




C I T Y O F
RENO

Memorandum

DATE: June 12, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager 

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 – June 2026

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).

Council provided direction at their February 22, 2023 meeting to increase the amount of the flow shave capacity to 350,000 gallons¹. The remaining sewer allocation available at this time for development is 154,348 gallons or approximately 935 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.

Attachment:
RSWRF Flow Allocation – Table

¹Council 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).

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)	235,653
Inflow & Infiltration within the Collection System	60,000
Allocated + Actual Flows (B)	2,195,653
Remaining Capacity (A-B)	154,348

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	0	0	97	0	97
FNL23-00007 - Arroyo Crossing Phase 2 (APN 550-650-03)	2/7/2023	5/24/2023	142	0	0	0	23,430
BLD23-07442E - Legacy Valve TI (APN 090-040-18)	3/9/2023	5/4/2023	0	0	81	0	81
BLD23-00653E - Moya Shell (APN 090-030-26)	7/27/2022	5/12/2023	0	0	175	0	175
BLD23-08670E - Commercial Modular Set-up (APN 086-151-07)	5/12/2023	5/19/2023	0	0	121	0	121
BLD23-10000E - Tempo Fulfillment Tenant Improvement	5/1/2023	6/28/2023	0	0	254	0	254
BLD24-00731E - Port of Subs Red Rock TI (APN 087-710-10)	7/20/2023	7/20/2023	0	0	40	0	40
BLD24-02160E - Tool Source TI (APN 090-030-26)	9/5/2023	11/9/2023	0	0	0	339	339
BLD24-08494E/08496E - Red Rock Plaza (APN 090-371-10)	3/6/2024	3/19/2024	0	0	80	0	80
BLD24-10885E - 14003 Mount Anderson St Warehouse (090-410-18)	6/19/2024	9/3/2024	0	0	0	615	615
BLD25-01747E - Emerson Restroom Remodel (090-030-19)	8/22/2024	9/24/2024	0	0	73	0	73
BLD23-03325E - North Valleys Shell Bldg (082-092-34)	9/28/2022	8/24/2024	0	0	165	0	165
BLD25-01470E - Reno AirLogistics Park BLD 2_Spec TI (086-240-11)	8/15/2024	10/1/2024	0	0	436	0	436
BLD25-02156E - Silver Dollar Elementary School (086-030-57)	8/30/2024	1/10/2025	0	0	4426	0	4,426
BLD24-10172E - Shell Building (090-142-15)	1/23/2025	2/5/2025	0	0	165	0	165
BLD25-05187E - Uhaul Silverlake (087-350-24)	2/25/2025	9/5/2025	0	0	170	0	170
BLD25-08080E - Oppidan Reno 5MW Data Center (082-101-86)	3/21/2025	10/8/2025	0	0	0	1300	1,300
FNL25-00007 - Legacy Village Townhomes Unit 2 (552-530-01)	2/27/2025	11/30/2025	96	0	0	0	16,800
BLD26-01747E - Starbucks TI (087-710-05)	8/18/2025	2/3/2026	0	0	581	0	581
BLD26-03096E - Nevada Army National Guard	10/30/2025	3/19/2026	0	0	80	0	80
Totals	-	-	828	298	11,321	11,241	235,653

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	0	0	638	0	638
FNL24-00006 - Surge Flat Subdivision (080-191-29)	9/28/2023	16	0	0	0	2,640
BLD24-10695E - Circle K (082-082-13)	5/17/2024	0	0	165	0	165
BLD26-06245E - New Hangar 8 for O Block Hangar Project (086-850-03)	12/24/2025	0	0	517	0	517
BLD26-06033E - United Federal CU (086-380-35)	12/29/2025	0	0	162	0	162
BLD26-06183E - Colovore TI (082-101-87)	1/8/2026	0	0	581	0	581
BLD26-06561E - Extra Mile at Stead and Virginia (082-082-13)	2/6/2026	0	0	775	0	775
Totals	-	16	0	1,320	0	3,960

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	0	280	0	0	46,200
Silver Hills (APN 87-390-10, 87-390-13, 86-232-31, 86-203-05) TMRPA Approved 02/13/20	1,874	0	1,874	0	0	0	309,210
LDC22-00066 - Ridge Park (APN 086-380-45)	99	0	99	0	0	0	16,335
LDC22-00018/BLD25-00588E - Peavine Employment Center, Comm	0	0	0	0	4	0	3,200
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD A	0	0	0	0	0	12.7	10,160
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD B	0	0	0	0	0	24.6	19,680
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD C	0	0	0	0	0	5.93	4,744
LDC22-00018/BLD25-00588E - Peavine Employment Center, BLD D	0	0	0	0	0	1.8	1,440
Osage Subdivision (086-370-18, 086-370-09, & 086-350-37)	135	0	135	0	0	0	22,275
Totals	2,876	488	2,108	280	4.0	45.0	433,244

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	0	0	0	937,035
Silver Star Ranch PUD	1,600	0	0	0	264,000
Future SFR Development for APNs: 081-024-07 and 081-024-08	404	0	0	0	66,660
Totals	7,683	0	0	0	1,267,695

6. MASTER PLAN OR ZONING

Project Name
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