

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)	218,192
Inflow & Infiltration within the Collection System	60,000
Allocated + Actual Flows (B)	2,178,192
Remaining Capacity (A-B)	171,809

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
BLD24-10885E - 14003 Mount Anderson St Warehouse (090-410-18)	6/19/2024	9/3/2024				615	615
BLD25-01747E - Emerson Restroom Remodel (090-030-19)	8/22/2024	9/24/2024			73		73
BLD23-03325E - North Valleys Shell Bldg (082-092-34)	9/28/2022	8/24/2024			165		165
BLD25-01470E - Reno AirLogistics Park BLD 2_Spec TI (086-240-11)	8/15/2024	10/1/2024			436		436
BLD25-02156E - Silver Dollar Elementary School (086-030-57)	8/30/2024	1/10/2025			4426		4,426
BLD24-10172E - Shell Building (090-142-15)	1/23/2025	2/5/2025			165		165
BLD25-05187E - Uhaul Silverlake (087-350-24)	2/25/2025	9/5/2025			170		170
BLD25-08080E - Oppidan Reno 5MW Data Center (082-101-86)	3/21/2025	10/8/2025				1300	1,300
Totals			828	298	11,321	11,241	218,192

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		638
FNL24-00006 - Surge Flat Subdivision (080-191-29)	9/28/2023	16				2,640
BLD24-10695E - Circle K (082-082-13)	5/17/2024			165		165
FNL25-00007 - Legacy Village Townhomes Unit 2 (552-530-01)	2/27/2025	96				15,840
BLD26-01747E - Starbucks TI (087-710-05)	8/18/2025			581		581
BLD26-02048E - New Hangar 8 (086-850-03)	9/2/2025			517		517
Totals		112	0	1,901	0	20,381

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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
Totals			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
Totals			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