



STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor

Leo M. Drozdoff, P.E., Director

Colleen Cripps, Ph.D., Administrator

FACTSHEET

(pursuant to NAC 445A.236)

Permittee Name: GSL PROPERTIES, INC.
THREE CENTERPOINTE DRIVE #130
LAKE OSWEGO, OR - 97035

Permit Number: NV0023043

Location: MARYLAND VILLAS APARTMENT COMPLEX, CLARK
701 NORTH 13TH STREET, NE CORNER OF MARYLAND PARKWAY &
WILSON AVE., LAS VEGAS, NV - 89101
LATITUDE: 36.1750, LONGITUDE: -115.129167
TOWNSHIP: T20S, RANGE: R61E, SECTION: S26

| Outfall / Well Num | Outfall / Well Name | Location Type | Well Log Num | Outfall City | Outfall State | Outfall Zip | Outfall County | Latitude | Longitude | Receiving Water |
|--------------------|---------------------|------------------|--------------|--------------|---------------|-------------|----------------|----------|-------------|--|
| 001 | FRENCH DRAIN SYSTEM | External Outfall | | LAS VEGAS | NV | 89101 | CLARK | 36.1750 | -115.129167 | LAS VEGAS WASH VIA CLARK COUNTY STORM DRAIN SYSTEM |

General:

Maryland Villas is an apartment complex housing development in Las Vegas, Clark County, Nevada. The site is approximately 5 acres in size. The site slopes to the east from the western edge of the property. The elevation drop from west to east is 60 feet. Near-surface groundwater was encountered during the initial grading and foundation work. A series of dewatering trenches (French drains containing perforated pipes) was installed to convey water from the site. The trenches drain to an inspection manhole, 6 feet in diameter and 8 feet deep, located below grade. Water is discharged from the catchment area via gravity to a sub-grade pipeline connected to the Clark County stormdrain system. The water is discharged to the Las Vegas Wash via the stormdrain system.

Discharge Characteristics:

During the previous permit cycle, from July 2009 through September 2014, there were no exceedances of the constituents in the discharge. However, the Permittee has failed to report the flow rate on multiple occasions due to a broken flow meter. Included in the proposed permit is a Schedule of Compliance condition to replace the broken flow meter in order to maintain the flow monitoring requirements.

Receiving Water:

The dewatering system discharges into a Clark County stormdrain inlet, which eventually discharges to the Upper Las Vegas Wash. Water quality standards for the Upper Las Vegas Wash are specified in NAC 445A.2156.

Summary of Changes From Previous Permit:

The following constituents have been changed from quarterly monitoring to semiannual monitoring:

pH, Total Inorganic Nitrogen (TIN), Total Dissolved Solids (TDS). Lab results for these constituents have

not exceeded standards for the Las Vegas Wash for the last 5 year permit cycle.

The following constituents have been changed from semiannual monitoring to annual monitoring:

Volatile Organic Compounds (VOCs), Methyl Tert-Butyl Ether (MTBE), Total Petroleum Hydrocarbons (TPH). Lab results for these constituents have been non-detect for the last 5 year permit cycle.

Proposed Effluent Limitations:

Discharge Limitations Table for Sample Location 001 (External Outfall) To Be Reported Monthly

| Discharge Limitations | | | | Monitoring Requirements | | | |
|-----------------------|----------------|--|---------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Flow rate | Daily Maximum | <= 0.40 Million Gallons per Day (Mgal/d) | | Effluent Gross | 001 | Continuous | METER |
| Flow rate | 30 Day Average | <= 0.40 Million Gallons per Day (Mgal/d) | | Effluent Gross | 001 | Continuous | METER |

Discharge Limitations Table for Sample Location 001 (External Outfall) To Be Reported Semi Annually

| Parameter | Discharge Limitations | | | Monitoring Requirements | | | |
|---------------------------|-------------------------|----------|-------------------------------------|-------------------------------|------------|-----------------------|-------------|
| | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Nitrogen, inorganic total | Daily Maximum | | <= 20 Milligrams per Liter (mg/L) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| Solids, total dissolved | 30 Day Average | | <= 1900 Milligrams per Liter (mg/L) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| pH, maximum | Daily Maximum | | <= 9.0 Standard Units (SU) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| pH, minimum | Daily Minimum | | >= 6.5 Standard Units (SU) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| pH, maximum | Maximum Monthly Average | | <= 9.0 Standard Units (SU) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| pH, minimum | Monthly Average Minimum | | >= 6.5 Standard Units (SU) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| Nitrogen, inorganic total | 30 Day Average | | <= 20 Milligrams per Liter (mg/L) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |
| Solids, total dissolved | Daily Maximum | | <= 1900 Milligrams per Liter (mg/L) | Effluent Gross ^[1] | 001 | Semiannual | DISCRT |

Notes (Discharge Limitations Table):

1. Water collected in the French Drain system shall be sampled at the outlet of the catchment area, prior to the discharge to the storm drain system.

Discharge Limitations Table for Sample Location 001 (External Outfall) To Be Reported Annually

| Discharge Limitations | | | | Monitoring Requirements | | | |
|------------------------------------|---------------|----------|--|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| 1,1,1-Trichloroethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,1,2,2-Tetrachloroethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,1,2-Trichloroethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,1-Dichloroethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,1-Dichloroethylene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,2-Dichlorobenzene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,2-Dichloroethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,2-Dichloropropane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,3-Dichlorobenzene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 1,4-Dichlorobenzene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| 2-Chloroethyl vinyl ether, (mixed) | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| | | | M&R | | | | |

Discharge Limitations Table for Sample Location 001 (External Outfall) To Be Reported Annually

| Discharge Limitations | | | | Monitoring Requirements | | | |
|---------------------------------|---------------|----------|---------------------------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Benzene | Daily Maximum | | Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Dichlorobromomethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Bromoform | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Methyl bromide (Bromomethane) | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Carbon tetrachloride | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Chlorobenzene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Chloroethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Chloroform | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Methyl chloride (Chloromethane) | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| cis-1,3-Dichloropropene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Dibromochloromethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Ethylbenzene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |

Discharge Limitations Table for Sample Location 001 (External Outfall) To Be Reported Annually

| Parameter | Discharge Limitations | | | Monitoring Requirements | | | |
|---|-----------------------|----------|---|-------------------------|------------|-----------------------|-------------|
| | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Methylene chloride | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Tetrachloroethylene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Toluene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| trans-1,2- Dichloroethylene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| trans-1,3- Dichloropropene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Trichloroethylene | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Trichlorofluoromethane | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Vinyl chloride | Daily Maximum | | M&R Micrograms per Liter (ug/L) | Effluent Gross | 001 | Annual | DISCRT |
| Methyl tert-butyl ether | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 001 | Annual | DISCRT |
| Hydrocarbons, total petroleum ^[1] | Daily Maximum | | <= 1.0 Milligrams per Liter (mg/L) | Effluent Gross | 001 | Annual | DISCRT |

Notes (Discharge Limitations Table):

1. Report full range C6-C40 analyses with EPA methods 8015B and 8260B.

Rationale for Permit Requirements:

Constituents are monitored and limited in accordance with standards for the Las Vegas Wash in NAC 445A.2156. DMRs from the previous permit cycle have indicated that the discharge does not exceed any water quality standards for the Las Vegas Wash.

Special Conditions:

SA – Special Approvals / Conditions Table

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|---|
| There are no Special Approval / Condition items |
|---|

Reasonable Potential Analysis and Antidegradation Review:

Discharges in accordance with the permit will not degrade the Las Vegas Wash. Historic data shows no exceedances of State water quality standards; the Permittee is in substantial compliance with the current permit.

Flow:

Flow is limited to 0.4 MGD, as requested by the Permittee.

Corrective Action Sites:

There are ten (10) Bureau of Corrective Actions (BCA) remediation sites located within a one-mile radius of the permitted facility. The BCA case officers do not anticipate any impacts between the remediation sites and the permitted facility.

Wellhead Protection Program:

The facility is within a 6000' but outside the 3000' Drinking Water Protection Area (DWPA) of the Shady Acres Trailer Park public water supply. The facility is not within an established Wellhead Protection Area (WHPA) or capture zone.

Schedule of Compliance:

SOC – Schedule of Compliance Table

| Item # | Description | Due Date |
|--------|--|----------|
| 1 | The Permittee shall submit for review two copies of a new O&M Manual, prepared in accordance with the Division's WTS-2 guidance: Minimum Information Required for an Operations and Maintenance Manual. Before implementing changes to an O&M Manual, the Permittee shall submit proposed changes to the Division for review. The O&M Manual shall be prepared and stamped by a Nevada Registered Professional Engineer or other Qualified Person. | 4/1/2015 |
| 2 | The permittee shall install a new, operational flow meter. | 4/1/2015 |

Deliverable Schedule:

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

| Item # | Description | Interval | First Scheduled Due Date |
|--------|----------------|-----------|--------------------------|
| 1 | Quarterly DMRs | Quarterly | 4/28/2015 |
| 2 | Annual DMRs | Annually | 1/28/2016 |

Procedures for Public Comment:

The Notice of the Division's intent to issue a permit authorizing the facility to discharge to surface waters of the State of Nevada subject to the conditions contained within the permit, is being sent to the **Las Vegas Review Journal** for publication. The notice is being mailed to interested persons on our mailing list. Anyone wishing to comment on the proposed permit can do so in writing until 5:00 P.M. **1/15/2015**, 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 to 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: **Robert Wimer**

Date: **12/10/2014**

Title: **E.I.**