



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: LENNAR RENO, LLC
9425 DOUBLE DIAMOND PKWY
RENO, NV 89521

Permit Number: NS2025520

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: NEW

Location: TALUS VALLEY EAST, WASHOE
0 DESERT WAY, RENO, NV 89521
LATITUDE: 39.44940390, LONGITUDE: -119.719576
TOWNSHIP: T18N, RANGE: R20E, SECTION: S03N

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	RECLAIMED WATER REUSE	External Outfall		39.44940390	-119.719576	GROUNDWATER

Permit History/Description of Proposed Action

The Permittee, Lennar Reno, LLC, has applied for a new groundwater discharge permit NS2025520 for the Talus Valley East Development project, located at 0 Desert Way 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, being both on the west and east sides of Veterans Parkway, between Mira Loma Drive and South Meadows Parkway. The project is for the construction of a master planned, multi-community (three) housing development with intermixed retail areas. This specific permit shall cover the Talus Valley East development made up of Washoe County Assessor Parcel Numbers 165-011-40, 165-321-08, and the parcels falling within the Talus Valley East Village 24S subdivision boundary located in the East half of Section 3, Township 18 North, Range 20 East. Refer to the Talus Valley Master Planned Community Exhibit Map attached.

The Talus Valley Development project will receive Category A bacteriological quality reclaimed water, per Nevada Administrative Code (NAC) 445A.276, from the STMWRF. The 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, and sprinkled around the site, for construction activities and dust suppression purposes within the Talus Valley East 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. 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 East 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) 445A.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, with the Permittee stating that the two highest reported exceedances - that being 200.5 (June 2020) and 1,119.9 (February 2024), along with seven (7) exceedances of the 30-day geometric mean were based on construction related activities being done at the facility. The June 2020 exceedance resulted from sand filter maintenance, while the February 2024 exceedance was due to construction activities affecting the filter bypass.

The Nitrogen (total) reported during the same period, being December 2019 through November 2024, 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 the discharge of the reclaimed water, based on the reclaimed water being denitrified.

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) ^[2]	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	<= 1 Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Nitrogen, total ^[1]	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Prior to Reuse	001	Monthly	DISCRT
pH, maximum ^[1]	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):

1. The Permittee may use the sampling data provided from the supplier (South Truckee Meadows Water Reclamation Facility, permit NS0040024) for these parameters.
2. 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 and wildlife in the 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

There are no Special Approvals/Conditions applicable to this permit.

SA – Special Approvals / Conditions Table

There are no Special Approval / Condition items

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 Actions (BCA) remediation site located within a one-mile radius of the discharge location. The site (AltSiteID D-000932), is a soil contamination site at a located on Desert Way. BCA has determined that the issuance of this permit will not cause any conflict with their cleanup efforts.

Wellhead Protection Program

The outfall is 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 and is to be prepared and wet stamped by a licensed Professional Engineer (P.E.).	12/1/2025

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. **8/25/2025**, 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: **7/17/2025**

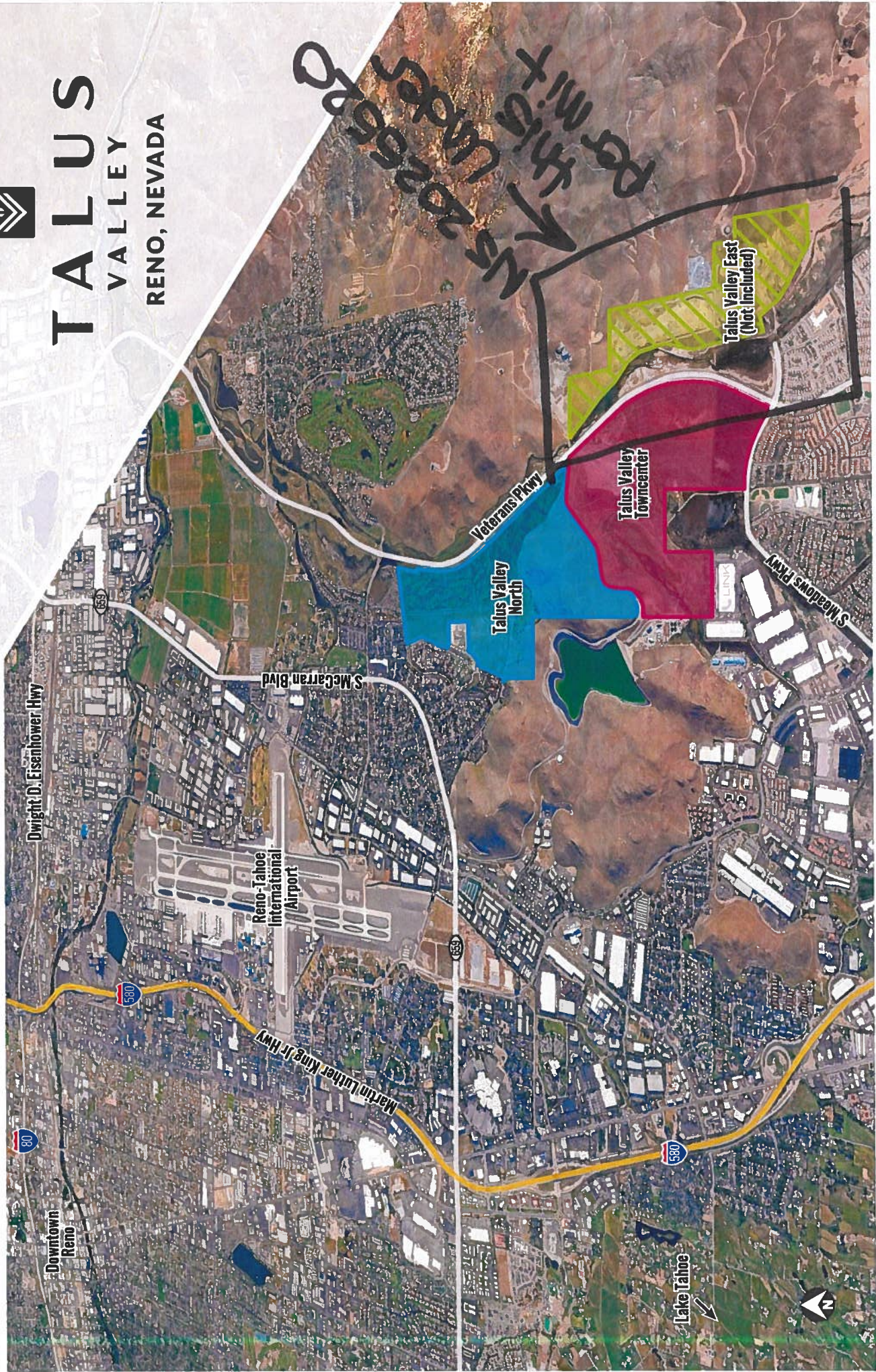
Title: **Staff II Engineer**



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TALUS VALLEY RENO, NEVADA



+/- 770 ACRE TALUS VALLEY MASTER PLANNED COMMUNITY
+/- 3,000 UNITS, CURRENTLY PLANNED IN 3 COMMUNITIES