

RSWRF Sewer Capacity Allocation Program

Item D.3

February 22, 2023



Committed vs. Actual Flow

- Under Sewer Capacity Allocation Program
 - Sewer Will-Serve letters issued at time of payment
 - Actual Flow to RSWRF occurs once building is occupied
 - Time between Sewer Will-Serve and occupancy is 12-18+ months
 - Committed Flow=2.193 MGD; Actual Flow=1.9 MGD

Sewer Allocation Worksheet

175 GAL/DAY Flow (GAL/DAY)

3 ALLOCATION LIST BEGINNING January 1, 2021

	Sewer Will Serve Issue Date	Connection Fees Paid Date	Single Family Units	Multi Family Units	Commercial	Industrial	Flow (GAL/DAY)	Capacity Reserved Through Sewer Will Serve	Remaining Capacity
BLD21-06221E - Commercial Remodel & Addition (APN 090-040-30)	1/7/2021	1/7/2021			97		97	144,066	75,934
BLD21-04967E - O'Brien Middle School (APN 550-020-05)	4/6/2021	4/6/2021			3687		3,687	147,753	72,247
FNL21-00010 - North Valley Estates Unit 3 Phase 2 (APN 568-211-08)	6/2/2021		40				7,000	154,753	65,247
FNL19-00012 Silver Dollar Estates Area 4 Phase 1 (Withdrawn)			-57				(9,975)	144,778	75,222
FNL21-00013 - Silver Dollar Estates Area 4 (APN 086-030-64)	6/30/2021		99				17,325	162,103	57,897
FNL21-00020 - Legacy Village Townhomes Unit 1 (APN 552-261-11)	8/27/2021		168				29,400	191,503	28,497
BLD20-01210E - Red Rock Mega Storage Phase 1	9/15/2021				49		49	191,552	28,448
FNL21-00014 - Vista Enclave Phase 2 (APN 554-371-01)	10/20/2021	4/4/2022	55				9,625	201,177	18,823
BLD21-08355E - Sage Point 7 (APN 568-100-15)	3/17/2022	2/8/2022			804		804	201,981	18,019
BLD21-11958E - New C-Store for 7-Eleven (APN 552-261-10)	4/6/2022	4/6/2022			655		655	202,636	17,364
FNL22-00012 - Military 8 (APN 552-250-07)	5/2/2022		60				10,500	213,136	6,864
BLD22-04214E - Mt Limbo Industrial Center Shell Bldg (APN 086-130-02)	5/3/2022	5/3/2022				175	175	213,311	6,689
Flow Shave From RSWRF to TMWRF (Council June 1, 2022 Item D.1)	6/1/2022				-100000		(100,000)	113,311	106,689
FNL22-00010 - Arroyo Crossing Phase 1 (APN 086-421-12)	6/1/2022		123				21,525	134,836	85,164
BLD22-08520 - Gamestop TI (APN 568-100-15)	5/31/2022	5/31/2022			1523		1,523	136,359	83,641
BLD23-02678 - KGP TI (APN 086-130-02)	10/25/2022	10/25/2022			259		259	136,618	83,382
BLD23-01554E - McDonald's Remodel (APN 090-150-08)	11/3/2022				33		33	136,651	83,349
LDC22-00036 - Copper Mesa Multi-Family Total 290 Units (APN 087-350-31)	12/19/2022	12/2/2022		290	618		51,368	188,019	31,981
BLD23-03026E - Living Stones Church TI (APN 087-710-10)	12/27/2022	12/23/2022			356		356	188,375	31,625
BLD23-05725E - Ice Age Meals Kitchen Remodel (APN 086-149-06)	1/17/2023	1/17/2023			97		97	188,472	31,528
FNL23-00007 - Arroyo Crossing Phase 2 (APN 550-650-03)	2/7/2023		142				23,430	211,902	8,098
Totals			1642	767	-208365				

Report as of 2.09.2023



Sewer Allocation Worksheet

175 GAL/DAY

Flow (GAL/DAY)

4 PROJECTS IN PLAN REVIEW

	Sewer Will Serve Application Date	Weighted Fixtures	Single Family Units	Multi Family Units	Commercial	Industrial	Flow (GAL/DAY)
BLD23-00653E - Moya Shell (APN 090-030-26)	7/27/2022				175		175
BLD23-03325E - North Valleys Shell Bldg (APN 082-092-33)	9/28/2022				175		175
BLD23-03870E - Uhaul of Silver Lake (APN 087-350-24)	11/7/2022	34.5			279		279
BLD23-05584E - North Virginia Phase 2 Spec TI (APN 082-101-04)	12/8/2022	79			639		639
Totals			0	175 GAL/DAY	0	1268.800 GPD/ACRE	1,268

5 PROJECTS INITIATED BUT NOT TO WILL SERVE

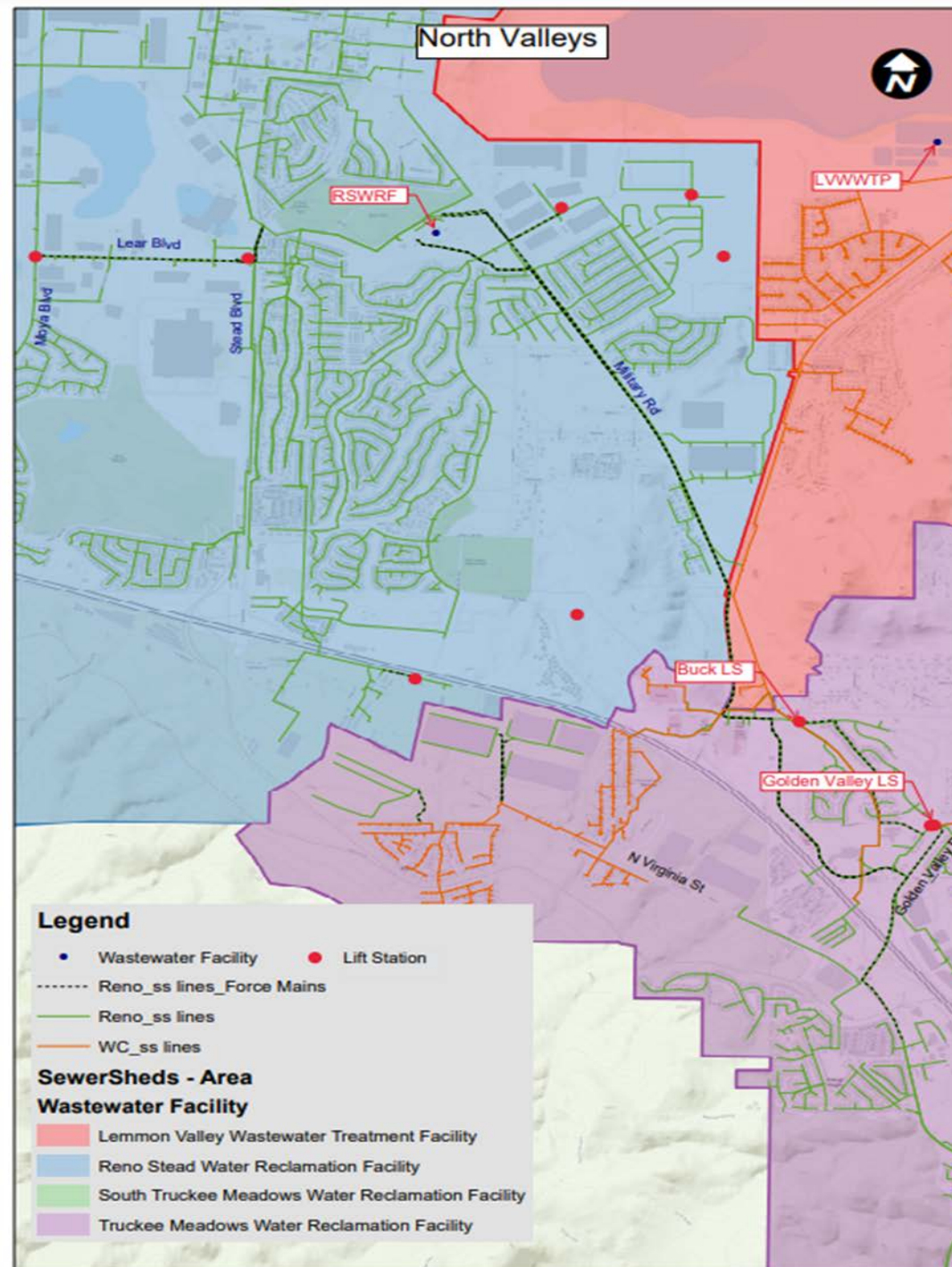
- a. Remainder approved tentative maps single family
- b. Remainder Multifamily Not Permitted
- c. Special Use Permits Not Permitted
- d. Site Plan Review Not Permitted

	Units Approved	Units Recorded / Permitted or In Review	Single Family Units Remaining	Multi Family Units Remaining	Commercial	Industrial	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			49,000
LDC15-00085 - Silver Peak Apartments, Total 428 Units	428	352		76	6.6		18,580
LDC16-00073, North Valley Estates I, Total 45 SFR Units	45	43	2				350
LDC16-00074 North Valley Estates II Total 141 SFR Units	141	131	10				1,750
LDC16-00081 North Valley Estates III, Total 66 SFR Units	66	45	21				3,675
LDC16-00036 Regency Park II Total 204 SFR Units	204	202	2				350
LDC18-00015 Silver Dollar Estates Total 619 SFR Units	619	505	114				19,950
LDC18-00051 Vista Enclave Total 130 SFR Units	130	130	0				-
LDC06-00194 Stonefield Phase 4 Total 470 Units	470	310	160				28,000
LDC19-00030 North Virginia Street Industrial Flex Space	15	15	0			8.32	9,281
LDC18-00084 Logisticenter 395-Phase 2						38	30,400
LDC18-00056 Project Progress (APN 082-092-22)						4.5	3,600
SPR18-00003 Sierra Nevada Academy Carter School (APN 086-151-07)					3.6		2,880
LDC19-00034 - Makita USA						45.58	36,464
Silver Hills (APN 87-390-10, 87-390-13, 86-232-31, 86-203-05) - TMRPA Approved 02/13/20	1,874		1,874				327,950
SPR20-00009 Commonwealth Senior Housing (APN 086-390-21)	168		168				29,400
LDC21-00018 - Silver Dollar Estates Area 4 (APN 086-030-64)	99	99	0				-
LDC21-00003 - Military Road 7-11					1.73		1,050
LDC21-00011 Legacy Village (APN 552-261-09)	264	168	96				16,800
LDC21-00065 Military 8 (APN 552-250-07)	60	60	0				-
LDC21-00066 - Arroyo Crossing Total 265 SFR Units	265	265	0				-
LDC22-00036 - Copper Mesa Multi-Family Total 290 Units (APN 087-350-31)	290	290	0	0			-
LDC22-00066 - Ridge Park (APN 086-380-14)	80		80				4 14,000
Totals			2527	356	14.03	96.4	595,160

Sewer Allocation Worksheet

6 FUTURE PROJECTS	Weighted Fixures	SFR Units	MF Units	Commercial Acres	Industrial Acres	FLOW (GAL/DAY)
Evans Ranch		5,679				993,825
Silver Star Ranch PUD		1,600				280,000
Vista Hills PUD		338		11.00		67,950
Prado Ranch PUD		176	529	4.20	203	196,560
LDC19-00027 Sage Point #7					12.3	9,840
LDC20-00005 - Grey Goose Self Storage	5.5			4.26		45
LDC19-00038 - U-Haul and Storage of North Valleys				19.93		15,944
Red Rock Retail BLDG (APN 087-710-10)				2.25		8,400
Totals		7,793	529	42	215	1,572,564
7 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						

What is the Flow Shave?



Swan Lake Pump - American Flat Farm

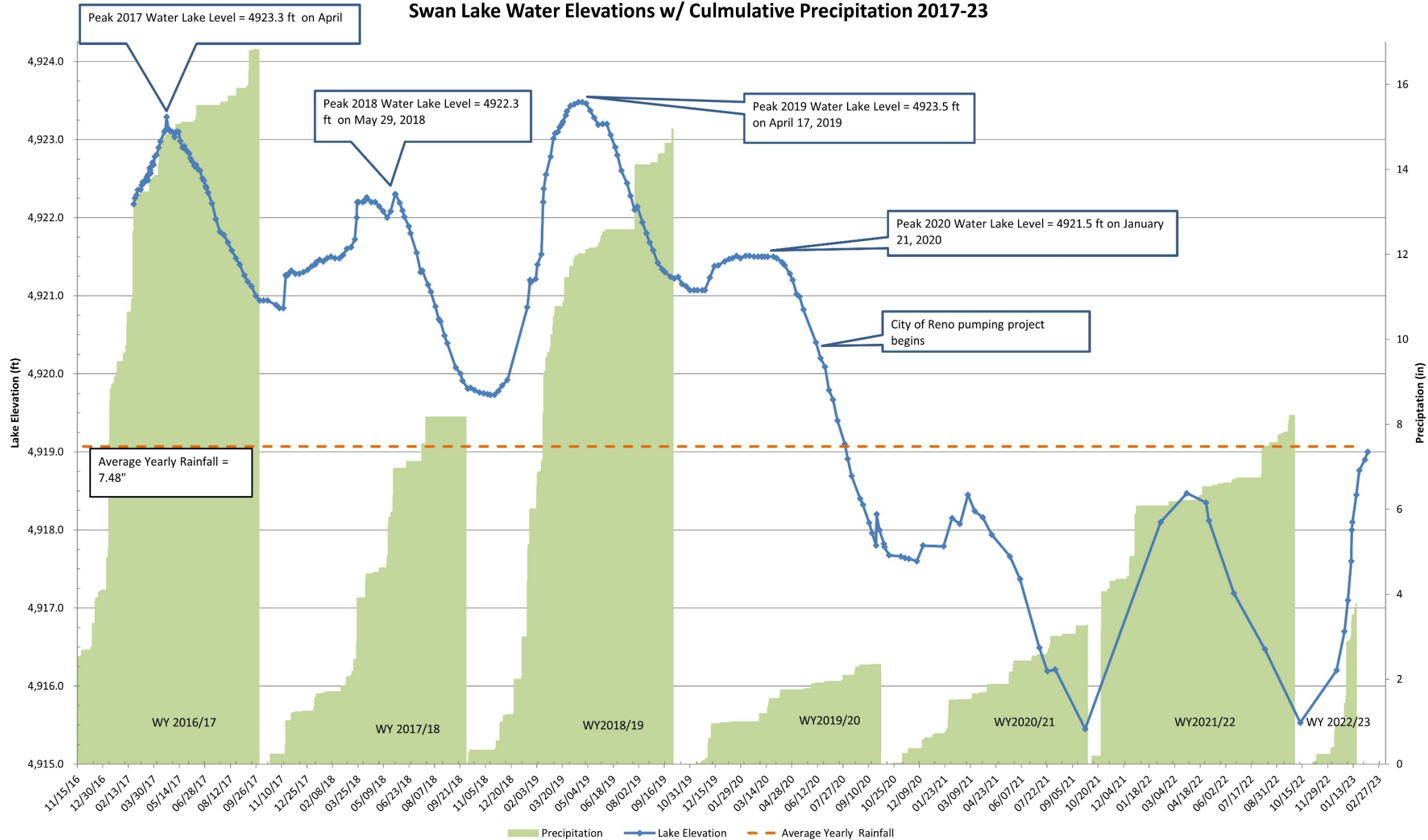


American Flat Farm

- Pumped over 400 MG of water from Swan Lake during the irrigation season
- Equivalent to 1.1 MGD or 1200 acre feet of water

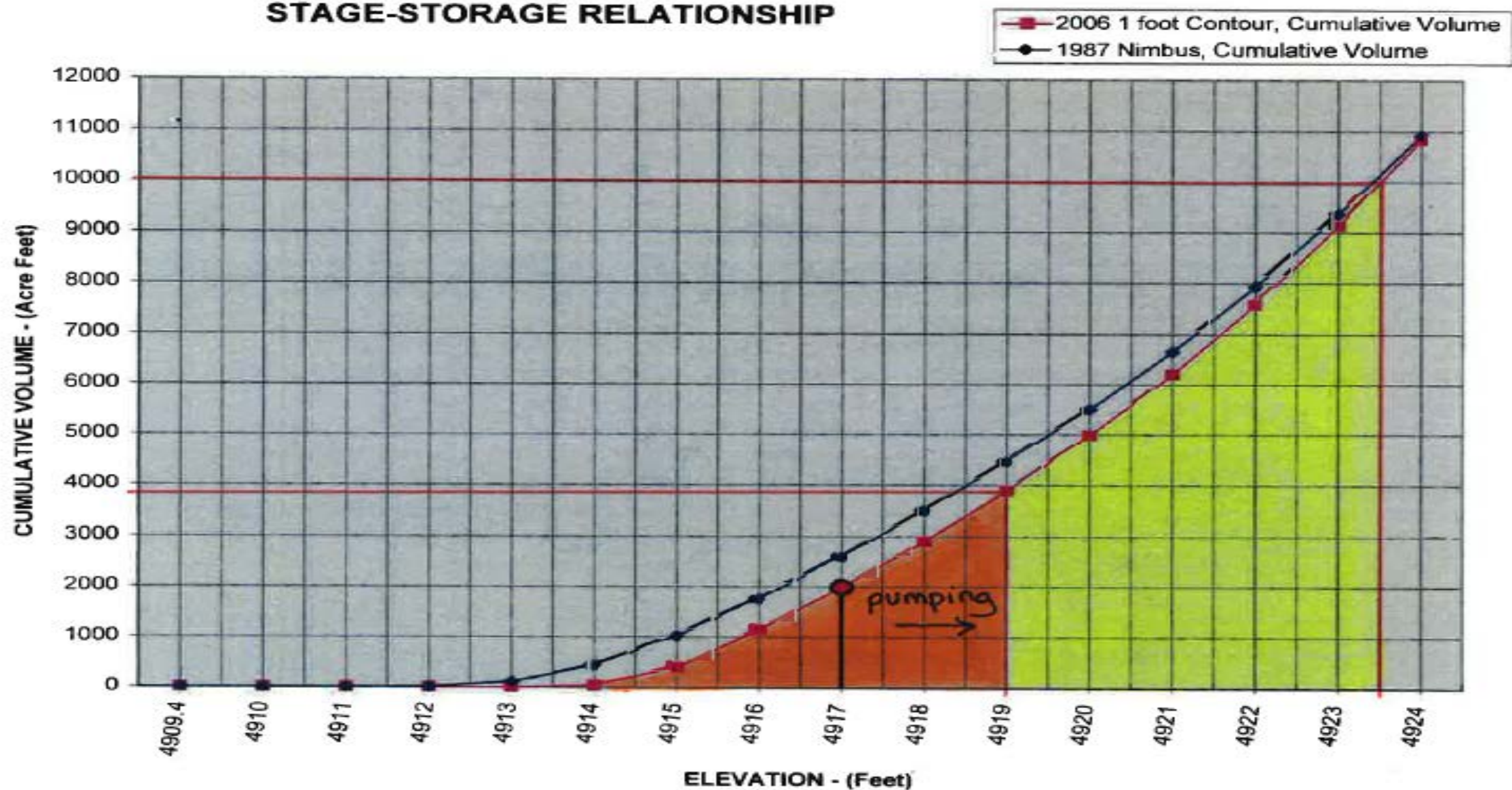


Swan Lake Water Elevations w/ Culmulative Precipitation 2017-23



SWAN LAKE PLAYA

STAGE-STORAGE RELATIONSHIP



Recommendation

- Move to approve an increase in the flow shave project from 225,000 gallons to 350,000 gallons, reserving 150,000 gallons for future Council consideration