

RE: Hidden Valley Water Tank RSUP21-007 Opposition to SUP

My name is Earl Howsley and I am a Hidden Valley resident living on Lone Horse Dr.

Myself and other Hidden Valley residents will experience severe construction noise, dust and excavating vibration (possible house settling cracks) from this project. The visual impact of this 1,000,000 million gallon tank will last forever. We will be sitting below 6,000 TONS of water that could come rushing down with a seismic event failure or supply pipe rupture.

My understanding is that this proposed water tank will be double the size of the two existing tanks in the Hidden Valley Park, and they are very unsightly.

The Special Use Permit is requesting a 1,000,000 million gallon tank but the engineers are calling out for a 1,400,000 of water storage tank. There are 18 references in the material to the 1.4 m gallon tank. How can this be? Did they round up by 40%?

This SUP request will allow for the construction (and associated grading) of a new 1,000,000 reclaimed water tank within the PR regulatory zone (Hidden Valley Regional Park). Refer to attached report for a detailed request description.

Included in this TM is the design criteria for the proposed 1.40 million gallons of reclaim storage to be located in the foothills east of Hidden Valley.

Number of Tanks and
Volume per Tank:

One at 1.40 million gallons

One of the relevant policies (SETM 8.6) says that tanks will not be located in open space or near trails. Hidden Valley Park is all about open space and trails and this proposed tank conflicts with both of these conditions so there is no way to meet this condition.

Below are the SUP conditions that variances are requested for. Can we please get the mitigation that is proposed for each of these waived conditions? Currently each waived condition appears to be open ended.

Relevant Code	Existing Code	Requested Variance
110.412.40(a)	A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.	Remove the required 20% of the total developed land area to be landscaped.
110.438.45(a)	Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)	Allow for slopes greater than 3:1.
110.438.45(c)	Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.	Grading to vary more than 10 feet in elevation.

In addition to the above requested variances, the proposal will also need to vary Area Plan modifiers found in Article 212.

Relevant Code	Existing Code	Requested Variance
110.212.10(b)(1)	Grading shall not result in slopes on fill in excess of or steeper than four to one (4:1)	Allow for slopes greater than 3:1.
110.212.10(b)(2)	Not result in elevations or fill that differ from the natural grade by more than forty-eight (48) inches	Grading to vary more than 10 feet in elevation.
110.212.10(b)(3)	Be limited on cut slopes to equal to, or steeper than, three to one (3:1) and may include a rockery or manufactured masonry retaining wall with a maximum height of eight (8) feet. If necessary	Allow for slopes greater than 3:1, and allow for retaining walls greater than 8 feet in elevation.

There are no benefits from this project to the Hidden Valley residents. (The park is very minimal) The beneficiaries from the project are listed below. The golf course, UNR farms and the Daybreak project. The UNR farm and the golf course will have excess water rights to sell and stand to make \$Millions\$ but they have “no skin” in the game. Hidden Valley residents will be taking the infrastructure hit. The beneficiaries noted below should support the infrastructure needed to benefit them. Additionally, I am not aware of how these entities will have the stored water delivered to them. I imagine this will require more scaring of the park open space and trails and possibly to the Hidden Valley streets.

Table 2: Hidden Valley and City of Reno/UNR Farms Expansion Area Demands Utilized for Hidden Valley Storage Sizing

Description	Average Day Demand (ADD), gpm	Maximum Day Demand (MDD), gpm	Peak Hour Demand (PHR), gpm	Comments
Hidden Valley Golf Course	496	992	2,182	
Hidden Valley Regional Park	25	50	110	
Rapid Infiltration Basin	620	620	620	Held constant and assumed interruptible in an emergency
Hidden Valley Park Greenbelt Addition/Wetlands	94	188	414	
Bella Vista/Daybreak	300	600	600	
Mira Loma Park (Reno)	44	87	191	No emergency storage provided. Assumed to be supplied by COR's system in an emergency.
Rosewood Golf Course (Reno)	53	106	233	
UNR Farms South (Reno)	750	1,500	1,500	
UNR Farms North (Reno)	750	1,500	1,500	
Totals =	3,132	5,643	7,350	

In conclusion I oppose the SUP approval and believe that the SUP should be denied for this location.

Thank You,

/S/Earl Howsley