



City Manager's Office

MEMORANDUM

DATE: 6/1/2023

TO: Mayor and City Council

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

FROM: Trina Magoon, Director of Utility Services
Dustin Waters, Assistant Director of Utility Services
Roy Flores, Senior Civil Engineer

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). **One project has been added to the allocation list since the May 1, 2023 memorandum.** This project was a Commercial Modular Set-up and will use 121 gallons of sewer capacity.

Council provided direction at their February 22, 2023 meeting to increase the amount of the flow shave capacity to 350,000 gallons*. The remaining sewer allocation available at this time for development is 180,128 gallons or approximately 1,092 equivalent residential units (ERUs). The RSWRF detailed worksheet is attached to show sewer allocations made beginning in January 2023 and the sum of unrealized allocated capacity permitted prior to this date.

* Council direction 9/11/2019 (75,000 gallons); 11/4/2020 (50,000 gallons); 6/1/2022 (100,000 gallons); 2/22/23 (125,000 gallons).

Attachments: Reno Stead Water Reclamation Facility Sewer Allocation Worksheet

RSWRF

1. RENO STEAD WATER RECLAMATION FACILITY STATISTICS

DESCRIPTION	CAPACITY (GALLONS PER DAY)
Discharge Capacity of Reno-Stead Water Treatment Facility	2,000,000
Flow Shave (Discharge to TMWRF) Approved by Reno City Council as of 2/22/2023	350,000
Total Discharge Capacity (A)	2,350,000
RSWRF Average Annual Flow from last 12 months (2022)	1,900,000
Capacity Allocated Through Will-Serve (Permitted but not built)	209,873
Inflow & Infiltration within the Collection System	60,000
Allocated + Actual Flows (B)	2,169,873
Remaining Capacity (A-B)	180,128

2. CAPACITY ALLOCATED THROUGH WILL SERVES

ALLOCATION LIST BEGINNING January 1, 2023 - Single Family (SF) and Multi Family (MF) Units = 165 gpd - Pre 1/1/2023 SF/MF Units = 175 gpd	Sewer Will Serve Issue Date	Connection Fees Paid Date	Single Family Units (#)	Multi Family Units (#)	Commercial Usage (GAL/DAY)	Industrial Usage (GAL/DAY)	Capacity Allocated (GAL/DAY)
Unrealized Allocated Capacity (Permitted prior to 1/1/2023)			686	298	5,038	8,987	186,225
BLD23-05725E - Ice Age Meals Kitchen Remodel (APN 086-149-06)	1/17/2023	1/17/2023			97		97
FNL23-00007 - Arroyo Crossing Phase 2 (APN 550-650-03)	2/7/2023	5/24/2023	142				23,430
BLD23-08670E - Commercial Modular Set-up (APN 086-151-07)	5/12/2023	5/19/2023			121		121
Totals			828	298	5,256	8,987	209,873

3. PROJECTS IN PLAN REVIEW

-Added when Sewer Will-Serve applications are submitted	Sewer Will Serve Application Date	Single Family Units (#)	Multi Family Units (#)	Commercial Usage (GAL/DAY)	Industrial Usage (GAL/DAY)	Flow (GAL/DAY)
BLD23-00653E - Moya Shell (APN 090-030-26)	7/27/2022			175		175
BLD23-03325E - North Valleys Shell Bldg (APN 082-092-33)	9/28/2022			175		175
BLD23-03870E - Uhaul of Silver Lake (APN 087-350-24)	11/7/2022			279		279
BLD23-05584E - North Virginia Phase 2 Spec TI (APN 082-101-04)	12/8/2022			638		638
BLD23-10000E - Tempo Fulfillment Tenant Improvement	5/1/2023			254		254
BLD23-09654E - Bushey Addition Phase 1 (APN 090-293-42)	5/11/2023	1				165
Totals		1	0	1,521	0	1,686

RSWRF

4. PROJECTS INITIATED BUT NOT TO WILL SERVE

- Approved Single Family Tentative Maps - Multifamily Not Permitted - Special Use Permits Not Permitted - Site Plan Review Not Permitted - Commercial & Industrial = 800 gpd/acre	Units Approved (#)	Units Allocated or In Review (#)	SF Units Remaining (#)	MF Units Remaining (#)	Commercial (Acres)	Industrial (Acres)	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			46,200
LDC18-00056 Project Progress (APN 082-092-22)						4.5	3,600
Silver Hills (APN 87-390-10, 87-390-13, 86-232-31, 86-203-05) TMRPA Approved 02/13/20	1,874		1,874				309,210
LDC21-00011 Legacy Village (APN 552-261-09)	264	168	96				15,840
LDC22-00066 - Ridge Park (APN 086-380-14)	80		80				13,200
Totals			2,050	280	2	5	389,730

5. FUTURE PROJECTS

- Single Family Unit = 165 gpd - Multi Family Unit = 165 gpd - Commercial & Industrial = 800 gpd/acre			SF Units (#)	MF Units (#)	Commercial (Acres)	Industrial (Acres)	Flow (GAL/DAY)
Evans Ranch			5,679				937,035
Silver Star Ranch PUD			1,600				264,000
Totals			7,279	0	0	0	1,201,035

6. 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