



NOTICE OF PROPOSED ACTION

The Administrator, Division of Environmental Protection, Carson City, Nevada is issuing the following notice of proposed action under the Nevada Revised Statutes and/or the Clean Water Act, where applicable. The Administrator has received an application for a Groundwater Discharge, permit number NS2025520 from the following applicant:

LENNAR RENO, LLC
9425 DOUBLE DIAMOND PKWY
RENO, NV - 89521

Permit NS2025520, TALUS VALLEY EAST:

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.

The Talus Valley Development project is comprised of approximately 772 acres of land located in southeast Reno, being built along both 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.

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 direct spray application during construction activities for dust suppression purposes within the Talus Valley East Development's site boundary.

On the basis of preliminary review of the requirements of the Nevada Revised Statutes, as amended, and implementing regulations, the Administrator proposes to issue Permit NS2025520 to discharge for a five (5) year period, subject to certain effluent limitations.

Persons wishing to comment upon or object to the proposed determinations by the Administrator regarding permit issuance should submit their comments or request, in writing, hand delivered or postmarked no later than 5:00 P.M. on 08/25/2025, either in person or by mail to:

Department of Conservation and Natural Resources
Division of Environmental Protection
Bureau of Water Pollution Control
901 South Stewart Street, Suite 4001
Carson City, NV 89701

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. All comments or objections received within the thirty (30) day period will be considered in the formulation of final determination(s) regarding the application. If written comments indicate a significant degree of public interest in the proposed permit, the Administrator shall hold a public hearing. A public notice of such hearing will be issued not less than thirty (30) days prior to the hearing date.

If no hearing is held and the determinations of the Administrator are substantially changed from the tentative determinations, the Administrator will give public notice of the revised determinations. Additional comments and objections will be considered at that time.

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 applications, proposed permits, comments received, and other information are on file and may be copied or copies may be obtained by writing to the above address or by contacting Melissa Hanson, Bureau of Water Pollution Control, at (775) 687-9315 or at mhanson@ndep.nv.gov. The office facsimile number is (775) 687-4684. For further information, the fact sheet for this project can be viewed at the following website: <https://ndep.nv.gov/posts/category/water>.

Please bring the forgoing notice to the attention of all persons whom you know would be interested in this matter.