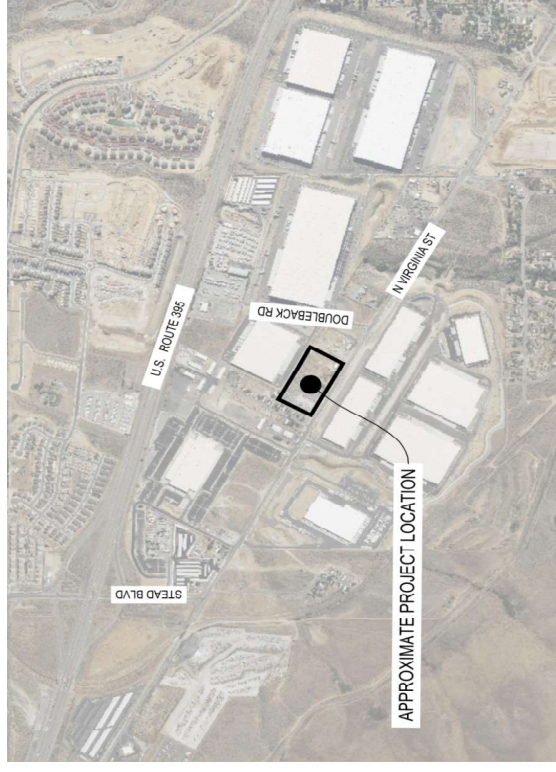

Oppidan Reno Data Center

Reno City Council
March 12, 2025



Project Background

- 7.02-acre site located at 9630 N. Virginia St
- Zoned Industrial Commercial (IC) and a Master Plan Land Use designation of Industrial (I)
- Data Center and 24-hour operation requires a Conditional Use Permit



Surrounding Uses



Site Plan

- 61,554 SF 5MW Data Center
 - 6-8 Full Time Staff
 - 24/7 Secure Facility
 - 8,430 SF Office Space
 - Remainder Server Storage
- 19 Parking Stalls
- Two Drive Entrances from N. Virginia St.
 - RTC coordination
- 8' Tall Perimeter Security Fence
- Stormwater Management



RENO - CITY COUNCIL PRESENTATION

Landscape Plan

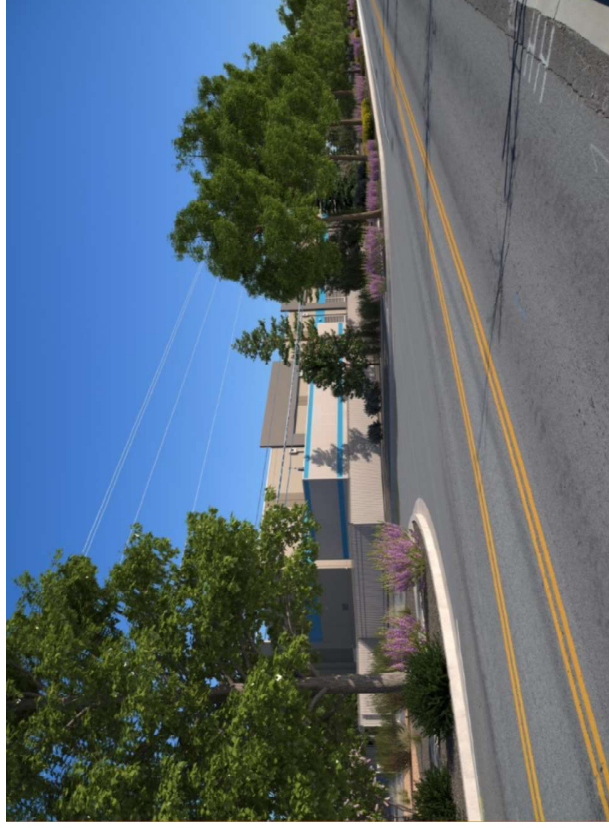
- 50 Trees and 270 shrubs
- Front yard landscaping:
 - 23 trees, including 12 evergreen
 - 138 shrubs
- Street landscaping:
 - 22 trees
 - 132 shrubs
- Parking lot:
 - 5 trees provided
- **NAB Input → Six (6) trees added to the west property line adjacent to the residential use.**



Existing Site



View from N Virginia Street Frontage - Existing



View from N Virginia Street Frontage - Proposed



Project



South Elevation



Front Entrance



Approved Plan vs Proposed Plan

Approved → 143,640 SF Building

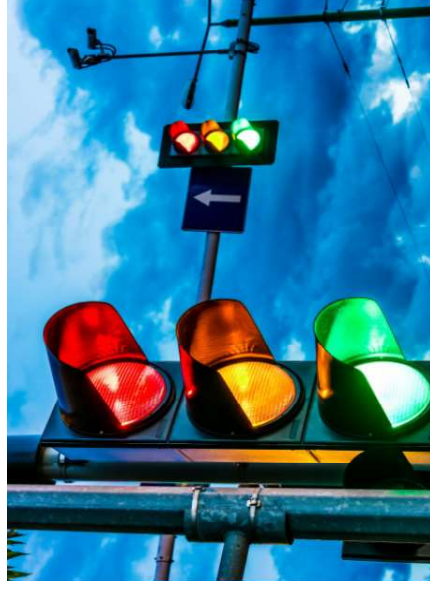


Proposed Data Center → 61,554 SF Building



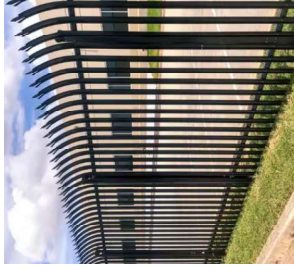
Traffic

- Data Center has minimal traffic compared to typical industrial use with little to no anticipated impact to surrounding neighborhood and overall traffic conditions
- Estimated Trip Generation per the ITE 11th Edition
 - Weekday Daily Trips: 61
 - Weekday PM Peak Hour Total: 6



NAB Meeting – December 19, 2024

- Modify screening from adjacent residences to the west – “looks like a prison”
 - NAB Input → Security fence has been revised to remove the curved anti-climb feature and added screening panels
 - NAB Input → Six (6) trees added to the west property line adjacent to the residential use



10. Prior to approval of a building permit for site improvements, the applicant shall submit plans demonstrating that the security fence specification has been changed to eliminate the curved anti-climb feature.

NAB Meeting – December 19, 2024

- “Add additional sustainability elements”
 - *NAB Input → Revised plan to add 5,500 square feet of rooftop solar panels to power administrative areas*

13. Prior to approval of a building permit for vertical construction, the applicant shall demonstrate that the **entire roof structure** has been designed with a load capacity that can support a photovoltaic (PV) system array.

14. Prior to approval of a building permit for vertical construction, the applicant shall submit plans to install **±5,500 square feet of PV arrays on the rooftop.**



Legal Findings

4) Public services and facilities are available to serve the project, or will be provided with development.

→ Are power and water service available to the “project”?

6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:

- a) *Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and*
- b) *Any hazard to persons and property.*

→ Does serving the “project” with power and water result in a detriment to public health?

NV Energy – Power Utility



- NV Energy Issued Will-Serve Letter
- Applicant will pay for 100% of all costs related to its power service
- **“Development pays for Development”**



December 6, 2024

Attn: Oppidan
Subject: Electric Service
9630 N Virginia Street, APN 082-101-86

Dear Dylan Rusk,

This letter is to inform you that the property mentioned above lies within NV Energy electric service territory boundaries. Provided all necessary fees and contracts are completed, we will provide electric service to your proposed project.

The necessary utility extensions and services will be made from the nearest source of electric service and will be subject to the rates and regulations on file and approved by the Nevada Public Utilities Commission.

This letter does not constitute application for electric service.

Please contact me at (775) 834-4399 if I can be of assistance.

Sincerely,

Melissa Schoenboller
Sr. Business Development Advisor

Webb Data Center	28.5 MW
Oppidan Data Center	8 MW
Keystone Data Center	7 MW



TMWA – Water Utility



Type of Development	Water Usage
Casino	300 acre-feet/year
Hospital	100 acre-feet/year
Skilled Nursing Facility	25 acre-feet/year
Concrete Industrial Operator	25 acre-feet/year
Affordable Housing Apartments	23 acre-feet/year
Oppidan Data Center	8 acre-feet/year
Keystone Data Center	2 acre-feet/year
Webb Data Center	2 acre-feet/year
Single-family house	0.5 - 1 acre-feet/year

RETAIL WATER SERVICE AREA ANNEXATION AGREEMENT

express condition that Owner fully and completely perform the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the Parties agree as follows:

1. Expansion of Water Service Area. Authority agrees to expand its retail water service area as set forth in Exhibits "A" and "A-1" attached hereto to provide water service for the Property; provided, however, that such expansion of the Authority's retail water service area is specifically conditioned upon execution of this Agreement by Owner and the Authority, and the complete and satisfactory performance of the terms and conditions in Section 2 herein by Owner and its permitted successors and assigns, to the extent applicable.

2. Conditions to Annexation. The following conditions must be satisfied within the time frames stipulated below or this Agreement shall automatically terminate, and the Property shall be deemed de-annexed from the Authority retail service area.

2.1 Construction/Dedication of Facility Improvements. No off-site improvements are required as a condition of expanding the Authority's retail water service area to include the Property, except those improvements reflected in applicable WSP Charges (as defined below), which the Property shall be subject to as shown in Exhibit "B" attached



TMWA – Water Utility



Type of Development	Water Usage
Casino	300 acre-feet/year
Hospital	100 acre-feet/year
Skilled Nursing Facility	25 acre-feet/year
Concrete Industrial Operator	25 acre-feet/year
Affordable Housing Apartments	23 acre-feet/year
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Keystone Data Center	2 acre-feet/year
Webb Data Center	2 acre-feet/year
Single-family house	0.5 - 1 acre-feet/year

VIDLER
WATER QUALITY DIV.

cc: March 2005
TIA EMAIL RELAY
CDD@vidler.com

Major Vidler & Honorable City Council Members
1 East First Street
Reno, Nevada 89505

RE: Reno City Council Meeting March 12, 2003 / Agenda Item 11 / Appeal of Planning Commission Decision CUP Case No. LK-03-0002

Dear Mayor Gilmore and Honorable City Council Members:

Vidler Water Company, Inc., a Nevada corporation ("Vidler"), is a water resource development company with assets in Nevada, Utah, Arizona, Colorado, and New Mexico. Vidler is a wholly owned subsidiary of Vidler Water, Inc.

Vidler is currently in the process of completing the final design and construction of the North Valleys Water Importation Project in Nevada. The project is a water resource development project that will provide water to the City of Reno and Washoe County. The project is a water resource development project that will provide water to the City of Reno and Washoe County.

Vidler, through its subsidiary Fish Springs Ranch, LLC, completed the North Valleys Water Importation Project in 2008. This project delivered 8,000 acre-feet of water to TMWA to meet future residential and industrial demands in the North Valleys. Currently, there are more than 7,000 acre-feet of uncommitted water in TMWA's system, available to supply future growth. Additionally, Vidler holds another 5,000 acre-feet of municipal water supplies that could also be delivered through the project infrastructure. In total, over 12,000 acre-feet of water are available to meet the future needs of the City of Reno and Washoe County's growth in the North Valleys.

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Legal Findings

4) Public services and facilities are available to serve the project, or will be provided with development.

→ Are power and water service available to the “project”?

→ YES from NV Energy and TMWA, and no evidence to the contrary which is why staff recommended approval with no concerns from any agency or other regulatory body.

6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:

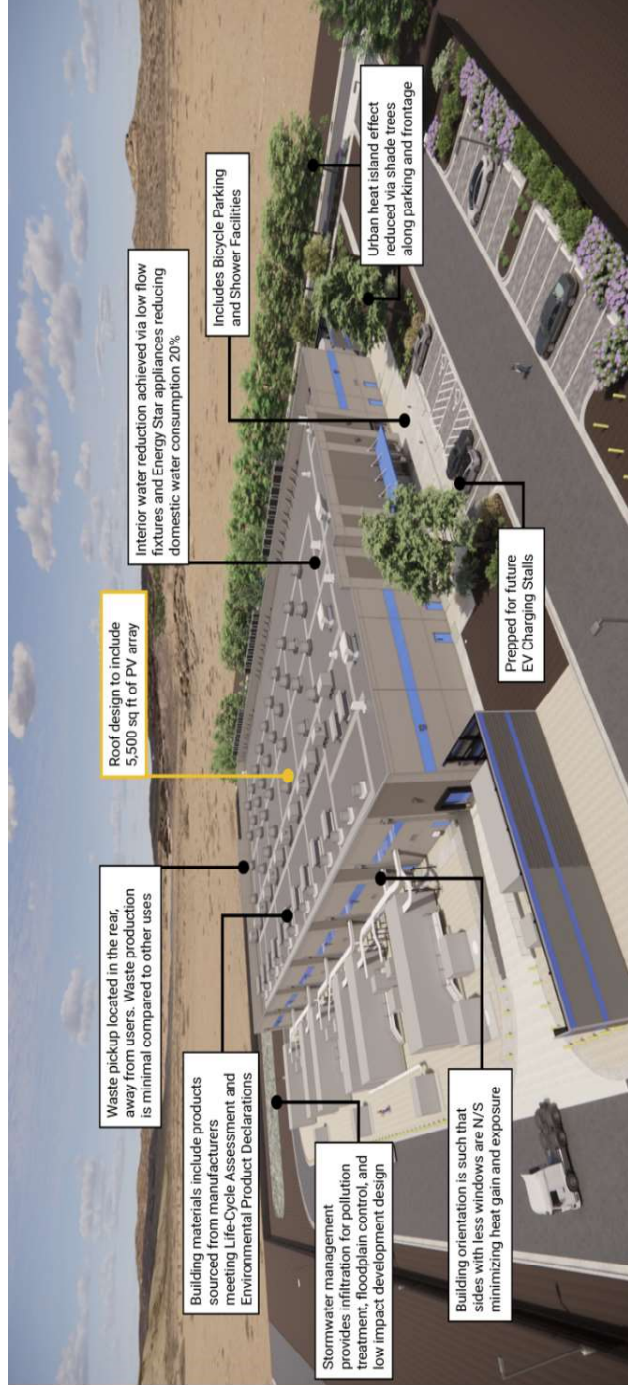
- a) Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
- b) Any hazard to persons and property.

→ Does serving the “project” with power and water result in a detriment to public health?

→ NO, there is no evidence of a public health detriment if NV Energy and TWMA served the “project”.



Sustainable Design Principles



Sustainable Design Conditions

7. Prior to approval of a building permit for vertical construction, the applicant shall submit plans demonstrating a layer of 2-inch-thick fiberglass batt insulation will be installed above the ACT ceiling shown for the data halls to upgrade the isolation of data center noise through the roof.
13. Prior to approval of a building permit for vertical construction, the applicant shall demonstrate that the entire roof structure has been designed with a load capacity that can support a photovoltaic (PV) system array.
14. Prior to approval of a building permit for vertical construction, the applicant shall submit plans to install ±5,500 square feet of PV arrays on the rooftop.

Sustainable Design Conditions

15. Prior to approval of a building permit for site improvements, the applicant shall submit plans demonstrating installation of conduit to support future electric vehicle (EV) charging.
16. Prior to approval of a building permit for vertical construction, the applicant shall submit plans specifying installation of low flow domestics water fixtures for pantries, restrooms, and other areas of the building. This shall not apply to hose bibs serving exterior equipment areas.
17. Prior to approval of a building permit for vertical construction, the applicant shall submit plans specifying utilization of low volatile organic compound (VOC) materials on the building shell and interior finishes of the building.

Additional Sustainable Design Conditions

“Prior to approval of a building permit for site improvements, the applicant shall submit plans demonstrating that an **additional water connection for industrial effluent water use**, pending any future effluent infrastructure improvements installed within North Virginia Street and a satisfactory Water Quality report, will be installed.”



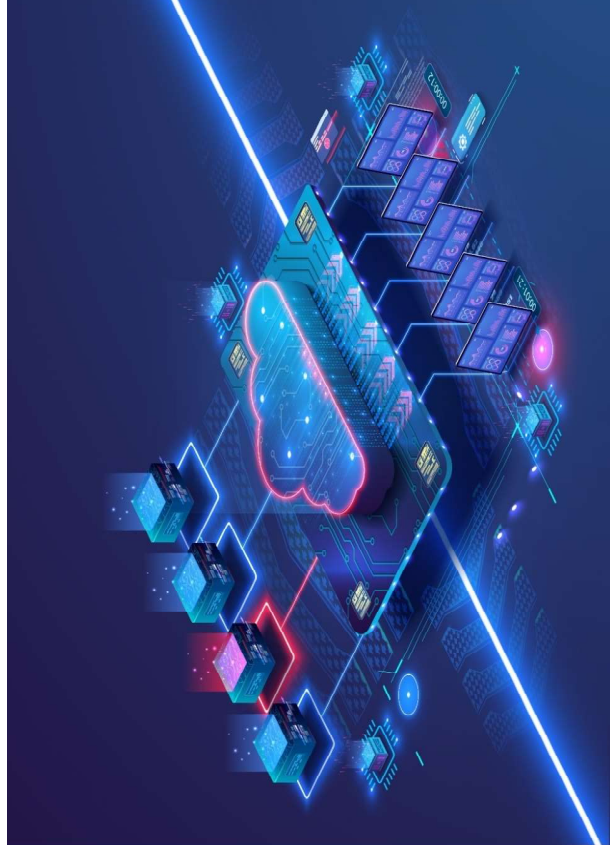
“**Any movable furniture and hardware equipment shall be recycled** and assessed for-use after taken out of service.”

Application → Staff (conditions) → NAB (additional conditions) → City Council (additional conditions)



Questions

Edge Data Center



Edge Data Center

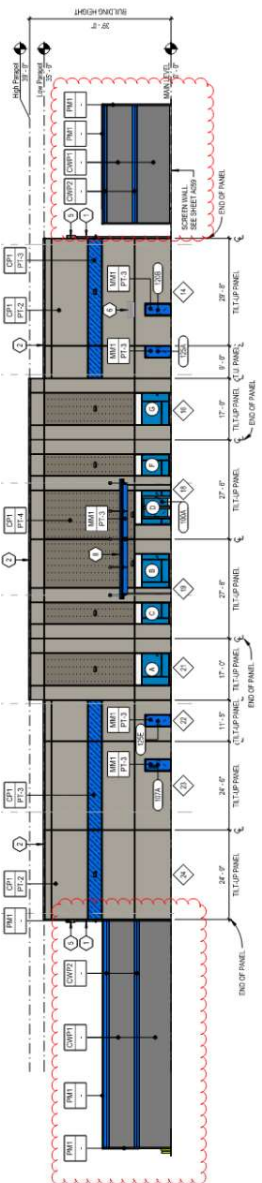
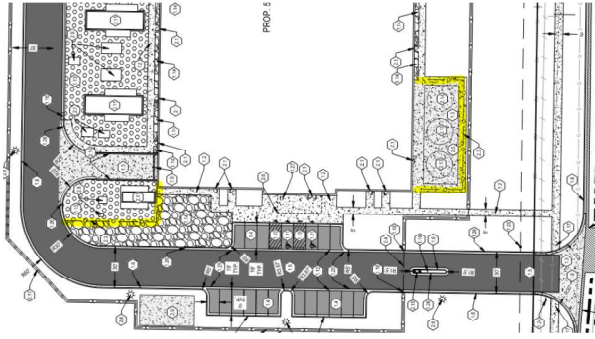
- Focuses on processing data closer to the user to increase speed
- Single operator with a long-term investment
- Strategically located to benefit the community
- Prioritizes speed and proximity to users
- Smaller size and resource demand

- Compared to -

Colocation (Colo) Data Center

- Provides server storage for rent
- Multiple users within shared environment
- Larger size and resource demand depending on economic model

Screening



1 WEST ELEVATION
SCALE 1/8" = 1'-0"

Additional screening from residences and street frontage provided by architectural building screen walls that compliment the building facade

