



LIV PACIFICO TOWN HALL · AUGUST 20, 2026

Pacifico Cedar Creek

What Is Proposed, What It Could Mean, and What We Can Do

A public-record briefing

Confirmed facts · bounded inferences · visible unknowns

The decision before Cedar Creek

This is not only a question of

“What will Pacifico build?”

It is also a question of

“Should it be built here?”



Disclosure is necessary. Disclosure is not consent.

Six numbers put the project in context

 **710 MW**

Approximate site-rated gas generation

At continuous full output, able to provide enough power for the for the annual electricity use of about 473,000 average Texas homes.



≈2,841 acres

Broader tract identified in Aqua and JETI filings filings



5,701 sites

Mapped residential sites within 3 miles; 854 854 within 1 mile

 **≈490 MW**

Computer-server load described in filings filings

About as much electricity as 325,000 average Texas homes—homes—before adding cooling and other building systems.



25 jobs

Applicant-projected permanent power-facility facility positions

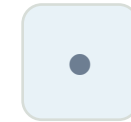
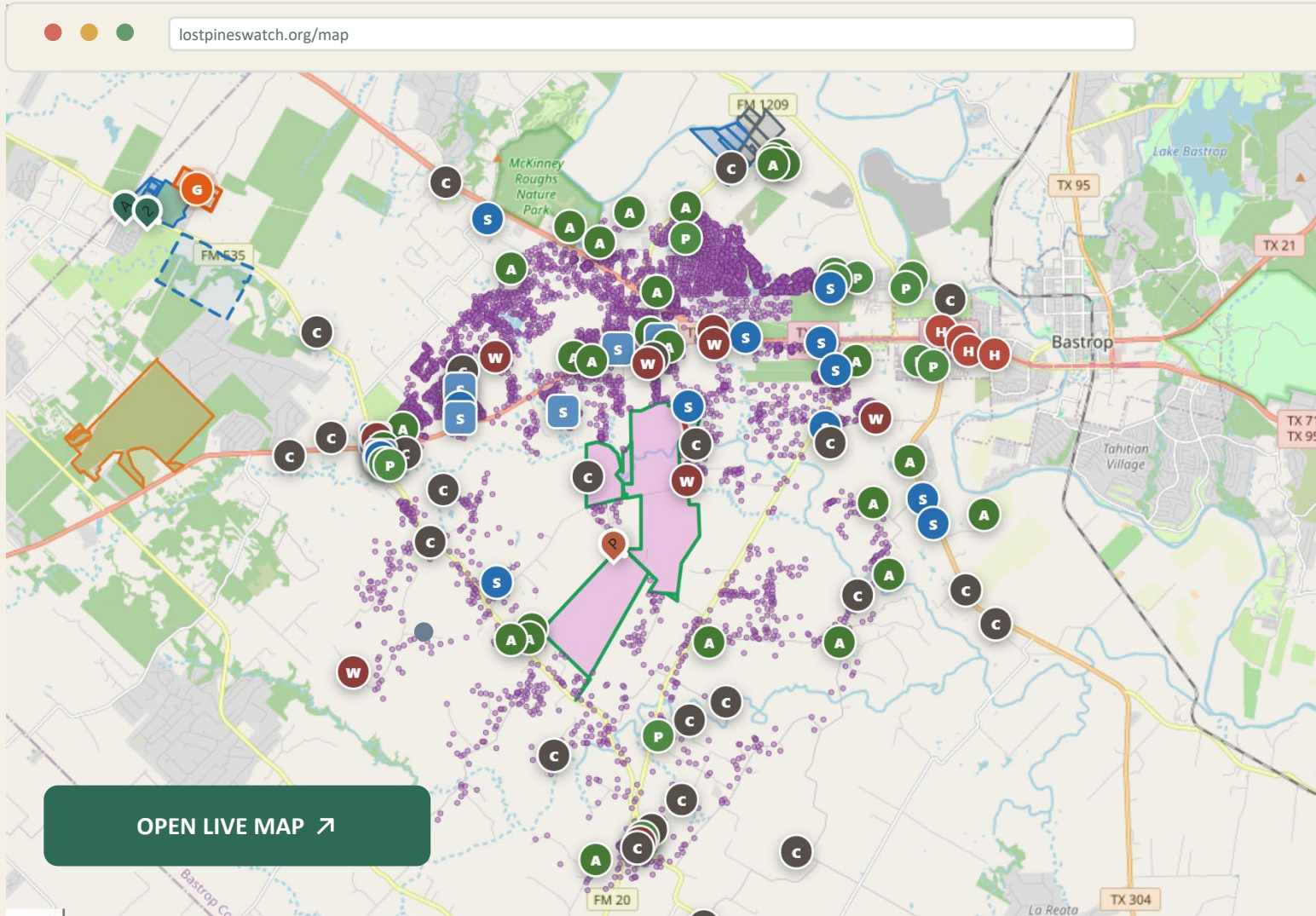


22 schools

School, childcare, and learning-programs within 4 within 4 miles

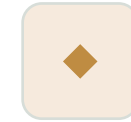
GIS sites are not a population count; distances do not imply equal exposure.

This is an existing community—not an empty buffer



854

residential sites within one mile



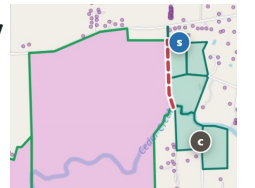
22

school, childcare, and learning sites within four miles



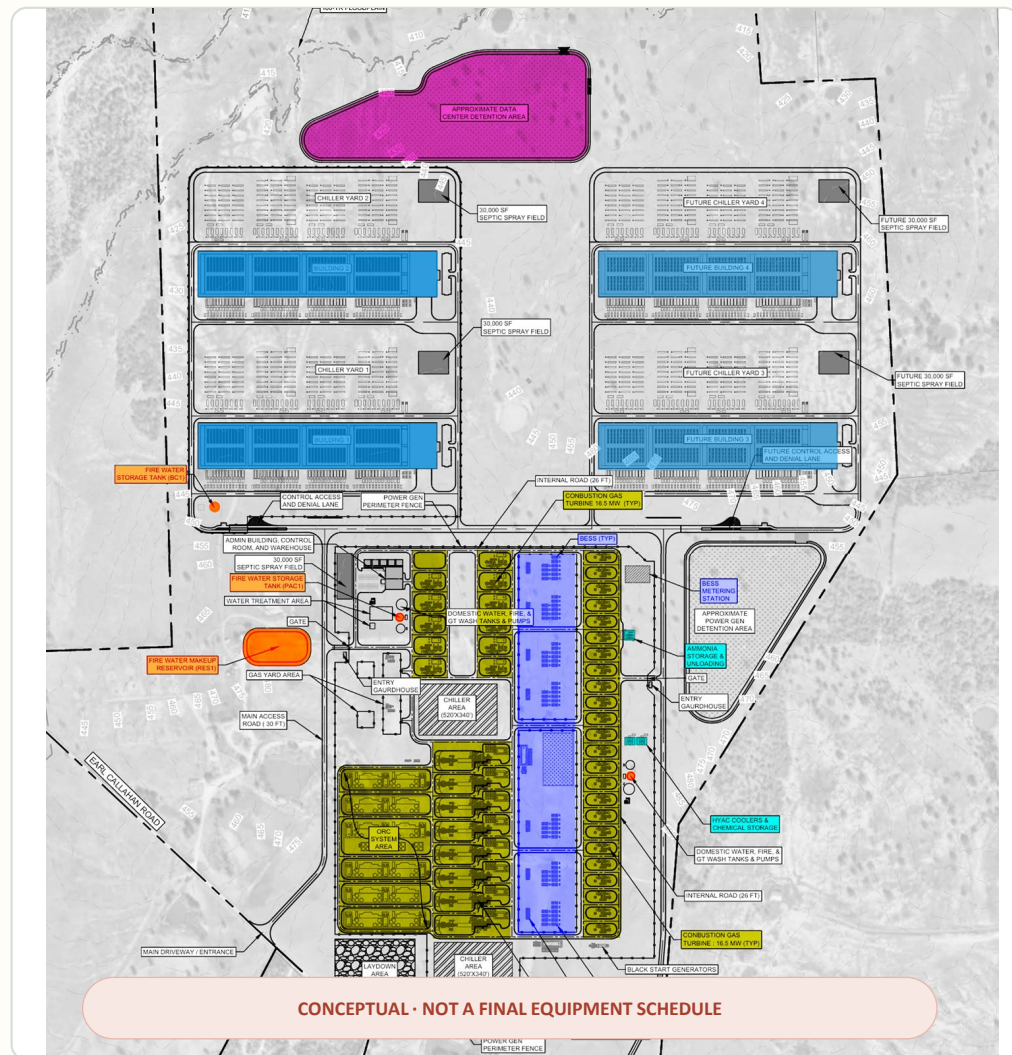
Shared boundary

Earth Native Wilderness School and the filed Pacifico project tract



Broad tract distances are not final stack distances.

What the conceptual site plan shows



Four data-center buildings

Buildings and chiller yards 3 and 4 are marked future, indicating staged buildout.



Multiple gas-turbine classes

The plan labels eight 76.4 MW and thirty-five 16.5 MW turbine classes; final make, count, and operating operating schedule are not disclosed.



BESS and black-start systems

Battery storage, medium-voltage switchgear, and black-start equipment support multiple possible operating modes.



ORC, ammonia, gas, and chemical systems

Applicant-listed heat-recovery and emissions-control systems appear beside gas, water, and chemical infrastructure.



Water, fire, drainage, and wastewater

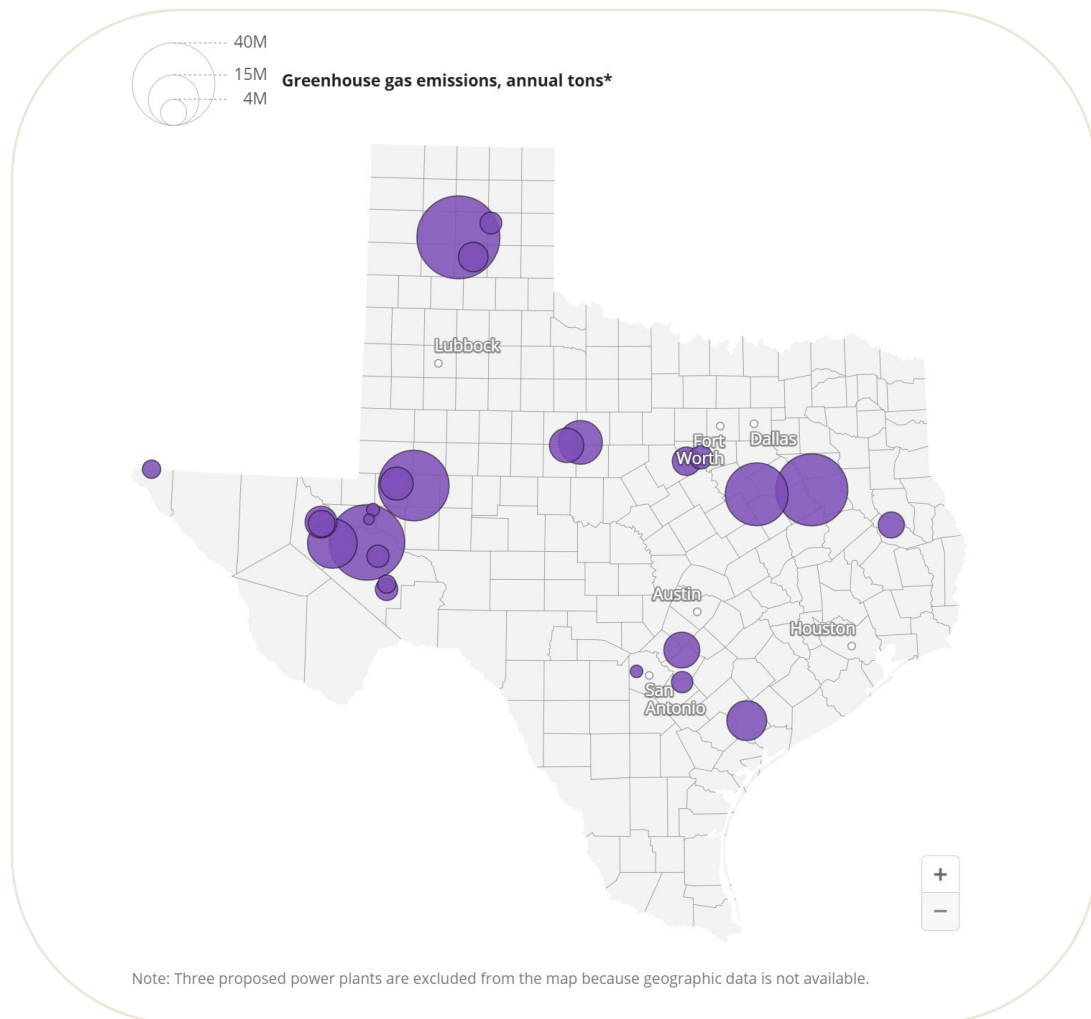
The layout includes fire-water storage, treatment, detention, and multiple septic spray-field areas.

Responsible conclusion: a complex, multi-unit utility-scale power campus is being planned here.

STATEWIDE CONTEXT

Texas is becoming a test bed for private gas power

Pacifico Cedar Creek is part of a much larger statewide buildout—not an isolated proposal.



April 2026 inventory snapshot

32

Texas projects

Proposed gas plants of at least 100 MW intended to supply data centers directly.

74

projects nationwide

The inventory included planning, permitting, permitted, and under-construction proposals.

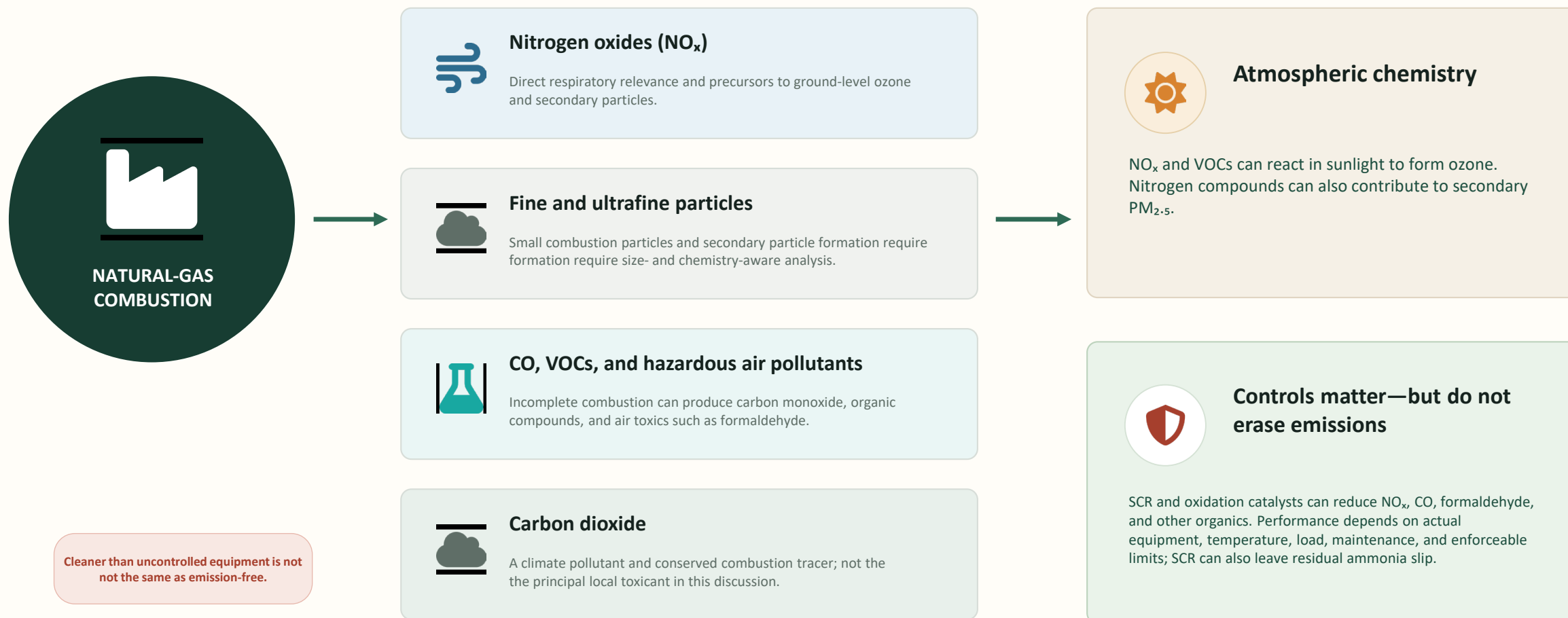
43%

of the national inventory

Texas had more listed projects than any other state in the snapshot.

Cedar Creek does not appear identified in this snapshot. J0049 was posted in July—after the April inventory cutoff.

What burning natural gas adds to the air



Why the health concern is reasonable



Established hazards hazards

- NO₂: respiratory effects, especially asthma exacerbation
- PM_{2.5}: respiratory and cardiovascular effects
- Ozone: airway irritation and worsened asthma



Susceptible people nearby

- Children and developing lungs
- Older adults
- People with asthma
- People with heart or lung disease
- People active outdoors



Still unresolved for Pacifico

- Final emissions by unit and operating mode
- Ground-level concentrations at local receptors
- Duration and frequency of added exposure
- Individual exposure, dose, and health outcome

The magnitude—not the existence—of project-specific risk is unresolved.

Unresolved risk is not the same as zero risk.

What continuous full-output combustion could mean

Illustrative 100% capacity-factor sensitivity range; not a Pacifico operating forecast.

3.7–4.0 million tons of direct stack CO₂ per year

EPA greenhouse-gas equivalents for that illustrative annual range:

~780,000–850,000

gasoline vehicles

Annual greenhouse-gas emissions of gasoline-powered passenger vehicles driven for one year.

~450,000–490,000

average U.S. homes

Equivalent to total annual energy-use emissions of average U.S. homes.

~44,000–48,000

full gasoline tanker trucks

Equivalent annual emissions expressed as tanker-truck loads of gasoline consumed.

~422–457

tons every hour

Roughly 7.0–7.6 tons of CO₂ every minute at continuous output.

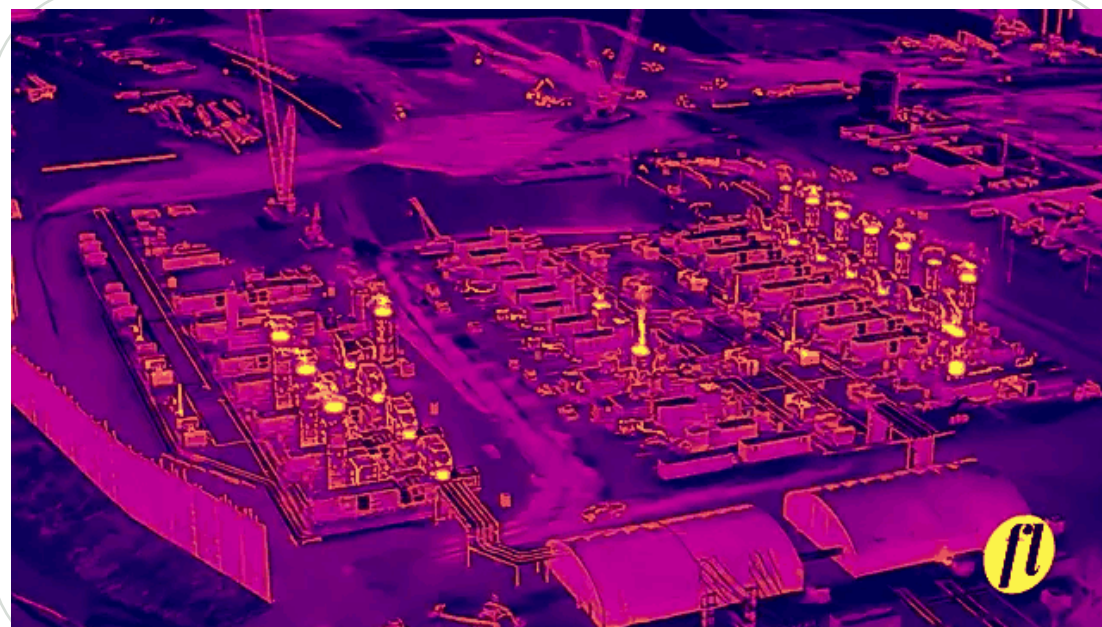
What does it actually look like?

Thermal and optical-gas imaging makes the heat and movement of turbine exhaust visible.



Wide infrared view

xAI Memphis, Tennessee · May 13, 2025
Oilfield Witness / Sharon Wilson



Thermal drone view

xAI Southaven, Mississippi · January 2026
Floodlight News / Evan Simon

Different facilities—not Pacifico equipment. These clips show heat, motion, and collective exhaust scale; they do not measure pollutant concentrations or predict Cedar Creek exposure.

Air quality is not the only potential impact



Water & wastewater

Demand, fire water, treatment, spray fields, runoff, and Cedar Creek.



Noise & lighting

Turbines, chillers, transformers, construction, and round-the-clock operations.



Fire & emergency response

Natural gas, ammonia, batteries, black start, responder capacity, and evacuation.



Roads & traffic

Heavy equipment, construction labor, road wear, wear, school traffic, and public safety.



Land & ecology

Habitat fragmentation, agriculture, outdoor learning, dark skies, and rural character.



Cumulative development

Other data-center, energy, utility, and road projects can share receptors and resources.

These are issues requiring evidence and decisions—not predictions that a violation or accident is certain.

Who is advancing the proposal?

Pacifico is headquartered in California; BlackChamber is headquartered in Washington, D.C.

Pacifico — power side

HEADQUARTERED IN SAN JUAN CAPISTRANO, CA

- Pacifico Cedar Creek LLC is the JETI applicant.
- Pacifico CCK Energy 1 LLC appears on the air and power-side stormwater records.
- Pacifico Energy Development LLC appears in Aqua’s large-volume water-service record.

BlackChamber — data-center side

HEADQUARTERED IN WASHINGTON, D.C.

- Black Chamber Partners holds construction-stormwater coverage for the 304-acre data-center footprint.
- The record supports BlackChamber as the data-center developer—not the power-plant applicant.
- **The ultimate hyperscale tenant or operator remains undisclosed.**

Corporate decisions are made elsewhere. The long-term consequences would remain here.

Three pressure arguments—and what they actually prove

Each raises a legitimate issue. None establishes that Cedar Creek must accept or subsidize this design.

“We’ll get sued.”

Anyone can sue. A threatened claim is not the same as a winning claim.

Hill County’s blanket moratorium was challenged as beyond county authority.

Declining a discretionary tax break is a different legal act from prohibiting a project.

Use County counsel. Use lawful authority.

“China will win the AI race.”

Existing data centers: U.S. 4,767 · China 376

Compute power: U.S. 70-75% · China 14-15%

WNA “under construction”: China 39 nuclear power plants · U.S.A. 0 (zero)

National energy policy ≠ Cedar Creek necessity.

“It’s for national security.”

AI infrastructure can matter to national security. That general point is real.

No public Cedar Creek record identifies a federal sponsor, classified mission, or requirement for this site and design.

Ask: which customer, mission, site, and power design?

National relevance does not prove site-specific necessity.

Urgency does not erase evidence, alternatives, lawful discretion, or responsible siting.

Disclosure is not consent



Full disclosure can tell us

- What equipment would operate
- How much and when it could emit
- Where modeled concentrations may be highest
- How controls are expected to perform
- What noise, water, and emergency scenarios exist
- Whether particular legal standards may be met



Full disclosure cannot decide

- Whether the added burden is acceptable here
- Whether the burden is necessary
- Whether this is responsible siting
- Whether lower-impact alternatives were exhausted
- Whether public subsidies are justified
- Whether the community should consent

Knowing the exact dimensions of a burden does not obligate a community to accept it.

What success looks like

PRIMARY OUTCOMES

1



No utility-scale fossil-fuel power plant at the Cedar Creek site.



Redesign without large-scale on-site combustion—or relocate the generating facility to a more suitable site.

2



No discretionary incentives, abatements, endorsements, or commitments that entrench the current plan.

FALLBACK IF OFFICIALS PROCEED ANYWAY



3

Full technical review
review and
enforceable
protections

- Maximum feasible controls
- Operating limits and transparent reporting
- Independent monitoring
- Emergency planning and responder support
- Enforceable recourse if commitments are violated

Seeking protections does not imply community consent.

Pacifico should redesign the project without large-scale on-site fossil generation—or locate that generation in a substantially less-sensitive industrial setting.

No public subsidy before the siting question is resolved

Chapter 312 is discretionary. The public does not have to subsidize the current design.

What the County's policy already requires

- Any present or potential owner may request a reinvestment zone and/or tax abatement.
- Before approving an agreement, the County must find there will be no substantial adverse effect on services or the tax base.
- **The County must also find the planned use of the property will not constitute a hazard to public safety, health, or morals.**
- **The policy anticipates recapture/default remedies, a cleanup bond, an environmental-impact assessment, and other negotiated conditions.**

Why saying “no” now is reasonable

- Tax breaks are leverage—not entitlements.
- A yes vote would help lock in the current fossil-fuel design before the siting question is resolved.
- **Minor concessions do not justify subsidizing a project the community wants redesigned or relocated.**
- **A no vote does not end the conversation; it simply says the public will not pay to accelerate this version.**

Ask the County: no tax break, no subsidy, and no early endorsement of the current plan.

Different public bodies control different levers



TCEQ

- Air authorization and technical review
- Equipment, emissions, modeling, and compliance record
- Authorization-specific conditions and enforcement

Air permit + siting consent



Bastrop County

- ~~Chapter 312 abatement decisions~~
- Reinvestment-zone and County-controlled agreements
- Roads, development administration, and emergency coordination

Local incentives are discretionary



Bastrop ISD

- JETI agreement decision if J0049 advances
- Public hearing after a Comptroller recommendation
- A favorable district determination is required

The Board can determine “no”

**Aqua WSC · Emergency Services District · Bluebonnet
Bluebonnet**

Water, fire, service, and infrastructure issues within each entity’s actual authority.

No single body controls the entire project. Ask each body to use the authority it actually has.

One fact. One request. One written record.

1



Sign the anti-abatement petition

Tell County officials: do not provide tax abatements or other public subsidies for Pacifico at this Pacifico at this location.

2



Write both local decision-making bodies

County: no ~~Chapter 312~~ or discretionary benefit. **BISD: decline a JETI agreement if J0049 advances.**

3



Show up—or stay informed

Track TCEQ Registration 185019, JETI Application J0049, and the live meeting calendar before before traveling.

Shared request: redesign or relocate—and no public subsidy for the current plan.

LIVE ACTION CENTER

LostPinesWatch.org/action



Current meetings · links ·
contact tools · petition · alerts
alerts

Use the live page: schedules and procedures can change.

AUG

24

Commissioners Court

Monday · 9:00 a.m. · 804 Pecan Street, Bastrop

Confirm the posted agenda and public-comment rules before attending.

Avoid the new risk.

Redesign or relocate.

No public subsidy for the current plan.

Strong enforceable protections if officials proceed anyway.

LostPinesWatch.org/action