



**FACTSHEET**  
**(pursuant to NAC 445A.236)**

**Permittee Name:** SAGE VALLEY PARK LLC

4800 RENO HWY  
FALLON, NV 89406

**Permit Number:** NS2019515

**Permit Type:** GROUNDWATER DISCHARGE

**Designation:** GROUNDWATER

**New/Existing:** NEW

**Location:** SAGE VALLEY PARK LLC, CHURCHILL  
4800 RENO HWY, FALLON, NV 89406  
LATITUDE: 39.48674540, LONGITUDE: -118.853334  
TOWNSHIP: 19N, RANGE: 28E, SECTION: 28

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
L01	SYSTEM 1 SW LEACH FIELD (6,000-GAL)	External Outfall		39.486188	-118.854277	GROUNDWATER
L02	SYSTEM 2 NW LEACH FIELD (8,350-GAL)	External Outfall		39.486782	-118.854418	GROUNDWATER
L03	SYSTEM 3 NE LEACH FIELD (12,000-GAL)	External Outfall		39.4850	-118.8490	GROUNDWATER
L04	SYSTEM 4 SE LEACH FIELD (6,000-GAL)	External Outfall		39.486380	-118.852416	GROUNDWATER
L05	MN BACKWASH DISCHARGE (1,000-GAL)	Land Application Site		39.4860	-118.8530	GROUNDWATER
S01	SYSTEM 1 SW SEPTIC TANK (6,000-GAL)	Influent Structure		39.486180	-118.854270	GROUNDWATER
S02	SYSTEM 2 NW SEPTIC TANK (8,350-GAL)	Influent Structure		39.486780	-118.854410	GROUNDWATER
S03	SYSTEM 3 NE SEPTIC TANK (12,000-GAL)	Influent Structure		39.486180	-118.854270	GROUNDWATER
S04	SYSTEM 4 SE SEPTIC TANK (6,000-GAL)	Influent Structure		39.486380	-118.852410	GROUNDWATER

**Permit History/Description of Proposed Action**

This is a new individual permit. The applicant, Sage Valley Park LLC, has applied for a new individual discharge permit for the Sage Valley Recreational Vehicle (RV) and Mobile Home Park Onsite Sewage Disposal System (OSDS). The facility is located at 4800 Reno Highway in Churchill County. The facility was previously permitted under general permits GNEVOSDSL0150 and GNEVOSDSL0250.

**Facility Overview**

Sage Valley Park LLC is on a 13.18-acre parcel (APN 008-472-12) and rents lots to approximately 50 RVs and 60 mobile homes. Domestic (sanitary) wastewater disposal is via four (4) septic tanks with their corresponding absorption fields, and one (1) manganese treatment system (5 outfalls) - Total Onsite Sewage Disposal System (OSDS) capacity of 29,000-gallons, combined tank holding capacity. All OSDS tanks and absorption fields are sized in accordance with the Uniform Plumbing Code and all applicable Nevada regulations governing on-site sewage disposal systems. Non-domestic wastewater disposal into the septic systems (e.g., laboratory waste) is prohibited.

**Outfall Summary**

L01 - System 1 Southwest RV Park Leach Field (6,000-gallons of tank capacity)  
 L02 - System 2 Northwest Mobile Home Park Leach Field (8,350-gallons of tank capacity)  
 L03 - System 3 Northeast Mobile Home Park Leach Field (12,000-gallons of tank capacity)  
 L04 - System 4 Southeast RV Park Leach Field (6,000-gallons of tank capacity)  
 L05 - Manganese Treatment System Backwash Disposal Area (1,000-gallons of tank capacity)  
 Total of Outfalls L01+L02+L03+L04+L05 = XX,000-gallons, combined tank holding capacity.  
 S01 - System 1 Southwest septic tank (6,000-gallons of tank capacity)  
 S02 - System 2 Northwest septic tank (8,350-gallons of tank capacity)  
 S03 - System 3 Northeast septic tank (12,000-gallons of tank capacity)  
 S04 - System 4 Southeast septic tank (6,000-gallons of tank capacity)

**Design Flow (and basis) and Measurement & Current Capacity**

Total of Outfalls L01, L02, L03, L04, L05 = 29,000-gallons, combined tank holding capacity.

**Operations & Maintenance (O&M) Manual status**

O&M to be provided to NDEP no later than October 1st 2024. Manual shall be prepared by Nevada Registered Professional Engineer (signed and stamped) in accordance with NAC 625.610.

**Effluent Characterization**

This permit will authorize the discharge of OSDS treated domestic wastewater to groundwater of the State via percolation in absorption trenches. The discharge of toxic, hazardous, or industrial waste materials to any permitted OSDS is strictly prohibited.

**Pollutants of Concern**

The pollutants of concern based on similar OSDS projects are:

Nitrogen - nutrient that contributes to eutrophication and dissolved oxygen loss in waters. Excessive nitrate-nitrogen in drinking water can cause human and livestock health impacts.

Phosphorus - nutrient that contributes to eutrophication and dissolved oxygen loss in surface waters.

These pollutants are effectively treated by properly maintained and functioning OSDS systems.

**Receiving Water**

Groundwater of the State of Nevada via percolation in absorption trenches.

**Proposed Effluent Limitations**

The Permittee shall monitor the depth of sludge, scum, and total liquids in all septic tanks annually. Septic tanks shall be pumped when the combined scum and sludge depth is equal to or greater than 50% of the total liquid depth. Prohibited discharges to OSDSs include, but are not limited to:

industrial waste.

hazardous materials.

untreated domestic/sanitary wastes that bypass the tank and discharge directly to the soil absorption area (leach field).

Excessive amounts of fats, oil or organic load.

Unapproved bio-hazardous waste.

Reverse osmosis (RO) waste streams or filter backwash.

Vehicle and equipment washing or vehicle maintenance, including mobile washes

(e.g., car, carpet, animal, etc.) other than those approved by the Division.

Other not authorized under this permit.

**Septage Limitations / Requirements for Sample Location S01 (System 1 Sw Septic Tank) To Be Reported Annually**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Internal Monitoring Point	S01	Annual	VISUAL <sup>[2]</sup>

Notes (Septage Limitations / Requirements):

1. Report '1' as 'Yes' if the septic tank has been visually inspected by a licensed Grade 1 (minimum) or above, Wastewater Operator; otherwise, report '0' as 'No' if the inspection was not performed.
2. Visual inspections require: opening accessible covers, monitoring sludge and scum levels, and inspecting equipment. The sludge/solids depth must be measured annually, and when the sludge/solids depth is 50% of the liquid depth, the tank must be pumped. At minimum the tank must be pumped once per permit term.

**Septage Limitations / Requirements for Sample Location S02 (System 2 Nw Septic Tank) To Be Reported Annually**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Internal Monitoring Point	S02	Annual	VISUAL <sup>[2]</sup>

Notes (Septage Limitations / Requirements):

1. Report '1' as 'Yes' if the septic tank has been visually inspected by a licensed Grade 1 (minimum) or above, Wastewater Operator; otherwise, report '0' as 'No' if the inspection was not performed.
2. Visual inspections require: opening accessible covers, monitoring sludge and scum levels, and inspecting equipment. The sludge/solids depth must be measured annually, and when the sludge/solids depth is 50% of the liquid depth, the tank must be pumped. At minimum the tank must be pumped once per permit term.

**Septage Limitations / Requirements for Sample Location S03 (System 3 Ne Septic Tank) To Be Reported Annually**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Internal Monitoring Point	S03	Annual	VISUAL <sup>[2]</sup>

Notes (Septage Limitations / Requirements):

1. Report '1' as 'Yes' if the septic tank has been visually inspected by a licensed Grade 1 (minimum) or above, Wastewater Operator; otherwise, report '0' as 'No' if the inspection was not performed.
2. Visual inspections require: opening accessible covers, monitoring sludge and scum levels, and inspecting equipment. The sludge/solids depth must be measured annually, and when the sludge/solids depth is 50% of the liquid depth, the tank must be pumped. At minimum the tank must be pumped once per permit term.

**Septage Limitations / Requirements for Sample Location S04 (System 4 Se Septic Tank) To Be Reported Annually**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Internal Monitoring Point	S04	Annual	VISUAL <sup>[2]</sup>

Notes (Septage Limitations / Requirements):

1. Report '1' as 'Yes' if the septic tank has been visually inspected by a licensed Grade 1 (minimum) or above, Wastewater Operator; otherwise, report '0' as 'No' if the inspection was not performed.
2. Visual inspections require: opening accessible covers, monitoring sludge and scum levels, and inspecting equipment. The sludge/solids depth must be measured annually, and when the sludge/solids depth is 50% of the liquid depth, the tank must be pumped. At minimum the tank must be pumped once per permit term.

**NS OTHER - Discharge Limitations Table for Sample Location L01 (System 1 Sw Leach Field) To Be Reported Quarterly**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Downstream Monitoring	L01	Quarterly	VISUAL <sup>[2]</sup>

Notes (NS OTHER - Discharge Limitations Table):

1. Report '1' as 'Yes' if the visual inspection was performed on the OSDS; otherwise, report '0' as 'No' if the level 1 visual inspection has not been performed on the OSDS.
2. Visual inspection of the leach field area shall be conducted routinely to observe if any surfacing, damages, or leaks have occurred. If surfacing is observed, report to NDEP Spill Hotline at 1-888-331-6337.

**NS OTHER - Discharge Limitations Table for Sample Location L02 (System 2 Nw Leach Field) To Be Reported Quarterly**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Downstream Monitoring	L02	Quarterly	VISUAL <sup>[2]</sup>

Notes (NS OTHER - Discharge Limitations Table):

1. Report '1' as 'Yes' if the visual inspection was performed on the OSDS; otherwise, report '0' as 'No' if the level 1 visual inspection has not been performed on the OSDS.
2. Visual inspection of the leach field area shall be conducted routinely to observe if any surfacing, damages, or leaks have occurred. If surfacing is observed, report to NDEP Spill Hotline at 1-888-331-6337.



**NS OTHER - Discharge Limitations Table for Sample Location L03 (System 3 Ne Leach Field) To Be Reported Quarterly**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Downstream Monitoring	L03	Quarterly	VISUAL <sup>[2]</sup>

Notes (NS OTHER - Discharge Limitations Table):

1. Report '1' as 'Yes' if the visual inspection was performed on the OSDS; otherwise, report '0' as 'No' if the level 1 visual inspection has not been performed on the OSDS.
2. Visual inspection of the leach field area shall be conducted routinely to observe if any surfacing, damages, or leaks have occurred. If surfacing is observed, report to NDEP Spill Hotline at 1-888-331-6337.

**NS OTHER - Discharge Limitations Table for Sample Location L04 (System 4 Se Leach Field) To Be Reported Quarterly**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Downstream Monitoring	L04	Quarterly	VISUAL <sup>[2]</sup>

Notes (NS OTHER - Discharge Limitations Table):

1. Report '1' as 'Yes' if the visual inspection was performed on the OSDS; otherwise, report '0' as 'No' if the level 1 visual inspection has not been performed on the OSDS.
2. Visual inspection of the leach field area shall be conducted routinely to observe if any surfacing, damages, or leaks have occurred. If surfacing is observed, report to NDEP Spill Hotline at 1-888-331-6337.

**NS OTHER - Discharge Limitations Table for Sample Location L05 (Mn Backwash Discharge) To Be Reported Quarterly**

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Downstream Monitoring	L05	Quarterly	VISUAL <sup>[2]</sup>

Notes (NS OTHER - Discharge Limitations Table):

1. Report '1' as 'Yes' if the visual inspection was performed on the OSDS; otherwise, report '0' as 'No' if the level 1 visual inspection has not been performed on the OSDS.
2. Visual inspection of the area shall be conducted routinely to observe if any damages, or leaks have occurred.

**Summary of Changes From Previous Permit**

This is a new individual permit. The facility was previously permitted under general permits GNEVOSDSL0150 and GNEVOSDSL0250. Per NAC 445A.9544 an individual permit is required since more than 15,000-gallons of flow per day are processed on site.

**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.

**Rationale for Permit Requirements**

The permit requires routine monitoring, implementation of Best Management Practices (BMP), and reporting to ensure the site is performing at a level that minimizes water pollution and protects public health and the environment.

The Permittee is required to perform visual inspection of the leach fields to verify if surfacing, damages, or leaks have occurred. Also, to verify that the leach fields are properly infiltrating the treated wastewater into the ground.

The Permittee is required to perform visual inspections of the septic systems to verify if the scum/sludge has or has not exceeded 50% of the liquid depth of the septic tank and to ensure the septic systems are functioning adequately to treat the domestic wastewater. Once the scum/sludge reaches 50%, the Permittee is required to pump the septic tank.

**Anti-backsliding**

N/A, this is a new permit.

**Antidegradation**

The State's antidegradation policy has a requirement to maintain higher quality (RMHQ) standards of the receiving water body and, at a minimum, meet the most restrictive standards established per the designated beneficial use criteria. At this time there are currently no specific water quality standards that have been formally adopted by the State for groundwater. However, available data does not currently indicate any potential for degradation of groundwater from the proposed activities, and within the compliance limits in the proposed permit.

**Special Conditions**

The Permittee shall operate the facility in compliance with permit provisions and requirements and in

accordance with the Division-approved Operation and Maintenance (O&M) Manual. The O&M Manual shall contain the information required to comply with this permit.

#### SA – Special Approvals / Conditions Table

Item #	Description
1	Septic tank(s) shall be pumped by a licensed septage hauler whenever the combined depth of scum and sludge equals or exceeds 50% of the total liquid depth, or more frequently as necessary to maintain efficient solids removal. The date, tank number, volume of septage removed, and the name of the septage hauler shall be maintained onsite. Sludge disposal shall be in accordance with applicable regulations.
2	The Permittee shall conduct regular and routine inspections and maintenance in accordance with the Division approved O&M Manual. Absorption fields shall also be inspected.
3	The septic tank treatment and disposal systems shall be used only for the treatment of domestic sewage as defined in NAC 445A.9532 and means any liquid and water-borne waste that is derived from the ordinary living process and is of such a character as to permit its satisfactory disposal into a public sewer or an on-site sewage disposal system without special treatment. The discharge of toxic, hazardous, industrial, or laboratory waste material to any permitted OSDS is strictly prohibited.
4	The rated treatment capacity of each septic tank shall not be exceeded.
5	Surfacing of any substance from a septic system is strictly prohibited.
6	All leachfields shall be posted. Vehicular traffic and the movement of heavy equipment over the leachfields shall be prevented.
7	Within twenty-four (24) hours of any failure to any component of the OSDS, the Permittee shall notify the Division by telephone, at 775-687-4670 or by facsimile at 775-687-4684. The notification shall include any remedial actions taken or to be taken.
8	Section <b>B.SP</b> is not applicable to this permit.

#### Discharges From Future Outfalls/ Planned Facility Changes

No changes planned at this time.

#### Corrective Action Sites

There is one (1) Bureau of Corrective Actions remediation site, Spill Number 160817-01 (AltSiteID E-000137), located within a one-mile radius of the proposed facility. Spill of diesel from mobile source to soil.

#### Wellhead Protection Program

The outfall L01 is located within 3,000 feet of five transient, non-community system wells and four community system wells. In total placing the discharge site within nine well Drinking Water Protection Areas (DWPA). The outfall L02 is located within 3,000 feet of four transient, non-community system wells and four community system wells. In total placing the discharge site within eight well DWPA. The outfall L03 is located within 3,000 feet of five transient, non-community system wells and four community system wells. In total placing the discharge site within nine well DWPA. The outfall L04 is located within 3,000 feet of five transient, non-community system wells and four community system wells. In total placing the discharge site within nine well DWPA. There are no Wellhead Protection Areas around any of the discharge locations and the wells are part of a confined aquifer reducing the risk of infiltration from the leach fields.

**Schedule of Compliance:**

SOC – Schedule of Compliance Table

Item #	Description	Due Date
1	The Permittee shall submit two (2) copies (one (1) electronic copy and one(1) hard copy) of a septic system Operation and Maintenance (O&M) Manual for review and approval by the Division. The O&M Manual shall be prepared by a Nevada Registered Professional Engineer or another qualified person. The O&M Manual shall include an updated site map showing the location of septic tanks and leach fields.	10/1/2024
2	Within one (1) year of the permit issuance, the Permittee shall submit the Annual Large-Capacity Septic System Evaluation Report for each system via attachment on NetDMR. Form attached.	7/1/2025
3	The Permittee shall submit the name and license number of their operator to NDEP within 30 days of issuance.	8/1/2024

**Deliverable Schedule:**

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

Item #	Description	Interval	First Scheduled Due Date
1	Annual Large-Capacity Septic System Evaluation Report <sup>[1]</sup>	Annually	1/28/2025
2	Annual Discharge Monitoring Report (DMR) <sup>[2]</sup>	Annually	1/28/2025
3	Quarterly Discharge Monitoring Report (DMR) <sup>[3]</sup>	Quarterly	10/28/2024

Notes (Deliverable Schedule for Reports, Plans, and Other Submittals):

1. The Annual Large-Capacity Septic System Evaluation Reports shall consist of the results of the visual inspection performed on all OSDS (influent structures). All reports of 'No' and/or '1' in reference to the parameter "Outfall observation, visual, y/n response" shall be accompanied by a narrative report detailing reasons a 'No' and/or '1' was provided.
2. The Annual Discharge Monitoring Report shall consist of the results of the visual inspection performed on all leach fields (external outfalls). All reports of 'Fail' and/or '1' in reference to the parameter "Outfall observation, visual, y/n response" shall be accompanied by a narrative report detailing reasons a 'Fail' and/or '1' was provided.
3. The Quarterly Discharge Monitoring Report shall consist of the results of the visual inspection performed on all leach fields (external outfalls). All reports of 'Fail' and/or '1' in reference to the parameter "Outfall observation, visual, y/n response" shall be accompanied by a narrative report detailing reasons a 'Fail' and/or '1' was provided.

**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. **6/30/2024**, 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: **Aaron Park**  
 Date: **5/29/2024**  
 Title: **Staff I, Associate Engineer**