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Heinz Ranch RE-Zoning D.6 LDC24-00051

From Anthony Schiro <anthony_schiro@yahoo.com>

Date Tue 5/20/2025 9:52 PM

To Public Comment - CC <PublicComment@reno.gov>

Good morning/evening Council members,

I have lived in this valley for the past 10 years and moved out here to escape "city life." This is an overreach of urban sprawl and highlights the problem with annexation by the city. The only constituent the council represents in Cold Springs are the developers. This would change the way of life for over 10,000 county constituents. Re-Zoning 930+ acres of more box warehouses does not fit with the community. There are large amount of box warehouses in the Truckee meadows that a currently sitting vacant already so I don't understand how this is even being considered. At a recent planning meeting a million + sqft box warehouse district was approved to be built along White Lake Parkway with the "throw you a bone" 30,000 sq ft of commercial. Residents out here don't want box warehouses. The vast majority of the jobs these warehouses will create will not be residents of Cold Springs. This is not USA Parkway or Stead. Cold Springs never has been and hopefully never will be a "industrial hub" as the planning commission stated. Your plan drastically changes the landscape of this valley. There is not enough infrastructure to support such a plan which is why Stonegate was required to provide all the infrastructure improvements with their original plan. One semi spinout will cause all of the residents of Cold Springs to be trapped with one two lane freeway in and out. It is already a problem without the traffic increase this will cause. I am aware that the zoning of this land was previously industrial and was switched to residential but I believe it should not be allowed to be switched back.

Speaking on emergency services the closest ladder truck (needed quickly in the event of a fire in one of these places) is in downtown Reno 35 minutes away.

I'm asking that Heinz be held to keeping this land residential to avoid ruining the landscape of the valley. If they can't afford to build homes they should sell the land and not ruin the quality of life of the residents of Cold Springs. Thank you for your time.

Respectfully,
Anthony Schiro

Sent from my iPhone



Fw: Public Comment Received - 2025-05-21 PC Meeting - LDC24-00051

From Cali Shy <ShyC@reno.gov>

Date Wed 5/21/2025 7:14 AM

To Public Comment - CC <PublicComment@reno.gov>; Jeff Foster <FosterJ@reno.gov>

Cc Planning Tech <PlanningTech@reno.gov>

 1 attachment (86 KB)

Public Comment - 219 - 2025-05-21.pdf;



Cali Shy

([She/Her/Hers](#))

Planning Technician

Development Services

775-393-1039 (O)

ShyC@Reno.Gov

1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:

Mon-Thurs - 7:00 am to 5:30 pm

From: Planning Reno <Planning@reno.gov>

Sent: Tuesday, May 20, 2025 5:56 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Subject: Public Comment Received - 2025-05-21 PC Meeting - LDC24-00051

The public comment form has a new entry from the public:

Planning Commission Meeting Date: 2025-05-21

Agenda Item or Case Number: LDC24-00051

Comments:

City council members of Reno, the rushing of the development of data centers without proper studies on it's long term effects on the environment and the greater community is irresponsible. Reno already needs every single resource we have and it still isn't enough to care for the entire population when so many are already displaced. Use the money and energy and water to fix the current problems in Reno instead of creating a new one

Email Address: isabelkay98@gmail.com

Phone Number: 7753425215

Address: 137 Winter St

Name of Commentor: Isabel Whitlock

This comment was submitted on behalf of: (self if blank)

Submitted: 5/21/2025 12:56:12 AM



Fw: Meetings

From Jenica Finnegan <FinneganJ@reno.gov>

Date Wed 5/21/2025 8:59 AM

To Public Comment - CC <PublicComment@reno.gov>



Jenica Finnegan (she/her/ella)

Council Relations Manager

City Manager's Office

775-399-0571(c)

FinneganJ@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | **Connect with us:**       

From: Leah Sanders <leah.sanders14@gmail.com>

Sent: Tuesday, May 20, 2025 6:58 PM

To: NABs <NABs@reno.gov>

Subject: Meetings

I am in Ward 5. We did not have meetings all fall. The last meeting which was not a NAB had four days notice. I had a prior meeting that I could not change. No zoom. No recording. There has to be uniformity of access.

Thank you

Leah Sanders

Sent from my iPhone

Olivia Tanager

Director, Sierra Club Toiyabe Chapter
olivia.tanager@sierraclub.org
504-400-3113

May 21, 2025

Reno City Council
1 E. First Street
Reno, NV 89501

RE: Opposition to the StoneGate Development Project and Proposed Zoning Change

Dear Mayor Schieve and Members of the Reno City Council,

I am writing to express my strong opposition to the proposed StoneGate development project in northern Reno, particularly the associated zoning change that would allow permissive industrial uses in this ecologically sensitive and water-scarce area.

One of the most urgent concerns is the potential destruction of the largest remaining critical habitat for **Webber's ivesia**, a rare and endangered rose species that grows **nowhere else on Earth** but in this specific high desert region. The StoneGate site overlaps directly with this fragile habitat, designated as critical habitat by the U.S. Fish and Wildlife Service¹. Approving this development would represent a profound failure to protect one of Nevada's most unique native species at a time when biodiversity loss is accelerating globally.



In addition to the ecological threat, the **lack of adequate water resources and water infrastructure** in the StoneGate area remains a major and unresolved issue. Northern Nevada is already grappling with growing competition for water. Adding thousands of new industrial users in this area with limited water infrastructure would only worsen the crisis, without a clear, sustainable plan for how to support this increased demand.

¹ <https://www.fws.gov/species/webbers-ivesia-ivesia-webberi>

The proposed industrial zoning also raises serious concerns about **traffic congestion and economic benefit**. If the area is developed for general industrial use, it could bring a significant increase in truck and commuter traffic to a part of Reno that lacks the road infrastructure to support it. On the other hand, if the area is developed for **data centers**, which appears likely and which proponents have been stating is possible, these facilities require **very few workers**, meaning they will create almost **no new jobs** and limited tax returns while still consuming potentially enormous amounts of energy and water. This raises an essential question: **Why are we fast-tracking a zoning change that either clogs our roads or provides no meaningful benefit to the community?**

Of further concern is the potential introduction of data centers under the proposed industrial zoning. These facilities are extremely water- and energy-intensive, and the Reno City Council has yet to develop clear regulations or public guidance around their siting, environmental impacts, or community protections. Approving a broad zoning change without these safeguards in place could open the door to unchecked industrialization that is inconsistent with Reno's climate, land use, and public health goals.

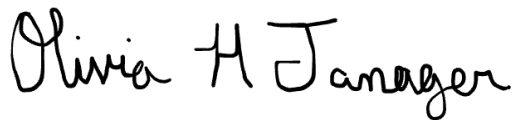
This project, in its current form, is not aligned with the values or long-term sustainability of the Reno community. I urge the City Council to reject the zoning change and pause approval of the StoneGate project until:

1. A full environmental impact review is completed, including a detailed analysis of the impacts on Webber's ivesia and other sensitive species, consulting with U.S. Fish and Wildlife Service and the Nevada Division of Forestry to learn what conditions were placed on the "take" permit for Webber's ivesia.
2. A comprehensive water availability and infrastructure plan is developed and made public.
3. Guidelines and regulations for data centers and other high-impact industrial uses are adopted and enforced.

Please prioritize the health of our ecosystems, the resilience of our water systems, and the voices of concerned citizens who believe that thoughtful planning must come before speculative development.

Thank you for your attention to this critical matter.

Sincerely,



Olivia Tanager
Sierra Club Toiyabe Chapter



5/21/25 RCC Meeting Letter

From Olivia Tanager <olivia.tanager@sierraclub.org>

Date Wed 5/21/2025 10:59 AM

To Public Comment - CC <PublicComment@reno.gov>

 1 attachment (218 KB)

StoneGate Reno City Council Letter.pdf;

Hello.

Apologies for the delay of this letter regarding Agenda Items D.4, D.5, and D.6, i.e. the StoneGate development and associated master plan amendments on today's Reno City Council agenda. Our organization has some concerns about the proposed master plan amendment change as outlined in the attached letter. We continue to be concerned about impacts to endangered species at the StoneGate site, water in the area, and the possibility of data centers moving in as a result of this zoning change. Some of these concerns have been true for all proposed developments in the area, but some concerns are new and specific to this proposed change.

Thank you for your consideration.

Olivia Tanager

--

Olivia Tanager (she/her)

Toiyabe Chapter Director

504-400-3113 | Olivia.Tanager@SierraClub.org



"To protect what is wild is to protect what is gentle. Perhaps the wilderness we fear is the pause between our own heartbeats, the silent space that says we live only by grace. Wilderness lives by this same grace. Wild mercy is in our hands." - Terry Tempest Williams