

# How should Levy manage Data Centers?

# Primary types of data centers



## Corporate/IT

Tiny to Large  
Usually supports single  
business



## Colocation

Large to Giant  
Supports businesses small and  
large, plus hyperscalers



## Edge

Micro to Large  
Connects users to  
larger facilities



## Hyperscale

Large/Giant/Many  
Cloud, Social Media,  
AI, etc



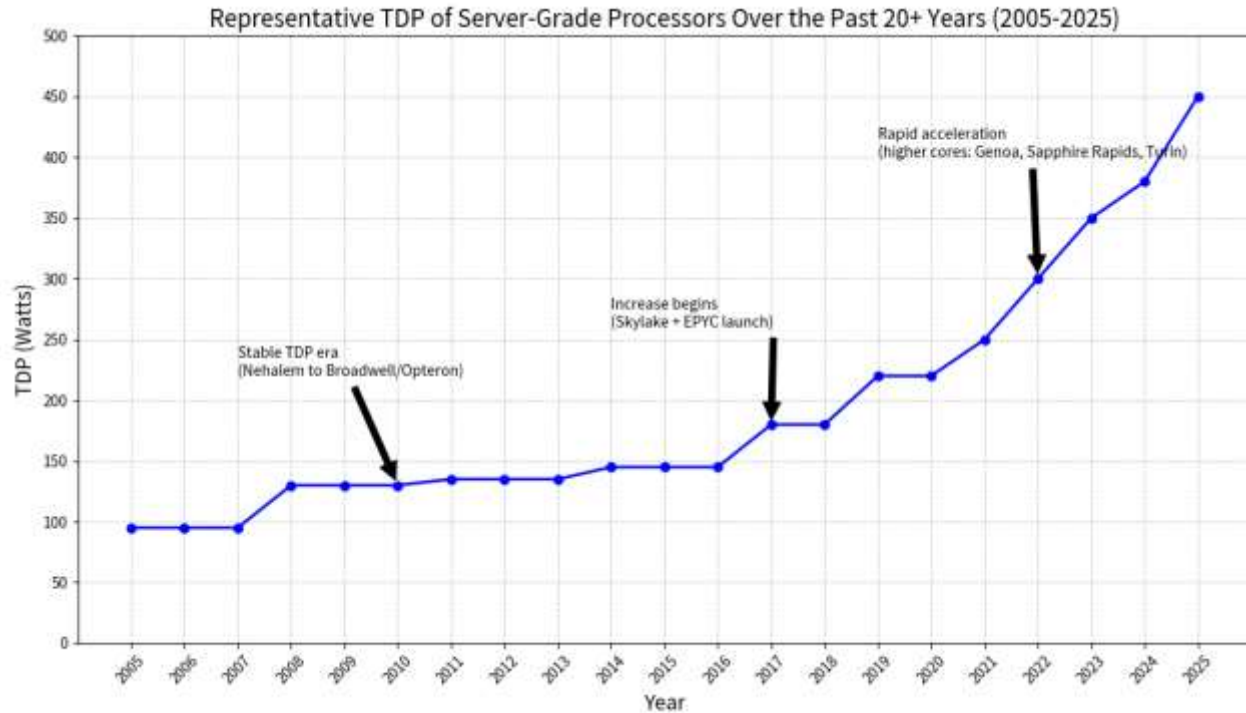
# What is in a datacenter?



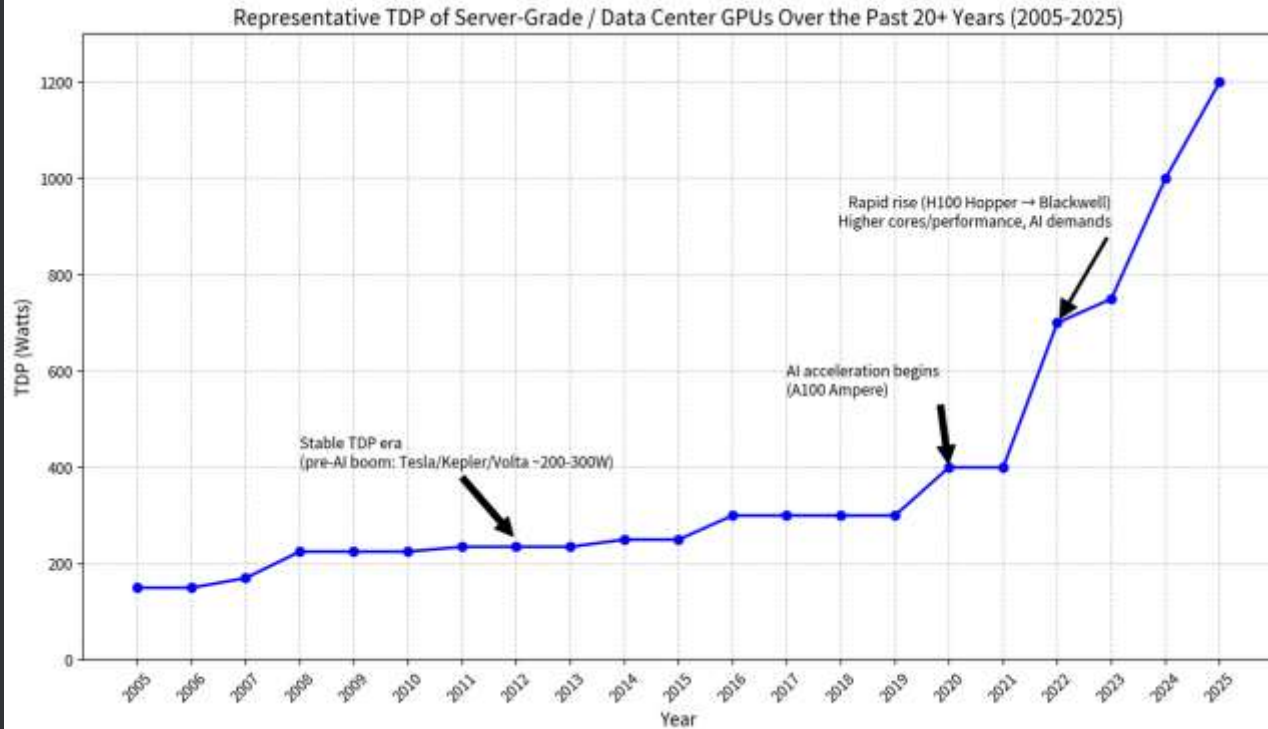
- Computer equipment
- CRACs
- UPS
- Generators
- Fuel
- Chillers
- Humidifiers
- Dehumidifiers
- Cabling  
(Copper/Fiber)



# Where is the power going?



# Where is the power going?



# Where is the power going?



6,433 kWh



25,732 kWh



Industry goal of 1MW/rack:  
744,000kWh

Nextgen goal of 8MW/rack:  
5,952,000kWh

# Regulations

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- Very few data center specific permitting and zoning requirements.
- Most existing data centers meet zoning under “similar uses”:
  - Telecommunications
  - Large-scale office
  - Warehousing/Distribution
  - Professional Services
- Rubber stamps from Water Management Districts
- Utility regulation largely at PSC
- Emergency loopholes
- SB 484 – First baby step

# Issues

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- Power
- Water
- Temporary, rapid deployments
- Corporate welfare
- Exaggerated jobs claims
- On-site power generation
- Long term noise - Cooling plants, generator yards, supplemental power, portable data centers
- Short term noise - Construction around the clock

# Benefits

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- Possible infrastructure upgrades
- Non-homestead, non-exempt property taxes
- Tangible Property taxes
- Temporary construction jobs/spend
- Community Benefit Agreements

pa  
us

## Suggested Moratorium



e\_ Press the pause button while you can.

- Expires when LDC is updated or after 12 months (whichever comes first)
- Includes any data center related zoning changes, permits, exceptions, variances, etc
  - Excludes projects under 1MW critical IT load

# Suggested LDC Process

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## Highly visible and collaborative

- Workgroup - Commissioner, Planning Staff, Economic Development, Residents, Utility Representatives
- Workshop for visibility and feedback
- Legal review
- Draft LDC amendments publicly published for feedback (15-30 days)
- Report on public feedback integration
- Planning Commission
- Report on Planning Commission feedback integration
- BoCC