



City of Imperial

Data Center Project Timeline

Old Drive In Movie Theater Location

044-220-035, 044-220-049, 044-220-059,

044-220-065 and 044-220-066



*Initial Meeting with
Developer and City of
Imperial Community
Development Staff*

Dec. 11, 2024: Invite Sent Out

Dec. 12, 2024: Meeting with Developer
and Community Development staff

Application Timeline

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- 12/11/24** MEETING INVITE REGARDING PROJECT SENT OUT (COMMUNITY DEVELOPMENT DEPARTMENT)
 - 12/12/24** INITIAL MEETING WITH CITY STAFF AND APPLICANT
Applicant provides introduction to proposed data center project to Community Development Department staff.
 - 1/17/25** CITY STAFF RECEIVES PROJECT MATERIALS
Applicant submits initial site plan, sketches and videos. Applicant requests preliminary staff comments from City's Community Development Department.
 - 2/28/25** APPLICANT SUBMITS REQUEST TO PROCEED
Applicant communicates to City Community Development Department staff that Applicant is ready to proceed with formal submission of project. Applicant also requests pre-application meeting. Applicant submits updated plans and videos to City staff.

Application Timeline

3/4/25

PRE-APPLICATION MEETING WITH CITY STAFF AND APPLICANT

City staff conducts pre-application meeting to discuss compliance, reclaimed water, utilities and overview of the review process.

3/4/25

SITE PLAN REVIEW APPLICATION SUBMITTED

Applicant formally submits application for Site Plan Review to City's Community Development staff.

4/4/25

APPLICANT EMAILS CEQA POSITION TO CITY

Applicant provides Applicant's analysis regarding CEQA, focused on exemption as ministerial.

Application Timeline

4/4/25

SITE PLAN REVIEW COMMENTS ISSUED BY CITY STAFF
City staff provides formal Site Plan Review comments, expressly stating CEQA applicability unresolved and need for Initial Study.

5/15/25

APPLICANT SUBMITS REVISED PLANS
Applicant submits revised plans, reducing battery storage, adding commercial frontage and landscape buffers.
Applicant expresses compliance with current zoning of this property.

5/19/25

APPLICANT SUBMITS MINOR PLAN REVISION
Applicant submits minor plan reviews including electrical connections and legend updates.

Application Timeline

5/27/2025

CITY ACKNOWLEDGEMENT EMAIL

City's Community Development Department staff acknowledges receipt of materials and advises review is underway.

5/28/25

APPLICANT SUBMITS REVISED PLANS AND COPY OF IID FEASIBILITY STUDY TO CITY STAFF

Applicant advised battery storage increased to 600 MW and submitted revised plans. Applicant also provided City staff with IID feasibility study regarding 250 MW service.

6/23/25

APPLICANT PROVIDES ZONING INTERPRETATION LETTER

Applicant provides City a letter stating position that data center and supporting infrastructure are permitted as-of-right and CEQA-exempt.

Application Timeline

7/15/25

CITY ISSUES CEQA AND ENTITLEMENT LETTER

City Community Development Department formally requires Initial Study/MND, identified discretionary review, fees, timelines, and zoning amendments/CUPs.

8/20/25

CITY DETERMINATION LETTER

City provides determination letter to Applicant stating that a Zoning Code Text Amendment is required; CEQA review required; and Initial Study required.

8/21/25

APPLICANT WITHDRAWS APPLICATION

Applicant formally withdraws data center application at this location in the City of Imperial.

*Critical
Communication
from the City of
Imperial
Community
Development
Department*



April 4, 2025, Letter from Othon Mora to Applicant *(excerpts only)*

“Upon preliminary review of the site plan, the City of Imperial acknowledges that the project may have potential environmental considerations requiring further evaluation. At this stage, an Initial Study has not been conducted, and no determination has been made regarding the necessity of an Environmental Impact Report (EIR) or other environmental documentation under the California Environmental Quality Act (CEQA).”

“. . . While the applicant has stated that the intended use is a data center, this use is not explicitly listed in the city's zoning code, nor is the substation. Therefore, clarification is required to determine whether the proposed uses align with existing zoning regulations or if the project will necessitate a General Plan Amendment, Rezoning, and Zoning Text Amendment.”

“Please review and address the items above before resubmitting the site plan. If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.”

July 3, 2025, Email from Othon Mora to Applicant (*excerpts only, highlights added*)

“A comprehensive preliminary study conducted for the IV Computer Manufacturing project has **identified several environmental factors** that may be significantly impacted by the proposed development. These include, but are not limited to:

- Aesthetics
- Biological resources
- Geology and soils
- Hydrology
- Water Resources
- Noise pollution
- Utilities and service systems
- Greenhouse gas emissions
- Transportation
- Housing
- Air quality
- Energy use (specifically power usage effectiveness)
- Land use consistency
- Cultural resources
- Tribal cultural resources
- Hazards and hazardous materials”

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July 3, 2025, Email from Othon Mora to Applicant
(excerpts only, highlights added)

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“We anticipate the CEQA and entitlement process, including preparation of the Initial Study, agency consultation, public noticing, environmental determination, Planning Commission hearings, and final approvals will take approximately 6 to 9 months. The timeline ultimately depends on how promptly the applicant submits required technical reports, studies, and other documentation requested during the review process.”

“Please let us know if you would like to proceed with formal submittals so that we can begin circulating materials for committee review.”

August 20, 2025, Email from Othon Mora to Applicant
(excerpts only)

“... the current zoning ordinance does not specifically identify ‘data centers’ as either a permitted or conditional use.”

“... the project is not exempt from CEQA at this time and will be subject to environmental review, beginning with the preparation of an Initial Study. “

*Critical
Communication
from the Applicant*



August 21, 2025, Email from Applicant to Othon Mora
(excerpts only, highlights added)

“Regarding CEQA, we agree that the data center development is a project (step one). However, the second step in the CEQA process is to determine whether the project is exempt from CEQA, and there are many exemptions. If the use is permitted under a broad definition of the industrial zoning, then the project proceeds on a ministerial basis and is categorically exempt from CEQA review. Environmental impacts (step three) are not considered where a statutory exemption applies.

From the beginning, we intended to proceed through the ministerial process. Since we haven't been able to convince you of this interpretation, we are withdrawing our current request for a data center at the Imperial site. We nevertheless look forward to continuing to work with the City on future opportunities like the reclaimed water purchase and workforce housing. We are also available to help the City with recommendations if the City would like to amend its code on its own. Lastly, should the City reconsider, we are available to proceed with a ministerial data center project at any time.”

Thank You!

