



A division of the
Nevada Department of Conservation & Natural Resources

STATE OF NEVADA
Joe Lombardo, Governor
Vinson Guthreau, Director
Jennifer L. Carr, Administrator

901 S. Stewart Street, Suite 4001
Carson City, Nevada 89701
p: 775-687-4670 f: 775-687-5856
ndep.nv.gov

Notice of Request for Section 401 Water Quality Certification Action - Bureau of Water Quality Planning

Web Posting: 6/1/2026

Deadline for Comments: 7/1/2026

**Warm Springs Estates Development
Douglas County**

**Resource Concepts Inc.
340 N. Minnesota Street
Carson City, NV 89703**

Certification Action Number NV-401-26-013

The purpose of this project is to develop a residential subdivision that includes 80 single-family residential lots in Minden, Douglas County, Nevada. The project proposes development of an 80-acre, single-family residential area to be constructed in four phases. The construction sequence of each development phase would include installation of best management practices for erosion and sediment control, clearing and grubbing vegetation on approximately 77.0 acres, mass grading, excavation, and retention pond construction, utility installation, roadway construction, final grading, and final stabilization. Impacts to regulated waters would result from the installation of an open bottom culvert under Calido Road and from the installation of a gabion wall along Vicky Lane. The Warm Springs Estates Project is anticipated to be constructed in four phases spanning June 15, 2026, through December 1, 2027. Temporary and permanent impacts to regulated waters would occur during Phase 2 (Sept 15, 2026 – July 15, 2027) for roadway construction and installation of a gabion rock wall. The project proponent has requested certification for the use of Nationwide Permit 14 (Linear Transportation Projects) under Clean Water Act Section 404 administered by the U.S. Army Corps of Engineers.

A 401 certification (or a waiver of certification) is required for any federal license or permit that authorizes activities that may result in any discharge into waters of the United States. Nevada Division of Environmental Protection is in receipt of a complete request for certification in compliance with Clean Water Act Section 401 Certification regulations which the U.S. Environmental Protection Agency promulgated in 2023, codified as 40 CFR 121.

The Administrator is evaluating whether the proposed activity will comply with applicable water quality requirements. Certification actions are valid for the duration of the federal license or permit (typically five

years). Any conditions contained within the certification action become a condition of the federal license or permit.

Persons wishing to comment on the application for consideration by the Administrator in making a determination regarding the certification action should submit their comments or request a hearing in writing, emailed no later than 5:00 P.M. on 7/1/2026:

Bureau of Water Quality Planning
901 South Stewart Street, Suite 4001
Carson City, Nevada 89701-5249
ndep401@ndep.nv.gov

The request for a hearing 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. All water quality-related comments or objections received within the thirty (30) day period will be considered in the formulation of final certification action regarding the application. If written comments indicate a significant degree of public interest in the proposed permit, the Administrator shall hold a public hearing. A public notice of such hearing will be issued not less than thirty (30) days prior to the hearing date.

The applications, proposed permits, comments received, and other information are on file and may be copied, or copies may be obtained by writing to the above address or by contacting Zachary Carter, Bureau of Water Quality Planning, at (775) 687-9456 or ndep401@ndep.nv.gov. The public notice for this project can be viewed at the following website: <https://ndep.nv.gov/posts/category/water>.

Please bring the foregoing notice to the attention of all persons interested in this matter.