NEVADA DIVISION OF
ENVIRONMENTAL
PROTECTION

A division of the
Nevada Department of Conservation & Natural Resources

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FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: PARK RANCH HOLDINGS

1300 BUCKEYE ROAD STE A
MINDEN, NV 89423

Permit Number: NS2003500

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: EXISTING

Location: PARK RANCH, DOUGLAS
EAST OF THE EAST FORK OF THE CARSON RIVER, NORTH OF MULLER LN, MINDEN, NV 89423
LATITUDE: 38.979167, LONGITUDE: -119.791389
TOWNSHIP: 13N, RANGE: 20E, SECTION: 28

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	EFFLUENT STORAGE RESERVOIR	External Outfall		38.973056	-119.791944	GROUNDWATER
002	MW-2	Monitoring Well		38.973333	-119.788333	GROUNDWATER
003	MW-3	Monitoring Well		38.975833	-119.799167	GROUNDWATER
004	MW-4	Monitoring Well		38.980556	-119.795833	GROUNDWATER
005	MW-7	Monitoring Well		38.975833	-119.783333	GROUNDWATER
006	MW-10	Monitoring Well		38.989444	-119.813333	GROUNDWATER
007	LAND APPLICATION SITE	Land Application Site		38.973333	-119.788333	GROUNDWATER

Permit History/Description of Proposed Action

The Permittee, Park Ranch Holdings LLC, owns and operates approximately 1,025 acres of flood-irrigated fields located north of Muller Lane between US Highway 395 and the Carson River. The Permittee has applied for a permit renewal of the existing reclaimed water reuse permit NS2003500, for the use of treated effluent for flood irrigation. Treated reclaimed water has been supplied to portions of the ranch for flood irrigation since 1983 by the Minden Gardnerville Sanitation District (MGSD) treatment plant.

This permit was first issued on January 17, 2007. The most recent permit was issued on December 21, 2012, and expired on December 20, 2022; the permit has been administratively continued since.

Facility Overview

Park Ranch Holdings is authorized for the use of effluent for irrigation in accordance with the Reclaimed Water Management Plan (RWMP) approved by the Nevada Division of Environmental Protection, Bureau of

Water Pollution Control (BWPC). The reuse of Category D reclaimed water is treated to standards in pursuant to Nevada Administrative Code (NAC) 445A.2768 and is supplied by the MGSD under permit NS0040027. Park Ranch Holdings has requested to continue using secondary-treated, disinfected reclaimed water for flood irrigation of 1,025 acres of hay and pastureland located in Douglas County, east of the East Fork of the Carson River, north of Muller Lane, approximately 2.5 miles northwest of the Town of Minden that conforms to NAC 445A.2768 approved uses.

The Reclaimed Water Managent Plan (RWMP) was last reviewed and approved in April 21, 2026. The Technical, Compliance, and Enforcement Branch of the Bureau of Water Pollution Control requires RWMP to be updated every ten (10) years and being due on April 15, 2036.

Outfall Summary
Outfall 001: Effluent Storage Reservoir is located at the northwest corner of the permitted site. This outfall is metered for flow rate, and sampled for Fecal Coliform, and total Nitrogen.

Outfall 002: Monitoring Well MW-2 is the most southern well and is located between MW-3 to the west, and MW-7 to the east. This well is monitored quarterly for the following: Depth to water, Chloride, total Nitrogen, and Total Dissolved Solids (TDS).

Outfall 003: Monitoring Well MW-3 is located in the southwestern portion of the permitted site. This well is monitored quarterly for the following: Depth to water, Chloride, total Nitrogen, and TDS.

Outfall 004: Monitoring Well MW-4 is centrally located at the permitted site. This well is monitored quarterly for the following: Depth to water, Chloride, total Nitrogen, and TDS.

Outfall 005: Monitoring Well MW-7 is in the southeastern area of the permitted site. This well is monitored quarterly for the following: Depth to water, Chloride, total Nitrogen, and TDS.

Outfall 006: Monitoring Well MW-10 is located at the northwest corner of the permitted site near the Effluent Storage Reservoir. This well is monitored quarterly for the following: Depth to water, Chloride, total Nitrogen, and TDS.

Outfall 007: Land Application. This outfall is monitored annually for total Nitrogen applied to the fields reported in pounds per year.

Effluent Characterization
The effluent treatment is conducted off-site at the MGSD, delivering Category D bacteriological quality, per NAC 445A.2768, reclaimed water to the Permittee. Being Category D, the reclaimed water should meet, at a minimum, a daily maximum fecal coliform concentration of 400 colony forming unit (CFU) per 100 mL, and a 30-day geometric mean of 200 CFU per 100ml. There will be no treatment of the effluent on site. The permittee is authorized to discharge a maximum of 14 million gallons per day (Mgal/d). A total of 375 acre-feet per year of reclaimed water can be supplied to the Permittee, per the agreement with MGSD.

The averages for the reported values for 2019-2024 are listed below:

Outfall 001: Effluent Storage Reservoir
Coliform: 53.22 CFU 30-day geometric mean
Coliform: 197.86 CFU Long term average Daily Max
Nitrogen: 6.99 mg/L
30 Day Average Flow: 1.45 Mgal/d
Daily Average Maximum Flow: 1.45 Mgal/d

Outfall 002: Monitoring Well MW-2
Depth of water: 2.76 feet
Chloride: 264.33 mg/L
Nitrogen: 1.82 mg/L

TDS: 573.75 mg/L

Outfall 003: Monitoring Well MW-3
Depth of water: 2.76 feet
Chloride: 360.33 mg/L
Nitrogen: 0.85 mg/L
TDS: 442.08 mg/L

Outfall 004: Monitoring Well MW-4
Depth of water: 2.96 feet
Chloride: 456.42 mg/L
Nitrogen: 0.81 mg/L
TDS: 636.25 mg/L

Outfall 005: Monitoring Well MW-7
Depth of water: 3.58 feet
Chloride: 552.33 mg/L
Nitrogen: 3.08 mg/L
TDS: 860.42 mg/L

Outfall 006: Monitoring Well MW-10
Depth of water: 4.50 feet
Chloride: 621.58 mg/L
Nitrogen: 0.77mg/L
TDS: 382.92 mg/L

Outfall 007: Landsite Application
Nitrogen: 4.95 lbs/year

Pollutants of Concern
Pollutants of concern are any pollutants or parameters that are believed to be present the in 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
The water used for irrigation is discharged to groundwater of the State. The groundwater has an average depth of 3.3 feet and is monitored by 5 monitoring wells.

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-2) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	002	Quarterly	DISCRT
Chloride (as Cl)	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[1]	Daily Minimum	M&R Feet (ft)		Groundwater	002	Quarterly	VISUAL

Notes (Groundwater Monitoring Wells Table):

1. Depth to groundwater

Groundwater Monitoring Wells Table for Sample Location 003 (Monitoring Well Mw-3) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	003	Quarterly	DISCRT
Chloride (as Cl)	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[1]	Daily Minimum	M&R Feet (ft)		Groundwater	003	Quarterly	VISUAL

Notes (Groundwater Monitoring Wells Table):

1. Depth to groundwater

Groundwater Monitoring Wells Table for Sample Location 004 (Monitoring Well Mw-4) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	004	Quarterly	DISCRT
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	004	Quarterly	DISCRT
Nitrogen, total	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Groundwater	004	Quarterly	DISCRT
Depth to water level ft below landsurface[1]	Daily Minimum	M&R Feet (ft)		Groundwater	004	Quarterly	VISUAL

Notes (Groundwater Monitoring Wells Table):

1. Depth to groundwater

Groundwater Monitoring Wells Table for Sample Location 005 (Monitoring Well Mw-7) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Depth to water level ft below landsurface[1]	Daily Minimum	M&R Feet (ft)		Groundwater	005	Quarterly	VISUAL
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	005	Quarterly	DISCRT
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	005	Quarterly	DISCRT
Nitrogen, total	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Groundwater	005	Quarterly	DISCRT

Notes (Groundwater Monitoring Wells Table):

1. Depth to groundwater

Groundwater Monitoring Wells Table for Sample Location 006 (Monitoring Well Mw-10) To Be Reported Quarterly

	Discharge Limitations			Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	006	Quarterly	DISCRT
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Groundwater	006	Quarterly	DISCRT
Nitrogen, total	Daily Maximum		<= 10 Milligrams per Liter (mg/L)	Groundwater	006	Quarterly	DISCRT
Depth to water level ft below landsurface[1]	Daily Minimum	M&R Feet (ft)		Groundwater	006	Quarterly	VISUAL

Notes (Groundwater Monitoring Wells Table):

1. Depth to groundwater

Re-use Discharge Limitations Table for Sample Location 001 (Land Application Site) To Be Reported Monthly[1]

Discharge Limitations				Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Flow rate	Daily Maximum	<= 14 Million Gallons per Day (Mgal/d)		Prior to Irrigation	001	Continuous	METER
Flow rate	30 Day Average	<= 4.4 Million Gallons per Day (Mgal/d)		Prior to Irrigation	001	Continuous	METER
Coliform, fecal general	Daily Maximum		<= 400 Colony Forming Units per 100ml T (CFU/100mL)[2]	Prior to Irrigation	001	Weekly	DISCRT
Coliform, fecal general	30 Day Geometric Mean		<= 200 Colony Forming Units per 100ml T (CFU/100mL)[2]	Prior to Irrigation	001	Weekly	DISCRT
Nitrogen, total	Daily Maximum		M&R Milligrams per Liter (mg/L)	Prior to Irrigation	001	Monthly	COMPOS

Notes (Re-use Discharge Limitations Table):

1. The data in compliance with this limit set may be submitted as obtained from the supplier of the reclaimed water on file, the Minden-Gardnerville Wastewater Treatment Facility (permit NS0040027).
2. CFU or most probable number (MPN)/100 mL

Re-use Discharge Limitations Table for Sample Location 007 (Land Application Site) To Be Reported Annually[3]

Discharge Limitations				Monitoring Requirements			
Parameter	**Base**	**Quantity**	**Concentration**	**Monitoring Loc**	**Sample Loc**	**Measurement Frequency**	**Sample Type**
Nitrogen, total	Cumulative Total[2]	M&R Pounds per Year (lb/yr)[1]		Beneficial Reuse	007	Annual	CALCTD
Nitrogen, total[4]	Annual Mass Loading	M&R Pounds per Year (lb/yr)[5]		Beneficial Reuse	007	Annual	CALCTD

Notes (Re-use Discharge Limitations Table):

1. Please note a correction for the quantity units. The quantity is to be reported in the units of Pounds per Year per Acre (lb/yr-acre).
2. Cumulative total of Nitrogen (N) application via irrigation and fertilization. This quantity should be calculated each quarter using monthly average N in the influent, total flow, and N applied via fertilization. Annual cumulative total N applied should be within limits of approved Reclaimed Water Management Plan, expressed as Pounds per Year per Acre (lb/yr-acre).
3. Cumulative total nitrogen application limit may be revised, upon the review and approval of an updated RWMP, via minor modification of this permit.
4. 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)
5. 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
Park Ranch has requested to increase the daily maximum flow to 14 Mgal/d from 6 Mgal/d. The increase is related only to the calculation method used to estimate “daily max flow”, which is provided in Section 3, pages 11 and 12 of the RWMP. No additional reclaimed water is being provided for irrigation by MGSD and operations have not changed.

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.

Technology Based Effluent Limitations
Technology based 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
The flow is limited to 14 Mgal/d at the request of the Permittee and per the contract with MGSD. While Park Ranch is not increasing the total amount of water from MGSD, due to the way the flood irrigation water use is calculated the total amount of water received would exceed the permitted daily maximum limit but not the 30-Day Average.

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.

Anti-backsliding
Total nitrate as nitrogen has been removed from the sampling requirements for all five 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. There are currently no specific water quality standards that have been formally adopted by the State for groundwater; however, data reviewed during the renewal process does not indicate the potential for degradation of the groundwater from the reclaimed water discharged within the compliance limits of the proposed permit.

Special Conditions
For Special Conditions see table below.

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 closest Public Water Supply (PWS) well is approximately 2,357 feet to the south of the boundary of the permitted irrigation area. The southeastern corner of the irrigation area is partly within a 10-year Wellhead Protected Area and is partly within a Drinking Water Protection Area 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 WTS-1B, General Design Criteria for Preparing an Effluent Management Planand be prepared and wetstamped by a licensed, qualified Nevada engineer (P.E.).	4/15/2036

Deliverable Schedule:

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

Item #	Description	Interval	First Scheduled Due Date
1	Discharge Monitoring Reports	Quarterly	10/28/2026
2	Annual Reports	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. **7/3/2026,** 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: **6/2/2026**
Title: **Environmental Scientist 3**