FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: JVR RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

4660 CANYON OVERLOOK DRIVE
LAS VEGAS, NV 89135

Permit Number: NS0098013

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: EXISTING

Location: SCHNEIDER RANCH, DOUGLAS
300 JACKS VALLEY RANCH ROAD, CARSON CITY, NV 89705
LATITUDE: 39.0875, LONGITUDE: -119.833333
TOWNSHIP: 16N, RANGE: 18E, SECTION: 23

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	IVGID OUTLET	Land Application Site		39.088620	-119.835883	GROUNDWATER
002	MONITORING WELL MW-9	Monitoring Well		39.076612	-119.832677	GROUNDWATER
003	MONITORING WELL MW-10	Monitoring Well		39.081085	-119.824222	GROUNDWATER

Permit History/Description of Proposed Action
The Permittee, JVR Ranch LLC, located at 1 Schneider Ranch Road in Douglas County has applied to renew their water reuse permit NS0098013 for Schneider Ranch. Schneider Ranch uses the 1 million gallons per day (Mgal/d) water from Incline Village General Improvement District (IVGID) to irrigate approximately 600 acres of rangeland, pasture, and hay fields. The fields are spray and flood irrigated from May to November.

This permit was first issued on February 1, 1999. The latest permit was issued on November 1, 2016, and expired on October 31, 2021; the permit has been administratively continued since.

Facility Overview
The property change of Ownership in 2024, formerly the Clear Creek Golf Club, is now the JVR Ranch LLC. The Notice to Transfer Permit/ Change of Ownership form was filed with the Nevada Division of Environmental Protection (NDEP) Bureau of Water Pollution Control (BWPC) on December 2, 2024. Schneider Ranch's outfall is located on the northwest corner of the property. The ranch receives one million gallons per day (Mgal/d) of water treated to Category C bacteriological quality reclaimed water standards per Nevada Administrative Code (NAC) 445A.276 from the IVGID Water Resource Recovery Facility, NS0030009. Discharge from the outfall runs into earthen ditches and culverts that are parallel to Schneider Ranch Road to channel the water to the various takeoff points where it is then applied to the fields. Discharge is monitored by two wells, Monitoring Well MW-9 which is located at the south end of the irrigated area and Monitoring Well MW-10 which is located at the west end of the irrigated area.

The Reclaimed Water Management Plan (RWMP) was received December 5, 2016, and an updated

RWMP is required by December 5th 2026, or within 90 days of the issuance of this permit.

Outfall Summary
Outfall 001: IVGID Outlet is monitored for Flow Rate, Fecal Coliform, Nitrogen, and Nitrogen in pounds per year.

Outfall 002: Monitoring Well MW-9 is a downgradient well monitored for Chloride, Depth to Water, Nitrogen, Total Dissolved Solids, and Elevation.

Outfall 003: Monitoring Well MW-10 is a downgradient well monitored for Chloride, Depth to Water, Nitrogen, Total Dissolved Solids, and Elevation.

Effluent Characterization

The averages for the reported data from time period of 2020 to 2025 are listed below:

Outfall 001: IVGID Outlet
Coliform: 30-day geometric mean 9.54 Colony Forming Unit (CFU)
Coliform: Long term average Daily Max 34.41 CFU
Flow Rate: 0.19 million gallon per day (Mgal/d)
Nitrogen: 33.83 milligrams per leter (mg/L)
Annual Nitrogen: 26.28 pounds (lbs)

Outfall 002: Monitoring Well MW-9
Depth of water: 0.71 feet
Water Elevation: 4770.32’ Above Mean Sea Level (AMSL)
Chloride: 4.08 mg/L
Nitrogen: 1.00 mg/L
TDS: 153.55 mg/L

Outfall 003: Monitoring Well MW-10
Depth of water: 0.73 feet
Water Elevation: 5,002.27 feet Above Mean Sea Level (AMSL)
Chloride: 0.98 mg/L
Nitrogen: 0.66 mg/L
TDS: 106.40 mg/L

Pollutants of Concern
Pollutants of concern are any pollutants or parameters that are believed to be present in the discharge and could affect the physical, chemical, or biological condition of the receiving water. Common pollutants of concern for reclaimed water are fecal coliform and total nitrogen.

Receiving Water
Receiving water is groundwater of the State via percolation. Groundwater quality is monitored via two monitoring wells, MW-9 and MW-10. Depth to groundwater is approximately 2 feet below ground surface.

Compliance History
The Permittee is in compliance with the permit.

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

Groundwater Monitoring Wells Table for Sample Location 002 (Monitoring Well Mw-9) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	002	Quarterly	DISCRT
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	002	Quarterly	DISCRT
Nitrogen, total	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Groundwater	002	Quarterly	DISCRT
Depth to water level ft below landsurface[2]	Daily Minimum	M&R Feet (ft)		Groundwater	002	Quarterly	DISCRT
Water level relative to mean sea level[1]	Daily Maximum	M&R Feet (ft)		Groundwater	002	Quarterly	CALCTD

Notes (Groundwater Monitoring Wells Table):

1. Groundwater Elevation (ft).
2. Depth to Groundwater (ft).

Groundwater Monitoring Wells Table for Sample Location 003 (Monitoring Well Mw-10) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Water level relative to mean sea level[1]	Daily Maximum	M&R Feet (ft)		Groundwater	003	Quarterly	CALCTD
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	003	Quarterly	DISCRT
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	003	Quarterly	DISCRT
Nitrogen, total	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Groundwater	003	Quarterly	DISCRT
Depth to water level ft below landsurface[2]	Daily Minimum	M&R Feet (ft)		Groundwater	003	Quarterly	DISCRT

Notes (Groundwater Monitoring Wells Table):

1. Groundwater Elevation (ft).
2. Depth to Groundwater (ft).

Re-use Discharge Limitations Table for Sample Location 001 (Land Application Site) To Be Reported Quarterly

Discharge Limitations				Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Flow rate	30 Day Average	M&R Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Flow rate	Daily Maximum	<= 1.00 Million Gallons per Day (Mgal/d)		Prior to Reuse	001	Continuous	METER
Coliform, fecal, colony forming units[1]	Daily Maximum		<= 240 Colony Forming Units per 100ml T (CFU/100mL)[2]	Prior to Reuse	001	Monthly	DISCRT
Coliform, fecal, colony forming units[1]	30 Day Geometric Mean		<= 23 Colony Forming Units per 100ml T (CFU/100mL)[2]	Prior to Reuse	001	Monthly	DISCRT
Nitrogen, total	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Prior to Reuse	001	Monthly	DISCRT

Notes (Re-use Discharge Limitations Table):

1. Sampling may be done by the supplier of the effluent, results must be reported by the Permittee. The fecal coliform count must meet Reuse Category C standards specified in NAC 445A.2766.
2. MPN / 100 mL or CFU / 100 mL.

Re-use Discharge Limitations Table for Sample Location 001 (Land Application Site) To Be Reported Annually

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Nitrogen, total[1]	Annual Total	<= 101.9 Pounds per Year (lb/yr)	M&R Milligrams per Liter (mg/L)	Prior to Reuse	001	Annual[2]	CALCTD
Nitrogen, total[3]	Annual Mass Loading	M&R Pounds per Year (lb/yr)[4]		Beneficial Reuse	001	Annual	CALCTD

Notes (Re-use Discharge Limitations Table):

1. Include Nitrogen from all sources including any fertilizer applied.
2. Report the Total Nitrogen Applied in the Annual Report.
3. To be reported as pounds per acre per year (lbs/acre/year), refer to Page 20 of WTS1B: General Criteria for Preparing a Reclaimed Water Management Plan. This formula is below: lbs. Nitrogen / acre / year = (MGD Effluent Irrigated) x (Ave. Effluent Nitrogen, mg/l) x (8.34) x (365 days / year) ÷ (Acres Irrigated).
4. Report the percentage of nitrogen uptake. Refer to Technical Sheets WTS1B: General Criteria for Preparing a Reclaimed Water Management Plan and WTS1C Nutrient Management for Reuse & Biosolids Sites.

Summary of Changes From Previous Permit
The proposed permit removes the requirement to sample nitrate from the monitoring wells.

The proposed permit establishes the requirement to report the total nitrogen uptake.

The property change of Ownership in 2024, formerly the Clear Creek Golf Club, is now the JVR Ranch LLC. The Notice to Transfer Permit/ Change of Ownership form was filed with the NDEP BWPC on December 2, 2024.

Technology Based Effluent Limitations
Technology base effluent limitations are not applicable on 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
Monitoring is required to assess the level of treatment provided and to protect the groundwater of the State.

The flow is limited to 1 Mgal/d at the request of the Permittee and per the contract with the IVGID.

Fecal coliform is monitored to assess the quality of the reclaimed water and to protect the health of the public.

Limits on the total nitrogen discharge is to regulate and monitor the amount of nitrogen potentially entering the groundwater supply and are required to be reported to an approved RWMP.

Anti-backsliding

Total nitrate as nitrogen has been removed from the sampling requirements for all two monitoring wells as nitrate is a component of total nitrogen, which is reported quarterly and limited to 10.0 mg/L.

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
There are no special conditions applicable to this permit.

SA – Special Approvals / Conditions Table

There are no Special Approval / Condition items

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 Bureau of Corrective Actions (BCA) sites located within a one-mile radius of the discharge location.

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

Item #	Description	Due Date
1	The Permittee shall submit two (2) copies (one hard copy and one electronic copy) of a Reclaimed Water Management Plan (RWMP) to the Division for review and approval. The RWMP shall follow the Division's guidance document WTS1B: General Design Criteria for Preparing a Reclaimed Water Management Plan and be prepared and wet-stamped by a licensed, qualified Nevada engineer (P.E.).	12/5/2026

Deliverable Schedule:

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

Item #	Description	Interval	First Scheduled Due Date
1	Quarterly DMRs	Quarterly	4/28/2027
2	Annual DMRs	Annually	1/28/2027
3	Annual 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. **3/16/2026,** 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: **2/11/2026**
Title: **Environmental Scientist 3**