



C I T Y O F
RENO
Memorandum

DATE: September 5, 2024

TO: Mayor and City Council

THROUGH: Jackie Bryant, Interim City Manager **Approved Electronically**

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

DEPT: Utility 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 August 1, 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 (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)	210,842
Inflow & Infiltration within the Collection System	60,000
Allocated + Actual Flows (B)	2,170,842
Remaining Capacity (A-B)	179,159

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
BLD23-07442E - 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 (APN 090-371-10)	3/6/2024	3/19/2024			80		80
Totals			828	298	5,886	9,326	210,842

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)
BLD23-03325E - North Valleys Shell Bldg (APN 082-092-34)	9/28/2022			175		175
BLD23-05584E - North Virginia Phase 2 Spec TI (APN 082-101-86)	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
BLD24-10885E - 14003 Mount Anderson St Warehouse (090-410-18)	6/19/2024				615	615
BLD25-01470E - Reno AirLogistics Park BLD 2_Spec TI (086-240-11)	8/15/2024			436		436
BLD25-01747E - Emerson Restroom Remodel (APN 090-030-19)	8/22/2024			73		73
Totals		16	0	978	615	4,742

RSWRF Flow Allocation - Table

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
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
Totals			2,050	280	2.1	4.5	396,130

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

RSWRF Flow Allocation - Graph

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