



Office of the City Manager

MEMORANDUM

DATE: March 16, 2022

TO: Mayor and City Council

THRU: Doug Thornley, City Manager Approved Electronically
Jackie Bryant, Assistant City Manager

FROM: Trina Magoon, Director of Utilities Services

SUBJECT: Status of Sewer Allocation for Reno Stead Water Reclamation Facility

This memorandum is provided as a regular update on the status of available sewer capacity and projects pending approval to be served by the Reno Stead Water Reclamation Facility (“RSWRF”). **No projects have been added to the allocation list since the January 18, 2022 memorandum.**

Based on Council direction to utilize only 125,000 gallons* of the 500,000-gallon flow shave capacity for development, the remaining sewer allocation is 28,448 gallons or approximately 162 equivalent residential units (ERU’s). The RSWRF detailed worksheet is attached to show sewer allocations made beginning in January 2021.

Staff will bring an item to Council for consideration to adjust sewer connection fees based on future projects needed for anticipated growth in the TMWRF and RSWRF sewer sheds in early 2022. Depending on the outcome of that item, staff may request a portion of the remaining 375,000 gallons available from the flow shave to accommodate short-term growth in the Stead area.

* Council direction 9/11/2019 (75,000 gallons) and 11/4/2020 (additional 50,000 gallons).

Attachments: Reno Stead Water Reclamation Facility Sewer Allocation Worksheet

RENO STEAD WATER RECLAMATION FACILITY STATISTICS

	FLOW (GAL/DAY)	Plant Capacity
1 Total Capacity of Reno-Stead Water Treatment Facility		2,000,000
Average daily max. month flow from last 12 months (2020)	1,780,000	

UNREALIZED PERMITTED FLOW APPROVED 2018

	FLOW (GAL/DAY)
2 Single Family	44,100
Multi Family	-
Commercial/Industrial	-
Total	44,100

175 GAL/DAY Flow (GAL/DAY)

3 ALLOCATION LIST BEGINNING January 1, 2021	Sewer Will Serve Issue Date	Connection Fees Paid Date	Single Family Units	Multi Family Units	Commercial	Industrial	Flow (GAL/DAY)	Capacity Reserved Through	
								Sewer Will Serve	Remaining Capacity
BLD21-06221E - Commercial Remodel & Addition (APN 090-040-30)	1/7/2021	1/7/2021			97		97	144,066	75,934
BLD21-04987E - O'Brien Middle School (APN 550-020-05)	4/6/2021	4/6/2021			3687		3,687	147,753	72,247
FNL21-00010 - North Valley Estates Unit 3 Phase 2 (APN 568-211-08)	6/2/2021		40				7,000	154,753	65,247
FNL19-00012 Silver Dollar Estates Area 4 Phase 1 (Withdrawn)			-57				(9,975)	144,778	75,222
FNL21-00013 - Silver Dollar Estates Area 4 (APN 086-030-64)	6/30/2021		99				17,325	162,103	57,897
FNL21-00020 - Legacy Village Townhomes Unit 1 (APN 552-261-11)	8/27/2021		168				29,400	191,503	28,497
BLD20-01210E - Red Rock Mega Storage Phase 1	9/15/2021				49		49	191,552	28,448
Totals			1262	477	-112710				

175 GAL/DAY Flow (GAL/DAY)

4 PROJECTS IN PLAN REVIEW	Sewer Will Serve Application Date	Weighted Fixtures	Single Family Units	Multi Family Units	Commercial	Industrial	Flow (GAL/DAY)
FNL21-00014 - Vista Enclave Phase 2 (APN 554-371-01)	2/5/2021		55				9,625
FNL22-00010 - Arroyo Crossing Phase 1 (APN 086-421-12)	1/18/2022		123				21,525
FNL22-00012 - Military 8 (APN 552-250-07)	1/25/2022		60				10,500
BLD21-11958E - New C-Store for 7-Eleven (APN 552-261-10)	6/11/2022	81			655		655
BLD22-04214E - Mt Limbo Industrial Center Shell Bldg (APN 086-130-02)	12/9/2021					175	175
BLD21-08355E - Sage Point 7 (APN 568-100-15)	1/25/2022	99.5			804		804
BLD22-08520 - Gamestop TI (APN 568-100-15)	3/10/2022	188.5			1523		1,523
Totals			238	0	2982	175	44,807

	175 GAL/DAY		800 GPD/ACRE					
5 PROJECTS INITIATED BUT NOT TO WILL SERVE								
a. Remainder approved tentative maps single family								
b. Remainder Multifamily Not Permitted								
c. Special Use Permits Not Permitted								
d. Site Plan Review Not Permitted								
	Units Approved	Units Recorded / Permitted or In Review	Single Family Units Remaining	Multi Family Units Remaining	Commercial	Industrial	FLOW (GAL/DAY)	
LDC19-00004 (SUP) U-Haul Moving Storage at Silver Lake					2.1			1,680
LDC17-00039 The Lakes Sky Vista Apartments, Total 786 Units	768	488		280				49,000
LDC15-00085 - Silver Peak Apartments, Total 428 Units	428	352		76	6.6			18,580
LDC16-00073, North Valley Estates I, Total 45 SFR Units	45	43	2					350
LDC16-00074 North Valley Estates II Total 141 SFR Units	141	131	10					1,750
LDC16-00081 North Valley Estates III, Total 66 SFR Units	66	45	21					3,675
LDC16-00036 Regency Park II Total 204 SFR Units	204	202	2					350
LDC18-00015 Silver Dollar Estates Total 619 SFR Units	619	505	114					19,950
LDC18-00051 Vista Enclave Total 130 SFR Units	130	130	0					-
LDC06-00194 Stonefield Phase 4 Total 470 Units	470	310	160					28,000
LDC19-00030 North Virginia Street Industrial Flex Space	15	15	0			8.32		9,281
LDC18-00084 Logisticcenter 395-Phase 2						38		30,400
LDC18-00056 Project Progress (APN 082-092-22)						4.5		3,600
SPR18-00003 Sierra Nevada Academy Carter School (APN 086-151-07)					3.6			2,880
LDC19-00034 - Makita USA						45.58		36,464
Silver Hills (APN 87-390-10, 87-390-13, 86-232-31, 86-203-05) - TMRPA Approved 02/13/20	1,874		1,874					327,950
SPR20-00009 Commonwealth Senior Housing (APN 086-390-21)	168		168					29,400
LDC21-00018 - Silver Dollar Estates Area 4 (APN 086-030-64)	99	99	0					-
LDC21-00003 - Military Road 7-11					1.73			1,050
LDC21-00011 Legacy Village (APN 552-261-09)	264	168	96					16,800
LDC21-00065 Military 8 (APN 552-250-07)	60	60	0					-
LDC21-00066 - Arroyo Crossing Total 265 SFR Units	265	123	142					24,850
Totals			2589	356	14.03	96.4		606,010

	175 GAL/DAY		800 GPD/ACRE					
6 FUTURE PROJECTS								
	Weighted Fixures	SFR Units	MF Units	Commercial Acres	Industrial Acres	FLOW (GAL/DAY)		
Evans Ranch		5,679						993,825
Silver Star Ranch PUD		1,600						280,000
Vista Hills PUD		338		11.00				67,950
Prado Ranch PUD		176	529	4.20	203			196,560
LDC19-00027 Sage Point #7					12.3			9,840
LDC20-00005 - Grey Goose Self Storage	5.5			4.26				45
LDC19-00038 - U-Haul and Storage of North Valleys				19.93				15,944
Red Rock Retail BLDG (APN 087-710-10)				2.25				8,400
Totals		7,793	529	42	215			1,572,564

- 8 MASTER PLAN OR ZONING - NO UNITS IDENTIFIED**
- Echeverria Peavine Master Plan Amendment
 - Echo Avenue Master Plan Amendment
 - 4855 Echo Avenue Master Plan Amendment
 - Stead 240
 - Coyote Crossing
 - Echo Avenue
 - Stead/North Virginia Zone Map Amendment