

BALLOT QUESTION 1

City of Boulder City

Should data center facilities be an approved land use within the Eldorado Valley Transfer Area outside of the Multi-species Habitat Conservation Easement?

Yes . . . . . [ ]

No . . . . . [ ]

EXPLANATION & DIGEST

Section 144(1) of the Boulder City Charter limits land uses in the Eldorado Valley Transfer Area which is the area consisting of over 100,000 acres southwest of the original Boulder City townsite depicted below that was purchased by Boulder City in 1995. Over 86,000 acres of the Eldorado Valley Transfer Area is encumbered by a Multi-species Habitat Conservation Easement and is not available for development. See Map of Eldorado Valley Transfer Area attached hereto as Exhibit A.

Section 144(1) of the Boulder City Charter reads as follows:

The land acquired by the City pursuant to an agreement entered into on July 9, 1995 between the Colorado River Commission, as an agency of the State of Nevada, and the City, will be used only for and limited to public recreational uses, solar energy facilities, a desert tortoise preserve, utility lines, easements, roads, rights-of-way, communication towers, antennas and similar governmental uses and for existing lease and lease options.

Subsection 2 of Section 144 provides that any other land uses in the Eldorado Valley Transfer Area must be approved by the registered voters of the City. In 2007, the voters approved geothermal and geothermic energy exploration, research, development and production as permitted uses within the Eldorado Valley Transfer Area. In 2022, the voters also approved of clean-energy technologies, such as, Battery Energy Storage, Carbon Capture, and Clean Hydrogen, in addition to the two natural gas generation facilities that exist or that were proposed pursuant to existing leases.

The City of Boulder City currently leases land in the Eldorado Valley Transfer Area to solar energy generation and battery storage facilities as well as one operating natural gas facility. These contracts bring in millions of dollars annually in City revenue allowing the City to support government functions and keep property taxes low. Data centers are industrial buildings that house a network of computers, servers, and IT infrastructure to help power the digital economy. Data center technology is evolving every day, and modern technologies are integrating renewable energy sources and using water efficient technologies such as waterless cooling or cooling with reclaimed or recycled water instead of potable supplies. Voter input is needed to determine whether these data center facilities should be allowed as an approved land use within the Eldorado Valley Transfer Area moving forward. Land values for data center facilities are much higher than other

currently authorized uses in the Eldorado Valley Transfer Area, and revenue received from such leases could be used to support government functions including public safety, and could help keep taxes low. If approved, the City Council would only be authorized to potentially enter into leases allowing data center facilities; voter approval of the use would not require the City Council to authorize a data center in the Eldorado Valley Transfer Area. Uses of land outside of the Eldorado Valley Transfer Area in Boulder City are not limited by the City Charter, and whether a data center could be authorized within Boulder City limits outside of the Eldorado Valley Transfer Area would not be impacted by this question.

This measure does not propose to add to, change or repeal existing law, and will not increase taxes or fees.

A “YES” vote would allow data center facilities to be an approved land use within the Eldorado Valley Transfer Area outside of the Multi-species Habitat Conservation Easement.

A “NO” vote would mean that no data center facilities would be approved within the Eldorado Valley Transfer Area outside of the Multi-species Habitat Conservation Easement.

### **ARGUMENT FOR PASSAGE**

(To Be Submitted by Ballot Question Committee as provided for in NRS 295.217)

### **REBUTTAL TO ARGUMENT FOR PASSAGE**

(To Be Submitted by Ballot Question Committee as provided for in NRS 295.217)

### **ARGUMENT AGAINST PASSAGE**

(To Be Submitted by Ballot Question Committee as provided for in NRS 295.217)

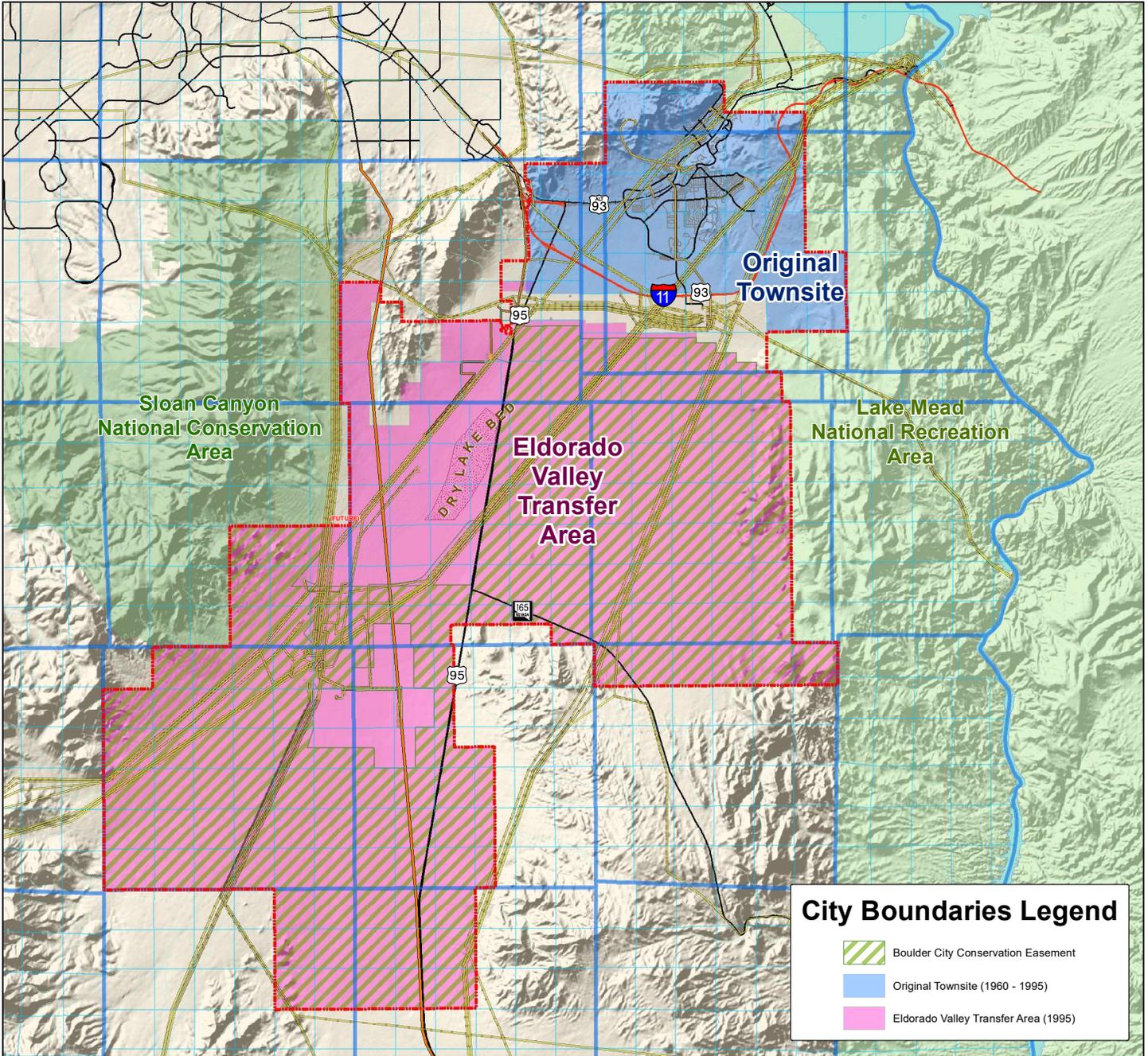
### **REBUTTAL TO ARGUMENT AGAINST PASSAGE**

(To Be Submitted by Ballot Question Committee as provided for in NRS 295.217)

### **FISCAL IMPACT**

Proceeds from any leases entered into as approved by this question will be apportioned in the ratio of 20% to current operational expenses of the City, 20% to the Capital Improvement Fund and 60% divided between the Capital Improvement Fund and current operational expenses as may be determined by the Council as required by Section 142.3 of the City Charter. Any expense related to this question will not require the levy or imposition of a new tax or fee or increase of an existing tax or fee.

# Eldorado Valley Transfer Area (Purchased from Federal Government in 1995)



### City Boundaries Legend

-  Boulder City Conservation Easement
-  Original Townsite (1960 - 1995)
-  Eldorado Valley Transfer Area (1995)

### Legend

-  Eldorado Valley Transfer Area (1995)
-  Original Townsite (1960 - 1995)
-  Boulder City Limits (2026)
-  Township/Range Sections
-  Interstate Transmission Lines
-  Transmission Towers
-  Boulder City Conservation Easement
-  Lake Mead National Recreation Area
-  Sloan Canyon National Conservation Area
-  Dry Lake Bed (open to recreational use)

N



0      2      4 Miles





Map prepared by:  
Brok Armantrout  
Contracts/Real Estate Manager  
City of Boulder City, Nevada

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