



# City Manager's Office

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## MEMORANDUM

**DATE:** 06/04/2024

**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

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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 May 2, 2024 memorandum.**

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 179,159 gallons or approximately 1,086 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: RSWRF Flow Allocation – Table  
RSWRF Flow Allocation – Graph

## RSWRF Flow Allocation - Table

### 1. RENO STEAD WATER RECLAMATION FACILITY STATISTICS

| DESCRIPTION  | CAPACITY<br>(GALLONS PER DAY) |
|--|-------------------------------|
| Discharge Capacity of Reno-Stead Water Treatment Facility                        | 2,000,000                     |
| Flow Shave (Discharge to TMWRF)<br>Approved by Reno City Council as of 2/22/2023 | 350,000                       |
| <b>Total Discharge Capacity (A)</b>  | <b>2,350,000</b>              |
| RSWRF Average Annual Flow from last 12 months (2022)                             | 1,900,000                     |
| Capacity Allocated Through Will-Serve (Permitted but not built)                  | 210,842                       |
| Inflow & Infiltration within the Collection System                               | 60,000                        |
| <b>Allocated + Actual Flows (B)</b>  | <b>2,170,842</b>              |
| <b>Remaining Capacity (A-B)</b>  | <b>179,159</b>                |

### 2. CAPACITY ALLOCATED THROUGH WILL SERVES

| ALLOCATION LIST BEGINNING January 1, 2023<br>- Single Family (SF) and Multi Family (MF) Units = 165 gpd<br>- Pre 1/1/2023 SF/MF Units = 175 gpd | Sewer Will<br>Serve<br>Issue Date | Connection<br>Fees Paid Date | Single<br>Family Units<br>(#) | Multi<br>Family<br>Units (#) | Commercial<br>Usage<br>(GAL/DAY) | Industrial<br>Usage<br>(GAL/DAY) | Capacity<br>Allocated<br>(GAL/DAY) |
|---|-----------------------------------|------------------------------|-------------------------------|------------------------------|----------------------------------|----------------------------------|------------------------------------|
| <b>Unrealized Allocated Capacity (Permitted prior to 1/1/2023)</b>  |                                   |                              | 686                           | 298                          | 5,038                            | 8,987                            | <b>186,225</b>                     |
| 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                             |
| BLD23-07442E - Legacy Valve TI (APN 090-040-18)   | 3/9/2023                          | 5/4/2023                     |                               |                              | 81                               |                                  | 81                                 |
| BLD23-00653E - Moya Shell (APN 090-030-26)  | 7/27/2022                         | 5/12/2023                    |                               |                              | 175                              |                                  | 175                                |
| BLD23-08670E - Commercial Modular Set-up (APN 086-151-07)   | 5/12/2023                         | 5/19/2023                    |                               |                              | 121                              |                                  | 121                                |
| BLD23-10000E - Tempo Fulfillment Tenant Improvement   | 5/1/2023                          | 6/28/2023                    |                               |                              | 254                              |                                  | 254                                |
| BLD24-00731E - Port of Subs Red Rock TI (APN 087-710-10)  | 7/20/2023                         | 7/20/2023                    |                               |                              | 40                               |                                  | 40                                 |
| BLD24-02160E - Tool Source TI (APN 090-030-26)  | 9/5/2023                          | 11/9/2023                    |                               |                              |                                  | 339                              | 339                                |
| BLD24-08494E/08496E - Red Rock Plaza  | 3/6/2024                          | 3/19/2024                    |                               |                              | 80                               |                                  | 80                                 |
| Totals  |                                   |                              | 828                           | 298                          | 5,886                            | 9,326                            | <b>210,842</b>                     |

### 3. PROJECTS IN PLAN REVIEW

| -Added when Sewer Will-Serve applications are submitted        | Sewer Will | Single | Multi | Commercial | Industrial | Flow         |
|--|------------|--------|-------|------------|------------|--------------|
| BLD23-03325E - North Valleys Shell Bldg (APN 082-092-33)       | 9/28/2022  |        |       | 175        |            | 175          |
| BLD23-05584E - North Virginia Phase 2 Spec TI (APN 082-101-04) | 12/8/2022  |        |       | 638        |            | 638          |
| FNL24-00006 - Surge Flat Subdivision (APN 080-191-29)          | 9/28/2023  | 16     |       |            |            | 2,640        |
| BLD24-10695E - Circle K (APN 082-082-13)                       | 5/17/2024  |        |       | 165        |            | 165          |
| Totals   |            | 16     | 0     | 978        | 0          | <b>3,618</b> |

## RSWRF Flow Allocation - Table

### 4. PROJECTS INITIATED BUT NOT TO WILL SERVE

| - Approved Single Family Tentative Maps<br>- Multifamily Not Permitted<br>- Special Use Permits Not Permitted<br>- Site Plan Review Not Permitted<br>- Commercial & Industrial = 800 gpd/acre | Units<br>Approved (#) | Units<br>Allocated or In<br>Review (#) | SF Units<br>Remaining<br>(#) | MF Units<br>Remaining<br>(#) | Commercial<br>(Acres) | Industrial<br>(Acres) | Flow<br>(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)<br>TMRPA Approved 02/13/20  | 1,874                 |  | 1,874                        |                              |                       |                       | 309,210           |
| LDC22-00066 - Ridge Park (APN 086-380-14)   | 80                    |  | 80                           |                              |                       |                       | 13,200            |
| LDC24-00022 Legacy Village (APN 552-530-01)   | 96                    |  | 96                           |                              |                       |                       | 15,840            |
| MUP24-00018 - Silver Dollar Elementary School   |                       |  |                              |                              | 8                     |                       | 6,400             |
| <b>Totals</b>   |                       |  | 2,050                        | 280                          | 2.1                   | 4.5                   | 396,130           |

### 5. FUTURE PROJECTS

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

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