

Responsible Development Commitments

Riverbank Technology Center

A Sustainable Computing Facility

by Aemetis and Spartan at the Riverbank Industrial Complex, Riverbank, California



What Is a Sustainable Computing Facility?

As a leading developer and producer of renewable fuels and low-carbon energy, Aemetis and its partner Spartan are defining a new standard for the development of next-generation digital infrastructure in order to bring new property taxes and high-paying jobs to rural communities.

We call this standard a Sustainable Computing Facility (SCF): a second-generation approach to delivering computing services. An SCF is defined by five criteria:

1. Zero continuous water usage for cooling

Cooling will rely on closed-loop systems that circulate cooling water without needing continuous water input, much like the radiator cooling system in a car. The quantity of water needed for the initial fill of water or following maintenance is very small, less than a community swimming pool. The water will be supplied by on-site non-potable water sources, not municipal drinking water supplies.

2. Sustainable power sourcing

Power will be sourced from non-local power production, taking advantage of the existing grid and transmission capacity already built to serve the site, with potential future power produced on site. The project will take responsibility for any utility upgrades the computing facility requires.

3. Reuse of existing industrial buildings

Computing equipment will be housed inside existing structures, avoiding large new construction of computing buildings and enabling noise levels below the amount allowed by existing rules.

4. Industrially-zoned land, not agricultural land

An SCF puts underused industrial property to work, rather than converting farmland.

5. Large, recurring local tax revenue

Meaningful, sustained property taxes paid by the project will provide large amounts of new revenue for the local City and County to fund schools, local governments, fire protection, libraries, and parks.

This standard is what separates a second-generation Sustainable Computing Facility from a first-generation data center: it is a definition built around what communities have consistently asked for, not around what is easiest to build.

At its core, an SCF is designed to enable community-first development. It provides a way to generate jobs and tax revenue from one of the fastest-growing sectors of the economy, on terms that uplift the community, rather than burdening the community with higher costs for water or power.

Introduction

The Riverbank Technology Center (RTC) will be our first project built to the SCF standard, a joint effort by Aemetis and Spartan at the existing Riverbank Industrial Complex. Aemetis has invested in the Riverbank community for many years, and Spartan brings engineering and delivery experience to design and build modern, modular computing facilities.

Together, we are publishing these Responsible Development Commitments to show the Riverbank community, city leaders, and Stanislaus County officials how we will plan, build, and operate the Riverbank Technology Center project.

1. Protect the local grid and electricity rates

The power and grid infrastructure at the Riverbank Industrial Complex (RIC) was originally built to serve heavy industrial production, including its original use as an aluminum reduction (smelting) plant followed later by ammunition production. The Riverbank Technology Center project is designed to put a portion of the site back to work for a clean, quiet purpose.

The electricity for the RTC project will be sourced from the California grid outside the Riverbank area, drawing on hydroelectric and other sources, with potential future power production located on site. RTC will take advantage of the existing grid and transmission capacity already built to serve prior heavy industrial uses at the site. RTC will pay for any utility upgrades the project requires, so it does not raise local electricity prices for Riverbank households and businesses.

Fast fact: Riverbank Technology Center will utilize existing power and grid infrastructure built for the site's former heavy industrial uses, and it will source its electricity from the California grid outside the Riverbank area with future power generation located on site. Riverbank Technology Center will take financial responsibility for any utility upgrades the project requires.

2. Use water responsibly

No City of Riverbank utility water will be sourced or impacted by the RTC project. Unlike other data centers that use a standard evaporative cooling tower that requires constant water input, RTC will use closed-loop systems that do not require constant water feed. Instead, the cooling equipment will cycle cooling water similar to the way a car recirculates cooling water through a radiator, without requiring continuous water addition. Water needed for initial filling and maintenance will be minimal (about the quantity of a typical community swimming pool) and will be sourced from non-drinkable industrial water drawn from on-site wells.

Fast fact: The small amount of water required to fill the recirculating cooling system will come from existing on-site wells that provide non-drinkable industrial water, not from Riverbank's drinking water supply.

3. Keep operations clean and quiet

The Riverbank Technology Center will not rely on large, loud generators or gas turbines for day-to-day power. Instead, the project is designed to draw on grid electricity with potential future onsite power systems designed to minimize local air-quality impact. Combined with low-noise chillers, operations will be quiet and not disturb neighbors, with noise below levels already allowed by the RTC's industrial setting.

4. Design with neighbors in mind, on industrial land

The RTC project will reuse existing buildings and land at the Riverbank Industrial Complex, including structures that once housed an aluminum smelter and U.S. Army ammunition casings production, rather than new construction. The land is already zoned for industrial use rather than agricultural. No new unsightly structures will be built to house computers. All computing equipment will be located inside existing buildings, more than 200 feet from the street.

The Riverbank Technology Center will be one of the more than 30 tenants operating at the Riverbank Industrial Complex. It is a modular, medium-sized computing facility, not a mega data center.

Fast fact: All computing equipment will sit inside existing industrial buildings, more than 200 feet from the street; no new large buildings for computing will be built; and no land zoned for agriculture will be converted for data center use.

5. Engage regularly with the community

Aemetis has been part of the Riverbank community for many years, supporting local events, education and families. Those existing relationships guide how we approach the Riverbank Technology Center project. We have ongoing community education programs, including education and programs for students, families and neighbors, alongside local career pathways in the industrial and commercial skills this project will need. We are providing dedicated channels for both community members and business partners to reach our team directly, and we plan for engagement to continue throughout the life of the project, not just at its outset.

6. Explain community benefits clearly

We will describe RTC's design and expected local benefits in plain terms and avoid inflated claims. Based on current project planning, RTC is expected to:

- Generate more than \$10 million in new property tax revenue every year that will provide more than \$6 million for schools each year, as well as increasing funding for Stanislaus County and the City of Riverbank, fire protection, libraries, parks, and other community priorities.
- Create hundreds of construction-related jobs, including electricians, pipefitters, steelworkers, and carpenters, plus longer-term jobs in electrical services, maintenance, deliveries, and supplies.

7. Follow through on our commitments

The Riverbank Industrial Complex has created new jobs and tax revenue since it was first redeveloped, with the Riverbank Local Redevelopment Authority (LRA) managing the facility from 2010 to 2022. In 2022, Aemetis took over as master developer, assuming active management and operational control of the site. Aemetis' presence in Stanislaus County predates this transition by many years, and the company already is one of the largest property taxpayers in the county. The Riverbank Technology Center expands the contributions by Aemetis to funding local services and creating local jobs.

We plan to document the commitments made during the development of the RTC, covering design, water use, power, noise, and community engagement. We will make clear how we are following through on each commitment, consistent with how we have approached our other commitments to local communities.

Our Approach

We recognize that much of the national concern around data center development is rooted in legitimate questions about water use, noise, pollution, and utility rates.

A second-generation Sustainable Computing Facility is designed to address these valid concerns directly, not just respond after members of the community oppose a project. The Riverbank Technology Center will not impact local water or power resources, create pollution or excessive noise, or require newly constructed large buildings for

computing, since all computing equipment will be housed within the existing indoor spaces of the Riverbank Industrial Complex or on land already zoned for industrial use.

As envisioned by Riverbank city leaders and community members for the Riverbank Industrial Complex, the RTC project is intended to put existing, underutilized facilities to work, adding jobs and tax revenue to support the local community, and to set the standard for the benefits brought to local areas by a Sustainable Computing Facility.

Get in Touch

Whether you're a neighbor curious about the project or a business partner exploring an opportunity, we welcome the conversation.

Contact: For community questions, education programs, local events, partnership, and site inquiries, please contact Community@Aemetis.com.

Location: Riverbank Industrial Complex, 5300 Claus Rd, Riverbank, CA 95367.

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