

June 12, 2024 Reno City Council Meeting - Item # C.4 LDC23-00021 (Valley View Estates)											
Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support	Oppose	Concerned	Total	Date
							0	3	1	4	
Written	Xintong Li		Ward 2			10472 Claim Jumper Way		1			6/9/2024 17:01
Written	Shao Ong		Ward 2			10472 Claim Jumper Way		1			6/9/2024 17:17
Written	Jennifer Azzano			<a href="mailto:azzanojr@gmail.com">azzanojr@gmail.com</a>	703-350-5390				1		6/10/2024 15:21
Written	Barry Duplantis			<a href="mailto:bduplantis@remsa-cf.com">bduplantis@remsa-cf.com</a>				1			6/11/2024 9:33

## City Council Comment received from Jennifer Azzano

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 6/10/2024 3:21 PM

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

### Contact Info:

Name:

Jennifer Azzano

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

azzanojr@gmail.com

Phone Number:

703-350-5390

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

### Section:

C Items - Public Hearing Items

### Item:

Case #ANX23-00002 & Case #LDC23-00021.

### Position:

No position stated - Concerned or Neutral

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I have a number of questions about the selection of the proposed Valley View Estates Master Plan. 1) What will happen to the wild mustangs who reside near the TMWA reservoir tank? 2) What roads will be used to guide construction and resident traffic to this new proposed neighborhood? 3) What about this new neighborhood will be environmentally friendly -- solar panels on the roofs, very restrictive watering schedules, xeriscaped yards? 4) How many homes and what size(s) of homes will this proposed neighborhood provide? 5) Will this be an exclusive, upper-end neighborhood or one more affordable for the Reno residents? 6) Will this neighborhood be gated? Have amenities? 7) How long is development supposed to take? 8) Has an environmental impact study been done regarding the natural wildlife/fauna and flora of that area? 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

*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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Yes

City Council Comment received from Shao Ong

Mikki Huntsman <HuntsmanM@reno.gov>

Sun 6/9/2024 5:17 PM

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

Contact Info:

Name:

Shao Ong

Commenting on behalf of:

Myself

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

10472 Claim Jumper Way, Reno 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

Section:

C Items - Public Hearing Items

Item:

C2 - C5.

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 express disapproval of the proposed "Valley View Estates" development. Traffic and access are already problematic and at a standstill during peak commute hours in the area, especially when considering the traffic from Damonte Ranch high school. If all of the additional traffic from the approved Canyons and now Valley View Projects were to also flow through Claim Jumper, Palladium Mine, and McCauley Ranch streets, it would cause significantly more congestion, disruption and would be detrimental to public safety. There has been considerable expansion of new rental complexes and single family homes across the South Reno area in the past 12 months, many of which are still largely empty (e.g. the development on Steamboat across from the Safeway), or still under construction. Do we have the means to credibly assess the holistic impact of a fully-populated South Reno and access to police, fire, and EMS services that account for the incremental population from currently approved projects? What about flow and safety of traffic in the region (already problematic) and school systems that provide quality education for our children and the future of the city? I believe that the City of Reno would be doing the residents of South Reno a disservice from a public duty perspective by

allowing yet another housing development when there are already so many currently in flight or not yet even broken ground. Please do not approve the Valley View Estates development. While we want to see South Reno continue to develop and flourish into a vibrant community, allowing unlimited housing development into increasingly less buildable land instead of allocating funds towards deliberate and thoughtful expansion of public services for the good of all (such libraries and parks) would be a mistake.

## **ACKNOWLEDGEMENTS:**

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Yes

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No

## City Council Comment received from Xintong Li

Milki Huntsman <HuntsmanM@reno.gov>

Sun 6/9/2024 5:01 PM

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

### Contact Info:

Name:

Xintong Li

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

10472 Claim Jumper Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

### Section:

C Items - Public Hearing Items

### Item:

C2-5: regarding LDC23-00021 Valley View Estates.

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I would like to express opposition to the Valley View Estates Planned Unit Development. After reviewing the Handbook and Fiscal Impact Analysis, I have concluded that this project is detrimental to the community and financially unsound for the city of Reno on a few points. First of all, due to the location of this PUD on the Virginia Range hillside with main access to arterial roads only through Claim Jumper Way (via McCauley Ranch Blvd and Western Skies Dr), emergency access of fire, medical, and police services will become a problem. There is already petty crime on Claim Jumper Way and the hillside on which Valley View is being proposed, involving speeding at night, fireworks, and vandalism of residents' cars. So far, police reports have been ineffective in increasing monitoring or arriving at the scene of the crime in a timely fashion to reduce such incidents. Winter weather conditions will only exacerbate these access issues, as Claim Jumper and other connecting roads within the existing Palisades community are maintained by the City of Reno. Increasing access is necessary via building additional roads to connect to Rio Wrangler Pkwy or increasing staffing to meet response times: neither of which has been accounted for in the financial analysis. Furthermore, said Fiscal Impact

Analysis does not account for inflation in the year-to-year costs of street maintenance. When factored in with the increased maintenance cost to improve emergency access in all weather conditions, this project quickly becomes net negative after a few years. I strongly urge the City Council to reconsider the impact of this project on the community and the City's finances. There are better places to build than on this difficult-to-access and maintain area of the Virginia Range.

## ACKNOWLEDGEMENTS:

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Yes

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No



Re: BDuplantis Opposition Letter to Agenda Items C2, C3, C4 and C5 (Valley View Estates)

Barry Duplantis <bduplantis@remsa-cf.com>

Tue 6/11/2024 9:33 AM

To:Public Comment - CC <PublicComment@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Mayor <Mayor@reno.gov>;jbrekusj@reno.gov <jbrekusj@reno.gov>;Miguel Martinez <MartinezM@reno.gov>;Devon Reese <reese@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>

Madam Mayor and Members of City Council,  
I would like to clarify that my opposition to Valley View Estates C2, C3, C4 and C5 is my personal opposition. I accidentally distributed the email from my office email portal this morning, rather than my personal email because I am in my office. While responses and transport volumes are high in this area, I am not expressing an objection on behalf of REMSA. REMSA will service the community regardless of what is decided by the City Council. I apologize for the confusion created regarding my email portal. Please do not hesitate to call me if there is further confusion.

Respectfully,  
Barry Duplantis  
775-762-3545

On Tue, Jun 11, 2024 at 8:27 AM Barry Duplantis <[bduplantis@remsa-cf.com](mailto:bduplantis@remsa-cf.com)> wrote:

Madam Mayor and Members of City Council:

June 10, 2024

**Reference: Public Comment Regarding Public Hearing Items: C.2, C.3, C.4 and C.5 (Valley View Estates)**

My name is Barry Duplantis for the record. I am a City of Reno resident living at 10478 Claim Jumper Way and I am the CEO and President of REMSA which provides emergency services throughout our community, including the area of this proposed project. I've also been a CPA since 1985, and my fiscal management ability is evidenced in the organization that I lead. My signed letter is attached and highlights are noted below.

**I am strongly opposed to the Valley View Estates proposal due to detriments to public safety and community lives, traffic congestion and related issues, and unfavorable financial impact to the City. I believe in growth and innovation, but this project will create challenges that the City is not prepared or equipped to address, neither with equipment, resources or funding.**

**1. The Fiscal Impact Analysis of the Valley View Estates is flawed and misleading. It does not result in a net positive impact to the City. It is actually a net cost that will pass to all citizens of Reno via the street fund.**

**2. The Fiscal Impact Analysis states that this project results in a "net positive fiscal impact" for the City, but that is only if we assume 0% inflation for the cost to maintain streets for the next 20 years.** If we increase the estimated Street Fund Expenditures by the same 3% applied to the General Fund, the project Expenditures exceed projected Revenue in the fifth year and continue to be unfavorable for the City for every year thereafter. In other words, this project which is based on 44 homes turns negative in year 5 (by 2029, if this project is approved today) and it will cost the City more than it collects, a net cost of (\$408,500) based on 3% annual inflation. The project turns negative in year 5 with either 44 or 39 homes.

**3. Fire protection and preparedness.** The Analysis states that the 2021 Reno Fire Department Annual Report, Station 12 had 2,625 calls for service in 2020 which the report states are below the 3,000 calls that the station could handle. However, 2020 call volume was lighter because many people sheltered in their homes due to Covid restrictions and the area has experienced significant population growth since 2021 and station 12 call volume now exceeds 3,000 calls per year: 2022 had 3,389 and 2023 had 3,472 calls, which is over Station 12 capacity.

**4. Police protection and preparedness.** There is already much unmonitored illicit activity happening on Claim Jumper Way and Tellurium Mine Drive such cars and motorcycles speeding at night, vandalism of resident's cars parked in driveways, fireworks on the Virginia Range, vandalism of the horse containment gate on Tellurium Mine Drive, and postal theft.

**5. EMS responses and preparedness.** The proposed area is one of the toughest areas that REMSA serves due to the remote location, lack of access roads and streets, and non-linear configuration of access streets. Our EMS transports (responses were greater, not all callers needed to go to the hospital) to area hospitals from the 89521 zip code were 3,231 and 3,193 for 2022 and 2023, respectively. These figures are consistent with Station 12 fire responses.

**6. Traffic and Traffic Congestion:** The 89521 Zip Code includes an extreme number of apartment units, many of which are just completing construction now. Road projects are underway at the Steamboat and Veterans Parkway intersection, but these improvements do not appear to be sufficient to provide for smooth flow of traffic in and out of the neighborhoods. This proposal will add approximately 80 additional cars through the existing streets (Claim Jumper Way, Palisades Community, and Rio Wrangler) and this whole additional wear and tear on existing roads is not included in the project analysis.

Note: the approved Canyons Project has not started, and we do not know what the vehicular impact will be on Claim Jumper and the Palisades neighborhood and surrounding streets and roads. There are two primary entrances into the Canyons PUD and proposed Valley Estates (one via McCauley Ranch and the other via Western Skies) and both feed into Claim Jumper.

**7. Fire Insurance Availability for Proposed Homes:** This proposed Valley View Estates project is on land that transitions from rural to frontier terrain and these homes may have difficulty with availability and cost of fire insurance.



**8. Wildlife Inventory with Nevada Department of Wildlife and Geotechnical.** It is not clear that all the previously raised issues regarding this project have been addressed.

**9. Typography: Road construction on this land will likely require various types of bridges or crossings to navigate vehicles in a typical manner.** The costs and requirements of these structures are not acknowledged or addressed in this project. This typography is more frontier-like with only a few occasional flat spots and the Developer should be prohibited from excavating the mountain ranges that currently exist. Additionally, I understand that this area may be more prone to earthquakes. We experience tremors occasionally on Claim Jumper Way.

**Please do not approve this unnecessary and poorly conceived project. It will burden the City with these concerns and risks to public safety and community lives, traffic congestion and related issues, and unfavorable financial impact to the City.** As a taxpayer and citizen of the City of Reno, this project would be to the City's detriment, and it will drain the City of resources that could better serve the greater community. As the leader of our EMS services, I think this project is a mistake for our community. Housing remains a concern for our City, but this proposed project is not in the best interest of the City and its citizens. This is a tough service area for all our public service resources.

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