

03-12-2025 - Redevelopment Agency Board Meeting - Item B.3 Grand Sierra Resort Expansion and Arena Project									
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[illegible]

[illegible]

[illegible]



City Council Comment received from Adrian Rodriguez

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 3/11/2025 8:25 AM

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

Contact Info:

Name:

Adrian Rodriguez

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

A.27rodriguez@gmail.com

Phone Number:

7757416914

Address:

700 locust St #B, Reno NV, 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing to SUPPORT the adoption of a moratorium on data centers as proposed in agenda item D.2. I want to encourage the City Council to consider the environmental impacts of data centers before allowing more to be built, and I think that there are important things to factor into allowing data centers to consume our resources. Reno is a drought-prone area but we can generate solar power extremely well given our constantly sunny climate. Data centers therefore should not be allowed to use any form of evaporative cooling, which loses water to the atmosphere and which has been banned in Las Vegas. Instead, more energy-intensive and none-water options should be considered for the data centers that come to Reno since their energy consumption can be supplemented with solar

power. Data centers need to bring their own energy solutions when applying for approval in Reno. This energy should be GREEN in the form of geothermal or solar power to help ease their impact on local power grids. There should also be very strict cradle-to-grave responsibility placed on the data center operators for handling and recycling e-waste. Noise abatement will be essential for minimizing the data center's impact on local communities. Their near-constant need for cooling produces noise in the form of fans and other pumps. Finally, the city council members should be wary of developers equating a large number of plants on site with sustainability. In many cases, especially in north valleys, more TREES will do nothing but expedite the desertification of the area and require MORE water to be consumed by the project. The trees will steal nutrients and water from the native grasses, ultimately pushing the sagebrush out of the area and leaving the soil sandy and inhospitable. There is no guidance from the state on data centers, and I don't think any will come. We need to get ahead of these important issues before we have a disaster on our hands, and the council's pursuit of answers will be a massive step in the right direction. We need to focus, now more than ever, on taking responsibility for the future of our land's well-being. These new data centers are not in alignment with our needs. No one benefits from our resources being incessantly used up in this way.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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No



City Council Comment received from Araya Streitler

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 3/10/2025 6:47 PM

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

Contact Info:

Name:

Araya Streitler

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

acstreitler@gmail.com

Phone Number:

7754601618

Address:

2410 Sutro St., #8, Reno, NV, 89512

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing in opposition of the appeal to city council for the Oppidan Data Center's conditional use permit. I think it is irresponsible of the city council to reverse the decision of the planning commission. The planning commission is appointed by the city council and a reversing of their decision would indicate a lack of trust in the planning commission, who again, are appointed by the Reno city council. If we cannot trust the current city council to appoint the planning commission, who are applying the zoning codes and the CUP, then why should we trust the current city council to make any of the decisions they have been entrusted with by their constituents correctly. Should city council once again vote against the clearly stated interests and concerns of their constituents, I will be casting my vote in

Ward 1 against Kathleen Taylor and Hillary Schieve, as I do not feel represented by them. I am 25 years old and many young people like myself feel the same way. If you want to be re-elected, do the right thing.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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No



City Council Comment received from Brian Conway

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 3/10/2025 9:59 PM

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

Contact Info:

Name:

Brian Conway

Commenting on behalf of:

Ward #:

Ward 6

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing in opposition of the appeal for the Oppidan Data Center's Conditional Use Permit, agenda item I.1. The project would offer minimal economic benefit for the region and is not a compelling use of Reno's land, water, or energy resources. By denying this appeal, the Reno City Council has the opportunity to ensure that local development is geared towards well-considered projects with long-term benefits for the community. The Planning Commission was right to deny the CUP for the Oppidan Data Center.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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No



City Council Comment received from cindi chandler

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Fri 3/7/2025 3:31 PM

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

Contact Info:

Name:

cindi chandler

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

cindicha@msn.com

Phone Number:

9092259278

Address:

6184 carriage house way

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1 Staff Report (For Possible Action): Case No. LDC25-00022 (Oppidan 5MW Data Center) - Appeal of the Planning Commission's decision to deny a request for a conditional use permit to allow: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m..

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Data Centers should not be approved until the infrastructure to support them is in place and does NOT take away from Reno residents. I was disappointed that City Council did not put a moratorium on Data Centers until specific guidelines are developed PRIOR to approving them. They should NOT be built in residential or near residential areas in Reno. City Council must NOT rush to approve so the City is completely prepared BEFORE one Data Center is approved.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes



City Council Comment received from Danielle Casale

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 3/11/2025 2:38 PM

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

Contact Info:

Name:

Danielle Casale

Commenting on behalf of:

Ward #:

Sparks

Email Address:

daniellescasale@gmail.com

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1 - Oppidan Data Center Appeal.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am opposed to giving the Oppidan Data Center access to our community. The use of evaporative cooling is too water intensive for our environment.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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No



City Council Comment received from David Colborne

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 3/10/2025 3:23 PM

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

Contact Info:

Name:

David Colborne

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

david@colbornemmx.com

Phone Number:

775-722-8943

Address:

3465 Skyline Blvd, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing in support of appealing the Planning Commission's decision to deny a request for the construction of the Oppidan 5MW Data Center. Reading through the minutes of the commission's meeting, I saw many speculative concerns regarding the nature of the development without much in the way of facts. Members of the planning commission alleged that the development may violate the city's Master Plan without specifying how. They expressed concern about the amount of water used by the proposed development without specifying how much water may be consumed ("about two golf courses" - how was this determined?) or how proposed consumption compares against other IC-zoned properties. Members objected to the power requirements of the project (this, for once, was

based on a number available for public review - 9.233kW, or less than 0.000007% of Northern Nevada's total power generation). Members objected to hypothetical sources of future power generation which may be required (solar and wind power could be installed onsite to offset some of this - conditions 13-18 of the original site design suggest as much). Then the Planning Commission used this agenda item to launch a policy change -- a proposed moratorium on data center approvals - which was rightly rejected by the City Council. I recognize data centers have become culturally and politically touchy due to concerns about artificial intelligence and the political leanings of certain Silicon Valley personalities. That said, data centers have been used by many companies and many governmental agencies to support their operations for decades. As the capacity of larger data centers is consumed by better capitalized customers, Reno's businesses and agencies will need smaller data centers, such as the one proposed, to deliver affordable capacity to meet their needs. Given the amount of traffic already being generated by commuters and trucks in Stead, the fact that this industrial development will employ fewer workers and require fewer truck visits should be seen as a boon, not a detriment, especially in light of the concerns surrounding greenhouse gases and other pollutants raised by the Planning Commission. A data center is not an appropriate project for every developable space. It is, however, an appropriate project for this one. Please appeal the Planning Commission's decision and continue to reject a categorical moratorium on future data center construction.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes



City Council Comment received from David Zavesky

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 3/11/2025 3:57 PM

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

Contact Info:

Name:

David Zavesky

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

David.zavesky@gmail.com

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Hello my name is David Zavesky, I am an educator with a passion for climate justice and have taken the obvious stance of opposing item number I.1 to develop the Oppidan Data Center. After Councilmember Barrera's swift and courageous decision to put a moratorium on the development of the other data center, I find it insulting to the will of the collective people that we are now circling back to develop another one in an area that is already under heavy development, and also does not have the proper climate to handle the amount of resources that data centers require. Because of the data center's immense water consumption, it will put our citizens at risk of enduring a drought which we are highly, highly prone to at the moment. I'm also aware that the 3D printout models large green

deciduous trees which the soil in that area cannot realistically reproduce without posing problems. Regardless, if we introduce non-native plants to the ecosystem it will immensely damage the already existing biodiversity there and put our beautiful city at greater risk of a wildfire. Please don't ignore us by making the same mistakes that California made by implementing their own data centers. Listen to your constituents and make the right choice by, once again, abandoning this idea. Thank you.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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No

10 March 2025

VIA EMAIL DELIVERY

Cityclerk@reno.gov

Mayor Schieve & Honorable City Council Members
City of Reno
1 East First Street
Reno, Nevada 89505

RE: Reno City Council Meeting March 12, 2025 | Agenda Item I.1 | Appeal of Planning Commission
Decision CUP Case No. LDC25-00022

Dear Mayor Schieve and Honorable City Council Members:

Vidler Water Company, Inc., a Nevada corporation (“Vidler”), is a water resource development company with assets in Nevada, Utah, Arizona, Colorado, and New Mexico. Vidler is a wholly owned subsidiary of D.R. Horton, Inc.

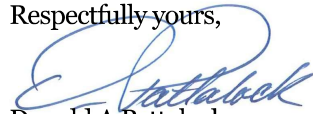
Vidler does not have any relationship with the Applicant/Appellant in this matter; however, we believe it is important to address several comments made by the Planning Commission during the January 15, 2025, hearing on the subject CUP application.

Vidler, through its subsidiary Fish Springs Ranch, LLC, completed the North Valleys Water Importation Project in 2008. This project delivered 8,000 acre-feet of water to TMWA to meet future residential and industrial demands in the North Valleys. Currently, there are more than 7,000 acre-feet of uncommitted water in TMWA’s system, available to supply future growth. Additionally, Vidler holds another 5,000 acre-feet of municipal water supplies that could also be delivered through the project infrastructure. In total, over 12,000 acre-feet of water are available to meet the future needs of the City of Reno and Washoe County’s growth in the North Valleys.

As the City of Reno continues to discuss and debate the benefits and challenges of economic growth in our community, many aspects of individual projects require consideration. However, the availability of water resources should not be a basis for denying projects.

Thank you for allowing us to clarify the record regarding water availability in the North Valleys. As always, if you have any questions or would like to discuss these matters in greater detail, please feel free to contact us.

Respectfully yours,



Donald A Pattalock
Chief Operating Officer

Cc: Dorothy A Timian-Palmer, President & CEO

Development Review Public Comment

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

Case Number	Data centers
Position	In Opposition
Comments	I'm concerned about the rush to approve data centers without full consideration of impacts to our infrastructure and resources.
Email Address	newmankelly@comcast.net
Name of Commentor	Kathy Newman
Phone Number	Newmankelly@comcast.net

Submitted: 3/6/2025 4:13:08 PM

These comments were submitted on behalf of: (self if blank)



City Council Comment received from Maxell Gibson

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 3/11/2025 6:25 AM

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

Contact Info:

Name:

Maxell Gibson

Commenting on behalf of:

Ward #:

Sparks

Email Address:

maxellgibson@gmail.com

Phone Number:

7756820909

Address:

3654 4th St

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

C Items - Public Hearing Items

Item:

I:1 Oppidan Data Center Appeal.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

How many times must the tax payers carry the burden of a business venture in Reno, and deep none of the benefits? It is unfair for the people of Reno to pay for this data center. I am writing IN OPPOSITION of the appeal for the Oppidan Data Center's Conditional Use Permit, agenda item I.1. These data centers need Reno far more than Reno needs them. The Planning Commission was right to deny the CUP for the Oppidan Data Center, which is attempting to piggyback off of the already approved Webb Data Center. Data centers like Oppidan are trying to move into Reno for our cheap power rates, and will offer little, if any, economic benefit to justify their existence. Data centers generate only a handful of permanent jobs for Renoites, while receiving massive tax abatements and

siphoning our energy resources to the detriment of ratepayers. We can look to our neighbors in CA to see the outcome of allowing in data centers without regulation: Santa Clara offers cheaper energy than most of CA, which resulted in large numbers of data centers moving in. Now, upwards of 60% of Santa Clara's energy is used to power data centers, and their grid is struggling to handle the increased energy load. Despite this, Santa Clara's City Council is approving data centers which were rejected by the Planning Commission, just like you're doing here in Reno. We have the opportunity to learn from places like Santa Clara, and even Las Vegas, and prevent economic distress, instead of trying to fix it after it happens. It is YOUR job as our City Council to protect the people of Reno and defend their best interests. By approving this appeal, you will further degrade public trust in your ability to protect us and our loved ones. Thank you for your time.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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No

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-03-12
Agenda Item or Case Number	I.1
Position	In Opposition
Comments	<p>I am writing IN OPPOSITION of the appeal for the Oppidan Data Center’s Conditional Use Permit, agenda item I.1. These data centers need Reno far more than Reno needs them. The Planning Commission was right to deny the CUP for the Oppidan Data Center, which is attempting to piggyback off of the already approved Webb Data Center. Data centers like Oppidan are trying to move into Reno for our cheap power rates, and will offer little, if any, economic benefit to justify their existence. Data centers generate only a handful of permanent jobs for Renoites, while receiving massive tax abatements and siphoning our energy resources to the detriment of ratepayers. We can look to our neighbors in CA to see the outcome of allowing in data centers without regulation: Santa Clara offers cheaper energy than most of CA, which resulted in large numbers of data centers moving in. Now, upwards of 60% of Santa Clara’s energy is used to power data centers, and their grid is struggling to handle the increased energy load. Despite this, Santa Clara’s City Council is approving data centers which were rejected by the</p>

	<p>Planning Commission, just like you're doing here in Reno. We have the opportunity to learn from places like Santa Clara, and even Las Vegas, and prevent economic distress, instead of trying to fix it after it happens. On top of the economic impact, the environmental impact would also be detrimental. I am sure many public comments will elaborate on these negative environmental impacts so I will let them elaborate further. It is YOUR job as our City Council to protect the people of Reno and defend their best interests. By approving this appeal, you will further degrade public trust in your ability to protect us and our loved ones.</p>
Email Address	Spsheridan14@gmail.com
Name of Commentor	Samuel Sheridan
Address	2780 Enterprise Road
Phone Number	5303865598

Submitted: 3/11/2025 3:06:43 PM

These comments were submitted on behalf of: (self if blank)



City Council Comment received from Stacey Abidi

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 3/11/2025 1:38 PM

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

Contact Info:

Name:

Stacey Abidi

Commenting on behalf of:

Ward #:

Ward 6

Email Address:

9vsfhzi7l@mozmail.com

Phone Number:

7027383179

Address:

1001 S Meadows Pkwy, Apt 113, Reno, NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2025-03-12.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am writing IN OPPOSITION of the appeal for the Oppidan Data Center's Conditional Use Permit, agenda item I.1. In short, I don't believe the Oppidan Data Center benefits Reno and I'm concerned by the greenwashing in their presentation in addition to their seeming disregard for feedback from the Board of Commissioners meeting. In the developer's proposal, they highlight landscaping to beautify the area surrounding the data center and tie into their assertion that they are environmentally conscious. However, most of the trees are non-native to the North Valleys (which is outside of the Truckee River watershed) and would require lots of water and likely push out native desert grasses. If you look at the existing site (and surrounding businesses!) compared to their proposed landscaping,

it's very clear they are hoping to sustain a lot of greenery in a desert. Additionally, their proposed "Sustainable Design Principles" are largely standard practice for the industry (aside from the solar panels, which is a good start, but still unclear as to what percentage of their energy usage that would cover). Overall, their proposal was unclear on exactly how the data center would provide/receive energy. What percentage would the solar panels provide? What percentage would water? What is the purpose of the storm water collection tanks? Other communities like Santa Clara are battling regret over allowing data centers because they sap so much of their power (60% in Santa Clara per a county commissioner). We should be aware of how other communities are dealing with data centers and take those warnings into consideration. Oppidan or any other data center shouldn't be approved unless we are 100% clear on how they will get their energy, what the environmental impact of the facility would be, and how it would benefit us locally. Ultimately, the data center needs Reno more than we need it. They would generate only a handful of jobs for locals while receiving large tax abatements and sap our (currently comparatively cheap) energy resources to the detriment of locals. The Board of County Commissioners rejected Oppidan Data Center's proposal because it was not clear that they would be a benefit to the community, and the developer has not made any significant changes to their proposal in light of this rejection. I urge the City Council to take this into consideration and defend our best interest. Thank you.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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No

RENO CITY COUNCIL

PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Erica Bradley
ADDRESS: 2617 Rayma Ct
CONTACT PHONE: 970-219-2520
E-MAIL: erica.joanb@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I.1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

☒ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Seth McCoy

ADDRESS: 1775 Evans Ave Reno, NV 89512

CONTACT PHONE: 443 210 1691

E-MAIL: Seth.mccoy@unr.edu

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I-1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: LAURYN KERN
ADDRESS: 2612 RAYMA CT
CONTACT PHONE: 702-283-5059
E-MAIL: laurn.kern@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM 1.1

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NAME: Jordyn Dashiell

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If you are representing someone, other than yourself, please indicate whom:

Reno Sunrise Movement

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Toledo

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Zach Hooper

ADDRESS: 820 University Terr.

CONTACT PHONE: 775-287-1337

E-MAIL: Zachhookerrhs@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I.1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: #Sunrise don't sunset

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NAME: HENRY DALTON

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E-MAIL: HENRYDALTONHOUSE@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I. 1.

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Cathy Fulkerson
ADDRESS: 998 Samra Dr
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E-MAIL: Cathy.Fulkerson@gmail.com

If you are representing someone other than yourself, please indicate whom:

Third Act Nevada

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I.1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

Deny appeal
Pause data center development
Identify standards for approval

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NAME: Michael Dorado

ADDRESS: 1417 Lander St, Reno, NV 89509

CONTACT PHONE: 775-842-8705

E-MAIL: mdoradocontact@gmail.com

If you are representing someone, other than yourself, please indicate whom:

N/A

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM 1.1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Robbin Palmer, PhD
ADDRESS: 4430 Fairview Rd
CONTACT PHONE: 775-853-8572
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If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☒ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM 11

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: oppose appeal

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NAME: Christopher Mullen
ADDRESS: 7605 Jasmine Ct
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If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I.1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Sandy Roeh
ADDRESS: 1851 Steamboat Alley
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If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER Ward 6

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I1

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Oppose appeal

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NAME: BOB BLACKSTOCK (BOB BLACKSTOCK)
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E-MAIL: BB.CD24@gmail.com

If you are representing someone, other than yourself, please indicate whom:

- BOB

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

I.1

AGENDA ITEM _____

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Olivia Tanage

ADDRESS: 265 Thoma St, Reno, NV 89502

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E-MAIL: olivia.tanage@sierraclub.org

If you are representing someone, other than yourself, please indicate whom:

Sierra Club Toiyabe Chapter

☐ WARD 1 ☐ WARD 2 ☒ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I 7

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SIERRA CLUB TOIYABE CHAPTER

Please see the below information on policies that have been adopted in other locations around the country pertaining to data centers. It is our position that the Reno City Council should stand strong and use the best available information on policy precedent in other places, coupled with community input, to determine how to move forward with the best interest of Renoites in mind, not developers looking to profit at our expense.

What is Happening with Data Centers In Other Parts of Nevada, Including Storey County, Northern Nevada Generally, and Southern Nevada:

- Northern Nevada's energy grid could quadruple in size due to data centers coming to the Reno-Sparks area¹. Just based on contracts that already have been signed, the load will doubled in Northern Nevada². Google has been building data centers in Storey County and Henderson. Unlike the data centers in Reno, pending approval, Google is using geothermal energy and paying for it- not residential ratepayers.³
- Nevada has a huge tax abatement for data centers- 75% abatement on property taxes. When our state and city are in such dire financial straits, we must ask: can we afford to bring a new industry here that does not pay much into our tax base, and employs so few people?

Use-Specific Policies in other places

- Santa Clara, CA: required all new data centers to be **100% carbon neutral**⁴
- Moses Lake, WA: Clarifies review process for business license; prohibits container storage; requires evidence of electrical utility approval; requires evidence of electrical permit and inspection; **establishes environmental performance standards, addressing noise, heat, and electric and magnetic fields**; limits amount of exposed equipment on facades⁵
- Missoula County, MT: **Restricted data centers to industrial areas, required verification that all electronic waste be handled by a licensed recycling firm, and required that all electricity use be offset by new renewable energy production** (the county's sustainability manager stressed the importance of the last point: "If cryptocurrency miners purchased existing supplies of renewable energy, it could actually displace existing utility customers to dirtier sources").⁶
- Plattsburg, NY: Requires fire suppression and mitigation techniques; **limits internal ambient temperature** and the direct release of heat on colder days; establishes permissible noise levels.
- Las Vegas, NV: Effective **moratorium on evaporative cooling** because of water shortage

American Planning Association Recommendations

- Lawmakers must establish standardized procedures for measuring AI's environmental impact and implement regulations that mandate transparency in emissions reporting
- As building net-zero data centers could support both economic growth and environmental sustainability, planners should work to create incentives for companies that prioritize green AI initiatives and help establish guidelines for responsible AI deployment within their jurisdictions.⁷
- Integrate concerns about water into data center regulations

¹https://blog.advancedenergyunited.org/expanding-transmission-to-meet-nv-growing-energy-demand?utm_medium=email&_hsenc=p2ANqtz-917eMcwne2DYxyv6ze7FtywD3Tm_SwMumCCWsqNfMso26eki6Dz17Osc9b608Fid1gdkyYetz6EpaWKkGhpaTdcTIA&_hsmi=349915950&utm_content=349915950&utm_source=hs_email

² <https://www.nevadaappeal.com/news/2024/jun/14/data-storage-carson-double-energy-nevada-in-8-years-nv-energy-ceo-says/>

³ <https://www.integrityenergy.com/blog/is-data-center-energy-usage-driving-up-my-energy-bills/>

⁴ <https://www.mercurynews.com/2025/01/12/why-are-there-so-many-data-centers-in-santa-clara/>

⁵ <https://www.planning.org/publications/document/9249180/>

⁶ <https://www.planning.org/publications/document/9249180/>

⁷ <https://www.planning.org/publications/document/9304884/>

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NAME: Bill Miller

ADDRESS: 2690 Millenium Circle

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E-MAIL: billmiller1221@gmail

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☒ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☐

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Reno City Council

Reconsidering the Oppidan Data Center Proposal

Bill Miller, DMin, BCC-ret.

3/12/25

Good evening, Mayor Schieve, Council, Staff and fellow citizens. I'm Bill Miller, a Reno resident who is deeply concerned about addressing the global climate crisis in a way that keeps our city not only livable, but thriving and vibrant far into the future.

We are here tonight to consider a proposal for a five-megawatt data center that would provide a mere handful of jobs yet consume copious amounts of our precious fresh water. By consume, I mean take it in and then make it disappear. The proposed data center's evaporative cooling system turns water into mist and releases it into the atmosphere, gone from Reno forever

How much water are we talking about? While Oppidan won't say, an online search reveals the average five-megawatt data center consumes 25 million gallons a year. How much is 25 million gallons? Enough to fill 38 Olympic-sized swimming pools or service more than 300 homes. With fresh water. Every year. For one data center. In a desert.

Is it any wonder your own planning commission rejected this proposal? Turns out, there is a sensible alternative to evaporative cooling. A similar data center using a closed-loop chilled water system would consume from 1 to 2 million gallons a year, approximately 90-to-95 percent less water.

Bill Miller 1.1

Did Oppidan offer to redesign their center's cooling system to better fit a desert location? No. Instead they insulted our planning staff, calling their ruling arbitrary and capricious. Any facts in that statement? Any attempt to be good neighbors? Good stewards of our scarce resources? None that I see. More like arrogance and entitlement.

Me, personally, I don't respond well to bullying. I hope this council feels the same. This project, the way it is currently designed, will do far more harm than good to Reno, to our resources, and to our future as a flourishing desert oasis.

So I ask: what is a better use of our precious fresh water? Supplying three-hundred-plus new homes supporting approximately 12 hundred people paying 100 percent of their property and sales tax? Or a data center employing 12 people paying a fraction of theirs?

Please use your common sense and vote with your own planning commission. Just say no to this request for an unlimited license to waste our most precious resource, water.

Thank you for your time.

Tell me about the proposed Oppidan Data Center in Reno, Nevada

ChatGPT said:

Oppidan Investment Company has proposed a 5-megawatt (MW) data center in Reno, Nevada. The planned single-story, 61,554-square-foot facility is to be located at 9630 North Virginia Street, on a 7-acre site currently zoned for industrial commercial use. The design includes approximately 53,000 square feet dedicated to server space and 6,300 square feet for office functions. [nevbex.com+6nevbex.com+6construction.com+6](#)

The development plan features 19 parking stalls, dual entrance drives from North Virginia Street, and a generator yard on the building's northeast side. The project is expected to employ 10 to 12 individuals, including 24-hour security personnel and engineering staff. Initial site work was anticipated to begin in October 2025, with full operations targeted for January 2027. [nevbex.com](#)

However, on January 15, 2025, the Reno Planning Commission denied the conditional use permit required for the data center's development. Oppidan has appealed this decision, and the matter is scheduled for review by the Reno City Council. [thisisreno.com+1reno.primegov.com+1](#)

In a related development, Oppidan received approval on March 4, 2025, from the Clark County Planning Commission for a separate 5MW data center project in Paradise, Nevada. [reno.primegov.com+4nevbex.com+4construction.com+4](#)

Sources



[=EX

You said:

How much water will the proposed Oppidan Data Center in Reno, Nevada, consume?

ChatGPT said:

Specific data on the anticipated water consumption for Oppidan Investment Company's proposed 5-megawatt (MW) data center in Reno, Nevada, has not been publicly disclosed. However, during a Reno Planning Commission meeting on January 15, 2025, concerns were raised about the environmental impact of data centers, particularly regarding water usage. One speaker noted that the Okhidin data center would discharge 635 gallons of water daily, highlighting potential burdens on local sewage systems. [citizenportal.ai](#)

For context, other data centers in the Reno area have implemented water-efficient cooling systems. For example, EdgeCore Digital Infrastructure's facility employs a closed-loop chilled water system, achieving a water usage effectiveness (WUE) rating below 0.01 liters per kilowatt-hour (L/kWh). If Oppidan's data center were to implement a similar system, its water consumption could be minimized. However, without specific details on the proposed cooling infrastructure, it's challenging to provide an accurate estimate of the facility's water usage.

[prnewswire.com+2direct datacenterdynamics.com+2datacenterdynamics.com+2](https://www.prnewswire.com+2direct+datacenterdynamics.com+2datacenterdynamics.com+2)

Sources

You said:

How much water does a typical 5MW data center using evaporative cooling consume?

ChatGPT said:

A typical **5-megawatt (MW) data center** using **evaporative cooling** consumes **up to 25 million gallons of water per year**. This estimate is based on industry averages, where water usage is measured in **liters per kilowatt-hour (L/kWh)** or **gallons per megawatt-hour (gal/MWh)**.

Breakdown of Water Usage:

1. Water Usage Effectiveness (WUE)

- Evaporative-cooled data centers typically have a WUE of **1.8 liters per kWh** (or **0.48 gallons per kWh**).
- Some modern facilities optimize WUE to as low as **1.0 liter per kWh**.

2. Annual Energy Consumption

- A 5MW data center running at full capacity 24/7 consumes **about 43.8 million kWh per year** ($5,000 \text{ kW} \times 8,760 \text{ hours}$).
- Using an average WUE of **1.8 L/kWh**, this results in:
 - **78.8 million liters per year** (~20.8 million gallons).
 - This can increase to **25 million gallons/year** depending on efficiency.

Comparison to Other Cooling Methods:

- **Evaporative Cooling:** 20-25 million gallons per year for a 5MW facility.
- **Closed-Loop Chilled Water:** 1-2 million gallons per year (significantly lower).
- **Air Cooling (No Water Use):** 0 gallons, but requires more electricity.

If Oppidan's proposed Reno data center uses **evaporative cooling**, it could consume a similar amount. However, if they implement a **water-efficient design**, their usage could be significantly lower.

You said:

How many houses would it take to use 25 million gallons of water in a year?

ChatGPT said:

The average U.S. household uses about **82,000 gallons of water per year** ([EPA estimate](#)).

To find out how many houses would consume **25 million gallons** in a year:

25,000,000 gallons ÷ 82,000 gallons per house ≈ 305 houses

Conclusion:

A **5MW data center using 25 million gallons of water per year** would consume as much water as **about 305 average U.S. homes** in the same time period.

You said:

How many Olympic-sized pools could be filled with 25 million gallons of water?

ChatGPT said:

An **Olympic-sized swimming pool** holds about **660,000 gallons** of water.

To find how many Olympic pools **25 million gallons** could fill:

25,000,000 gallons ÷ 660,000 gallons per pool ≈ 37.9

Conclusion:

A **5MW data center using 25 million gallons of water per year** could fill **about 38 Olympic-sized swimming pools** annually.

You said:

Does evaporative cooling leave any water for recycling?

ChatGPT said:

No, **evaporative cooling** does not leave much water for recycling because most of the water used in the process is **lost to evaporation**. However, some water remains as **blowdown**—the

leftover water containing minerals and impurities that must be discharged to prevent scaling and corrosion in cooling equipment.

Water Fate in Evaporative Cooling:

1. **Evaporation (Majority of Water Loss)**
 - Water absorbs heat and evaporates, cooling the air.
 - This water is **completely lost** to the atmosphere.
2. **Blowdown (Wastewater Discharge)**
 - A small percentage of water remains, containing concentrated minerals.
 - This water is typically **flushed out** and sent to wastewater treatment or sewer systems.
3. **Drift (Minor Losses)**
 - Tiny droplets of water can escape into the air with the airflow.
 - Modern cooling systems use drift eliminators to minimize this loss.

Can the Remaining Water Be Recycled?

- **Blowdown water** can sometimes be **treated and reused**, but it depends on local water treatment capabilities.
- Some data centers, like **Google and Microsoft**, use **reclaimed wastewater or rainwater harvesting** to reduce freshwater consumption.
- If designed efficiently, **hybrid cooling or closed-loop systems** can reduce water waste and allow partial reuse.

Alternative Cooling Methods That Allow Water Recycling:

- **Closed-Loop Chilled Water Systems:** Recycle nearly all their water.
- **Direct-to-Chip Liquid Cooling:** Uses minimal water and often allows recycling.
- **Air Cooling:** Uses no water but requires more electricity.

So while evaporative cooling is **water-intensive**, there are ways to **reduce waste and reuse some water** through advanced cooling strategies.

You said:

In what state is Oppidan Corporation registered?

ChatGPT said:

Oppidan, Incorporated is registered in the state of Minnesota. The company was incorporated on May 2, 1991, and its headquarters are located at 400 Water Street, Suite 200, Excelsior, MN 55331.