



# Imperial County Planning & Development Services Planning / Building

September 4, 2025

**Jim Minnick**  
DIRECTOR

Imperial Valley Computer Manufacturing, LLC  
Attention: Sebastian Rucci  
16400 Pacific Coast Highway, Suite 212  
Huntington Beach, CA 92649

**SUBJECT: DESIGN REVIEW #25-0006; 291 WEST ATEN ROAD, IMPERIAL, CA 92251  
APN: 044-220-046-000**

Dear Mr. Rucci,

On August 1, 2025, the Imperial County Planning & Development Services Department received your initial Design Review submittal for the proposed 950,000-square-foot Artificial Intelligence (AI) Data Center Campus, to be located at the southeast corner of Aten and Clark Roads in Imperial, California. A revised set of plans was subsequently submitted on August 20, 2025.

Staff has completed a review of the proposed project for consistency with the Imperial County Land Use Ordinance (Title 9). Upon review, it has been determined that the proposed project would be located across five existing parcels of which are zoned **M-1-N-U** (Light Industrial, No Residential within Urban Boundaries), **M-2-U** (Medium Industrial within Urban Boundaries), and **A-2-U** (General Agricultural within Urban Boundaries). The proposed project is consistent with the current zoning. (*Exhibit "A"*)

Specifically, Pursuant to Division 5, Section 90515.01, Subsection (bbb) of the Imperial County Land Use Ordinance (Title 9), a "Data Center (within enclosed building)" is a permitted use within the M-1 (Light Industrial) zoning district. Ancillary components directly incidental to the primary data center operation—such as long-term power backup generators, electrical substation, gen-tie lines, short-term power backup battery energy storage system (BESS), water treatment skid, and cooling yard—are likewise considered permitted uses within the M-1 zoning district. Additionally, utility substations and transmission lines are permitted in the A-2 zone. (*Exhibit "B"*)

The proposed project area is bordered by parcels zoned M-2-U (Medium Industrial within Urban Boundaries) to the west, A-2-U (General Agricultural within Urban Boundaries) to the south, and by the jurisdiction of the City of Imperial to the north and east. Additionally, Aten Road and Clark Road abut the northern and western boundaries of the project site, respectively.

The proposed project layout spans multiple existing parcels and crosses the boundaries of three zoning areas. As currently designed, some of the identified uses in the layout are not fully consistent with building code requirements related to construction across property lines. Upon review, Department staff has identified several options for addressing this issue, which you may choose from. Alternatively, you are welcome to propose a different solution for staff to review and consider.

**Option 1:** You may revise the site layout to ensure that each structure is located entirely within a specific parcel where such use is permitted. This would bring the project into compliance with existing building codes and zoning regulations.

**Option 2:** Should you wish to maintain the existing layout as depicted in the submitted site plan, you would need to submit a Lot Merger and Lot Line Adjustment applications. Merging the parcels and reconfiguring exiting boundary limits would allow the project to be considered as a unified development site. These actions are necessary to consolidate all four (4) parcels comprising the AI Data Center Campus into a single, unified lot, while also dedicating a separate lot on the southern portion of the project site to accommodate the utility substation, which is intended to be conveyed to the Imperial Irrigation District. Attached, please find copies of the Lot Merger and Lot Line Adjustment applications for your reference.

Additionally, as the majority of the proposed project area is currently zoned M-1 pursuant to Section 90501.01 (Single Base Zoning Area) of the Imperial County Land Use Ordinance, the entire project site may be classified under the M-1 zoning designation following the Planning Director's findings and determinations—subject to the approval of the Lot Merger application. This is consistent with the permitted uses within the M-1 district, as the proposed AI Data Center Campus and its ancillary components are allowable under this zoning classification.

The subject property is currently regulated by Sections 90508.00, 90515.00 and 90516.00 et. al. of the Imperial County Land Use Ordinance Title 9.

Should you have additional questions, please feel free to contact the Imperial County Planning & Development Services Department at (442) 265-1736. You may also contact Gerardo A. Quero, Planner II at extension 1748 or via email at [gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us).

Sincerely,  
Jim Minnick, Director  
Planning & Development Services



By: Gerardo A. Quero  
Planner II

Exhibits:

- A. Project Parcel Descriptions
- B. Design Review

Attachments:

- a. A-2 Zoning Ordinance
- b. M-1 Zoning Ordinance
- c. M-2 Zoning Ordinance
- d. Lot Merger Application
- e. Lot Line Adjustment Application

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File: 10.109

## TITLE 9

### DIVISION 5: ZONING AREA ESTABLISHED

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#### CHAPTER 15: M-1 (LIGHT INDUSTRIAL)

§ 90515.00	PURPOSE AND APPLICATION
§ 90515.01	PERMITTED USES IN THE M-1 ZONE
§ 90515.02	USES PERMITTED WITH A CONDITIONAL USE PERMIT
§ 90515.03	PROHIBITED USES
§ 90515.04	MINIMUM LOT SIZE
§ 90515.05	MINIMUM LOT AREA PER DWELLING UNIT
§ 90515.06	YARDS AND SETBACKS
§ 90515.07	HEIGHT LIMIT
§ 90515.08	MINIMUM DISTANCE BETWEEN STRUCTURES
§ 90515.09	PARKING
§ 90515.10	SIGNS
§ 90515.11	LANDSCAPING

#### § 90515.00 PURPOSE AND APPLICATION

The purpose of the M-1 (Light Industrial) Zone is to designate areas for wholesale commercial, storage, trucking, assembly type manufacturing and other similar light industrial uses. Processing or fabrication is limited to activities conducted entirely within a building, that does not emit fumes, odor, dust, smoke or gas, beyond the confines of the building within which the activity occurs, or produces significant levels of noise or vibration beyond the perimeter of the building.

#### § 90515.01 PERMITTED USES IN THE M-1 ZONE

The following uses are permitted in the M-1 Zone provided they meet the requirements of this Title:

- a) Accessory Dwelling Unit, Caretakers Residence or Managers Residence per Section 90405.02
- b) Ambulance station
- c) Antique Store
- d) Appliance Repair store
- e) Appliance Store
- f) Art Gallery
- g) Artist Studio
- h) Auditoriums
- i) Auto Body Repair within enclosed facility
- j) Auto Leasing Store
- k) Auto Parking Garages (two (2) stories or less and enclosed)
- l) Auto Rental
- m) Auto Service Station
- n) Auto Service within enclosed facility
- o) Auto Tire Repair
- p) Auto Wash
- q) Auto Wash- self service
- r) Automobile Dealership- New (including parts)
- s) Automobile Dealership- Used (including parts)
- t) Automobile Parts and Accessories Store
- u) Automobile Tire Store including Service
- v) Bakery
- w) Ball Room
- x) Barber/Beauty

- y) Bars
- z) Bath House
- aa) Bicycle Sales and Rental Service
- bb) Bingo Parlor
- cc) Boats sales, including Service and Parts
- dd) Book Store- Adult
- ee) Book Store- General
- ff) Bottled Gas Distributorship (no manufacturing or packaging)
- gg) Bowling Alley
- hh) Bus Depots
- ii) Business or Professional Office
- jj) Cafes
- kk) Card Room
- ll) Cargo Containers (provided they have an approved building permit)
- mm) Carpet Cleaning
- nn) Catering
- oo) Christmas Tree Sales
- pp) Circus or Carnival (not to exceed 5 days)
- qq) Clinic (health maintenance)
- rr) Clothing and Apparel sales, manufacturing, distribution
- ss) Clubs
- tt) Cocktail Lounges
- uu) Coffee Shop
- vv) Cold Storage facilities
- ww) College and Universities
- xx) Computer sales, repair, manufacturing
- yy) Contractors Storage Yard
- zz) Convenience Market
- aaa) Dance Hall
- bbb) Data center (within enclosed building)
- ccc) Department Store
- ddd) Discotheque
- eee) Drapery and Upholstery Store
- fff) Drug and Pharmaceutical sales and manufacturing
- ggg) Educational Institutions
- hhh) Electrical Appliance sales, repair and distribution
- iii) Electrical Equipment repair, assembly within enclosed facility
- jjj) Electronic Equipment Assembly (enclosed)
- kkk) Electrical Generation with rate and capacity not to exceed 15 kilowatts
- lll) Electrical Vehicles Charging Stations as a Primary Use
- mmm) Emergency Shelters
- nnn) Employee Housing
- ooo) Equipment and Building Materials
- ppp) Equipment- Heavy Truck, Trailer Rental
- qqq) Equipment- (small rental facility)
- rrr) Farmers Market
- sss) Fast Food preparation, sales or distribution
- ttt) Feed and fuel facility
- uuu) Financial Institution
- vvv) Fire/Police Station
- www) Floor Covering
- xxx) Florists
- yyy) Food Store
- zzz) Freight Storage Yard
- aaaa) Funeral Parlor

## TITLE 9

### DIVISION 5: ZONING AREA ESTABLISHED

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#### CHAPTER 16: M-2 (MEDIUM INDUSTRIAL)

§ 90516.00	PURPOSE & APPLICATION
§ 90516.01	PERMITTED USES IN THE M-2 ZONE
§ 90516.02	USES PERMITTED WITH A CONDITIONAL USE PERMIT
§ 90516.03	PROHIBITED USES
§ 90516.04	MINIMUM LOT SIZE
§ 90516.05	MINIMUM LOT AREA PER DWELLING UNIT
§ 90516.06	YARDS AND SETBACKS
§ 90516.07	HEIGHT LIMIT
§ 90516.08	MINIMUM DISTANCE BETWEEN STRUCTURES
§ 90516.09	PARKING
§ 90516.10	SIGNS
§ 90516.11	LANDSCAPING

#### § 90516.00 PURPOSE & APPLICATION

The purpose of the M-2 (Medium Industrial) zone is to designate areas for wholesale commercial, storage, trucking, assembly type manufacturing, general manufacturing, research and development, medium intensity fabrication and other similar medium intensity processing facilities. The processing or fabrication within any of these facilities is to be limited to activities conducted either entirely within a building or within securely fenced (obscured fencing) areas. Provided further that such facilities do not emit fumes, odor, dust, smoke or gas beyond the confines of the property line within which their activity occurs, or produces significant levels of noise or vibration beyond the perimeter of the site.

#### § 90516.01 PERMITTED USES IN THE M-2 ZONE

The following uses are permitted in the M-2 Zone provided they meet the requirements of this Title:

- a) Alcohol and alcoholic beverage manufacturer
- b) All M-1 uses permitted under §90515.01
- c) Asphalt and asphalt products manufacturing
- d) Automobile assembly
- e) Automobile body and fender works
- f) Automobile dismantling for used parts storage, only if operated and maintained entirely within a building
- g) Automobile painting
- h) Automobile upholstery
- i) Bag cleaning
- j) Boiler or tank works
- k) Brick, tile or terra cotta
- l) Building materials and manufacturing
- m) Candle making
- n) Carbon manufacturing
- o) Cargo Containers (provided they have an approved building permit)
- p) Celluloid or pyroxylin manufacturing
- q) Cement and cement product manufacturing
- r) Contractors equipment yards
- s) Contractors general
- t) Contractors storage yards
- u) Cotton gins or oil mills
- v) Crumb rubber processing

- w) **Data centers**
- x) Disinfectant manufacturing
- y) Electrical Vehicles Charging Stations as a Primary Use
- z) Feed mills
- aa) Fertilizer and insecticide manufacturing
- bb) Fish and meat packing plant
- cc) Grain elevators
- dd) Graphite manufacturing
- ee) Gypsum manufacturing
- ff) House movers or wreckers
- gg) Industrial Hemp: manufacturing into semi-finished and finished products, subject to Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance
- hh) accessory buildings and/or structures necessary to such use located on the same lot or parcel of land as the primary structure or use
- ii) Insulation materials manufacturing
- jj) Mini Storage (outside storage allowed provided it is screened)
- kk) Oil reclamation plant
- ll) Petroleum products storage
- mm) Railroad repair shop
- nn) Railroad yard
- oo) Seed mill
- pp) Solar energy extraction generation provided that it is for on-site consumption only.
- qq) Wool pulling and scouring

**§ 90516.02 USES PERMITTED ONLY WITH A CONDITIONAL USE PERMIT**

The following uses are permitted in the M-2 Zone provided they meet the requirements of this Title:

- a) Acid manufacturing
- b) Ammonia, chlorine and bleaching powder manufacturing
- c) Animal sales yards
- d) Animal slaughter plant
- e) Animal stock yards
- f) Automobile wrecking yard (operated entirely within a fenced area where all portions of the site are obscure from any adjacent parcel)
- g) Battery Storage
- h) Billboards/Off site advertising signs
- i) Blast furnace
- j) Chemical manufacturing
- k) Commercial Cannabis (All Forms), subject to Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance
- l) Communication Towers: including radio, television, cellular, digital, along with the necessary support equipment such as receivers, transmitters, antennas, satellite dishes, relays, etc. (subject to requirements of this zone and Division 24; Section 92401 "Communications Facilities Ordinance" et al).
- m) Distillation of coal, wood or tar
- n) Fat rendering
- o) Gelatin manufacturing
- p) Glass manufacturing
- q) Incinerators
- r) Junk yards
- s) Labor camps
- t) Major facilities relating to the generation and transmission of electrical energy, provided such facilities are not, under state or federal law, to be approved exclusively by an agency, or agencies of the state and/or federal governments, and provided that such facilities shall be approved subsequent to coordination and review with the Imperial Irrigation District for electrical matters. The maximum