



Community Development Department

MEMORANDUM

Date: October 4, 2017
To: Reno City Planning Commission
Thru: Claudia C. Hanson, AICP, Planning Manager
From: Janelle K. Thomas, P.E., Senior Civil Engineer
Subject: Item 6.1 – LDC17-00061 (Meridian 120 South Village 1 & 2)

Based on additional information regarding the operations and maintenance of the Steamboat Ditch and further analysis of the recommended conditions of approval, staff is recommending modifications to Condition Nos. 12, 15 and 17 as described below.

12. Prior to the approval of each permit or final map, the applicant shall provide all necessary easements for the irrigation ditches that traverse through the proposed project area. If any of the ditches are to be relocated or realigned, the applicant shall be required to dedicate easements within Common Area parcels for the conveyance of irrigation water to the benefit of the end user. Irrigation ditch easements shall ~~not~~ **only** be allowed to be located within **the one acre or larger** residential lots.
15. Prior to the approval of the first final map, the applicant shall develop a plan that details the operations of the control structures on Steamboat Ditch for various **storm water** flow conditions. This plan shall be reviewed and accepted by the Steamboat Ditch Company and the City of Reno Public Works Department.
17. Prior to the approval of the first final map the applicant shall demonstrate that the proposed site is designed to accommodate a Steamboat Ditch failure **during storm events**, including concentrated and high velocity breakout flows. Analysis of these flows along the portion of Steamboat Ditch adjacent to the project site shall be completed. Mitigation measures **shall be** designed into the project to protect the existing and proposed homes from being flooded ~~[during these events]~~ **by storm water flows exceeding historic peak flows**. Additional analysis of the two control structures located northwest of lots 29 and 30 and southwest of lot 14 shall determine necessary downstream mitigation of these flows.