CITY OF RENO

Memorandum

DATE: August 18, 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

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 gallons*. 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.

* 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 - 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