members of the public may address the City Council (i) on agendaized closed session items of business prior to the City Council going into closed session; (ii) on items of business listed under the heading Public Hearings when the public hearing on the item the speaker wishes to speak on is opened; and/or (iii) on all other items appearing on the Special Meeting agenda. **The City Council shall be under no obligation to entertain comments from persons who (i) submit a speaker card after the City Council closes the applicable commenting period.** With this in mind, speakers are strongly encouraged to submit cards as early as possible to avoid missing the opportunity to speak. Speaker cards should be submitted to the City Clerk or the Sergeant at Arms (a uniformed El Monte Police Officer) before the City Council's approval of the agenda, if possible.

The City Council shall be under no obligation to respond to or deliberate upon any specific questions or comments posed by a speaker or take action on any issue raised by a speaker beyond such action as the City Council may be lawfully authorized to take on an agendaized matter pursuant to the Brown Act (Govt. Code Section 54950 et seq.) ("Brown Act") Members of the City Council may provide brief clarifying responses to any comment made or questions posed. Persons who wish to address the City Council are

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asked to state their name and address for the record. *Speakers may not lend any portion of their speaking time to other persons or borrow additional time from other persons.* All comments or queries presented by a speaker shall be addressed to the City Council as a body and not to any specific member thereof. No questions shall be posed to any member of the City Council except through the presiding official of the meeting, the Mayor and/or Chair. The City Council may not engage in any sort of prolonged discussion or deliberation with any speaker or group of speakers on matters that are not listed on this agenda, nor may the City Council take action on any non-agendized items of business, except as specifically authorized under the Brown Act.

Enforcement of Decorum: The Chief of Police, or such member, or members of the Police Department as the Chief of Police may designate, shall serve as the Sergeant-at-Arms of any City Council meeting. In accordance with Government Code Section 54957.95 as adopted under SB 1000, the Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the City Council or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the public from being heard when it is their opportunity to speak or which prevents members of the audience from hearing or seeing the proceedings; speaking off topic or speaking beyond the speakers allotted time limit. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons participating in the meeting must adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation, or age.

[Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.](#)

1. CALL TO ORDER:

2. ROLL CALL FOR CITY COUNCIL AND AUTHORITY BODIES:

Jessica Ancona, Mayor/Chair
Viviana Longoria, Mayor Pro Tem/Authority Member
Marisol Cortez, Councilmember/Authority Member
Sheila Crippen-Thomas, Councilmember/Authority Member
Cindy Galvan, Councilmember/Authority Member
Martin Herrera, Councilmember/Authority Member
Dr. Julia Ruedas, Councilmember/Authority Member

3. APPROVAL OF AGENDA:



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4. CLOSED SESSION:

This is the time set aside for interested members of the public to address the City Council on agendaized Closed Session matters. Subject to the commenting procedures described above, the City Council will allow interested members of the public to address the City Council on agendaized Closed Session matters prior to holding Closed Session. Each speaker will be given a single speaker time allotment of three (3) continuous minutes total to address the Council on any or all closed session items of business. The City Council shall be under no obligation to recognize a speaker who submits a speaker card after the City Council has gone into Closed Session.

4.1 Closed Session Pursuant to Government Code Section 54956.9 Subparts (a), (d)(2), and (e)(3) – Conference with Legal Counsel – Anticipated Litigation – Two (2) Matters.

5. INVOCATION: City Council

6. FLAG SALUTE: City Council

7. SPECIAL MEETING PUBLIC COMMENT REGARDING AGENDIZED MATTERS ONLY:

As provided under **Government Code Section 54954.3**, this time has been set aside for persons in the audience to provide comment or make inquiries on matters appearing on this **Special Meeting agenda only**. Although no person is required to provide their name and address as a condition to attending a meeting, persons who wish to address the body are asked to state their name and address. Each speaker will be limited to three (3) continuous minutes. Speakers may not lend any portion of their speaking time to other persons or borrow additional time from other persons. All comments or queries presented by a speaker shall be addressed to the body as a whole and not to any specific member thereof. No questions shall be posed to any member of the body except through the presiding official of the meeting, members of the body are under no obligation to respond to questions posed by speakers but may provide brief clarifying responses to any comment made or questions posed. The body may not engage in any sort of prolonged discussion or deliberation with any speaker or group of speakers on matters that are not listed on this Special Meeting agenda.

Enforcement of Decorum: The Chief of Police of the City of El Monte, or such member, or members of the Police Department as the Chief of Police may designate, shall serve as the Sergeant-at-Arms of the meeting. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. While members of the public are free to level criticism of policies and the action(s) or proposed action(s) of the body or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the public from being heard when it is their opportunity to speak or which prevents members of the audience from hearing or seeing the proceedings.



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Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons attending the meeting must adhere to policies barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation or age.

8. REGULAR:

8.1 Consideration and Approval of an Interim Urgency Ordinance of the City Council of the City of El Monte, California, Instituting a Temporary 45-day Moratorium Prohibiting Processing, Approval, and Acceptance of New Data Center Land Use Applications Pursuant to Government Code Section 65858.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Determine the adoption of this Urgency Ordinance is exempt from California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Introduce by title only, and waive further reading of Urgency Ordinance, imposing a 45-day moratorium prohibiting processing, approval, and acceptance of new data center land use applications.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Interim Urgency Ordinance No. 3063



City Council Concurrent Special Meeting of March 18, 2026

9. ADJOURNMENT:

The next Regular Meeting of the City Council will be held on **March 25, 2026** at 6:00 p.m. This Agenda will be posted on the City's website, www.ci.el-monte.ca.us, and physically posted no less than 72 hours prior to the start of the subject regular meeting. Although it is the City's practice and desire to electronically post a copy of this Agenda along with supporting material as part of its website posting, the size or formatting of certain supporting materials may render their website posting infeasible. Nevertheless, all supporting materials related to any item on this Agenda, that is made available to the members of the council may be inspected by members of the public at the City Clerk's Office located at 11333 Valley Boulevard, El Monte, Monday through Thursday, 7:00 am – 5:30 pm. For more information, please call the City Clerk's Office at 626-580-2016.

All public meetings and events sponsored or conducted by the City of El Monte are held in sites accessible to persons with disabilities. Requests for accommodations may be made by calling the office of the City Clerk at (626) 580-2016 at least three (3) working days prior to the event, if possible. This Agenda and copies of documents distributed at the meeting are available in alternative formats upon request.

Posted: March 17, 2026 at 5:30 p.m.





CITY OF EL MONTE
ECONOMIC DEVELOPMENT DEPARTMENT
CITY COUNCIL AGENDA REPORT

CITY COUNCIL CONCURRENT SPECIAL MEETING OF
MARCH 18, 2026

March 17, 2026

The Honorable Mayor and City Council
City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

Dear Mayor and City Council:

CONSIDERATION AND APPROVAL OF AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA, INSTITUTING A TEMPORARY 45-DAY MORATORIUM PROHIBITING PROCESSING, APPROVAL, AND ACCEPTANCE OF NEW DATA CENTER LAND USE APPLICATIONS PURSUANT TO GOVERNEMENT CODE SECTION 65858

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Determine the adoption of this Urgency Ordinance is exempt from California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Introduce by title only, and waive further reading of Urgency Ordinance, imposing a 45-day moratorium prohibiting processing, approval, and acceptance of new data center land use applications.

BACKGROUND

Communities throughout the state and country have experienced detrimental effects of Data Center land uses, including but not limited to intensive energy and water use, noise, crime and security issues, air quality, water and noise pollution, aesthetic impacts; and other related effects on property values and quality of life to surrounding neighborhoods. Data Center land uses often necessitate unique and/or abnormally large utility infrastructure connections to electrical, water, and sewage systems; where existing infrastructure is unable to support such land use nor load intensity of demand.

8.1

The City of El Monte Municipal Code (“EMMC”) does not, at present, adequately regulate Data Center land uses, including location, size and scope, and other development standards in its Zoning Ordinance. Data Centers are currently undefined in the EMMC.

An interim ordinance is only effective for an initial period of 45 days. Prior to its expiration, the City Council may, after a duly noticed public hearing, extend the interim ordinance for up to 10 months and 15 days.

DISCUSSION

It is Staff’s assessment that the proposed Urgency Ordinance is necessary in order to protect the City from the potential negative impacts. The proposed Urgency Ordinance would grant Staff time to evaluate impacts, gather public input, and draft zoning regulations for consideration.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Res. Code § 21000 *et seq.*) under the commonsense exemption set forth in California Code of Regulations, Title 14, § 15061(b)(3) (“CEQA Guidelines”). This section states that projects that do not result in direct, or reasonably foreseeable indirect, physical changes in the environment are not subject to CEQA review. The adoption of Interim Urgency Ordinance would prohibit the processing, approval, and acceptance of new data center land use applications; thus, it can be seen with certainty that prohibiting the processing, approval, and acceptance of new data center land use applications would not cause a direct or indirect impact on the environment.

FISCAL IMPACT/FINANCING

Adoption of this Interim Urgency Ordinance would not result in a direct fiscal impact on the General Fund.

CONCLUSION

It is recommended that the City Council approve the attached Interim Urgency Ordinance. The Interim Urgency Ordinance shall become effective immediately if adopted by a four-fifths (4/5) vote of the City Council for a period of 45 days.

HONORABLE MAYOR AND CITY COUNCIL
MARCH 17, 2026
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Respectfully submitted,



ALMA K. MARTINEZ
City Manager

STEVE FOWLER
Community & Economic Development Director

Attachment 1 – Urgency Ordinance

| |
|--|
| DATE: MARCH 18, 2026 |
| PRESENTED TO EL MONTE CITY COUNCIL |
| <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> PULLED <input type="checkbox"/> RECEIVE AND FILE <input type="checkbox"/> CONTINUED |
| <input type="checkbox"/> REFERRED TO |
| CHIEF DEPUTY CITY CLERK |

URGENCY ORDINANCE NO. _____

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA, INSTITUTING AN TEMPORARY FORTY-FIVE DAY MORATORIUM PROHIBITING PROCESSING, APPROVAL, AND ACCEPTANCE OF NEW DATA CENTER LAND USE APPLICATIONS PURSUANT TO GOVERNMENT CODE SECTION 65858

WHEREAS, California Constitution Article XI, Section 7, enables the City of El Monte (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, California Government Code Section 65858 authorizes the City Council to adopt an interim urgency ordinance for the immediate preservation of the public health, safety, or welfare, and to prohibit a land use that is in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, Planning Commission, or Economic Development Department is considering or studying or intends to study within a reasonable time; and

WHEREAS, a "Data Center" is defined herein in Section 2 below. Data Centers provide the hardware for large scale software systems, traditional computational demands with accompanying cloud storage, and generative artificial intelligence; and

WHEREAS, communities throughout the state and country have experienced detrimental effects of Data Center land uses, including but not limited to intensive energy and water use, noise, crime and security issues, air quality, water and noise pollution, aesthetic impacts; and other related effects on property values and quality of life to surrounding neighborhoods; and

WHEREAS, Data Center land uses often necessitate unique utility infrastructure connections to electrical, water, and sewage systems; where existing infrastructure is unable to support such land use nor load intensity of demand; and

WHEREAS, Data Centers are undefined in the City of El Monte Municipal Code ("EMMC") and present a novel use in the City. The City does not, at present, adequately regulate Data Center land uses, including location, size and scope, and other development standards in its Zoning Ordinance; and;

WHEREAS, it is in the City's best interest to promote orderly growth and balance the development of Data Centers with respect to economics, compatibility with other uses, and aesthetics; and

WHEREAS, the City requires time to study the relevant issues and explore appropriate regulations concerning the establishment, placement, and possible operational conditions of Data Center land uses; and

WHEREAS, the City Council desires to direct Staff of the El Monte Economic Development Department to conduct such analysis and to report their findings to both the Planning Commission and City Council within a reasonable time; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Definitions. For the purpose of this Interim Urgency Ordinance, the term "Data Center" shall mean a facility or structure whose sole or primary function is to house servers and data storage systems with connections to the public internet or closed enterprise networks for large scale software systems and the computational demands of traditional computational demands and generative artificial intelligence. A Data Center may also include backup power generators, water cooling and storage facilities, air handlers, utility substations, fire suppression systems, and other infrastructure to support operations.

- A. The term "Data Center" shall not include:
1. City action; and
 2. Data processing facilities whose use is secondary or ancillary to another expressly permitted use, located on less than one acre of land.

SECTION 3. Moratorium.

A. The City Council declares a moratorium on the acceptance, processing and approval of any application for the establishment of a new Data Center, and the issuance of any permit, business license, business occupancy permit, or certificate of occupancy for the purpose of establishing a new Data Center or expanding an existing Data Center.

B. The moratorium shall be effective for the period set forth in this Urgency Ordinance and extensions thereof, or until such earlier time that the City Council amends the City of El Monte Zoning Ordinance to address the concerns described in this Urgency Ordinance.

SECTION 4. Urgency Findings. This Urgency Ordinance is adopted as an urgency measure pursuant to Government Code Section 65858 and is for the immediate preservation of the public health, safety, and welfare. This Urgency Ordinance is deemed necessary based upon the recitals herein and for the following reasons:

A. In light of the foregoing Recitals, the City Council finds that the establishment or expansion of Data Centers within the City presents a current and immediate threat to public health, safety and welfare, and the approval of permits, licenses, or any other applicable entitlement required by the zoning ordinance would result in that threat to public health, safety, or welfare.

B. Diesel generators plus heating, ventilation, and air conditioning (HVAC) systems within Data Centers can create a constant hum that can be audible to neighboring residents and wildlife. Data centers generate noise levels that may exceed 90 decibels. Noise levels above 85 decibels are harmful to hearing.

C. It is the intent of the City Council to consider zoning regulations that, for example, expressly define a Data Center, and regulate the placement and operational conditions of Data Centers in the City.

D. Amending the Zoning Ordinance requires study, public hearings, and both Planning Commission and City Council review.

E. This Urgency Ordinance will afford Staff and the Planning Commission a reasonable amount of time to study the matter.

F. In light of these findings and all evidence in the record, including, but not limited to the staff report accompanying this Interim Urgency Ordinance, the City Council finds that this moratorium is justified in accordance with Government Code section 65858.

SECTION 5. Hardship Exemption.

A. The City Council has the authority but no obligation to grant exemptions from the provisions of this Urgency Ordinance where it finds that strict adherence to the moratorium would result in extreme hardship to either: (i) the business owner proposing an Data Center or expansion of an existing Data Center; or (ii) the relevant property owner. The City Council may consider any factor relevant to this determination. A finding that the moratorium deprives the owner of all economically viable use of the property shall constitute extreme hardship.

B. Written requests for hardship exemptions shall be filed with the Planning Division and shall state the grounds for the exemption and provide supporting documentation. The City Council is not required to consider the request any sooner than two weeks after it was filed. The City Council shall approve, approve with conditions, or deny the request by resolution.

SECTION 6. CEQA. This Urgency Ordinance is exempt from the California Environmental Quality Act ("CEQA") based on the following:

A. Pursuant to the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 *et seq.*) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), there is no possibility that the adoption of this Urgency Ordinance and continuance of a moratorium, hereby, may have a significant effect on the environment, because the moratorium will maintain the current environmental conditions arising from the current land use regulatory structure and is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 7. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Urgency Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Urgency Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 8. Effective Date. Pursuant to Government Code section 36937, this Urgency Ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote (6 of 7 members) of the City Council and shall be in effect for 45 days from the date of adoption unless extended as provided by Government Code section 65858.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of El Monte at its concurrent special meeting on this 18th day of March 2026.

Jessica Ancona, Mayor
City of El Monte

ATTEST:

Gabriel Ramirez, City Clerk
City of El Monte

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF EL MONTE)

I, Gabriel Ramirez, City Clerk of the El Monte, County of Los Angeles, State of California, do hereby certify that the above and foregoing is a full, true, and correct copy of Interim Urgency Ordinance No. _____ adopted by the City Council of the City of El Monte, at a special meeting by said Council held on March 18, 2026, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gabriel Ramirez, City Clerk
City of El Monte