



## Environmental Control

### MEMORANDUM

**Date:** November 25, 2024  
**To:** Mike Railey – Planning Manager  
 Planning Desk  
**From:** Eric Farrar, Environmental Control Officer  
**Subject:** **November 15, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated November 15, 2024. We offer the following comments or conditions:

#### **Valvoline Instant Oil Change- MUP25-00005**

All sand/oil interceptors associated with the project must be sized and installed in accordance with Reno Municipal Code 12.16.555(b)(6)(i). The sand/oil separator shown on the plans is a 500 gallon interceptor, however the minimum required size for new construction is 750 gallons. The applicant shall review the RMC section noted above and revise the interceptor size accordingly. An Environmental Control Permit will be required when the facility begins operating. Environmental Control will contact the applicant when the business applies for a business license. Applicants can call 775-334-4230 for more information about required permitting.

#### **Royse Casita - LDC25-00021**

Environmental Control has no comments on the application for a Major Deviation.

#### **Oppidan 5MW Data Center - LDC25-00022**

Environmental Control has no comment on the proposed use or operating hours associated with the project. Non-sewered water used for cooling and humidification can receive a sewer fee waiver per 12.16.130(3) if an appropriate non-sewered water meter is installed and operated. The anticipated discharge to the sewer collection system must be in compliance with RMC 12.16.530, in particular paragraph (9) which states that the operation will not discharge “Any heat in amounts which will inhibit biological activity in the POTW resulting in interference, but in no case heat in such quantities that the temperature exceeds 40 degrees Celsius (40°C) or 104 degrees Fahrenheit (104°F) at the treatment plant.” Applicants can call 775-334-4230 for more information.

#### **L&H Conditional Use Permit -LDC25-00023**

The Sanitary Sewer Report attached to the Conditional Use Permit refers to the project as the “North Virginia Data Center” project, which does not match the stated use of the facility or the other submitted information. The applicant shall submit a revised Sanitary Sewer Report with the correct facility name referenced. Regarding the anticipated use as a vehicle storage and servicing facility, because the submitted plans do not include a pretreatment device such as a sand/oil interceptor in the shop area, all drains in the

shop (if planned) must be blocked. Additionally, vehicle washing will not be permitted at the facility. If Building Enforcement or Code Enforcement require drains in the vehicle servicing area to be open, a pretreatment device will be required. Additional information on pretreatment device requirements can be found in Reno Municipal Code section 12.16.555. If concrete truck washouts are anticipated, concrete debris and washout water must be contained so that waste cannot enter the sewer or stormwater collection system. Because servicing of vehicles is an anticipated use of the property, an Environmental Control Permit will be required when the facility begins operating. Environmental Control will contact the applicant when the business applies for a business license. Applicants can call 775-334-4230 for more information about required permitting.

**900 Western Road ZMA - LDC25-00024**

Environmental control has no comments on the application for a Zoning Map Amendment.

**Mt. Rose Junction Master Plan Amendment and Specific Plan District - LDC25-00018**

Environmental control has no comments on the application for a Master Plan Amendment and a Zoning Map Amendment. If future anticipated commercial developments may produce sewerage waste listed in Reno Municipal Code section 12.16.530, a pretreatment device and/or Environmental Control Permit will be required. Applicants can call 775-334-4230 for more information about required permitting.

December 2, 2024

City of Reno  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: L & H Conditional Use Permit; 082-270-24  
Conditional Use Permit; LDC25-00023

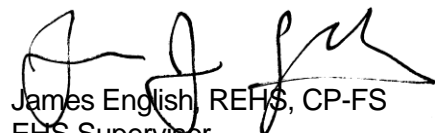
Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS has reviewed the above referenced application and has no concerns for its approval as submitted.
2. The proposed development and subsequent parcel shall be served by community water and sewerage systems.
3. If the application is approved all subject civil improvement or building plans must be routed to EHS for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@nnph.org](mailto:jenglish@nnph.org) regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health