



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

November 28, 2017

City of Reno
Attn: Reno City Council
1 E. First Street, Second Floor
Reno, Nevada 89505

Re: Sanitary Sewer Treatment Acknowledgement Letter for StoneGate Master Plan
Amendment and PUD Zoning Map Amendment
LDC17-00008 & LDC17-00009

Dear Mayor Schieve and Councilmembers

Washoe County has reviewed the above referenced request for approval of a Master Plan Amendment and Zoning Map Amendment/Planned Unit Development. This letter is provided to document the availability of sanitary sewer treatment service from Washoe County for this planned unit development as requested by the Reno City Council at the November 15, 2017 City Council meeting, and to confirm Washoe County is agreeable to providing wastewater treatment service to the Project.

Washoe County, through the Cold Springs Water Reclamation Facility (CSWRF) provides wastewater treatment for the County's Cold Springs service area. Washoe County's CSWRF is permitted for 0.7 MGD, currently treats approximately 0.35MGD and has available treatment capacity for initial development of the Project. Recently Washoe County completed the Cold Springs Waste Water Facility Plan Update which anticipated receiving sanitary sewer flows from this development as well as others within the Cold Springs area. As the need for additional wastewater treatment increases, additional facilities will be planned and constructed as necessary and in accordance with Washoe County rules to serve the projected buildout demands of the Project.

Presently, the County utilizes rapid infiltration basins which allow for the recharge of treated effluent (reclaim water) generated by the CSWRF into the local aquifer as permitted by the State of Nevada Department of Environmental Quality. While the Applicant and City have both expressed a desire to use reclaim water in the Project, retail reclaimed water service is not currently provided from the CSWRF. In the future the County may, in its discretion, begin providing reclaim water service for landscape irrigation or other beneficial uses maximizing the use of this important resource. However, there is no guarantee reclaim water service may ever become available from the CSWRF.

If approved, the project will be required to follow all Washoe County rules and ordinances for treatment of waste water, submit all required applications, request an approved Will Serve commitment letter, and pay all applicable fees related to obtaining sewer service commitments including but not limited to connection privilege and user fees.

Please feel free to contact me should you have any questions.



Dwayne Smith, P.E.
Director of Engineering and Capital Projects

Cc: John Flansberg, P.E., Public Works Director, City of Reno
Tim Simpson, P.E., Washoe County Community Services Department

rec'd 12/11/17 HSA



December 4, 2017

Don Pattalock, Managing Member
Heinz Ranch Land Company
9210 Prototype Drive, Suite 100
Reno, NV 89521

RE: ACKNOWLEDGEMENT OF WATER SERVICE, STONEGATE MASTER PLAN AMENDMENT AND PUD ZONING MAP AMENDMENT

We have reviewed the plans for the above referenced development ("Project") as submitted to the Truckee Meadows Water Authority (TMWA) and have determined the Project is not located within TMWA's retail service territory and will require annexation. This letter constitutes an Acknowledgment of Water Service pursuant to NAC 445A.65515, and TMWA hereby acknowledges that TMWA is agreeable to supplying water service to the Project, subject to the applicant satisfying certain conditions precedent, including, without limitation, execution of an Annexation Agreement, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs. This Acknowledgment of Water Service does not constitute a legal obligation by TMWA to supply water service to the Project, and is made subject to all applicable TMWA Rules.

Presently, TMWA holds sufficient water rights to serve the Project from the Fish Springs groundwater resource. A 6+/- mile extension of water transmission facilities will be required from the intersection of North Virginia Street and Lemmon Drive to service the Project. In addition, TMWA will require an on-site source of water supply, either from new municipal wells, an intertie with Great Basin Water Company in Cold Springs, or both, to provide a level of redundant capacity.

Review of conceptual site plans or tentative maps by TMWA does not constitute an application for service, nor implies a commitment by TMWA for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site water infrastructure improvements will be determined by TMWA upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A Water System regulations are subject to interpretation, TMWA cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the Project will be made. The Applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Annexation Agreement and Water Service Agreement necessary for the Project. All fees must be paid to TMWA prior to water being delivered to the Project.

Please call me at 834-8250 at your convenience if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Enloe". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

John P. Enloe, P.E.
Director, Natural Resources