



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: TAHOE BEACH CLUB OWNERS ASSOCIATION
PO BOX 5536
STATELINE, NV 89449

Permit Number: NS2019509

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: EXISTING

Location: TAHOE BEACH CLUB, DOUGLAS
9 AND 17 BEACH CLUB DRIVE, STATELINE, NV 89449
LATITUDE: 38.973541, LONGITUDE: -119.942989
TOWNSHIP: 13, RANGE: 18, SECTION: 22

| Outfall / Well Num | Outfall / Well Name | Location Type | Well Log Num | Latitude | Longitude | Receiving Water |
|--------------------|----------------------|------------------|--------------|----------|-----------|-----------------|
| 002 | INFILTRATION GALLERY | External Outfall | | 38.9730 | -119.9430 | GROUNDWATER |
| 003 | OBSERVATION PORT | Internal Outfall | | 38.9730 | -119.9430 | GROUNDWATER |

Permit History/Description of Proposed Action

The Permittee, Tahoe Beach Club Owners Association as owners of the residential buildings and certain common areas at the Tahoe Beach Club has applied for a renewal of the groundwater discharge permit for the Tahoe Beach Club located in Stateline, Douglas County, Nevada. The Permittee proposes to periodically discharge intercepted groundwater, from beneath the underground parking garages located in residential buildings 1 and 2 to an onsite infiltration gallery located on common area land. Building 1 is located at 9 Beach Club Drive. Building 2 is located at 17 Beach Club Drive. Tahoe Beach Club is a private residential community and waterfront club consisting of fourteen approved or constructed residential buildings containing a total of 142 residences.

The Permit was first issued October 21, 2019, and expired on October 20, 2024; the permit has been administratively continued since.

Facility Overview

The Tahoe Beach Club has nine (9) sump wells approved in Buildings one (1) and two (2) that have submersible pumps with float switches and flow meters installed next to each of the two gate valves. Five (5) of the nine (9) sump pumps that extend five (5) feet below the 12-inch concert floor slabs have been installed and are in operation. Three of the sump pumps are in Building one (1) and two (2) sump pumps are located in Building two (2). The remaining four sump pumps will be installed as necessary. The groundwater is automatically pumped out from under the slabs when the water level reaches the height to trigger the pump, then pumped directly to the infiltration gallery that has the calculated capacity of 21,000 gallons and an infiltration rate of 0.5 inches per hour, a volume of 72,000 gallons per day. The infiltration gallery is approximately 18 inches above the seasonal high groundwater level. The gallery consists of a four-inch diameter perforated pipe placed within a 12-inch thick gravel blanket wrapped Mirafi filter fabric.

The last Operation and Maintenance (O&M) Manual was received on February 28, 2020. The Permittee is required to provide to the Technical, Compliance, and Enforcement Branch of the Bureau of Water Pollution Control an updated O&M Manual every ten (10) years. The next O&M Manual will be due on February 27, 2030.

Outfall Summary

Outfall 001, Dewatering Basin, was removed from the permit as a minor modification in February 2024, the basin has been decommissioned.

Outfall 002, The infiltration gallery is an external Outfall that is 44 feet by 230 feet with an area of 10,120 square feet. The gallery is approximately 950 feet east southeast from building 2. This outfall is sampled for NDEP Profile 1 contaminants.

Outfall 003, Observation port is an internal Outfall where a visual inspection on whether the infiltration gallery is functioning properly, where the data values reported should be either a 0 that indicates that the gallery is functioning properly, or a 1 that indicates that the gallery is not functioning properly.

Effluent Characterization

The effluent is untreated, intercepted groundwater. The effluent has elevated Iron and Manganese levels.

The average reported values for the 5-year period between 2020 and 2025 are listed below:

Outfall 002: External Outfall:

The only parameters to test above the limits are Iron and Manganese. The EPA National Secondary Drinking Water Regulations Maximum Contaminant Level (MCL) for Iron is 0.60 mg/L and for Manganese is 0.1 mg/L.

Iron: 0.88 mg/L

Manganese: 0.64 mg/L

pH: 7.34 Standard Units

TDS: 260 mg/L

Outfall 003: Internal Outfall

The Infiltration gallery is functioning properly.

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 the intercepted groundwater are TDS, pH, and metals (Profile 1 contaminants).

Receiving Water

The receiving water is groundwater of the State via percolation.

Compliance History

The Permittee is currently in compliance with the permit.

Proposed Effluent Limitations

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

NS OTHER - Discharge Limitations Table for Sample Location 002 (Infiltration Gallery) To Be Reported Monthly

| Discharge Limitations | | | | Monitoring Requirements | | | |
|-----------------------|----------------|----------------------------------|---------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Flow rate | Daily Maximum | <= 72000 Gallons per Day (gal/d) | | Effluent Gross | 002 | Continuous | METER |
| Flow rate | 30 Day Average | M&R Gallons per Day (gal/d) | | Effluent Gross | 002 | Continuous | METER |

NS OTHER - Discharge Limitations Table for Sample Location 002 (Infiltration Gallery) To Be Reported Quarterly

| Discharge Limitations | | | | Monitoring Requirements | | | |
|------------------------------|---------------|----------|---------------------------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Iron, dissolved (as Fe) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Quarterly | DISCRT |
| Manganese, dissolved (as Mn) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Quarterly | DISCRT |

NS OTHER - Discharge Limitations Table for Sample Location 002 (Infiltration Gallery) To Be Reported Annually^[1]

| Discharge Limitations | | | | Monitoring Requirements | | | |
|---|---------------|----------|---------------------------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Alkalinity, bicarbonate (as CaCO ₃) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Alkalinity, total (as CaCO ₃) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Aluminum, dissolved (as Al) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Antimony, dissolved (as Sb) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Arsenic, dissolved (as As) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Barium, dissolved (as Ba) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Beryllium, dissolved (as Be) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Cadmium, dissolved (as Cd) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Calcium, dissolved (as Ca) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Chloride (as Cl) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Chromium, dissolved (as Cr) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| | | | M&R | | | | |

NS OTHER - Discharge Limitations Table for Sample Location 002 (Infiltration Gallery) To Be Reported Annually^[1]

| Discharge Limitations | | | | Monitoring Requirements | | | |
|--|---------------|----------|---------------------------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Copper, dissolved (as Cu) | Daily Maximum | | Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Fluoride, total (as F) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Iron, dissolved (as Fe) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Lead, dissolved (as Pb) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Magnesium, dissolved (as Mg) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Manganese, dissolved (as Mn) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Mercury, dissolved (as Hg) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Nitrite plus nitrate total 1 det. (as N) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Nitrogen, total | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| pH, maximum | Daily Maximum | | M&R Standard Units (SU) | Effluent Gross | 002 | Annual | DISCRT |
| pH, minimum | Daily Minimum | | M&R Standard Units (SU) | Effluent Gross | 002 | Annual | DISCRT |
| Potassium, dissolved (as K) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |

NS OTHER - Discharge Limitations Table for Sample Location 002 (Infiltration Gallery) To Be Reported Annually¹

| Discharge Limitations | | | | Monitoring Requirements | | | |
|--------------------------------------|---------------|----------|---------------------------------|-------------------------|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Selenium, dissolved [as Se] | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Silver, dissolved (as Ag) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Sodium, dissolved (as Na) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Sulfate, total (as SO ₄) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Thallium, dissolved (as Tl) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Solids, total dissolved | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Uranium, natural, total | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Cyanide, weak acid, dissociable | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |
| Zinc, dissolved (as Zn) | Daily Maximum | | M&R Milligrams per Liter (mg/L) | Effluent Gross | 002 | Annual | DISCRT |

Notes (NS OTHER - Discharge Limitations Table):

1. Profile I sample shall be taken during the 4th quarter (October, November, or December).

NS OTHER - Discharge Limitations Table for Sample Location 003 (Observation Port) To Be Reported Semi Annually

| Discharge Limitations | | | | Monitoring Requirements | | | |
|---|-------|---|---------------|--|------------|-----------------------|-------------|
| Parameter | Base | Quantity | Concentration | Monitoring Loc | Sample Loc | Measurement Frequency | Sample Type |
| Outfall observation, visual, y/n response | Value | M&R Pass=0 Fail=1 (pass/fail) ^[1] | | Internal Monitoring Point ^[2] | 003 | Semiannual | VISUAL |

Notes (NS OTHER - Discharge Limitations Table):

1. If the infiltration gallery is functioning properly report "0".
If the infiltration gallery is malfunctioning report "1".
2. Infiltration gallery observation ports.

Summary of Changes From Previous Permit

A minor modification effective in February of 2024, to remove Outfall 001 after the Dewatering Basin was decommissioned.

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 limitations are not applicable to this permit.

Basis for Effluent Limitations

The requirement to monitor the effluent for Profile 1 pollutants is required to be monitored and reported annually in order to collect background data and evaluate the quality of the effluent and determine whether the effluent has potential to impact the receiving water.

Iron and manganese are required to be monitored and reported quarterly because previous samples have indicated these constituents to be slightly elevated.

Anti-backsliding

None of the proposed permit limits were changed to a less restrictive limit compared to those in the previous permit.

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.

Special Conditions

For Special Conditions see table below:

SA – Special Approvals / Conditions Table

| Item # | Description |
|--------|--|
| 1 | If the infiltration gallery malfunctions, the Permittee shall contact the Bureau of Water Pollution Control's Technical, Compliance, and Enforcement Branch within 24 hours from the time of discovery of the malfunction. |
| 2 | A written report shall be submitted to the Bureau of Water Pollution Control within 5 days of the malfunction per section C.8.2.3 of this permit. |

Discharges From Future Outfalls/ Planned Facility Changes

This Permittee does not anticipate changes to the outfalls or to the facilities.

Corrective Action Sites

There are no active Bureau of Corrective Actions (BCA) sites within a one-mile radius of the facility.

Wellhead Protection Program

The closest Public Water Systems (PWSs) are surface-water intakes located in Lake Tahoe, approximately 3,600 feet west of the discharge location. Another PWS is a groundwater system located approximately 5,200 feet northwest of the discharge location. 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. There is minimal risk to the PWSs due to the distance.

Schedule of Compliance:

SOC – Schedule of Compliance Table

| Item # | Description | Due Date |
|--------|---|-----------|
| 1 | <p>The Permittee shall submit two copies (one hard copy and one electronic copy) of an updated Operations and Maintenance (O&M) Manual for review and approval by the Division. The O&M Manual shall follow the Division's guidance document, WTS2 Minimum Information Required for an Operation and Maintenance Manual, and be prepared and wet stamped by a licensed, qualified Nevada Engineer (P.E.).</p> <p>The WTS-2 Minimum Information Required for an Operation and Maintenance Manual can be found here https://ndep.nv.gov/uploads/water-wpc-resources-publications-docs/wts2-rev-5-2017.pdf</p> | 2/27/2030 |

Deliverable Schedule:

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

| Item # | Description | Interval | First Scheduled Due Date |
|--------|--------------------|---------------|--------------------------|
| 1 | Quarterly Reports | Quarterly | 4/28/2026 |
| 2 | Annual Reports | Annually | 1/28/2027 |
| 3 | Semiannual Reports | Semi Annually | 7/28/2026 |

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. **4/6/2026**, 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: **Jason Reichelt**

Date: **3/3/2026**

Title: **Environmental Scientist 3**