



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: NP BGO APEX INDUSTRIAL OWNER LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116

Permit Number: NS2023514

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: EXISTING

Location: NORTH VEGAS LOGISTICS CENTER BUILDING 1, CLARK
11515 N. DONALD LEE ADAMS WAY, NORTH LAS VEGAS, NV 89165
LATITUDE: 36.344570, LONGITUDE: -114.929460
TOWNSHIP: 18 SOUTH, RANGE: 63 EAST, SECTION: 27 AND 34

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	HOLDING TANKS (3) IN SERIES	Internal Outfall		36.3443	-114.9351	HOLDING TANKS

Permit History/Description of Proposed Action

This is a new permit. The Permittee, NP BGO APEX INDUSTRIAL OWNER LLC, has applied for a new individual permit to discharge domestic wastewater generated from commercial activities to three (3) 15,000-gallon holding tanks connected in series for a combined capacity of 45,000-gallons.

MAJOR MODIFIATION (Effective December 2025):

The Permittee has requested the modification of this permit to delete 1 Special Approval (SA) and modify 1 SA.

SA #1 (A toxic gas monitoring system shall be installed to provide notice of toxic gas accumulation.) has been removed from the permit.

SA #3 (now #2) has been modified from "Holding tanks shall be equipped with a visible and audible high water alarm system with a backup power source. The alarm system shall be activated when the level of sewage reaches 75% of the holding tank capacity, power failure, dry well sump, pump failure, unauthorized entry, or any other cause of tank malfunction. The alarm signal shall be transmitted to a location that is staffed 24 hours a day. It shall be a violation to tamper with or disconnect the alarm system."

to read

"Holding tanks shall be equipped with a visible and audible high water alarm system with a backup power source. The alarm system shall be activated when the level of sewage reaches 75% of the holding tank capacity, power failure, pump failure, unauthorized entry, or any other cause of tank malfunction. The alarm signal shall be transmitted to a location that is staffed 24 hours a day. It shall be a violation to tamper with or disconnect the alarm system."

The words "dry well sump" have been removed from the SA.

Facility Overview

The North Las Vegas Logistics Center Building 1 is a proposed commercial warehouse located in North Las Vegas in Clark County. The building planned for this site will be between 750,000-square feet and one million square feet. The facility will collect domestic sewage from commercial operations in three (3) 15,000-gallon holding tanks connected in series with a total combined capacity of 45,000-gallons. Wastewater will then be transferred for treatment and disposal at a permitted facility. The Permittee has stated that MMC Industrial and Environmental Services (Health Permit # PRO131986) will be pumping tanks on a weekly basis for transfer to the City of North Las Vegas (CNLV) wastewater treatment facility (WWTF).

Outfall Summary

Outfall 001 is associated with the three (3) 15,000-gallon holding tanks connected in series. The domestic wastewater discharged to the holding tanks will be stored until it can be pumped and disposed of at an approved wastewater treatment facility.

Effluent Characterization

This permit will authorize the discharge of untreated domestic wastewater to temporary holding tanks: the Permittee has stated that the wastewater would then be transferred for treatment and disposal at the CNLV WWTF. The discharge of toxic, hazardous, or industrial waste materials to any permitted holding tank is strictly prohibited.

Pollutants of Concern

The 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. This is a zero-discharge permit and no discharge is expected to occur.

Receiving Water

This is a zero discharge permit; however, should the tanks fail, the receiving water would be to groundwater of the State.

Compliance History

This is a new permit.

Proposed Effluent Limitations

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

Zero Discharge Limitations Table for Sample Location 001 (Holding Tanks (3) In Series) To Be Reported Quarterly

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results ^[1]	M&R Yes=1; No=0 (Y=1;N=0)		Internal Monitoring Point	001	Quarterly	VISUAL ^[2]
Volume, total ^[4]	Maximum	M&R Million Gallons per Day (Mgal/d)		Effluent Gross	001	Continuous	CALCTD ^[3]

Notes (Zero Discharge Limitations Table):

1. Report '1' as 'Yes' if the holding tank has been visually inspected; otherwise, report '0' as 'No' if the inspection was not performed.
2. Visual inspections require: monitoring tank levels and inspecting equipment for leaks and damage.
3. Report sum of pumping records. Attach pumping records to and submit with DMR.
4. Total septage pumper per quarter.

Summary of Changes From Previous Permit

This is a new permit.

MAJOR MODIFIATION (Effective December 2025):

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SA - Special Approvals / Conditions Table. SA #1 (A toxic gas monitoring system shall be installed to provide notice of toxic gas accumulation.) has been removed from the permit.

SA #3 (now #2) has been modified from "Holding tanks shall be equipped with a visible and audible high water alarm system with a backup power source. The alarm system shall be activated when the level of sewage reaches 75% of the holding tank capacity, power failure, dry well sump, pump failure, unauthorized entry, or any other cause of tank malfunction. The alarm signal shall be transmitted to a location that is staffed 24 hours a day. It shall be a violation to tamper with or disconnect the alarm system."

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The words "dry well sump" have been removed from the SA.

Technology Based Effluent Limitations

N/A, There are no technology based effluent limitations associated with this permit.

Water Quality Based Effluent Limitations

N/A, There are no water quality based effluent limitations associated with this permit.

Proposed Water Quality Based Effluent Limits (monthly/weekly/daily)

There are no water quality based effluent limitations associated with this permit.

Basis for Effluent Limitations

The Permittee is required to perform quarterly visual inspection of the tanks to verify tank integrity and that tanks are not leaking.

Anti-backsliding

Sections 402(o) and 303(d)(4) of the CWA and federal regulations of 40 CFR 122.44(l) prohibit backsliding and require effluent limitations in a reissued permit to be as stringent as those in the previous permit. As this is a new permit, 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 prevent degradation of Nevada's surface waters and maintain the unique attributes and special characteristics and water quality associated with high quality waters. This permit is a zero-discharge permit, the new antidegradation rule is not applicable.

Special Conditions

Special conditions are included to ensure protection of human health and Waters of the State.

Special conditions and approvals are as stipulated below:

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SA – Special Approvals / Conditions Table

Item #	Description
1	The Permittee is required to submit their Discharge Monitoring Reports (DMRs) through the BWPC's NetDMR system. Pumping records shall be attached to and submitted with quarterly DMRs.
2	Holding tanks shall be equipped with a visible and audible high water alarm system with a backup power source. The alarm system shall be activated when the level of sewage reaches 75% of the holding tank capacity, power failure, pump failure, unauthorized entry, or any other cause of tank malfunction. The alarm signal shall be transmitted to a location that is staffed 24 hours a day. It shall be a violation to tamper with or disconnect the alarm system.
	All units utilizing a holding tank shall connect to a public sewer upon availability and in accordance with

Item #	Description
3	the local authority that has jurisdiction. A public sewer shall be deemed available when the public sewer is located in any thoroughfare, right of way or easement abutting the lot on which the unit is located. The holding tanks shall be properly abandoned within 30 days of connection to the public sewer.
4	The holding tanks shall be used only for the storage of domestic sewage. Domestic sewage is defined in NAC 445A.9532 and means any liquid and waterborne waste that is derived from the ordinary living process and is such a character as to permit its satisfactory disposal into a public sewer or an onsite sewage disposal system without special treatment. The term does not include industrial waste. The discharge of toxic, hazardous, industrial, or laboratory waste material to any permitted holding tank is strictly prohibited.
5	Prohibited discharges include, but are not limited to: Discharge of industrial waste. Discharge of hazardous materials. Excessive amounts of fats, oils, or organic loads. Unapproved biohazardous wastes. Discharges from vehicle and equipment washing or vehicle maintenance, including mobile washes. Reverse osmosis (RO) waste streams or filter backwash. Discharges that cause or contribute to exceedances of Nevada Water Quality standards (not already above background – i.e. TDS) Other Discharges not authorized under this permit.
6	This permit does not qualify to be administratively continued per NAC 445A.241.
7	Section B is not applicable to this permit.

Discharges From Future Outfalls/ Planned Facility Changes

The facility shall switch from holding tanks to municipal sewer when it becomes available.

Corrective Action Sites

There is one (1) closed Bureau of Corrective Actions case site (spill number 150727-04) within one mile of the project area.

Wellhead Protection Program

The closest Public Water System (PWS) well is located approximately 3,960 feet to the east of the outfall. The outfall is not located within a Drinking Water Protection Area, which is defined by a 3,000 foot radius around a PWS well, or a Wellhead Protection Area, which represents an approximate 10 year capture zone of a PWS well.

Schedule of Compliance:

SOC – Schedule of Compliance Table

Item #	Description	Due Date
1	The Permittee shall submit for review and approval two copies (one (1) electronic and one (1) hard copy) of a new O&M Manual, prepared in accordance with the Division's WTS-2A guidance: Minimum Information Required for an Operations and Maintenance Manual. The O&M Manual shall include a system pumping and inspection schedule. The O&M Manual shall be prepared by a Nevada registered Professional Engineer.	11/1/2024
2	The Permittee shall submit for review and approval two copies (one (1) electronic and one (1) hard copy) of a Holding Tank Abandonment Plan, prepared in accordance with the Division's WTS20 guidance: Facility Abandonment Closure Plans 180 days before permit expiration or availability to public sewer, whichever comes first. A public sewer shall be deemed available when the public sewer is located in any thoroughfare, right of way or easement abutting the lot on which the unit is located. The Holding Tank Abandonment Plan shall be prepared by a Nevada registered Professional Engineer	3/1/2029

Deliverable Schedule:

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

Item #	Description	Interval	First Scheduled Due Date
1	Quarterly Discharge Monitoring Reports	Quarterly	10/28/2024

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. **11/28/2025**, 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 Permittee, 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 to 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: **10/28/2025**

Title: **Staff II, Associate Engineer**