



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.



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

November 27, 2024

Jeff Foster
City of Reno
Development Services Department
1 East First Street
Reno, NV 89501

RE: Oppidan 5MW Data Center – Conditional Use Permit – LDC25-00022 – RTC Comment Letter

Dear Mr. Foster,

RTC appreciates the opportunity to comment on the proposed Oppidan 5MW Data Center project located on North Virginia Street in Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods.

The purpose of this letter is to make comments ensuring that the Project is in compliance with approved RTC plans, programs, and initiatives, and to provide recommendations based on the project's proximity to any RTC existing or upcoming roadway improvements and/or transit services.

2050 Regional Transportation Plan (RTP)

This project impacts a regional road, North Virginia Street, as identified as a arterial with a moderate access control as identified in Appendix D – Access Management in the [2050 RTP](#).

The Policy level of service (LOS) standard for North Virginia Street is LOS D.

North Virginia Street between Panther Drive and Stead Boulevard, adjacent to the proposed project, has been identified in the 2050 RTP for “Capacity” enhancements in the 2026-2030 timeframe. City staff along with the project sponsor should coordinate project design efforts with RTC to ensure consistency. Further details are included below.

North Virginia Street Multimodal Project

RTC would like to inform the project sponsor of the North Virginia Street capacity and multimodal project currently in preliminary design located on North Virginia Street between Panther Drive and Stead Boulevard. Please plan to coordinate construction efforts as necessary, and contact Garrett Rodgers at grodgers@rtcwashoe.com with any questions.

Regional Road Impact Fee Capital Improvement Plan

The 2050 RTP and the [7th Ed Regional Road Impact Fee Capital Improvement Plan](#) (RRIF CIP) identifies N. Virginia St. from Panther Dr. to Stead Blvd to widened from 2 lanes to 4-lanes in the 2026-2030 timeframe. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right of way for RRIF CIP improvements and dedication of right of way or setbacks adequate to complete RTP improvements should be required as a condition of approval. See the attached typical

98' right of way section for a 4-lane facility. Additional right of way may be required for dedicated turn lanes at intersections.

The applicant may be eligible for RRIF Waivers for right-of-way and/or construction for of improvements to N. Virginia St. through a RRIF Offset Agreement. To be eligible for RRIF Waivers against the RRIF Program, capital improvements must be included in the RRIF CIP. A letter requesting to enter into a RRIF Offset Agreement must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF credits should be directed to Jeff Wilbrecht, RTC Engineering Manager at 775-335-1827.

RTC looks forward to reviewing any further documents related to this project. If you have any questions regarding this response, please contact Marquis Williams by phone at 775-332-0174, by email at MWilliams@rtcwashoe.com, or by mail at the following address:

RTC Development Review
1105 Terminal Way, Suite 211
Reno, NV 89502

Sincerely,

A handwritten signature in black ink, appearing to read 'Marquis Williams', written in a cursive style.

Marquis Williams
Senior Technical Planner

Attachments:
4 Lane ROW Typical Cross-Section

Cc:
Jeff Wilbrecht, RTC
Garrett Rodgers, RTC
Shay League, RTC

Development Review Agency Comment

The review form has a new entry from a public agency or entity.

Case Number	LDC25-00022
Name of Agency	AT&T Nevada
Comments	AT&T does not have any adverse comments for this project.
Name of Contact	Cliff Cooper
Email Address	cc2132@att.com
Phone Number	775-453-7578

Submitted: 11/18/2024 4:43:19 PM