FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: TL TALUS LLC

10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NV 89521

Permit Number: NS2026509

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: NEW

Location: TALUS VALLEY DEVELOPMENT, WASHOE
3300 BELLA VISTA RANCH ROAD, RENO, NV 89502
LATITUDE: 39.47075250, LONGITUDE: -119.746281
TOWNSHIP: 18 AND 19 N, RANGE: 20 E, SECTION: 3, 4, 28, 33, AND 34

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	GRND WTR	External Outfall		39.4707	-119.7462	GROUNDWATER

Permit History/Description of Proposed Action
The Permittee, TL Talus LLC, has applied for a new groundwater discharge permit for the Talus Valley Development project, located at 3300 Bella Vista Ranch Road, in Reno, within Washoe County, Nevada. The Permittee proposes to utilize intercepted groundwater for construction activities, dust suppression and vegetation irrigation within the boundary of the project, on areas of disturbance and stockpiles.

Facility Overview
The Talus Valley Development project is comprised of approximately 772 acres of land located in southeast Reno, west of Veteran's Parkway, between Mira Loma Road and South Meadows Parkway. The project is for the construction of a master planned, multi-community (three) housing development with intermixed retail areas. The site is located within portions of Sections 28, 33, and 34, Township (T)19 North (N), Range (R) 20 East (E), Mount Diablo Baseline and Meridian (M.D.B.&M.), along with portions of Sections 3 and 4, T.18N., R.20E., M.D.B.&M. Refer to the Figure 2 Site Map attached.

Intercepted groundwater will be pumped into onsite holding ponds and/or tanks for diversion to, or diverted directly into, water trucks which will be used for construction activities and dust suppression purposes within the Talus Valley Development's site boundary.

The groundwater 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. A minimum of a 100-foot buffer will be applied to the area surrounding Donner Springs Elementary School, which is west adjoining to a portion of the northern end of the site.

Outfall Summary
Outfall 001 – This external outfall is for the discharge and distribution of intercepted groundwater within the

boundary of the Talus Valley Development project.

Effluent Characterization
A groundwater sample from the site was analyzed for various constituents by Pace Analytical on December 10, 2024. Arsenic, chloride, total dissolved solids (TDS) and sulfate exceeded Profile 1 parameters in the sample.

	sample	Limit
Antimony -	0.00846 mg/L	0.0060
Arsenic -	0.82 mg/L	0.05
Sulfate -	829 mg/L	500
TDS -	5250 mg/L	1000
Chloride -	2260 mg/L	400
Sulfate -	829 mg/l	500

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. A groundwater sample from the site was analyzed for various constituents. Arsenic, antimony, chloride, TDS and sulfate exceeded Profile 1 parameters in the sample report dated December 10, 2024.

Receiving Water
The receiving water is groundwater of the State. Depth to groundwater in the area is approximately two (2) to twelve (12) feet below ground surface. No adverse effects are expected with discharge of this groundwater since it will be returned to its source.

Compliance History
This is a new permit. The permittee is in compliance with NS2025519 and temporary permit TNS-56136. NS2025519 is for the discharge of reclaimed water to waters of the State, groundwater. TNS-56136 is for the discharge of groundwater encountered during construction activities to waters of the State, groundwater.

Proposed Effluent Limitations
The discharge shall be limited and monitored by the Permittee as specified below.

NS OTHER - Discharge Limitations Table for Sample Location 001 (Grnd Wtr) To Be Reported Monthly

Discharge Limitations				Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Flow rate	Daily Maximum	<= 5.0 Million Gallons per Day (Mgal/d)		Effluent Gross	001	Daily When Discharging	METER
Flow rate	30 Day Average	<= 4.9 Million Gallons per Day (Mgal/d)		Effluent Gross	001	Daily When Discharging	METER

NS OTHER - Discharge Limitations Table for Sample Location 001 (Grnd Wtr) To Be Reported Annually

Discharge Limitations				Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Alkalinity, bicarbonate (as CaCO3)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Alkalinity, total (as CaCO3)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Aluminum, dissolved (as Al)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Antimony, dissolved (as Sb)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Arsenic, dissolved (as As)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Barium, dissolved (as Ba)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Beryllium, dissolved (as Be)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Cadmium, dissolved (as Cd)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Calcium, dissolved (as Ca)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Chromium, dissolved (as Cr)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
			M&R				

NS OTHER - Discharge Limitations Table for Sample Location 001 (Grnd Wtr) To Be Reported Annually

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	001	Annual	DISCRT
Fluoride, total (as F)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Iron, dissolved (as Fe)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Lead, dissolved (as Pb)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Magnesium, dissolved (as Mg)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Manganese, dissolved (as Mn)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Mercury, dissolved (as Hg)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Nitrite plus nitrate total 1 det. (as N)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Nitrogen, total	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
pH, maximum	Daily Maximum		M&R Standard Units (SU)	Effluent Gross	001	Annual	DISCRT
pH, minimum	Daily Minimum		M&R Standard Units (SU)	Effluent Gross	001	Annual	DISCRT
Potassium, dissolved (as K)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT

NS OTHER - Discharge Limitations Table for Sample Location 001 (Grnd Wtr) To Be Reported Annually

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	001	Annual	DISCRT
Silver, dissolved (as Ag)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Sodium, dissolved (as Na)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Sulfate, total (as SO4)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Thallium, dissolved (as Tl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Uranium, natural, total	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Cyanide, weak acid, dissociable	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Zinc, dissolved (as Zn)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT

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
The Division has established the monitoring requirements in above tables to ensure that waters of the State are not degraded as a result of project activities. Permit requirements are included to ensure protection of human health and waters of the State. The Permittee will sample annually for Profile 1 to monitor the constituents that exceeded parameters in the sample (antimony, arsenic, sulfate, TDS, chloride and sulfate).

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.

Special Conditions
See the Special Approvals/Conditions Table below.

SA – Special Approvals / Conditions Table

Item #	Description
1	No groundwater may be discharged within 100 feet of any School property.

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-001449), is from a underground storage tank located on Bella Vista Ranch Road.

Wellhead Protection Program
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.

Schedule of Compliance:

SOC – Schedule of Compliance Table

There are no Schedule of Compliance items

Deliverable Schedule:

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

Item #	Description	Interval	First Scheduled Due Date
1	QUARTERLY DISCHARGE MONITORING REPORTS	Quarterly	7/28/2026
2	ANNUAL DISCHARGE MONITORING REPORT	Annually	1/28/2027

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. **3/9/2026,** 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: **Aaron Park**
Date: **2/5/2026**
Title: **Staff II, Associate Engineer**