



C I T Y O F  
**RENO**  
Memorandum

---

**DATE:** October 21, 2025

**TO:** Mayor and City Council

**THROUGH:** Jackie Bryant, City Manager

A handwritten signature in black ink, appearing to read "Jackie Bryant", positioned to the right of the "THROUGH:" field.

**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). **One (1) project has been added to the allocation list since the September 2, 2025 memorandum.** This project was a new self-storage facility that will use 170 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 173,109 gallons or approximately 1,049 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
<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)	216,892
Inflow & Infiltration within the Collection System	60,000
<b>Allocated + Actual Flows (B)</b>	<b>2,176,892</b>
<b>Remaining Capacity (A-B)</b>	<b>173,109</b>

### 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)
<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		<b>97</b>
FNL23-00007 - Arroyo Crossing Phase 2 (APN 550-650-03)	2/7/2023	5/24/2023	142				<b>23,430</b>
BLD23-07442E - Legacy Valve TI (APN 090-040-18)	3/9/2023	5/4/2023			81		<b>81</b>
BLD23-00653E - Moya Shell (APN 090-030-26)	7/27/2022	5/12/2023			175		<b>175</b>
BLD23-08670E - Commercial Modular Set-up (APN 086-151-07)	5/12/2023	5/19/2023			121		<b>121</b>
BLD23-10000E - Tempo Fulfillment Tenant Improvement	5/1/2023	6/28/2023			254		<b>254</b>
BLD24-00731E - Port of Subs Red Rock TI (APN 087-710-10)	7/20/2023	7/20/2023			40		<b>40</b>
BLD24-02160E - Tool Source TI (APN 090-030-26)	9/5/2023	11/9/2023				339	<b>339</b>
BLD24-08494E/08496E - Red Rock Plaza (APN 090-371-10)	3/6/2024	3/19/2024			80		<b>80</b>
BLD24-10885E - 14003 Mount Anderson St Warehouse (090-410-18)	6/19/2024	9/3/2024				615	<b>615</b>
BLD25-01747E - Emerson Restroom Remodel (090-030-19)	8/22/2024	9/24/2024			73		<b>73</b>
BLD23-03325E - North Valleys Shell Bldg (082-092-34)	9/28/2022	8/24/2024			165		<b>165</b>
BLD25-01470E - Reno AirLogistics Park BLD 2_Spec TI (086-240-11)	8/15/2024	10/1/2024			436		<b>436</b>
BLD25-02156E - Silver Dollar Elementary School (086-030-57)	8/30/2024	1/10/2025			4426		<b>4,426</b>
BLD24-10172E - Shell Building (090-142-15)	1/23/2025	2/5/2025			165		<b>165</b>
BLD25-05187E - Uhaul Silverlake (087-350-24)	2/25/2025	9/5/2025			170		<b>170</b>
<b>Totals</b>			<b>828</b>	<b>298</b>	<b>11,321</b>	<b>9,941</b>	<b>216,892</b>

### 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)
BLD23-05584E - North Virginia Phase 2 Spec TI (082-101-86)	12/8/2022				638		<b>638</b>
FNL24-00006 - Surge Flat Subdivision (080-191-29)	9/28/2023		16				<b>2,640</b>
BLD24-10695E - Circle K (082-082-13)	5/17/2024				165		<b>165</b>
FNL25-00007 - Legacy Village Townhomes Unit 2 (552-530-01)	2/27/2025		96				<b>15,840</b>
BLD25-08080E - Oppidan Reno 5MW Data Center (082-101-86)	3/21/2025					17200	<b>17,200</b>
BLD26-01747E - Starbucks TI (087-710-05)	8/18/2025				581		<b>581</b>
BLD26-02048E - New Hangar 8 (086-850-03)	9/2/2025				517		<b>517</b>
<b>Totals</b>			<b>112</b>	<b>0</b>	<b>1,901</b>	<b>17,200</b>	<b>37,581</b>

**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)
LDC17-00039 The Lakes Sky Vista Apartments, Total 786 Units	768	488		280			46,200
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
LDC22-00018/BLD25-00588E - Peavine Employment Center, Comm					4		3,200
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD A						12.7	10,160
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD B						24.6	19,680
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD C						5.93	4,744
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD D						1.8	1,440
<b>Totals</b>			1,954	280	4.0	45.0	407,834

**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
Future SFR Development for APNs: 081-024-07 and 081-024-08			404				66,660
<b>Totals</b>			7,683	0	0	0	1,267,695

**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

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
<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)	216,892
Inflow & Infiltration within the Collection System	60,000
<b>Allocated + Actual Flows (B)</b>	<b>2,176,892</b>
<b>Remaining Capacity (A-B)</b>	<b>173,109</b>

