

AGENDA

Imperial County Data Center Committee
City of Imperial Chambers
200 W 9th St.,
Imperial, CA 92251

Monday, October 5, 2026
6:00pm

- I. Preliminary Business
 - A. Call to Order & Welcome
 - B. Roll Call
 - C. Pledge of Allegiance
 - D. Purpose & Charge: A brief reiteration of the DCAC's mission and current charge.
 - E. General Public Comment: (Limit: 3 minutes per speaker)
- II. Administrative Matters
 - A. Review and Adoption of Minutes: Approval of minutes from the previous meeting.
 - B. Approval of Agenda: Review and adoption of the current order of the agenda.
- III. Discussion & Action Items (Items requiring a vote or decision)
 - A. Bylaw Change Recommendation: Second review of the committee's proposed changes.
 - B. Data Center Moratorium Resolution: Discussion and vote on the Resolution of Support.
- IV. Informational Items
 - A. Presentation: Imperial County Planning and Development Services regarding the General Plan and Codified Ordinance.
 - B. Review of the Board of Supervisors' June 2026 Draft Guidelines for Data Centers.
 - C. Policy Brief: Remote access requirement to attend meetings virtually.
- V. Closing Business
 - A. Member Reports & Announcements: Open floor for committee updates.
 - B. Adjournment

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MINUTES

Imperial County Data Center Committee

Public Health Training Center

935 Broadway St.

El Centro, CA 92243

Monday, September 28, 2026

6:00 P.M.

Committee Members:

- Sheleah Kay Edwards, Healthcare
- Sandie Finnell, Business
- Peggy Price, District 3, Board of Supervisors
- Oli Bachie, Non-Profit
- Mike Goodsell, City of Holtville
- Michael Juellen, City of Calipatria
- Mark Hamby, Unincorporated Local Government
- Marjorie D. Marquez, Education
- Kristian Michelle Salgado, Environmental
- John, Hawk, District 5, Board of Supervisors
- John Grass, City of Brawley
- Jeffrey Nemeth, Energy Industry
- Gilberto Manzanares, City of Calexico
- Flavio Grijalva, Jr., Public Member
- Dennis Morita, City of Imperial
- Ann Michelle Holligner, Public Member
- Angel Hernandez, City of El Centro
- Andrew Schwartz, Organized Labor,

- I. Meeting was called to order by Chairperson, Kristian Salgado at 6:00pm
- II. Roll Call- 13 present, John Hawk arrived late. Committee has a quorum of members
- III. Pledge of Allegiance, led by Mike Goodsell
- IV. Reiteration of the Purpose and Charge of the DCAC, Chairperson, Kristian Salgado
- V. Public Comment- 3 minutes per speaker
 - i. Christopher Scurries
 - ii. Peter Rodriguez
 - iii. Roxanne Didham

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- iv. Suzanne Paradis
- v. Joseph Guilen

VI. Review and Adoption of the Minutes. Motion to approve the minutes by Michael Luellen, Seconded by Sandy Finnell. Motion passed 13-0

VII. Approval of the Order of the Agenda. Motion to approve the Order of the Agenda by Sandy Finnell, seconded by Flavio Grijalva. Motion passed 13-0

VIII. Discussion/ Action Items

A. Discussion was held regarding the regular meeting schedule. Potential meeting dates were cross referenced with the Clerk of the Board's calendar. The committee concluded that the meeting time would be on the 1st and 3rd Mondays at 6pm. Motion to approve by Flavio Grijalva, seconded by Michael Luellen. Motion passed 13-0.

Public Comment: Kelly Jordan requested that a meeting schedule of all future dates be made available to the public.

B. Bylaw change recommendation put forth by committee.

Section 3 Charge Data Center ban would be included under section 3b.

Section 5b: Change to read, "Each appointing authority shall have sole authority to remove any member appointed by that appointing authority. If the appointing authority fails to remove and replace a member, the Board of Supervisors may appoint to fill the vacancy."

Section 7c: Add language to state, "The Chairperson may call for Special Meetings"

Section 7f: Shall be added to state, "Any member may request that an item within the subject matter jurisdiction of the DCAC be placed on the agenda for a regular meeting. The request shall be submitted to the Chair sufficiently in advance of the meeting to allow for preparation and timely posting of the agenda in accordance with applicable law. The timing, wording, or placement of a requested agenda item may be reasonably modified as necessary to address legal, procedural, or practical consideration; provided, however, that reasonable efforts shall be made to

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place each timely requested item on an agenda without materially altering the substance of the member's request,

Public Comment:

- i. Adell Burden
- ii. Jake Tison
- iii. Kelly Jordan
- iv. Joseph Guilen
- v. Michael Morales
- vi. Susanne Paradis

Sheleah Kay Edwards leaves the meeting at 7:30

John Hawk arrives at the meeting at 7:32

By law changes will be submitted to County Counsel for review

C. Work Plan Development: Discussion began with a potential list of topical areas of study, including Water, Power, environmental, safety, CEQA, Cost Benefit Analysis, Risk Assessment, Mitigation Plans, Data Center Experts and State/Federal EPA presentations.

Public Comment:

- i. Jake Tison
- ii. Susan Paradis, suggested a SWOT analysis
- iii. Idell Burden

No Action Taken

IX. Informational Items

A. Data Center Committee Website: Kristian Salgado, Cynthia Medina presented the Data Center Committee website and how the committee and public can engage.

Public Comment:

- i. Jake Tison

B. Data Center Moratorium Update: Jeff Holbrook, County Counsel. The current moratorium no longer exists. The Board of Supervisors will conduct a public hearing that will be held on October 6 to begin the process of implementing a new moratorium.

Public Comment:

- i. Jake Tison

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C. California Data Center Legislation. Kris Becker, Deputy County Counsel provided a summary of seven (7) enacted bills related to data centers.

SB 886

AB 2383

AB 2469

AB 2619

SB 887

SB 1168

AB 1577

X. Member Reports/ Announcements

i. Mike Goodsell

ii. John Grass

iii. Michael Luellen

iv. Angel Hernandez

v. Gilberto Manzanares

XI. Meeting Adjourned,

Motion by Michael Luellen, Seconded by Flavio Grijalva, 13-0, motion passes

Work Plan Development

Planning Commission (County and City)

Water Use Expert (IID?)

Electric Grid

Safety Concerns (I.C. Fire)

CEQA Implementation Expert

Economic Analyses of Data Center (Seek Varied Sources)

Heat Mitigation Plan

Environmental Impact (CARB/EJ Goals)

Risk Assessment (ie health

IC Public Health Assessment

Existing Data Center (i.e. Loudoun County)

Data Center Expert for Various area of development

ITEM IIIB.

Data Center Moratorium Resolution

Data Center Advisory Committee (DCAC) Resolution of Support for Data Center Moratorium

WHEREAS, the rapid expansion of data center development in Imperial County has created unforeseen pressures on land use, local water resources, and energy infrastructure; and

WHEREAS, current zoning ordinances and general plans do not sufficiently address the long-term impacts of modernized AI data centers; and

WHEREAS, a temporary moratorium is necessary to allow for the thorough development of comprehensive guidelines, general plan, and codified ordinances that ensure sustainable growth; and

WHEREAS, the DCAC has just begun convening and determined that a pause in new approvals is in the best interest of the residents of Imperial County;

NOW, THEREFORE, BE IT RESOLVED, that the Data Center Advisory Committee formally supports a moratorium on data center permits.

BE IT FURTHER RESOLVED, that this resolution be forwarded to the Board of Supervisors as a formal recommendation of the committee.

ADOPTED on Oct. 5, 2026.

DRAFT Imperial County Data Center Development Guidelines

For Consideration by the Imperial County Board of Supervisors

Purpose

The purpose of these guidelines is to establish development standards and policy considerations for proposed data center facilities within the County of Imperial unincorporated areas to promote compatible land use, protect community interests, ensure infrastructure reliability, support workforce development, and maximize local benefits while encouraging responsible economic investment.

These guidelines are intended to supplement existing County ordinances, zoning regulations, environmental requirements, and applicable state and federal laws through the development of a resolution, if directed by the County Board of Supervisors.

All guidelines should be interpreted to apply to unincorporated County land and do not supersede any city jurisdiction within Imperial County.

Land Use and Siting Standards

1. Elimination of By-Right Development

Data center facilities shall require discretionary review and approval by Imperial County and shall not be permitted as by-right uses, except within County-approved Specific Plan areas where such facilities are either expressly identified and their environmental impacts have already been evaluated, or within County-approved Specific Plan areas determined by the County to be substantially similar and compatible with previously evaluated land uses, zoning classifications, infrastructure assumptions, and environmental analyses associated with the adopted Specific Plan.

Within Specific Plan areas, the County may consider whether proposed data center uses are reasonably consistent with existing land use designations and previously analyzed development intensities and impacts and that a project would not result in new or more severe significant environmental impacts than approved uses within that Specific Plan.

2. Residential and Sensitive Receptor Buffer Requirements

Data center developments shall maintain a minimum setback of 1,000 feet from:

- Residentially zoned properties
- Existing residential developments
- Schools
- Daycare facilities
- Hospitals

- Public assembly uses, including parks, churches, community centers, and similar facilities

Additional setbacks may be required based on project-specific characteristics.

Infrastructure and Utility Standards

3. Pre-Construction Infrastructure Impact Assessment

Prior to commencement of site preparation or construction activities, project applicants shall commission, at the sole expense of the developer, an independent infrastructure impact assessment evaluating:

- Transportation and roadway impacts
- Utility capacity impacts
 - Water supply and wastewater requirements
 - Electrical transmission and distribution impacts
 - Telecommunications infrastructure
- Emergency response capacity

The County shall retain review authority regarding methodology and conclusions.

4. Utility Infrastructure Cost Responsibility

Data center developments shall bear all direct costs associated with infrastructure improvements necessary to support the project, including but not limited to:

- Electrical upgrades
- Water and wastewater infrastructure
- Roadway improvements
- Telecommunications infrastructure
- Public utility extensions

Project development shall not materially diminish existing utility reliability or service levels for residents, businesses, or public facilities.

5. Onsite Electrical Infrastructure

Primary electrical infrastructure intended to support data center operations, including substations and related facilities, should be integrated within the project site footprint unless otherwise approved by the County based upon demonstrated operational necessity. The applicant shall demonstrate the ability for their project to receive power in a way that adheres to applicable local, state, and federal utility policies and laws.

6. Microgrid and Energy Resiliency Integration

Developments are encouraged to incorporate onsite energy resiliency strategies, including consideration of:

- Renewable generation resources
- Microgrid capability

- Independent baseload power sources where feasible
- Backup generation systems
- Long-duration energy storage systems

The County encourages systems that improve grid resilience and reduce impacts on regional infrastructure.

Air Quality and Environmental Standards

7. Emission Reduction Technologies

Where backup generation systems are utilized, projects shall incorporate Best Available Control Technology (BACT) and all applicable emissions control measures required by regulatory agencies including the Air Pollution Control District.

Where technically feasible, applicants should incorporate advanced emission reduction technologies designed to minimize:

- Nitrogen oxides (NO_x)
- Sulfur oxides (SO_x)
- Carbon monoxide
- Fine particulate matter

8. Energy Storage Performance Standards

Projects utilizing energy storage systems should prioritize technologies that:

- Enhance grid reliability
- Reduce environmental impacts
- Improve operational safety
- Support long-duration energy storage capabilities

The County may evaluate emerging technologies as part of future policy considerations in accordance with applicable local, state, and federal policies and laws.

9. Water Consumption Disclosure

Applicants shall provide transparent documentation identifying:

- Estimated annual water demand
- Peak demand scenarios
- Water source(s)
- Cooling methodologies
- Reclaimed water opportunities
- Water conservation strategies

Documentation shall distinguish use of:

- Potable water
- Recycled or reclaimed water
- Closed-loop systems
- Open-loop systems

Documentation shall be in accordance with applicable local, state, and federal policies and laws.

Noise, Visual, and Community Compatibility Standards

10. Operational Noise Standards

Data center operations shall maintain a maximum operational noise level of 60 dBA at the project property boundary unless a more restrictive requirement applies through environmental review or applicable regulations.

11. Third-Party Noise Verification

Applicants shall conduct independent noise studies before and after construction to evaluate:

- Standard audible noise levels
- Low-frequency noise impacts
- Structural vibration impacts where applicable

Mitigation measures shall be implemented where necessary.

13. Construction Traffic Management Plan

Projects shall require construction traffic management plans that include haul routes, worker parking plans, dust control, and traffic mitigation.

14. Architectural Design Standards

Buildings located adjacent to major transportation corridors or visible residential areas shall incorporate architectural treatments designed to reduce large industrial visual impacts, including:

- Facade variation
- Material differentiation
- Visual articulation elements
- Architectural screening features

15. Landscape and Visual Screening Requirements

Projects shall incorporate visual screening measures including consideration of:

- Landscaped berms
- Tree and vegetation buffers
- Landscape screening
- Rooftop equipment screening
- Cooling equipment shielding

16. Dark Sky Lighting Standards

Outdoor lighting shall utilize downward-directed and shielded fixtures designed to minimize:

- Light trespass
- Sky glow
- Impacts on adjacent properties
- Nighttime visual impacts

17. Decommissioning Requirements

Applicant is responsible for full decommission and any environmental clean-up associated with the project (this applies to the construction stage, operation, post-operation). Prior to issuance of any building permit, applicant must provide acceptable reclamation plan and surety for abatement of project.

Workforce and Community Benefit Standards

18. Local Hiring and Workforce Development

Applicants shall demonstrate efforts to prioritize local workforce participation and maximize employment opportunities for Imperial County residents through:

- Local hiring initiatives
- Apprenticeship opportunities
- Workforce development partnerships
- Community College collaboration
- Vocational education partnerships
- Reentry workforce initiatives

Applicants should establish pathways toward long-term operational, technical, and skilled career opportunities associated with project construction and ongoing operations.

If the applicant determines that a sufficient local skilled workforce is not available to support operational positions associated with the project, the applicant shall identify those workforce gaps and partner with local educational institutions, community colleges, vocational training providers, workforce agencies, and other County-recognized educational entities to develop and implement training programs designed to prepare local residents for such positions.

Such workforce training programs shall be funded at the expense of the applicant and may include:

- Industry-recognized certifications
- Technical skills training
- Apprenticeship and internship opportunities
- Equipment and curriculum support
- Scholarships or tuition assistance
- Workforce pipeline development initiatives

Applicants shall demonstrate a reasonable plan for transitioning local residents into operational and technical roles over time, with the goal of increasing local workforce participation and reducing reliance on outside labor markets.

19. Participation in the Good Neighbor Community Benefit Agreement Program

Data center projects shall participate in the Imperial County Good Neighbor Community Benefit Agreement (CBA) Program, or a substantially similar County-approved framework, intended to establish a legally binding commitment between industry, the County, and the community to advance local prosperity and long-term community benefit outcomes.

Participation should demonstrate meaningful commitments aligned with County priorities, including consideration of the following community benefit areas:

- Workforce development and local job creation
- Educational partnerships and career pathway opportunities
- Community health and quality-of-life initiatives
- Environmental stewardship and sustainability efforts
- Support for local businesses and economic development
- Infrastructure and community enhancement investments

Applicants shall identify proposed implementation strategies, performance measures, and reporting mechanisms demonstrating how commitments will be achieved over the life of the project.

Where applicable, projects should coordinate with County-recognized community partners, workforce organizations, educational institutions, and community-based organizations to maximize local participation and measurable benefit outcomes.

The County may establish project-specific benefit commitments based on project scale, anticipated impacts, operational characteristics, and community needs.

20. Compliance Cost Responsibility

All costs associated with compliance, monitoring, studies, mitigation, reporting, and implementation of these guidelines shall be the responsibility of project applicants and shall not create financial obligations for Imperial County or participating community organizations.

21. Safety Services and Emergency Personnel Training

Applicants are required to coordinate with the County to develop a plan with fire, EMS, and emergency preparedness related to training and funding support for:

- Specialized equipment
- Specialized personnel training