

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: December 18, 2025
AGENDA TIME: 9:00AM / No. 2

Lot Merger (MERG) #00191
PROJECT TYPE: Imperial Valley Computer Manufacturing, LLC SUPERVISOR DIST. #5
LOCATION: 2304 Clark Road APN(s): 044-220-007, -042, -044, -045 & -046
Imperial, CA 92251 PARCEL SIZE: ±5.00-AC, ±4.95-AC, ±9.74-AC, ±10.01-AC & 45.69-AC

GENERAL PLAN (existing) Urban Area GENERAL PLAN (proposed) N/A
M-1-U (Light Industrial, Urban), M-2-U (Medium Industrial, Urban)
ZONE (existing) & A-2-U (General Agricultural, Urban) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 12/18/2025

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: N/A

INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
FIRE / OES	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
SHERIFF	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER		

CEO's Office, Quechan Indian Tribe, Imperial Irrigation District, Agua Caliente Indian Tribe & City of Imperial

REQUESTED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT MERGER #00191 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT MERGER #00191 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT MERGER #00191, SUBJECT TO THE ATTACHED CONDITIONS.

Imperial County Planning & Development Services Department

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736,

Jim Minnick, Director of ICPDS

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STAFF REPORT
Planning Commission Meeting
December 18, 2025

Project Name: **Lot Merger (MERG) #00191**

Applicant: **Imperial Valley Computer Manufacturing, LLC**
 16400 Pacific Coast Highway, Suite 212
 Huntington Beach, CA 92649

Agent: **DuBose Design Group**
 1065 State Street
 El Centro, CA 92243

Project Location:

The proposed project site is located at 2304 Clark Road, Imperial, CA, and consists of five (5) parcels and Leimgruber Road. These parcels are further identified as Assessor's Parcel Numbers 044-220-007, 044-220-042, 044-220-044, 044-220-045, and 044-220-046; legally described as The West 5 Acres of the South Half of the South Half of Tract 57; That Portion of Tract 57 as Shown and Delineated as Parcel 1 and A on Parcel Map #546; That Portion of Tract 57 as Shown and Designated as Parcel 2 on Parcel Map #653; That Portion of Tract 57 as Shown and Designated as Parcel 3 on Parcel Map #653; and, That Portion of Tract 57 as Shown and Designated as Parcel 1 of Parcel Map #653, respectively; Township 15 South, Range 14 East of the San Bernardino Base & Meridian (S.B.B.M.).

The proposed project area is bounded by Aten Road to the north, Clark Road to the west, active agricultural lands to the south, and the U.S. Border Patrol Station, El Centro Sector to the east. The site lies immediately adjacent to the city limits of both the City of El Centro and the City of Imperial.

Project Summary:

The Applicant proposes a Lot Merger to consolidate five (5) individual parcels and Leimgruber Road into a single $\approx \pm 75.39$ -acre site for the future development of a Data Center Complex. The project would include ancillary infrastructure such as an electrical substation, an on-site Battery Energy Storage System (BESS) to support power backup, and emergency power generation through natural gas backup generators. The site is situated on previously disturbed agricultural and industrial lands.

Legal and physical access to the newly merged parcel would be provided via Aten Road and Clark Road. The Applicant intends to enter into a contract with a local municipality to

supply reclaimed water from the municipality's water treatment facility via a dedicated conveyance system. The reclaimed water would be piped and delivered to the project site for additional remediation, as required by the State of California and Imperial County Environmental Health Services.

All wastewater generated by the facility would be treated on-site through a proposed wastewater treatment system. Once treatment capacity is reached, the treated effluent would be conveyed to the Imperial Irrigation District's Central Drain located just south of the proposed project site.

Existing Parcels Size:

Parcel 1 (044-220-007) – \approx +/- 5.00 acres

Parcel 2 (044-220-042) – \approx +/- 4.95 acres

Parcel 3 (044-220-044) – \approx +/- 9.74 acres

Parcel 4 (044-220-045) – \approx +/- 10.01 acres

Parcel 5 (044-220-046) – \approx +/- 45.69 acres

Proposed Merged Parcel Size: \approx +/- 75.39 acres

County Ordinance:

Upon approval of a Road Abandonment application for Leimgruber Road by the Imperial County Board of Supervisors, Lot Merger #00191 will be consistent with the provisions of the Imperial County Land Use Ordinance (Title 9), Division 8 (Subdivision Ordinance), Section 90808.00, "Lot Mergers Initiated by Property Owner."

Land Use Analysis:

Pursuant to the Imperial County General Plan, the proposed project site is designated as "Urban Area." The zoning designations of the subject parcels are M-1-U (Light Industrial, Urban Overlay), M-2-U (Medium Industrial, Urban Overlay), and A-2-U (General Agricultural, Urban Overlay) in accordance with Zoning Map #1 of the Imperial County Land Use Ordinance (Title 9).

The proposed action under Lot Merger #00191 anticipates the combination of five (5) parcels and Leimgruber Road for the future development of a Data Center Complex within a designated Urban Area of the County of Imperial. The proposed Lot Merger would create a single \approx +/- 75.39-acre parcel.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Land / Industrial Building	M-1-U (Light Industrial, Urban Overlay) / M-2-U (Medium Industrial, Urban Overlay) / A-2-U (General Agriculture, Urban Overlay)	Urban Area
North	Residential	City of Imperial	City of Imperial
South	Agricultural Lands	A-2-U (General Agriculture, Urban Overlay)	Urban Area
East	U.S. Border Patrol Station, El Centro Sector	City of Imperial	City of Imperial
West	Vacant Industrial Lands	M-2-U (Medium Industrial, Urban Overlay)	Urban Area

Environmental Determination:

Pursuant to a review of the CEQA Guidelines, Lot Merger #00191 has been found to be categorically exempt from the requirements of CEQA in accordance with Article 19, Section 15305, Class 5 (Minor Alterations in Land Use Limitations). Accordingly, no further environmental documentation is required under State law.

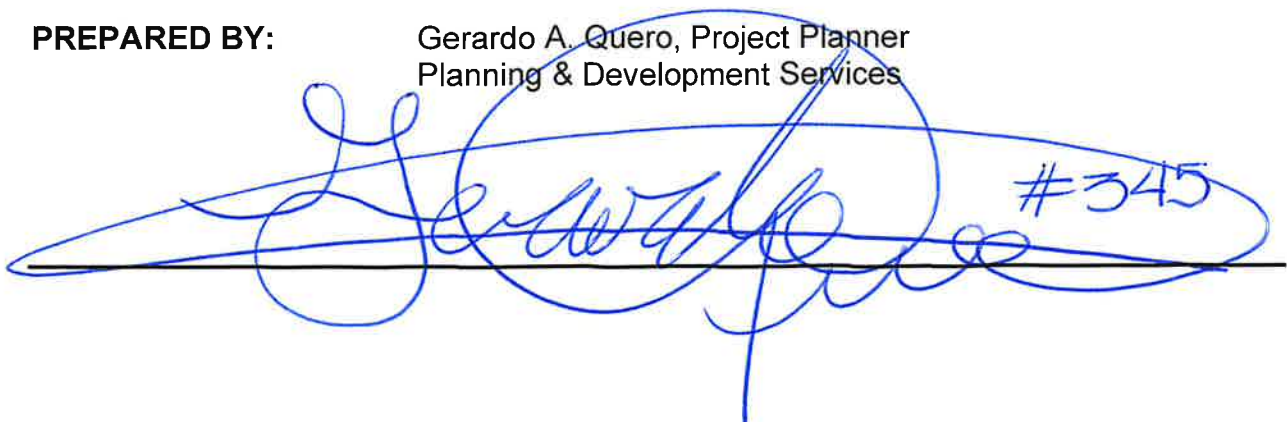
Staff Recommendation:

Staff recommends that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Merger #00191 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Merger #00191 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger #00191, subject to the attached conditions.

PREPARED BY:

Gerardo A. Quero, Project Planner
Planning & Development Services



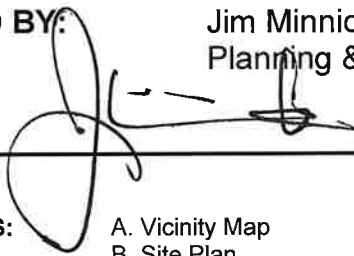
REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services

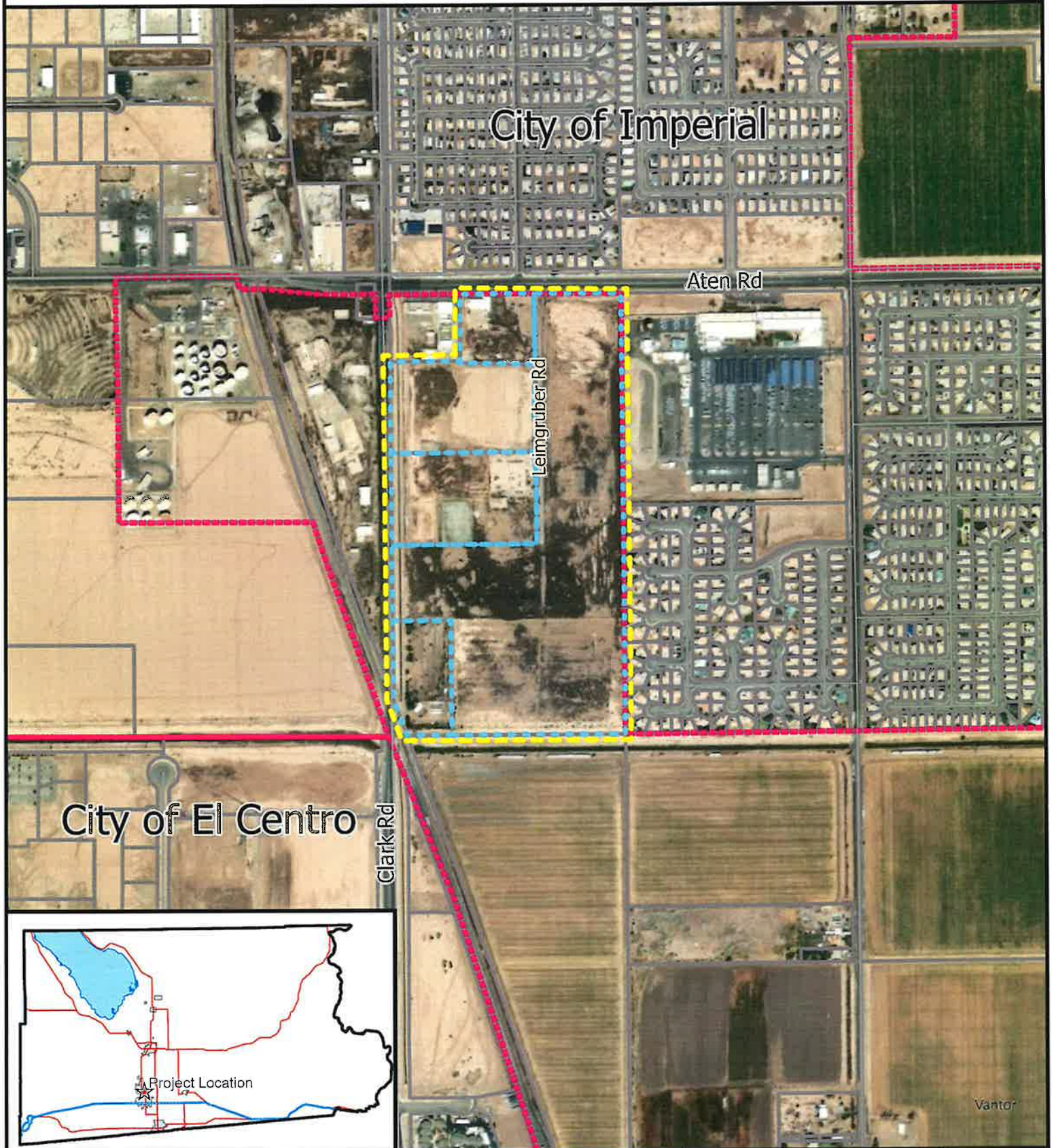


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. PC Resolution & Findings
- D. MERG #00191 Conditions of Approval
- E. Applications & Supporting Documentation
- F. Comment Letters

ATTACHMENT “A”
VICINITY MAP

PROJECT LOCATION MAP

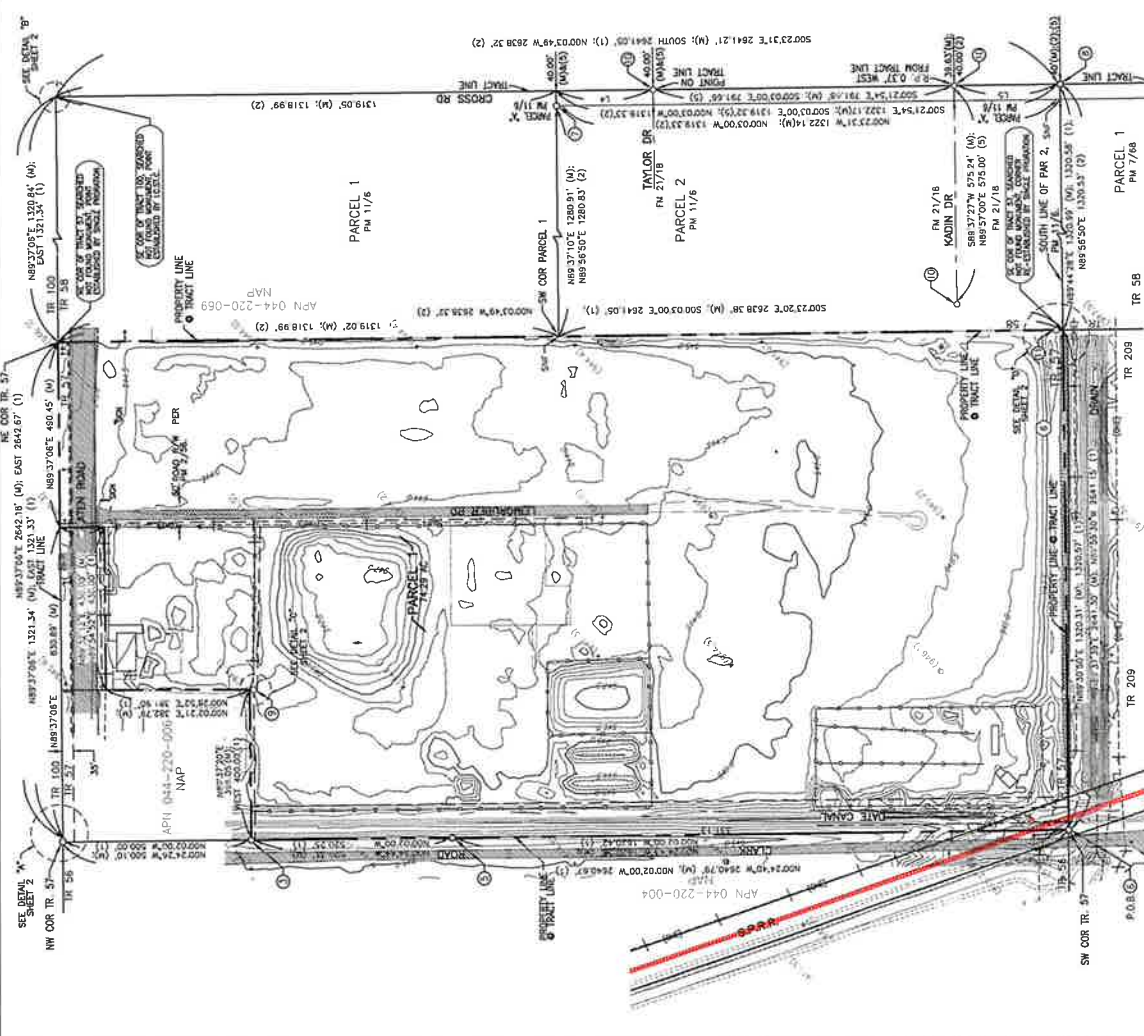


**IMPERIAL VALLEY COMPUTER
MANUFACTURING, LLC**
MERG #00191
**APN(S): 044-220-007, -042, -044,
-045 & -046**

- Proposed Lot Merger
- Subject Parcels
- Imperial / El Centro City Limits
- Parcels
- Centerline



ATTACHMENT “B”
SITE PLAN



FINAL PARCEL CONFIGURATION

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ATTACHMENT “C”
PLANNING COMMISSION
RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00191” IMPERIAL VALLEY COMPUTER MANUFACTURING, LLC.

WHEREAS, Imperial Valley Computer Manufacturing, LLC submitted an application for Lot Merger #00191 for a comprehensive Lot Merger to consolidate five (5) individual parcels and Leimgruber Road into a single $\approx \pm 75.39$ -acre site for the future construction and development of a Data Center Complex; and,

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 18, 2025; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Lot Merger prior to approval. The Planning Commission finds and determines that the Lot Merger is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Merger #00191 have been made as follows:

A. Are the lots or parcels contiguous?

Upon the tentative approval of the Road Abandonment application for Leimgruber Road, the five (5) subject parcels will become contiguous, and the proposed merger will be consistent with the Subdivision Map Act as well as the County of Imperial Land Use Ordinance, Title 9, Division 8 (Subdivision Ordinance), Section 90808.00.

B. The lot merger conforms to State Law and County Ordinance.

The zoning designations of the subject parcels under MERG #00191 are M-1-U (Light Industrial, Urban Overlay), M-2-U (Medium Industrial, Urban Overlay), and A-2-U (General Agricultural, Urban Overlay) in accordance with Zoning Map #1 of the Imperial County Land Use Ordinance (Title 9).

The proposed action under Lot Merger #00191 anticipates the combination of five (5) parcels and Leimgruber Road for the future development of a Data Center Complex within a designated Urban Area of the County of Imperial. The proposed Lot Merger would create a single $\approx \pm 75.39$ -acre parcel.

In accordance with the provisions established in Chapter 1 of Division 5, Section 90501.01 (Single Base Zoning Area) of the Imperial County Land Use Ordinance, each lot or parcel of land within the unincorporated areas of Imperial County must be classified under a single base zoning designation. Upon approval of Lot Merger #00191, the predominant zoning designation of the project area, M-1-U (Light Industrial, Urban Overlay), will apply to the entire merged parcel. The designation will promote and ensure the orderly and consistent development of the proposed Data Center Complex in accordance with the guidelines and provisions as set forth in Section 90515.01, Subsection (bbb), Division 3 (Site & Design Standards), and Division 4 of the Imperial County Land Use Ordinance (Title 9).

- C. The lot merger is between lots or parcels that were created by a parcel or tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.**

Upon the tentative approval of the Road Abandonment application for Leimgruber Road, the subject lots will be consistent with the Subdivision Map Act and County Ordinance.

- D. The lots or parcels are not separated or affected by any easement, right-of-way, road, alley or canal (including public utility easements).**

Upon the tentative approval of the Road Abandonment application for Leimgruber Road, the subject five (5) parcels will be contiguous, and the proposed merger will be consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 (Subdivision Ordinance), Section 90808.00, and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

- E. The parcels as merged will not be deprived access as a result of the merger.**

The proposed project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this lot merger is to consolidate five (5) individual parcels and Leimgruber Road into a single $\approx \pm 75.39$ -acre site for the future development of a Data Center Complex. Legal and physical access to the proposed merged parcel would be via Clark and Aten Roads.

- F. Access to the adjoining parcels will not be restricted by the merger.**

Access to the adjoining lots will not be restricted by the merger. Should Lot Merger (MERG) #00191 be approved, legal and physical access to the proposed merged parcel would be via Clark and Aten Roads.

G. The parcels, as merged, will not conflict with the location of any existing structures on the property.

The lot merger would not conflict with the location of any existing structures on the property. The proposed project site is predominantly vacant, with only an existing unoccupied industrial building that fronts and has direct access along Aten Road.

H. No new lots are created through the merger.

The lot merger would not create any new parcels. Rather, the five (5) existing parcels would be combined to form one larger, contiguous parcel intended for the future development of a Data Center Complex.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00191, subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on **December 18, 2025** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

ATTACHMENT “D”
MERG #00191 CONDITIONS OF
APPROVAL

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00191

APN(s) # 044-220-007, 044-220-042, 044-220-044, 044-220-045 and 044-220-046

NOTICE TO APPLICANT!

The above-referenced Lot Merger, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot mergers as generic conditions; however they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Merger.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Merger, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot merger or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or

expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Merger, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

1. Provide a Lot Merger prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificate from the Tax Collector's Office prior to recordation of the Lot Merger.
3. Approval of Lot Merger #00191 shall be contingent upon the tentative approval of the Leimgruber Road Abandonment Application.¹

4. Prior to recordation of the Lot Merger #00191, the applicant shall provide evidence that all five (5) parcels have been deeded under the same ownership.¹
5. The recordation of the lot merger shall be subject to the recordation of deeds of land exchange for all continuous parcels to be held by the same owner.²
6. The lots or parcels cannot be separated by or affected by an easement, right-of-way, road, alley or canal (including public utility easements). In order to proceed with the Lot Merger the applicant shall apply for a road vacation with the Imperial County Department of Public Works for the abandonment of Leimgruber Road, an existing public road, said vacation would be predicated upon the lot merger approval.²
7. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.²
8. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.²
9. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of Clark Rd, being classified as Major Collector - Collector with four (4) lanes, requiring eighty-four (84) feet of right of way, being forty-two (42) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).²

1 - Imperial County Planning & Development Services

2 - Imperial County Department of Public Works comment letter dated December 3, 2025

ATTACHMENT “E”
APPLICATIONS & SUPPORTING
DOCUMENTS

LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Imperial Valley Computer Manufacturing, LLC	EMAIL ADDRESS Sebastian Rucci, Managing Member	
2. MAILING ADDRESS 16400 Pacific Coast Highway, Suite 212	ZIP CODE 92649	PHONE NUMBER (562)901-1099
3. ENGINEER'S NAME Maurico Lam	CAL. LICENSE NO. LS 8440	EMAIL ADDRESS mauriciolam@lcec-inc.com
4. MAILING ADDRESS 1065 State Street, El Centro, CA 92243	ZIP CODE 92243	PHONE NUMBER (760) 353-8110
5. PROPERTY "A" (site) ADDRESS 291 West Aten Road	LOCATION Intersection of Clark & Aten Road, Imperial County	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 044-220-042	SIZE OF PROPERTY (in acres or square foot) 3.94 AC	
7. EXISTING USE Vacant Industrial Property	CURRENT ZONE M2-U	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Please see attached legal description		
9. PROPERTY "B" (site) ADDRESS Please see additional Lot Merger Applications Provided	LOCATION Intersection of Clark & Aten Road, Imperial County	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) Please see additional Lot Merger Applications Provided	SIZE OF PROPERTY (in acres or square foot)	
11. EXISTING USE Please see additional Lot Merger Applications	CURRENT ZONE	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) Please see additional page total of 5 merged parcel.		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER To accomodate land to construct a Data Center and accessory uses such as a substation, battery back-up, and generater back up. Please see site plan for reference.		
14. PROPOSED MERGED PARCEL SIZE Total 5 parcels merged 71.14 AC	PROPOSED USE Please see additional Lot Merger Applications	

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	On site treatment
16. DESCRIBE PROPOSED WATER SYSTEM	SEE PROJECT DESCRIPTION 21 IID North Gate Canal, Gate NDA 44, on-site treatment, reclaimed water
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Existing Access points Aten Road and Labrucherie Road
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
IF YES, TO WHAT CITY or DISTRICT?	

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.
Sebastian Rucci, Managing Member
of Imperial Valley Computer Manufacturing LLC 10.3.25

Print Name (owner) _____ Date _____
Signature (owner) _____

Print Name (Agent) _____ Date _____
Signature (Agent) _____

An owners notarized affidavit is required if application is signed by Agent.

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE _____
- E. OTHER _____

APPLICATION RECEIVED BY: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE _____
DATE _____
DATE _____
DATE _____

REVIEW / APPROVAL BY
OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐ _____
☐ _____

MERG#

00191

LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Imperial Valley Computer Manufacturing, LLC	EMAIL ADDRESS sebastian@ruccilaw.com/ tom@dubosedesigngroup.com	
2. MAILING ADDRESS 16400 Pacific Coast Highway, Suite 212	ZIP CODE 92649	PHONE NUMBER (562) 901-0199
3. ENGINEER'S NAME Maurico Lam	CAL. LICENSE NO. LS 8440	EMAIL ADDRESS mauriciolam@lcec-inc.com
4. MAILING ADDRESS 1065 West State Street	ZIP CODE 92243	PHONE NUMBER (760) 353-8110
5. PROPERTY "A" (site) ADDRESS N/A See Legal Description	LOCATION Intersection of Clark & Aten Road, Imperial County	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 044-220-044	SIZE OF PROPERTY (in acres or square foot) 9.77	
7. EXISTING USE Vacant Industrial Property	CURRENT ZONE M2-U	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) See attached		
9. PROPERTY "B" (site) ADDRESS N/A See Legal Description	LOCATION Intersection of Clark & Aten Road, Imperial County	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 044-220-045	SIZE OF PROPERTY (in acres or square foot) 10.01	
11. EXISTING USE Vacant Industrial Property	CURRENT ZONE M2-U	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) See attached		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER to accomodate land to construct a data center and accessory uses such as a substation, battery back-up, and generater back up. Please see site plan for reference.		
14. PROPOSED MERGED PARCEL SIZE Total 5 parcels merged 71.14 AC	PROPOSED USE Data Center and Complimentary Uses	

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	On site treatment
16. DESCRIBE PROPOSED WATER SYSTEM	See project description 2011-11-14, Gate NDA 44, onsite treatment & reclaimed water
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Existing Access points Aten Road and Labruene Road
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Sebastian Rucci, Managing Member 10.3.25

Print Name (owner)

Date

Signature (owner)

Print Name (Agent)

Date

Signature (Agent)

An owners notarized affidavit is required if application is signed by Agent.

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE
- E. OTHER

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY
OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐

☐

MERG#

00191

LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Imperial Valley Computer Manufacturing, LLC		EMAIL ADDRESS sebastian@ruccilaw.com/ tom@dubosedesigngroup.com	
2. MAILING ADDRESS 16400 Pacific Coast Highway, Suite 212		ZIP CODE 92649	PHONE NUMBER (562) 901-0199
3. ENGINEER'S NAME Maurico Lam		CAL. LICENSE NO. LS 8440	EMAIL ADDRESS mauriciolam@lcec-inc.com
4. MAILING ADDRESS 1065 West State Street		ZIP CODE 92243	PHONE NUMBER (760) 353-8110
5. PROPERTY "A" (site) ADDRESS 2304 Clark Road, Imperial CA - 92251		LOCATION Intersection of Clark & Aten Road, Imperial County	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 044-220-007		SIZE OF PROPERTY (in acres or square foot) 5 AC	
7. EXISTING USE Currently designated A-2 U, not in agricultural production			CURRENT ZONE A-2 U
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Please see attached.			
9. PROPERTY "B" (site) ADDRESS N/A- See Legal Description		LOCATION Intersection of Clark & Aten Road, Imperial County	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 044-022-046 <i>944-044-220-044</i>		SIZE OF PROPERTY (in acres or square foot) 42.3 AC	
11. EXISTING USE Vacant Industrial Property			CURRENT ZONE M-1 N U
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) See attached			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER To accomodate land to construct a Data Center and accessory uses such as a substation, battery back-up, and generater back up. Please see site plan for reference.			
14. PROPOSED MERGED PARCEL SIZE Total 5 parcels merged 71.14 AC		PROPOSED USE Data Center and Complimentary Uses	

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	On site treatment	<i>See Project Description</i>
16. DESCRIBE PROPOSED WATER SYSTEM	IID North Gate Canal, Gate NDA 44, on-site treatment & reclaimed water	
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Proposed access through existing Clark Road & existing access Aten & Laboratory Road	
18. IS THIS PARCEL PLANNED TO BE ANNEXED?	IF YES, TO WHAT CITY or DISTRICT?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT
Sebastian Rucci, Managing Member of Imperial Valley Computer Manufacturing LLC 10.3.25

Print Name (owner)

Date

Signature (owner)

Print Name (Agent)

Date

Signature (Agent)

An owners notarized affidavit is required if application is signed by Agent.

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE
- E. OTHER

APPLICATION RECEIVED BY: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE _____
DATE _____
DATE _____
DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐ _____
☐ _____

MERG#

00191



Project Description

Lot Merger

Prepared For:
Imperial County Planning & Development Services
801 Main Street
EL Centro, CA - 92243

By : Dubose Design Group, Inc.
1065 West State Street
EL Centro, CA -92243

CONTENTS

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LOT MERGER

Client: Imperial Valley Computer Manufacturing, LLC

Planning: Dubose Design Group, Inc.

Location: Intersection of Clark & Aten Road

Project Size: +/- 71.14 Acres

APN: 004-220-007, 004-220-042, 004-220-044, 044-220-045, 044-220-046

PROPOSED DEVELOPMENT:

The applicant is seeking to merge five parcels to accommodate the siting of a proposed data center development as well as the ancillary uses such as a substation, battery backup, and generator back up (see designed reviewed site plan attached, DR #25-0006), the project site is located within the County of Imperial. For the purposes of the applicant's vision for this project the applicant is seeking to maximize the total acreage of 71.14 acres of combined land and merge the properties to bring the project into fruition.

Assessor's Parcel Number	Current Zoning	Acreage
044-220-007	A-2 U	5.00 AC
044-220-042	M2-U	3.94 AC
044-220-044	M2-U	9.77 AC
044-220-045	M2-U	10.01AC
044-220-046	M-1 N-U	42.30 AC
Total		71.14 AC

PROPOSED ZONING

Proposed Parcel	Proposed Zoning	Acreage
Proposed Parcel	M-1 N-U	71.14 AC

UTILITIES & ACCESS

WATER & WASTEWATER:

The applicant intends to contract with a local municipality who can serve the project reclaim water from their water treatment facility and through a separate conveyance system. The reclaim water will be piped and delivered to the project site for further remediation required by the State of California and Imperial County Environmental Health Services. The project site will have its own water treatment facility with the capability to recycle water until exhausted then return the water into the Central Drain. The reclaimed water delivery is not subject to LAFCO review and approval. The applicant understands that permits from the California State Water Board will need to be obtained as reclaim water from a California treatment plant. The reclaimed facility will be built to the standards and guidelines set forth by the State of California in regard to the specific regulations that would result in a multi-step process that includes preliminary screening, primary and secondary treatment, and tertiary treatment like disinfection or advanced purification. The applicant intends to work with the State of California and the local municipality to have established clear guidelines for various uses, including landscape irrigation (non-potable) and directly to drinking water supplies (direct potable reuse - DPR), with DPR requiring specific permits from the State Water Board. A wastewater treatment package will need to be installed to accommodate the project on site according to the County of Imperial's Environmental Health Guidelines. Please see previously reviewed and submitted Site Plan for location of water and wastewater treatment facility.

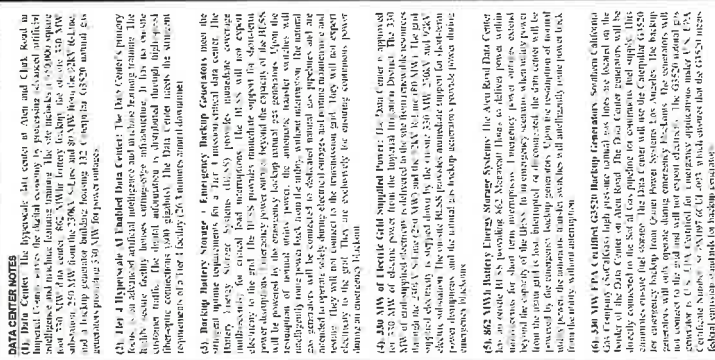
POWER

Energy will be delivered by way of IID's S line and R line to a substation site located on the south portion of the project site. please see previously reviewed site plan.

ACCESS

Proposed access will be through Clark Road and Aten Road

CLARK ROAD

[illegible]

EE PLAN
LEY DATA CENTER CAMPUS
IMPERIAL, CA 92343
C2
C250002-03
13375

	L.C. ENGINEERING CONSULTANTS INC. <small>INCORPORATED IN THE PROVINCE OF ONTARIO</small> 1000 Highway 7 East, Suite 100, Richmond Hill, Ontario L4B 1N2	ST <small>CONCRETE & STEEL</small>	IMPERIAL VALLEY COUNTY OF
	1000 Highway 7 East, Suite 100 Richmond Hill, Ontario L4B 1N2	1000 Highway 7 East, Suite 100 Richmond Hill, Ontario L4B 1N2	1000 Highway 7 East, Suite 100 Richmond Hill, Ontario L4B 1N2

INDEXER OF RECORD

NAME: _____ DATE: _____

STATUS: _____

R.C. NO. _____

DATE: _____

REVISED	DATE	APPROVED BY
Revised 1/10/75	8/11/75	
at Dallas, Tex. 617	10/2/75	

BY: _____

REF. NO.: _____

CALL TOLL FREE
247

**ATTACHMENT “F”
COMMENT LETTERS**



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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CountyDpw/](https://twitter.com/CountyDpw/)



Public Works works for the Public

December 3, 2025

Mr. Jim Minnick, Director
Planning & Development Services Department
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 4:19 pm, Dec 03, 2025

Attention: Gerardo Quero, Planner II

SUBJECT: LM 191 – Imperial Valley Computer Manufacturing, LLC;
Located on 2304 Clark Road, Imperial, CA 92251
APNs 044-220-007, 042, 044, 045 & 046.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on November 3, 2025 for the above mentioned project. The applicant proposes a comprehensive Lot Merger to consolidate five (5) individual parcels into a single acre site for the future construction and development of a Data Center. The project would include ancillary infrastructure such as an electrical substation, an on-site Battery energy Storage System (BESS) and an emergency power generation through natural gas backup generators.

Department staff has reviewed the package information. Please be aware if the following shall be conditions of approval as described:

1. The recordation of the lot merger shall be subject to the recordation of deeds of land exchange for all continuous parcels to be held by the same owner.
2. The lots or parcels cannot be separated by or affected by an easement, right-of-way, road, alley or canal (including public utility easements). In order to proceed with the Lot Merger the applicant shall apply for a road vacation with the Imperial County Department of Public Works for the abandonment of Leimgruber Road, an existing public road, said vacation would be predicated upon the lot merger approval.
3. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
4. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.
5. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Clark Rd**, being classified as **Major Collector - Collector with four (4) lanes**, requiring **eighty-four (84)** feet of right of way, being **forty-two (42)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial**

County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).


As this project moves forward, additional requirements may come into place.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:

A handwritten signature in blue ink that reads "Atondo V." with a stylized flourish at the end.

Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

December 1, 2025

RECEIVED

By Imperial County Planning & Development Services at 2:59 pm, Dec 01, 2025

RE: Lot Merger #00191

Imperial Valle Computer Manufacturing LLC

2304 Clark, Imperial CA 92251

APN: 044-220-007, 042, 044, 045, 046

The Imperial County Fire Department would like to thank you for the opportunity to review and comment on Lot Merger #00191 for the Imperial Valley Computer Manufacturing, Data Center Campus located at 2304 Clark Road.

Imperial County Fire Department has the following comments and/or requirements.

- The Imperial County Fire Department has no additional comments at this time for Lot Merger #00191.
- Previous comments provided by the Imperial County Fire Department shall apply to the grading and building permit review as mentioned in the project description for the Data Center Complex.

Again, thank you for the opportunity to comment. Imperial County Fire Department would like to express that the project will meet all applicable fire codes, NFPA standards, and any other regulations that pertain to the project.

If you have any questions, please contact the Imperial County Fire Prevention Division at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper

Lieutenant/Fire Prevention Specialist

Imperial County Fire Department

Fire Prevention Division

CC

David Lantzer

Fire Chief

Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

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2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

November 18, 2025

RECEIVED

NOV 24 2025

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

RE: Lot Merger #00191
Imperial Valle Computer Manufacturing LLC
2304 Clark, Imperial CA 92251
APN: 044-220-007, 042, 044, 045, 046

The Imperial County Fire Department would like to thank you for the opportunity to review and comment on the Imperial Valley Computer Manufacturing, Data Center Campus located at 2304 Clark Road.

Imperial County Fire Department has the following comments and/or requirements.

- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.
 - Fire hydrant type and installation shall be in accordance with City of Imperial details and shall be approved by the fire code official
 - Fire hydrant will be required every 300 feet along approved fire access roads and within 150 feet of all Fire Department Connections (FDC)
 - Plans shall be submitted Imperial County Fire Department for review of all fire service main and appurtenance.
 - Fire Department Connections shall be located on the street side of the building fully visible and recognizable from the street or nearest point of fire department vehicle access.
- Fire department access roads shall be in accordance with the California Fire Code Chapter 5 section 503 Fire Apparatus Access Roads and Appendix D.
 - The fire apparatus access road shall extend within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. Access roads shall be designed to provide unobstructed flow of traffic.
 - Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and unobstructed vertical clearance of not less than 13 feet 6 inches.
 - Additional access shall be required providing multiple points of entry into the campus.
 - Turning radius shall be determined by the fire code official
 - Dead ends in excess of 150 feet in length shall be provided with an approved are for turning around fire apparatus. Shall be in accordance with Appendix D of the California Fire Code.

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

- Fire access roads shall be required approved notices or marking of the fire lane and shall be approved by the fire code official
- Gate or barricades shall be approved by the fire code official and be in accordance with section 503.5 through 503.6 of the California Fire Code and Appendix D
- Building(s) square footage and occupancy classification will determine if an approved automatic fire sprinkler system shall be installed in accordance with Chapter 9 of the California Fire Code and NFPA 13, 13R and 13D.
 - Plans shall be submitted to Imperial County Fire Department for review for all fire sprinkler and fire suppression system.
- Building(s) square footage and occupancy classification will determine if an approved automatic fire and smoke detection system shall be installed in accordance with Chapter 9 of the California Fire Code and NFPA 72
 - Plans shall be submitted to Imperial County Fire Department for review.
- Approved KNOX Box, locks, and or switches shall be required. Location(s) shall be approved by the fire code official
- Egress and egress components shall be in accordance with Chapter 10 of the California Fire Code.
- A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.

Battery Energy Storage Systems

- Approved all-weather access roads for fire protection vehicles shall be provided throughout the project, conforming with the California Fire Code Chapter 5, section 503. Access roadways shall be all-weather surface (suitable for use by fire apparatus) right-of-way not less than 20 feet in width.
- Additional access shall be provided to the project site in accordance with the California Fire Code Chapter 5, section 503. Minimum two points of entry shall be provided on the project site.
- KNOX Box and/or Locks will be required for all access gates as determined by Imperial County Fire Department.
- BESS sites shall be clear of all vegetation.
- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24
- An approved automatic fire suppression system shall be installed on all required structures as per the California Fire Code Chapter 12 and NFPA 855. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

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2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

- An approved automatic fire detection system shall be installed on all required structures as per the California Fire Code Chapter 12 and NFPA 855. All fire detection systems will be installed and maintained to the current adapted fire code and regulations.
- Signage shall be provided in accordance with the California Fire Code Chapter 12
- Compliance with all required sections of the fire code.
- Applicants shall provide product containment areas(s) for both product and water run-off in case of fire applications and retained for removal.
- Hazard Mitigation Analysis (HMA), Fire Risk Analysis, fire suppression and deflagration protection analysis submittals shall be from a CA licensed fire protection engineer approved by Imperial County Fire Department per CFC [A]104.7.2. Submittals shall have signature and seal.
- Owners and operators of ESS must develop an Emergency Operation Plan in conjunction with local fire service personnel, the AHJ, and hold a comprehensive understanding of the hazards associated with lithium-ion battery technology. Lithium-ion battery ESS's must incorporate adequate explosion prevention protection in accordance with NFPA 855 and/or California Fire Code Chapter 12.
- An emergency response/action plan shall be prepared and approved by the Imperial County Fire/OES Department.
- A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.
- A Hazardous Waste Material Plan shall be submitted to the Certified Unified Program Agency (CUPA) for their review and approval.
- All hazardous material and waste shall be handled, store, and disposed of as per the approved Hazardous Waste Materials Plan. All spills shall be documented and reported to the Imperial County Fire Department and CUPA as required by the Hazardous Waste Material Plan

Emergency Evacuation Plan

- The Imperial County Fire Department is requiring mitigation analysis of toxic smoke and hazards from BESS fires be conducted regarding impacts on the surrounding community. Mitigation analysis shall be prepared to address toxic smoke, explosion blast and other hazards related to BESS that will affect the surrounding residential and commercial zoning. This mitigation analysis should include public evacuation plans and/or shelter in place for the surrounding community. The applicant shall provide cost reimbursement for evacuations of the public due to hazards related to the project.

Cost Recovery

- The applicant shall provide cost reimbursement for direct fire protection services. Service rate will be consistent with Imperial County Fire Department adopted fee schedule. Cost

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

reimbursement will be from time of call to the conclusion of the incident as defined by the fire department

Further plan reviews and assessments of the project could require additional comments and/or mitigations from the Imperial County Fire Department. Any changes to the project would require review and comments from the Imperial County Fire Department.

Again, thank you for the opportunity to comment. Imperial County Fire Department would like to express that the project will meet all applicable fire codes, NFPA standards, and any other regulations that pertain to the project.

If you have any questions, please contact the Imperial County Fire Prevention Division at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper *Andrew Loper*
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Division

CC

David Lantzer
Fire Chief
Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER



November 17, 2025

Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 4:53 pm, Nov 17, 2025

RE: COMMENT LETTER – MERG00191 2304 CLARK ROAD PROJECT

Dear Imperial County Planning and Development Services,

The Community Development Department for the City of Imperial has reviewed the proposed Lot Merger MERG00191 for the future development of a data center located near the intersection of Clark Road and Aten Road. The City has also reviewed the filed Notice of Exemption for Project Title: Grading Permit BP#63316 (Initial Study #25-0041) filed November 6, 2025. The City was not provided a copy of the underlying Grading Permit. The City did not review any backup associated with the Notice of Exemption.

City of Imperial's Planner, Yvonne Cordero, spoke to Imperial County Planning & Development Services staff on November 6, 2025. She was assured that the County was only collecting comments from agencies to assist with drafting conditions for the Lot Merger. Staff also confirmed that the County would hold a public hearing on this matter at a future date and provide written notice to landowners within 1000 feet.

The Notice of Exemption and the Lot Merger documents reference a zone change from agriculture to industrial, a full Data Center Complex that consists of 74.33 acres and an electrical substation, an on-site Battery Energy Storage System and natural gas generators. There is no reference to the details of this project (examples such as building size, and potential energy and water use). The comments the City of Imperial would provide on the entire project differ from the comments on just a Lot Merger. The City looks forward to receiving a complete project description, outline of the project and the ability to comment on the full project at the aforementioned public hearing.

The City welcomes and actively promotes development such as this data center. For example, the City is working with this applicant on providing reclaimed water from the City of Imperial facilities for what we believe to be the data center proposed for this site. But, a critical element of any development is involvement of our citizens in the approval process. The City prioritizes

feedback from our citizens when development projects are located within our City or Sphere of Influence. This project is located immediately adjacent to City of Imperial homes.

We formally request a clear outline of the project, an understanding of whether there will be a publicly noticed public hearing in front of the County of Imperial Environmental Evaluation Committee, the County of Imperial Planning Commission, the County of Imperial Airport Land Use Commission and/or the Planning Director or Board of Supervisors. We request that we be provided project details and opportunity to comment on the full project. Further, it is essential that the citizens in the immediate vicinity of Data Center Project be given an opportunity to comment.

Without the benefit of full project details or backup, the City provides the following comments:

City Services

The project site is located directly adjacent to the City of Imperial's boundary and within close proximity to existing and planned urban development. Although the project is located in the unincorporated area, the scale and type of use may have operational, infrastructure, and public safety interactions with City services. For this reason, the City requests ongoing coordination throughout the review process.

Traffic and Circulation

Due to the project's size and its reliance on Clark Road, Aten Road, and nearby regional routes, the City recommends that the County require a traffic study evaluating construction traffic, long-term operational traffic, and heavy vehicle turning movements. The study should evaluate any needed roadway improvements to ensure that project-related traffic does not adversely impact the City's roadway system near its boundaries.

Environmental Review

The City requests that Imperial County include the City as a commenting agency and provide copies of all CEQA documents, including the exemptions, initial study, draft environmental impact report, traffic analysis, water supply analysis, and any technical studies associated with the project. Given the project's proximity to the City and the proposed industrial uses, the City requests early review of CEQA documents, including any cumulative impact analysis.

Imperial County Airport Land Use Commission Review

Due to the location, the City requests information on when the Airport Land Use Commission will review this project.

Imperial County LAFCO Review

Although the applicant has indicated that annexation is not planned at this time, the City recommends that the County require future coordination with LAFCO should any City service

connections, agreements, or infrastructure extensions be requested. Due to the project's proximity to the City boundary, long-term service coordination may be necessary.

The City of Imperial appreciates the opportunity to provide comments. We request that the County keep the City informed of all future project milestones, technical study releases, and public hearings. Please feel free to contact the Community Development Department should you need clarification or wish to coordinate further.

Sincerely,



Othon Mora, MCM, CBO
Community Development Director
City of Imperial | Community Development Department
400 S. Imperial Avenue, Suite 101
Imperial, CA 92251
(760) 355-1152

AIR POLLUTION CONTROL DISTRICT



November 14, 2025

Mr. Jim Minnick
Planning & Development Services Director
801 Main St.
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 3:44 pm, Nov 14, 2025

SUBJECT: MERGER 00191 IV Computer Manufacturing LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Lot Merger 00191 located at 2304 Clark Road in Imperial, also identified as Assessor's Parcel Numbers 044-220-007, -042, -044, -045, and -046. Total combined acreage will be 71.14 acres. The merger of five (5) parcels will accommodate the construction and operation of a Data Center (project). An electrical substation, on-site battery energy storage System (BESS), 132 natural gas backup generators, and a water treatment facility are included in the project.

While the Air District has no comment on the actual merger itself, development of the project must comply with all rules and regulations. This includes project permit review by the Permitting & Engineering Division. The project must submit a **Construction Dust Control Plan** and a **Construction Notification** 10 days prior to the start of construction. The Air District encourages the applicant to maintain regular communication with the Air District as the project moves forward.

The Air District's Rules and Regulations and other forms can be accessed via the internet at <https://apcd.imperialcounty.org>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell,
APC Environmental Coordinator II

Reviewed by,
Monica N. Soucier,
APC Division Manager

Gerardo Quero

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Monday, November 17, 2025 3:01 PM
To: Olivia Lopez
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Gerardo Quero; Adriana Ceballos; Aimee Trujillo; Kamika Mitchell; Kayla Henderson; Valerie Grijalva; Vanessa DeLaTeja
Subject: RE: AB 52 Letter - Imperial Valley Computer Manufacturing, LLC (MERG#00191)

CAUTION: This email originated outside our organization; please use caution.

Greetings,

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,



Xitlaly Madrigal
NAGPRA Supervisor
xmadrigal@aguacaliente.net
(760) 423-3485
5401 Dinah Shore Drive, Palm Springs, CA 92264

RECEIVED

NOV 17 2025

IMPERIAL COUNTY

CLERK OF SUPERIOR COURT

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, November 3, 2025 9:06 AM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: AB 52 Letter - Imperial Valley Computer Manufacturing, LLC (MERG#00191)

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

Good morning,

Please see attached AB52 letter for Imperial Valley Computer Manufacturing, LLC (MERG#00191); APN 044-220-007, 044-220-044, 044-220-045, & 044-220-046.

Should you have any questions, please feel free to Gerardo Quero at (442) 265-1736, or by email at GerardoQuero@co.imperial.ca.us

Thank you,

Olivia Lopez

Office Technician

IC Planning & Development Services

801 Main Street

El Centro, CA 92243

(P) (442) 265-1736

(F) (442) 265-1735



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

November 14, 2025

Gerardo Quero, Planner II
Imperial County
Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

NOV 14 2025

Re: MERG00191

Dear Mr. Quero,

Our office has reviewed the documents pertaining to Merg00191 at 2304 Clark Road, Imperial, proposing a merging of lots for a data center.

Should the project require movement of plant material into Imperial County for landscaping purposes, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed.

Please refer to the handouts attached. The handouts will explain the need for the applicant to register their point-of-sale systems and scales (if applicable) with our office, and determining what type of scale(s) if any required by their operations. Please be advised that any commercial weighing and measuring devices such as device dispensers and/or scales are required to be type approved for commercial use and must be registered, inspected, and sealed by our office on an annual basis.

If you or the applicant have any questions, please feel free to contact our office at (442) 265-1500.

Best Regards,

A handwritten signature in blue ink, appearing to read "Jolene Dessert".

Jolene Dessert



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale. This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication

Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (*P. roebelenii*), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

POINT-OF-SALE SCANNERS & ELECTRONIC PRICING DEVICES

The Imperial County Weighing and Measuring Devices and Point-of-Sale Systems ordinance (Chapter 5.68) requires businesses to register with the Imperial County Sealer of Weights and Measures Department and pay an annual registration fee. Registration certificate fees are based on the number of point of sale stations at each retail location. This registration certificate is required in addition to any other certificate, license or permit which may be required by the county, cities, or any public entity. Any registration certificate for which fees have not been paid within forty –five (45) days from the date that such payment is due, will be subject to a twenty percent (20%) penalty. See the attached fee schedule for reference.

All retail locations that utilize a point of sale system are subject to the county ordinance. Such systems include Universal Product Code (UPC) scanners, price look-up codes, or any other system that relies on the retrieval of electronically stored information to complete a transaction. Per the ordinance, all systems shall be available for testing and inspection by the county sealer of weights and measures.

The Imperial County Weights and Measures Office enforces the California Business and Professions Code as well as the California Code of Regulations as it pertains to point-of-sale systems. Below is a summary of applicable code sections:

In accordance to the California Business and Professions Code § 12024.2 and § 12024.6, it is unlawful for any person, at the time of sale of a commodity, to do any of the following:

- Charge an amount greater than the price, or to compute an amount greater than a true extension of a price per unit, that is then advertised, posted, marked, displayed, or quoted for that commodity.
- Charge an amount greater than the lowest price posted on the commodity itself or on a shelf tag that corresponds to the commodity, notwithstanding any limitation of the time period for which the posted price is in effect.

- No person, firm, corporation, or association shall advertise, solicit, or represent by any means, a product for sale or purchase if it is intended to entice a customer into a transaction different from that originally represented.

In accordance to the California Business and Professions Code sections § 13300-13303 and § 12024.6:

- Any business that uses a point-of-sale system must have a display of the prices charged visible to the customer from a reasonable and typical position
- When a price reduction or discount regarding an item is advertised, the checkout system customer indicator shall display either the discounted price for that item, or alternatively, the regular price and a credit or reduction of the advertised savings
- Any surcharges and the total value to be charged for the overall transaction also shall be displayed for the consumer at least once before the consumer is required to pay for the goods or services
- "Point-Of-Sale System" means any computer or electronic price look-up system that retrieves the price of the item being purchased

The Imperial County Sealer of Weights and Measures is authorized to levy a civil penalty against a person violating any provision of this law or regulation adopted pursuant to this law, of not more than one thousand dollars (\$1,000) for each violation.

Please remember that it is the responsibility of the owner/operator of a business to obtain a current registration from the Sealer's Office before using an electronic point-of-sale checkout system. Our office is open to the public from 8:00AM to 5:00PM, Monday through Friday. If you have any questions or need assistance, please contact us at (442) 265-1500. We will be happy to assist you.

Sincerely,



Margo Sanchez
Deputy Sealer of Weights & Measures
Special Projects Division



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

ANNUAL REGISTRATION/RENEWAL APPLICATION (expires December 31, 2025)

Registration No.: _____ *Please update any outdated or missing information.*

Company Headquarters:

Name: _____ Contact: _____
Mailing Address: _____ Phone: _____
City/State/Zip: _____ Fax: _____
Email: _____

Physical Location:

Business Name: _____ Primary Contact: _____
Physical Address: _____ Phone: _____
City/State/Zip: _____ Fax: _____

Device Type	Location Fee	Quantity	Fee per Device	Device Fee Subtotal	DMS Fee per Device	DMS Fee Subtotal	Device Total
TOTAL FEES DUE:							

For Department Use Only	Make check or money order payable to:
DMS Receipt #: _____ DMS Date: _____	IMPERIAL COUNTY WEIGHTS & MEASURES
Deposit #: _____ Deposit Date: _____	852 Broadway
	El Centro, CA 92243

I CERTIFY THAT THE INFORMATION SUBMITTED IN THIS APPLICATION IS TRUE AND CORRECT.

Print Name of Authorized Representative _____ **Signature** _____ **Date** _____

We gladly accept checks. If your check is returned unpaid, your account will be debited electronically for the original amount and electronically or via paper for the state's maximum allowable service fee. Payment by check constitutes authorization of these transactions. You may revoke this authorization by calling (800) 666-5222, ext. 2, to arrange payment for any outstanding checks and service fees due. www.fiserv.com



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

2025 Imperial County Weights and Measures Registration Fees

Fees are based on a statewide fee structure approved by the State Legislature and Governor. Fees partially offset the cost of administering the commercial weighing and measuring program and are based on the number and type(s) of devices and/or point-of-sale systems in use per location. These fees have been adopted in the Imperial County Ordinance Chapter 5.68 and are authorized by the California Business and Professions Code: Device Fees- Section 12240(f)-(t); Location Fees- Section 12240(u); State Administrative Fees- Section 12241, and California Code of Regulations Title 4, Division 9, Chapter 3, Article 3, Section 4075.

All fees are due and payable January 1st. Any registration certificate for which the fees have not been paid within forty-five (45) days from January 1st will be subject to a penalty of one-half the annual Registration Fee. Thereafter, continued failure to pay Registration Fees after ninety days (90) days may result in collection agency reporting and action.

Device Location Fee: *Each location (scanner/point-of-sale excluded) is charged a location fee of \$120.* A location is considered a business with one or more types of devices that require specialized testing equipment that will necessitate more than one trip. Additionally, if a commercial device is installed on a vehicle, each vehicle is considered a single location.

Registration Fees = Location Fee per Location + County Device Fee per Device + DMS Admin Fee per Device

Weights & Measures Fee Schedule				
Device Type	Couty Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Animal Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Class II Scale	\$80.00	\$2.20		(o)
CNG Compressed Natural Gas Meter	\$185.00	\$2.20		(l)
Computing Scale <100 lb	\$25.00	\$2.20	\$1,200.00	(n)
Computing Scale 100 lb<2,000 lb	\$50.00	\$2.20		(p)
Counter Scale <100 lb - interfaced with a cash register or any point-of-sale system	\$25.00	\$2.20	\$1,200.00	(n)
Counter Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Counter Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Dormant/Platform Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Dormant/Platform Scale ≥10,000 lb	\$250.00	\$24.00		(h)
Electric Submeters	\$3.00	\$0.50		(g)
EVSE Electric Vehicle Charging Station	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Fabric/ Wire/Cordage Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hanging Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
High-Flow Motor Fuel Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)

Device Type	Couty Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Hopper/Tank Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hopper/Tank Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Hopper/Tank Scale ≥10,000 lb	\$250.00	\$24.00		(h)
LPG Liquified Petroleum Gas Meter	\$185.00	\$16.00		(l)
Livestock Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Livestock Scale 2,000>10,000 lb	\$100.00	\$16.00		(k)
Livestock Scales ≥ 10,000 lb	\$150.00	\$16.00		(k)
Monorail/Meatbeam Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Monorail/Meatbeam Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Other Measuring Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Other Weighing Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Prescription/Jewelry Scales	\$80.00	\$2.20		(o)
Railway Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Retail Meters (such as DEF)	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Motor Fuel Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Water Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Vehicle Meters	\$75.00	\$2.20		(m)
Vehicle Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Wholesale Meters	\$75.00	\$2.20		(m)

Other Weights and Measures Fees

Fee Name	Amount	Unit	Authority
Business Location Registration Fee	\$120.00	per location	BPC 12240(f)
Commercial Devices by Request - when inspection or testing could be performed by a registered service agency	Schedule of Uniform Fees prescribed by Secretary		BPC 12210.5

Non-Commercial Device Inspections and Hourly Rates

Scales (> or = 2,000 lb)	\$170.00	per hour	BPC 12210(b)
All other instruments/devices	\$85.00	per hour	BPC 12210(b)
Standby Time	\$85.00	per hour	BPC 12210(b)
Vehicle Mileage	Federal rate	per mile	BPC 12210(b)

Price Verification Initial and Reinspection Fees

Scanners (1-3)	\$160.00	per location	BPC 13350
Scanners (4-9)	\$205.00	per location	BPC 13350
Scanners (10 or more)	\$270.00	per location	BPC 13350

Effective: 8/3/2024



IID

A century of service.

www.iid.com

Since 1911

Thursday, November 13, 2025

Gerardo Quero
Planner II
Planning and Development
801 Main St.
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 2:31 pm, Nov 14, 2025

SUBJECT: Imperial Valley Computer Manufacturing (APN: 044-220-007)

Dear Gerardo Quero:

On Monday, November 3, 2025, the Imperial Irrigation District received a request from the Imperial County Planning and Development Department for agency review for the Imperial Valley Computer Manufacturing project, located at 2304 Clark Rd., Imperial, CA 92251. The project consists of a proposal for a comprehensive Lot Merger to consolidate five (5) individual parcels into a single 74.33-acre site for the future construction and development of a Data Center. The project would include ancillary infrastructure such as an electrical substation, an on-site Battery Energy Storage System (BESS) to support power backup, and emergency power generation through natural gas backup generators. The site is situated on previously disturbed agricultural and industrial lands. Legal and physical access to the newly merged parcel would be provided via Aten Road and Clark Road. The applicant intends to enter into a contract with a local municipality to supply reclaimed water from the municipality's water treatment facility via a dedicated conveyance system. The reclaimed water would be piped and delivered to the project site for additional remediation, as required by the State of California and Imperial County Environmental Health Services. All wastewater generated by the facility would be treated on-site through a proposed wastewater treatment system. Once treatment capacity is reached, the treated effluent would be conveyed to IID's Central Drain.

IID has reviewed the project information and has the following comments:

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.

2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.
4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. If and when the customer is contemplating electrical service, please contact the areas service planner Mr. Ignacio Romo at 760-482-3426 or email at IGRomo@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads & one-line diagrams, project schedule, and applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project. Project will require a TCSP Application.
7. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
8. Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

9. The five lot merger is for a proposed new data center to be located on APNs 044-220-007-000, 044-220-042-000, 044-220-044-000, 044-220-045-000, and 044-220-046-000. The parcels are southeast of the City of Imperial, south of West Aten Road, and east of Highway 86 and railway tracks.
10. IID Water Department facilities that could be impacted include the North Date Canal and the Central Drain.
11. To properly address impacts to IID Water Department facilities the project's plans are to be submitted to IID Water Department Engineering Services Section prior to final project design. IID Water Department Engineering Services Section should be contacted at (760) 339-9265 for information. Plans have been submitted to IID Water Department Engineering Services and the 11/10/25 IID Plan Review Letter for the Imperial Valley Data Center Campus Project with forms are attached.
12. The Applicant intends to enter into a contract with a local municipality to supply reclaimed water from the municipality's water treatment facility via a dedicated conveyance system. The reclaimed water would be piped and delivered to the project site for additional remediation, as required by the State of California and Imperial County Environmental Health Services. All wastewater generated by the facility would be treated on-site through a proposed wastewater treatment system. Once treatment capacity is reached, the treated effluent would be conveyed to IID's Central Drain.
13. Imperial County's (1) grading and drainage and (2) fencing plans are to be submitted to IID Water Department Engineering prior to final project design.
14. Any construction or operation on IID property or within its existing and proposed right of way or easements will require an encroachment permit or agreement that encompasses all IID permits, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; all water, sewer, storm water; and any other above ground or underground utilities. A copy of the encroachment permit application is included in IID's Developer Project Guide available at <http://www.iid.com/home/showdocument?id=2328>. For additional information regarding encroachment permits, the IID Real Estate Section should be contacted at (760) 339-9239.
15. An IID encroachment permit is required to utilize existing surface-water drainpipe connections to drains, and receive drainage service from IID. Surface-water drainpipe connections are to be modified in accordance with IID Water Department Standards. A construction storm-water permit from the California Regional Water Quality Control Board (CRWQCB) is required before commencing construction.

An industrial storm water permit from CRWQCB is required for operation of the proposed facility. The project's "Storm Water Pollution Prevention Plan" and "storm-water permit from CRWQCB" are to be submitted to IID.

16. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
17. Any new, relocated, upgraded or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until the environmental documentation is amended and environmental impacts are fully mitigated. Any and all mitigation necessary as a result of the construction, relocation, and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact IID at iidenvironmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Wayne K. Strumpfer
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept.
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water

RECEIVED

Olivia Lopez

NOV 03 2025

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Monday, November 3, 2025 9:09 AM
To: Olivia Lopez; Gerardo Quero
Subject: Re: [EXTERNAL]:AB 52 Letter - Imperial Valley Computer Manufacturing, LLC (MERG#00191)

CAUTION: This email originated outside our organization; please use caution.

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, November 3, 2025 10:05 AM
To: Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: [EXTERNAL]:AB 52 Letter - Imperial Valley Computer Manufacturing, LLC (MERG#00191)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached AB52 letter for Imperial Valley Computer Manufacturing, LLC (MERG#00191); APN 044-220-007, 044-220-044, 044-220-045, & 044-220-046.

Should you have any questions, please feel free to Gerardo Quero at (442) 265-1736, or by email at GerardoQuero@co.imperial.ca.us

Thank you,

Olivia Lopez

Office Technician

IC Planning & Development Services

801 Main Street

El Centro, CA 92243

(P) (442) 265-1736

(F) (442) 265-1735

COUNTY EXECUTIVE OFFICE

Dr. Kathleen Lang
County Executive Officer
kathleenlang@co.imperial.ca.us
www.co.imperial.ca.us



County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

RECEIVED

October 20, 2025

OCT 20 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

TO: Diana Robinson, Planning and Development Services Department

FROM: Rosa Lopez-Solis, Executive Office 

SUBJECT: Imperial Valley Computer Manufacturing LLC - Data Center Project – APNs 044-220-007-001, 044-220-042-001, 044-220-044-001, 044-220-045-001, 044-220-046

The County of Imperial Executive Office is providing comments on the Imperial Valley Computer Manufacturing LLC - Data Center Project – APNs 044-220-007-001, 044-220-042-001, 044-220-044-001, 044-220-045-001, 044-220-046. The Executive Office would like to inform the developer of the conditions and responsibilities that will apply if the applicant seeks approval of a future data center and with substation, battery back-up and generator back up. Prior to the issuance of any grading permit the following shall be completed and submitted:

- Sales Tax Guarantee. The permittee is required to have a Construction Site Permit reflecting the project site address, allowing all eligible sales tax payments are allocated to the County of Imperial, Jurisdictional Code 13998. The permittee will provide the County of Imperial a copy of the CDTFA account number and sub-permit for its contractor and subcontractors (if any) related to the jobsite. Permittee shall provide in written verification to the County Executive Office that the necessary sales and use tax permits have been obtained, prior to the issuance of any grading permits.
- At developers cost, the County Executive Office shall hire a third-party consultant to produce a Fiscal and Economic Impact Analysis & Job and Employment Analysis (FEIA & JEIA) prior to project being approved.

Should there be any concerns and/or questions, do not hesitate to contact me.