



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

November 3rd, 2025
REQUEST FOR REVIEW
AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – Rosa Lopez	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ David Lantzer
<input checked="" type="checkbox"/> County Counsel – Eric Havens		<input checked="" type="checkbox"/> City of Imperial – Dennis Morita/ Othon Mora
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay/ Veronica Atondo/ Claudia Valadez	<input checked="" type="checkbox"/> Board of Supervisors – District #5 – John Hawk	<input checked="" type="checkbox"/> EHS – Jeff Lamoure / Jorge Perez / Sheila Vasquez/ Alphonso Andrade/ Marco Topete
<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- H.- Jonathan E. Koteen/ Jill McCormick	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Jolene Dessert	<input checked="" type="checkbox"/> APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier
<input checked="" type="checkbox"/> Agua Caliente Band of Cahuilla Indians – Reid D. Milanovich/ Xitaly Madrigal	<input checked="" type="checkbox"/> Campo Band of Mission Indians – Marcus Cuero / Daniel Tsosie	<input checked="" type="checkbox"/> IID – Jeremy Brooks/ Joel F. Lopez/Joanna Smith Hoff

From: Gerardo Quero Planner II - (442) 265-1736 or Gerardoquero@co.imperial.ca.us

Project ID: Lot Merger#00191

Project Location: 2304 Clark Rd. Imperial, CA 92251 APN's: 044-220-007, -042, -044, -045 & -046

Project Description: The Applicant proposes 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.

Applicants: Imperial Valley Computer Manufacturing, LLC

Comments due by: **November 17th, 2025, at 5:00PM**

COMMENTS: *(attach a separate sheet if necessary)* (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

Name: _____ Signature: _____ Title: _____

Date: _____ Telephone No.: _____ E-mail: _____

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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

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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

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	IID - North Gate Canal, Gate NDA 44, on-site treatment, reclaimed water SEE PROJECT DESCRIPTION 2
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Existing Access points Aten Road and Labruchiere 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: _____	DATE _____	REVIEW / APPROVAL BY _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	OTHER DEPT'S required.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> P. W.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> A. P. C. D.
		<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

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 -

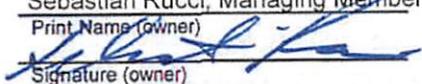
1. PROPERTY OWNER'S NAME Imperial Valley Computer Manufacturing, LLC	EMAIL ADDRESS sebastian@ruccilaw.com/ tom@dubosedesigngroup.com	
2. MAILING ADDRESS 16400 Pacific Coast Highway, Suite 212	ZIP CODE 92649	PHONE NUMBER (562) 901-0199
3. ENGINEER'S NAME Maurico Lam	CAL. LICENSE NO. LS 8440	EMAIL ADDRESS 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	IID North Gate Canal, Gate NDA 44, onsite treatment & reclaimed water
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Existing Access points Aten Road and Labrousche 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 _____

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 -

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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>94-044-220-046</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 & Labruchere Road <i>Clark Rd</i>
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]
Signature (owner)

Print Name (Agent) Date

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

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- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE _____
- E. OTHER _____

APPLICATION RECEIVED BY: _____ DATE _____

APPLICATION DEEMED COMPLETE BY: _____ DATE _____

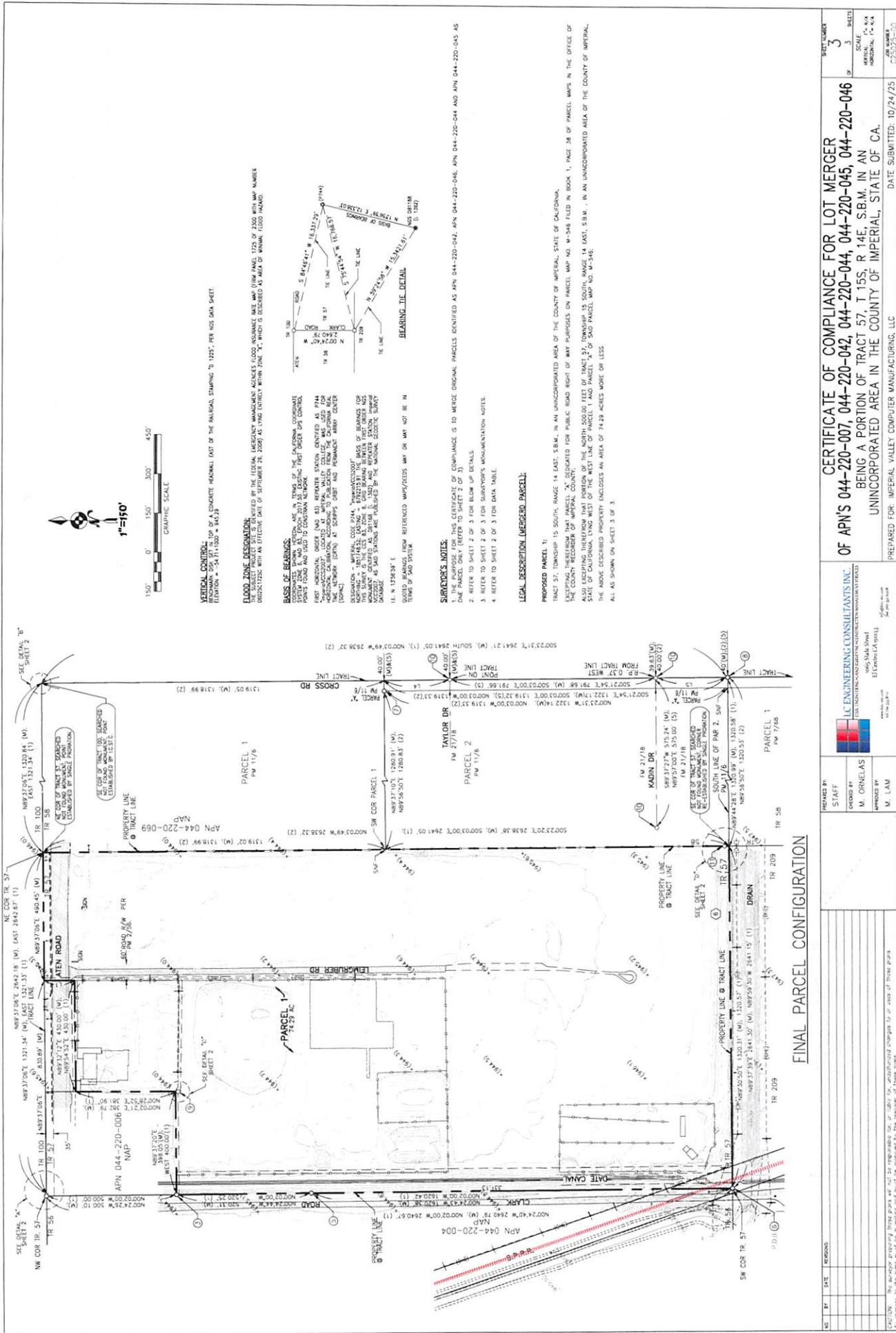
APPLICATION REJECTED BY: _____ DATE _____

TENTATIVE HEARING BY: _____ DATE _____

FINAL ACTION: APPROVED DENIED DATE _____

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

MERG#
00191



CERTIFICATE OF COMPLIANCE FOR LOT MERGER
 OF APN'S 044-220-007, 044-220-042, 044-220-044, 044-220-044, 044-220-045, 044-220-046
 BEING A PORTION OF TRACT 57, T. 15S., R. 14E., S.B.M., IN AN UNINCORPORATED AREA IN THE COUNTY OF IMPERIAL, STATE OF CA.

PREPARED FOR: IMPERIAL VALLEY COMPUTER MANUFACTURING, LLC
 DATE SUBMITTED: 10/24/25
 JOB NUMBER: C25025-00

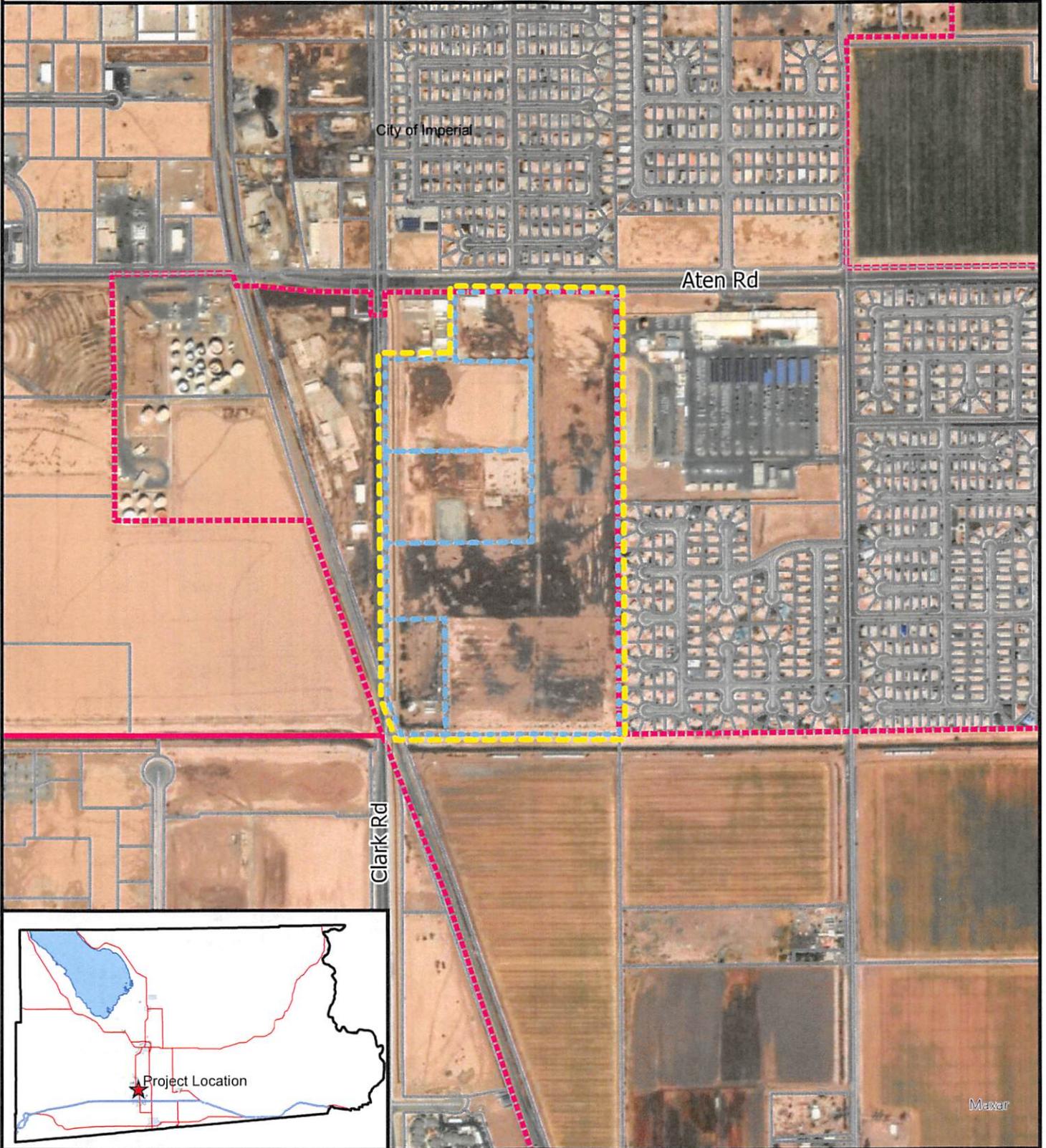
LIC ENGINEERING CONSULTANTS INC.
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 44501
 M. ORNELAS
 PREPARED BY: M. LAU

FINAL PARCEL CONFIGURATION

NO.	BY	DATE	REVISIONS

NO CHANGE TO THIS PLAN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.

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 City Limit
-  Parcels
-  Centerline



Provided by:



TRACT 57 TO 63 INCL., & POR. TRACT 56, 209, SEC. 19, 20, 21, 28, 29, 30 T.15S., R.14E.
& POR VICTORIA RANCH SUB, UNIT NO. 2A & UNIT NO. 3C & UNIT NO. 6A
FM 23-31 FM 26-47 FM 27-76

Tax Area Code

4-061 6-010 62-000
4-072 6-011 69-001
6-004 6-019
6-005 6-026

44-22



Bk.64 Pg.35

Bk.64 Pg.43

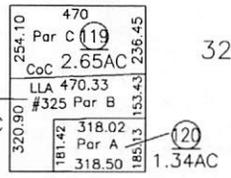
Bk.64 Pg.44

Bk.64 Pg.36

Bk.64 Pg.45

9-9-99 RM	12-21-05 RM	2-18-10 MF	9-16-19 MF	7-2-25 MA
10-7-88 RM	12-02-05 RM	2-3-10 MF	6-21-18 MF	11-19-24 MA
11-8-89 LS	7-11-05 AR	7-21-09 MF	9-21-15 MF	12-7-23 MA
10-24-90 RM	12-2-04 AR	6-18-09 MF	9-1-16 MF	5-2-23 MF
3-16-92 RM	9-10-04 AR	4-6-09 MF	9-8-15 MF	9-26-22 MF
7-6-92 RM	9-18-03 AR	6-27-07 MF	1-11-12 MF	8-19-22 MF
5-16-95 DP	7-24-03 AR	6-14-07 MF	5-25-10 MF	10-29-20 MF
11-3-95 DP	3-19-03 AR	9-22-06 RM		
5-19-97 LS	2-11-03 AR	4-26-06 LC		

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)



Assessor's Map Bk.44-Pg.22
County of Imperial, Calif.