



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: THE LAKES DEVELOPMENT
7711 SKY VISTA PARKWAY
RENO, NV 89506

Permit Number: NS2024509

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: NEW

Location: THE LAKES DEVELOPMENT, WASHOE
7711 SKY VISTA PARKWAY, RENO, NV 89506
LATITUDE: 39.61838830, LONGITUDE: -119.86339170
TOWNSHIP: T20N, RANGE: R19E, SECTION: S09N

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	ONSITE IRRIGATION	Land Application Site	N/A	39.6183	-119.8621	GROUNDWATER

Permit History/Description of Proposed Action

The Permittee, The Lakes Development, has applied for a new groundwater discharge permit for the Lakes at Lemmon Valley located at 7711 Sky Vista Parkway in Reno, Nevada. The Permittee is proposing to use reclaimed water, from the Reno Stead Water Reclamation Facility (RSWRF) (Permit #NS2008500) for irrigation purposes.

Facility Overview

The property is currently developed as a 38-acre lot with approximately 488 apartment units. The central common area of the apartment complex includes two (2) swimming pools, mixed grass turf, small pine trees, and a clubhouse. Irrigated areas comprise approximately 7-acres of the property.

Reclaimed water from the RSWRF is conveyed to the property through approximately 2,300 linear feet of underground purple pipeline. The reclaimed water is first discharged to an onsite pond where it is stored until it is needed for irrigation. The pond has a storage capacity of approximately one (1) million gallons. The storage pond includes a waterfall feature that helps aerate the reclaimed water. There is an additional aeration feature located near the center of the pond as well. The pond is lined with a high-density polyethylene liner.

Irrigation is via drip and spray which occurs from 12:00 am to 4:00 am. Reclaimed water is not used to irrigate the area near the complex’s swimming pool; only potable water, provided by the Truckee Meadows Water Authority, is used to irrigate this area.

There are three (3) other smaller ponds constructed on the property. One (1) is located to the north of the main pond and two (2) to the south. The three (3) ponds serve as stormwater detention basins and are not used to store reclaimed water.

Outfall Summary

Outfall 001 – This outfall is for the use of reclaimed water for onsite irrigation.

Effluent Characterization

The RSWRF provides tertiary treated, denitrified, and disinfected reclaimed water which meets Category A bacteriological quality per Nevada Administrative Code (NAC) 445A.276 to the complex.

Nevada State Network Discharge Monitoring Report (NetDMR) data for RSWRF, as reported from the year 2019 to 2023, was reviewed as part of the permit drafting process. The daily maximum fecal coliform limit of 23 most probably number (MPN) 100/mL was exceeded seven (7) times. The last exceedance was in the 2nd quarter of 2022. The 30-day geometric mean limit of 2.2 MPN / 100mL was exceeded four (4) times. The last exceedance was in the 3rd quarter of 2019. There was one exceedance of the daily maximum limit of 10 mg/L for total nitrogen; however, this was due to an onsite spill of calcium nitrate.

Pollutants of Concern

Pollutants of concern are any pollutant, or parameter, that are believed to be present in the discharge and could affect or alter the physical, chemical, or biological conditions of the receiving water. A common pollutant of concern for denitrified reclaimed water is total coliform.

Receiving Water

Receiving water is groundwater of the State. Depth to groundwater at the complex is approximately 6 feet below ground surface.

Compliance History

This is a new permit.

Proposed Effluent Limitations

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

Re-use Discharge Limitations Table for Sample Location 001 (Onsite Irrigation) To Be Reported Monthly

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Flow rate	Daily Maximum	<= 0.055 Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Flow rate	30 Day Average	M&R Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Nitrogen, total ^[1]	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Prior to Reuse	001	Weekly	DISCRT
Coliform, total general ^[1]	Daily Maximum		<= 23 Most Probable Number per 100ml T (MPN/100mL) ^[2]	Prior to Reuse	001	Weekly	DISCRT
Coliform, fecal general ^[1]	30 Day Geometric Mean		<= 2.2 Most Probable Number per 100ml T (MPN/100mL) ^[2]	Prior to Reuse	001	Weekly	DISCRT

Notes (Re-use Discharge Limitations Table):

1. Sample results to be obtained from NS2008500 and reported by the Permittee.
2. CFU / 100 mL or MPN / 100 mL.

Summary of Changes From Previous Permit

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.

Basis for Effluent Limitations

The proposed permit establishes the requirement to sample for total coliform to assess the quality of reclaimed water being applied and for the protection of human health and the environment.

The proposed permit establishes the requirement to report the total nitrogen applied to ensure groundwater of the State is not being degraded.

Anti-backsliding

As this is a new permit, anti-backsliding is 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 protect water quality of the associated beneficial uses of Nevada's surface waters and maintain the unique attributes and special characteristics and values associated with high-quality waters.

As this permit is for discharges to groundwater, and not surface water, an antidegradation review is not applicable. Furthermore, data reviewed during the renewal process does not indicate any potential for degradation of the receiving water body from the reclaimed water discharged within the compliance limits of the proposed permit.

Special Conditions

There are no special conditions associated with this permit at this time.

SA – Special Approvals / Conditions Table

There are no Special Approval / Condition items

Discharges From Future Outfalls/ Planned Facility Changes

The Permittee does not anticipate the need for future outfalls or changes to the facility at this time.

Corrective Action Sites

There are two (2) active Bureau of Corrective Action (BCA) sites located within a one-mile radius of the discharge location. The first site (D-001145) is for the release of emulsion oil to the soil in 2020. The other site (4-000732) is for the release of gasoline into the soil from an underground storage tank in 1999. It is not anticipated that discharge of reclaimed water at the complex will affect these BCA sites.

Wellhead Protection Program

The closest Public Water System (PWS) well is located approximately 0.40 miles to the southwest. There are several more located to the north, east, south, and west of the complex. The discharge location is located within a Drinking Water Protection Area which is defined by a 3,000-foot radius around a PWS well. The discharge location is not located within a Wellhead Protection Area, which represents an approximate 10-year capture zone of a PWS well. Discharges from the facility are not anticipated to affect any PWS wells.

Schedule of Compliance:

SOC – Schedule of Compliance Table

Item #	Description	Due Date
1	The Permittee shall submit to the Division, for review and approval, an updated Reclaimed Water Management Plan (RWMP). The revised RWMP shall include the permit number and a copy of the issued permit. The RWMP shall be submitted electronically.	12/1/2024
2	All Discharge Monitoring Reports (DMRs) shall be submitted electronically through the Nevada NetDMR website https://netdmr.ndep.nv.gov/netdmr/public/home.htm	10/28/2024

Deliverable Schedule:

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

Item #	Description	Interval	First Scheduled Due Date
1	Quarterly DMRs	Quarterly	10/28/2024
2	Annual DMRs	Annually	1/28/2025
3	Annual Report (See section C.1.2 of the permit)	Annually	1/28/2025

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. **8/12/2024**, 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: **Bonnie Hartley**
 Date: **7/10/2024**
 Title: **Staff II, Associate Engineer**