



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: TL TALUS LLC
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NV 89521

Permit Number: NS2025519

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: NEW

Location: TALUS VALLEY DEVELOPMENT, WASHOE
3300 BELLA VISTA RANCH ROAD, RENO, NV 89502
LATITUDE: 39.47075250, LONGITUDE: -119.746281
TOWNSHIP: 18 AND 19 N, RANGE: 20 E, SECTION: 3, 4, 28, 33, AND 34

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	RECLAIMED WATER REUSE	External Outfall		39.47075250	-119.746281	GROUNDWATER

Permit History/Description of Proposed Action

The Permittee, TL Talus LLC, has applied for a new groundwater discharge permit NS2025519 for the Talus Valley Development project, located at 3300 Bella Vista Ranch Road, in Reno, within Washoe County, Nevada. The Permittee proposes to utilize reclaimed water for construction activities and dust suppression within the boundary of the project, on areas of disturbance and stockpiles. Reclaimed water will be delivered from the South Truckee Meadows Water Reclamation Facility (STMWRF permit NS0040024) via a pipeline system to the project site.

Facility Overview

The Talus Valley Development project is comprised of approximately 772 acres of land located in southeast Reno, west of Veteran's Parkway, between Mira Loma Road and South Meadows Parkway. The project is for the construction of a master planned, multi-community (three) housing development with intermixed retail areas. The site is located within portions of Sections 28, 33, and 34, Township (T)19 North (N), Range (R) 20 East (E), Mount Diablo Baseline and Meridian (M.D.B.&M.), along with portions of Sections 3 and 4, T.18N., R.20E., M.D.B.&M. Refer to the Figure 2 Site Map attached.

Reclaimed water will be pumped from the STMWRF, via a pipeline system to the project site, and then into onsite holding tanks. The reclaimed water will then be pumped into water trucks for construction activities and dust suppression purposes within the Talus Valley Development's site boundary.

The reclaimed water is to be applied consistently with standard dust control practices such that pooling and/or ponding are minimal and no runoff from the site occurs. A minimum of a 100-foot buffer will be applied to the area surround Donner Springs Elementary School, which is west adjoining to a portion of the northern end of the site. All reuse activities will be conducted in accordance with a Division approved Reclaimed Water Management Plan (RWMP), which is required within 90 days from the date of permit issuance.

Outfall Summary

Outfall 001 – This external outfall is for the discharge and distribution of reclaimed water within the boundary of the Talus Valley Development project.

Effluent Characterization

STMWRF is to provide tertiary treated, denitrified, and disinfected reclaimed water which meets Category A bacteriological quality per Nevada Administrative Code (NAC) 45A.276 to the Talus Valley Development site; therefore, the reclaimed water should meet, at a minimum, a daily maximum for Coliform (total general) of 23 colony forming units (CFU) / 100 mL and a 30-day geometric mean of 2.2 CFU / 100 mL.

Based on previously reported discharge concentrations, as received from STMWRF for their groundwater discharge permit (NS0040024), the average daily maximum for Coliform (total general) reported during the 5-year period reviewed, spanning December 2019 to November 2024, was 41.68 CFU / 100 mL. There were nine (9) exceedances of the daily maximum reported during the five-year period reviewed, along with seven (7) exceedance of the 30-day geometric mean, with the Permittee stating that the two highest reported exceedances - that being 201 CFU / 100 mL (June 2020) and 1,120 CFU / 100 mL (February 2024), both exceedances resulting from construction activities being done at the facility during those timeframes, with the June 2020 exceedance being caused by work being done on the sand filters and the February 2024 exceedance being caused by construction activities affecting the filter bypass.

The Nitrogen (total) reported during the same period, had an average daily maximum of 4.12 milligrams per liter (mg/L).

Pollutants of Concern

Pollutants of concern are any pollutants or parameters that are believed to be present in the discharge and could affect or alter the physical, chemical, or biological condition of the receiving water. Common pollutants of concern for reclaimed water are Coliform (total general), pH, and Nitrogen (total).

Receiving Water

The receiving water is groundwater of the State. Depth to groundwater in the area is approximately 25 feet below ground surface. No adverse effects are expected with discharge of this reclaimed water based on the reclaimed water being denitrified, with no adverse effects expected to occur due to reuse.

Compliance History

Not Applicable - this is a new permit.

Proposed Effluent Limitations

The discharge shall be limited and monitored by the Permittee as specified below.

Re-use Discharge Limitations Table for Sample Location 001 (Reclaimed Water Reuse) To Be Reported Monthly

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Coliform, total general ^[1]	30 Day Geometric Mean		≤ 2.2 Most Probable Number per 100ml T (MPN/100mL) ^[2]	Prior to Reuse	001	Weekly	DISCRT
Coliform, total general ^[1]	Daily Maximum		≤ 23 Most Probable Number per 100ml T (MPN/100mL)	Prior to Reuse	001	Weekly	DISCRT
Flow rate	30 Day Average	M&R Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Flow rate	Daily Maximum	M&R Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Nitrogen, total	Daily Maximum		≤ 10 Milligrams per Liter (mg/L)	Prior to Reuse	001	Monthly	DISCRT
pH, maximum	Daily Maximum		≤ 9.0 Standard Units (SU)	Prior to Reuse	001	Monthly	DISCRT
pH, minimum	Daily Minimum		≥ 6.0 Standard Units (SU)	Prior to Reuse	001	Monthly	DISCRT

Notes (Re-use Discharge Limitations Table):

- The Permittee may use the sampling data provided from the supplier (South Truckee Meadows Water Reclamation Facility, permit NS0040024) for these parameters.
- CFU or MPN / 100 mL.

Summary of Changes From Previous Permit

Not Applicable - this is a new permit.

Technology Based Effluent Limitations

Technology based effluent limitations are not applicable to this permit.

Water Quality Based Effluent Limitations

Water quality based effluent limitations are not applicable to this permit.

Proposed Water Quality Based Effluent Limits (monthly/weekly/daily)

Water quality based effluent limitations are not applicable to this permit.

Basis for Effluent Limitations

Coliform (total general) is required to be monitored to assess the quality of reclaimed water being applied and for the protection of human health and the environment.

The proposed permit requires Nitrogen (total) to be reported to ensure protection of the groundwater of the State.

pH is required to be monitored to maintain groundwater quality for the health of humans along with safeguarding the local aquatic life found in the various creek systems that flow through that area.

Anti-backsliding

To prevent backsliding, effluent limitations in a reissued permit are required to be as stringent as those in the previous permit. As this is a new permit, antibacksliding concerns are not applicable.

Antidegradation

The Division has developed an antidegradation regulation that is applied on a statewide basis, and which meets the statutory requirements of Nevada's water pollution control law found at Nevada Revised Statute (NRS) 445A.520 and NRS 445A.565 and is consistent with the federal antidegradation policy found at Title 40 in the Code of Federal Regulations (CFR) § 131.12. The objective of the Division's antidegradation regulation is to prevent degradation of Nevada's surface waters and maintain the unique attributes and special characteristics and water quality associated with high-quality waters.

As this permit is for discharges to groundwater, and not surface water, the new antidegradation rule is not applicable. There are currently no specific water quality standards that have been formally adopted by the State for groundwater, however, data reviewed during the renewal process does not indicate the potential for degradation of the groundwater from the reclaimed water discharged within the compliance limits of the proposed permit.

Special Conditions

See the Special Approvals/Conditions Table below.

SA – Special Approvals / Conditions Table

Item #	Description
1	The Permittee shall refrain from performing any additional grading or digging activities at the remediation site until the site is given a "No Further Action" letter from BCA, along with the Permittee submitting any associated documentation that is required - including, but not limited to, a soil management plan and approved groundwater sampling techniques along with any other documentation as required by BCA.

Discharges From Future Outfalls/ Planned Facility Changes

There are no planned changes at this time.

Corrective Action Sites

There is one active Bureau of Corrective Action (BCA) remediation site located within a one-mile radius of the discharge location. The site (AltSiteID D-001449), is from a underground storage tank located on Bella Vista Ranch Road.

The Permittee shall refrain from performing any additional grading or digging activities at the remediation site until the site is given a "No Further Action" letter from BCA, along with the Permittee submitting any associated documentation that is required - including, but not limited to, a soil management plan and approved groundwater sampling techniques, along with any other documentation as required by BCA.

Wellhead Protection Program

The outfalls are not located within a Wellhead Protection Area, which represents an approximate 10-year

capture zone of a well, or within a Drinking Water Protection Area, which is defined by a 3,000-foot radius around a PWS well.

Schedule of Compliance:

SOC – Schedule of Compliance Table

Item #	Description	Due Date
1	The Permittee shall submit two (2) copies (one hard copy and one electronic copy) of a Reclaimed Water Management Plan (RWMP) to the Division for review and approval. The RWMP shall follow the Division's guidance document WTS1B: General Design Criteria for Preparing a Reclaimed Water Management Plan.	11/1/2025

Deliverable Schedule:

DLV– Deliverable Schedule for Reports, Plans, and Other Submittals

Item #	Description	Interval	First Scheduled Due Date
1	QUARTERLY DISCHARGE MONITORING REPORTS	Quarterly	10/28/2025

Procedures for Public Comment:

The Notice of the Division's intent to issue a permit authorizing the facility to discharge to groundwater of the State of Nevada subject to the conditions contained within the permit, is being mailed to interested persons on our mailing list and will be posted on our website at <https://ndep.nv.gov/posts>. Anyone wishing to comment on the proposed permit can do so in writing until 5:00 P.M. **8/4/2025**, a period of 30 days following the date of the public notice. The comment period can be extended at the discretion of the Administrator.

A public hearing on the proposed determination can be requested by the applicant, any affected State, any affected interstate agency, the Regional Administrator of EPA Region IX or any interested agency, person or group of persons. The request must be filed within the comment period and must indicate the interest of the person filing the request and the reasons why a hearing is warranted. Any public hearing determined by the Administrator to be held must be conducted in the geographical area of the proposed discharge or any other area the Administrator determined to be appropriate. All public hearings must be conducted in accordance with NAC 445A.238.

The final determination of the Administrator may be appealed to the State Environmental Commission pursuant to NRS 445A.605.

Proposed Determination:

The Division has made the tentative determination to issue/re-issue the proposed 5-year permit.

Prepared by: **Melissa Hanson**

Date: **6/26/2025**

Title: **Staff II Engineer**

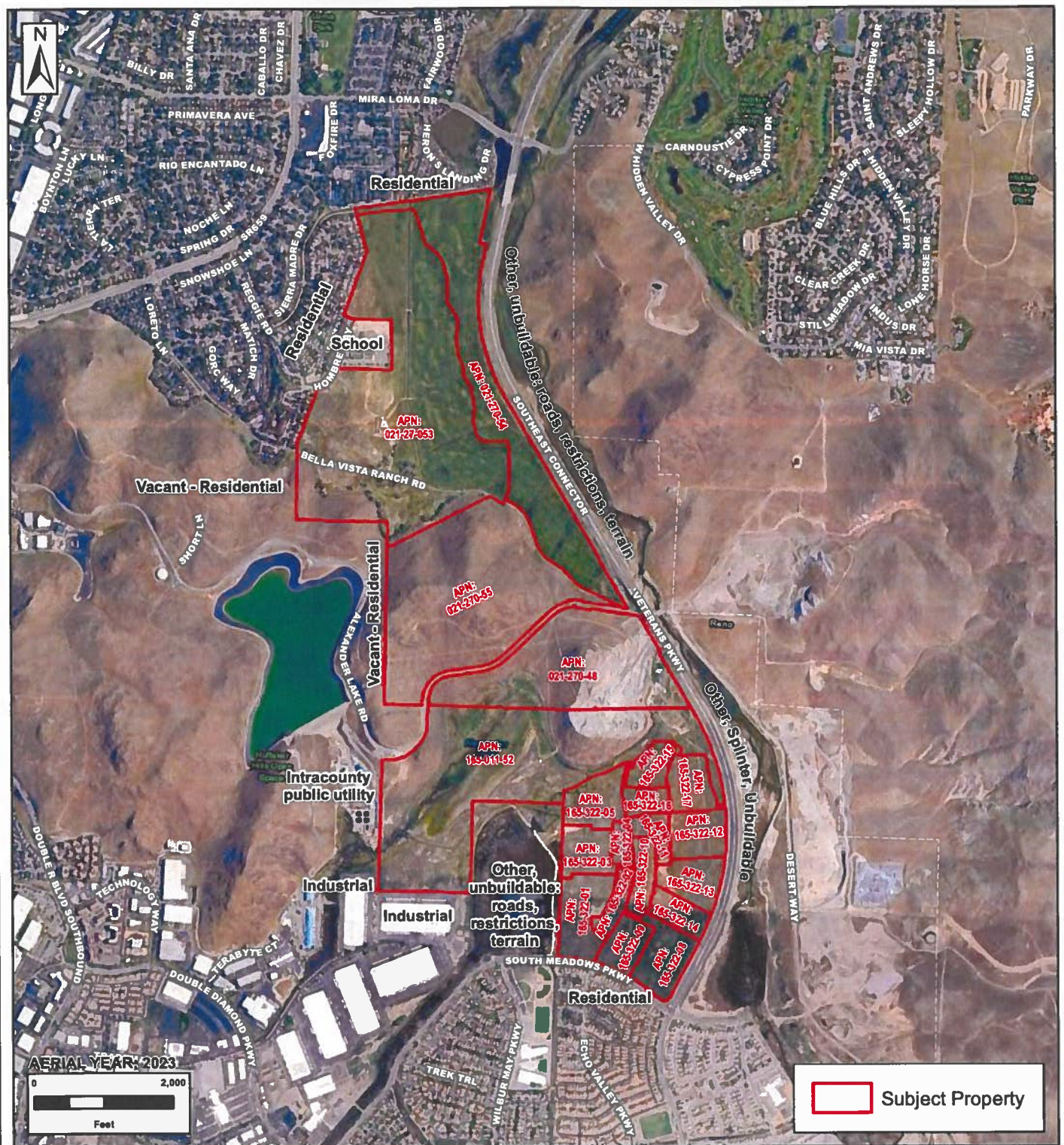


FIGURE 2

TITLE:

**SITE MAP
-SHOWING-
Talus Valley
20 Parcels, Veterans Pkwy
Reno, Washoe County, NV**

JOB NO.:
TOLL038

DATE:
6/26/2024



FILE:
Figure 2 - Site Map

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

DESIGNED	HC	CHECKED	AH	REVISION:
DRAWN	HC	APPROVED	AH	-