



**FACTSHEET**  
**(pursuant to NAC 445A.236)**

**Permittee Name:** NP BGO APEX INDUSTRIAL OWNER LLC

11515 N. DONALD LEE ADAMS WAY  
NORTH LAS VEGAS, NV 89124

**Permit Number:** NS2023514

**Permit Type:** GROUNDWATER DISCHARGE

**Designation:** GROUNDWATER

**New/Existing:** NEW

**Location:** NORTH VEGAS LOGISTICS CENTER BUILDING 1, CLARK  
11515 N. DONALD LEE ADAMS WAY, NORTH LAS VEGAS, NV 891249124  
LATITUDE: 36.342780, LONGITUDE: -114.9308  
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.

**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. Pollutants of concern include total nitrogen (as N), phosphorous, pathogens and oil and grease.

Nitrogen - domestic wastewater contains nutrients such as nitrogen and phosphorus. Excessive nitrate-nitrogen in drinking water can cause various human health impacts (e.g., blue baby syndrome).

Phosphorous - domestic wastewater contains nutrients such as nitrogen and phosphorus. Excessive phosphorus in drinking water can cause various human health impacts.

Pathogens - domestic wastewater contains harmful bacteria and viruses. Ingestion of contaminated drinking water can cause various human health impacts.

Oil and grease - may cause sanitary sewer overflow at the treatment facility by accumulating and solidifying around the insides of pipes. This can lead to blockages, backups, pipe bursts, and overflows. When sewer malfunctions occur, raw sewage directly enters the environment untreated and ultimately makes its way into streams, rivers, and lakes. This raw sewage carries excess nutrients as well as bacteria and other disease-causing pathogens that have a negative impact on human health, fish, and wildlife.

**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**

No discharge. Effluent to be stored in onsite holding tanks until it is pumped and transported to a permitted facility. The Permittee has stated that the wastewater would then be transferred for treatment and disposal at the CNLV WWTF

The Permittee, shall monitor the depth of sludge, scum, and total liquids in all holding tanks quarterly, as a minimum. Holding tanks shall be pumped when the combined scum and sludge depth is equal to or greater than 50% of total liquid depth. Holding tanks shall be pumped at least every year for general maintenance purposes.

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.

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

Parameter	Discharge Limitations			Monitoring Requirements			
	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Outfall observation, visual, y/n response	Positive Results <sup>[1]</sup>	M&R Yes=1; No=0 (Y=1;N=0)		Internal Monitoring Point	001	Quarterly	VISUAL <sup>[2]</sup>
Volume, total	Maximum	M&R Million Gallons per Day (Mgal/d)		Effluent Gross	001	Continuous	CALCTD
Oil & grease	Maximum		< 20 Milligrams per Liter (mg/L)	Effluent Gross	001	Quarterly	GRAB
BOD, 5-day	Maximum		<= 30 Milligrams per Liter (mg/L)	Effluent Gross	001	Quarterly	GRAB
Nitrogen, total	Maximum		<= 20 Milligrams per Liter (mg/L)	Effluent Gross	001	Quarterly	GRAB
Solids, total suspended	Maximum		<= 30 Milligrams per Liter (mg/L)	Effluent Gross	001	Quarterly	GRAB

#### Notes (Zero Discharge Limitations Table):

- Report '1' as 'Yes' if the holding tank has been visually inspected; otherwise, report '0' as 'No' if the inspection was not performed.
- Visual inspections require: opening accessible covers, monitoring sludge and scum levels, and inspecting equipment. The sludge/solids depth must be measured quarterly, and when the sludge/solids depth is 50% of the liquid depth, the tank must be pumped. At minimum the tank must be pumped once per annum.

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

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Alkalinity, bicarbonate (as CaCO <sub>3</sub> )	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Alkalinity, total (as CaCO <sub>3</sub> )	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Aluminum, total (as Al)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Antimony, total (as Sb)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Arsenic, total (as As)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Barium, total (as Ba)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Beryllium, total (as Be)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Cadmium, total (as Cd)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Calcium, total (as Ca)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Chloride (as Cl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Chromium, total (as Cr)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
			M&R				

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

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Copper, total (as Cu)	Daily Maximum		Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Fluoride, total (as F)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Iron, total (as Fe)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Lead, total (as Pb)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Magnesium, total (as Mg)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Manganese, total (as Mn)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Mercury, total (as Hg)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Nitrite plus nitrate total 1 det. (as N)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Nitrogen, total	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
pH, maximum	Daily Maximum		M&R Standard Units (SU)	Effluent Gross	001	Annual	DISCRT
pH, minimum	Daily Minimum		M&R Standard Units (SU)	Effluent Gross	001	Annual	DISCRT
Potassium, total (as K)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT

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

Discharge Limitations				Monitoring Requirements			
Parameter	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Selenium, total (as Se)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Silver, total (as Ag)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Sodium, total (as Na)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Sulfate, total (as SO <sub>4</sub> )	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Thallium, total (as Tl)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Solids, total dissolved	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Uranium, natural, total	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Cyanide, weak acid, dissociable	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT
Zinc, total (as Zn)	Daily Maximum		M&R Milligrams per Liter (mg/L)	Effluent Gross	001	Annual	DISCRT

**Summary of Changes From Previous Permit**

This is a new permit.

**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**

Limits for oil and grease, BOD, Nitrogen, and total suspended solids were taken from the current holding tank general permit (GNEVPHT09).

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

The Permittee is required to perform quarterly visual inspections of the tanks to identify if the scum/sludge has or has not exceeded 50% of the liquid depth of the tank. Once the scum/sludge reaches 50%, the Permittee is required to pump the tank.

**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 CFR section 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 objective is achieved through the implementation of procedures to ensure that waters are protected from regulated activities that have the potential to degrade the water quality. The regulation uses four (4) tiers of antidegradation protection. Tier 1 protects water quality for beneficial uses of the water on a parameter-by-parameter basis. Tier 2 protects high-quality waters where data show the water quality is better than levels needed to protect beneficial uses (on a parameter-by-parameter basis). Tier 2.5 and Tier 3 protect water quality and the special characteristics of waterbodies designated with the beneficial use of “extraordinary, ecological, aesthetic or recreational value” (NAC 445A.122). The Division will conduct an antidegradation review only when a permit application is submitted for a new or expanding point source discharge to a surface water or for a new or altered zone of mixing.

**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:

SA – Special Approvals / Conditions Table

Item #	Description
1	A toxic gas monitoring system shall be installed to provide notice of toxic gas accumulation.
2	The Permittee is required to submit their Discharge Monitoring Reports (DMRs) through the BWPC's NetDMR system.
3	Since holding tank capacity is >=10,000 gallons and the treatment process used is primary treatment of septage, in accordance with NAC 445A.289, the Division will require the operation and reporting of the Permittee's holding tanks under the licensure of a Grade I (minimum) or above, Wastewater Operator.
4	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

Item #	Description
	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.
5	All units utilizing a holding tank shall connect to a public sewer upon availability and in accordance with 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.
6	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.
7	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.
8	This permit does not qualify to be administratively continued per NAC 445A.241.
9	Section <b>B</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 listed discharge is an internal outfall and is not anticipated to affect any Public Water Systems.



**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 WTS-20 guidance: Facility Abandonment Closure Plans. The Holding Tank Abandonment Plan shall be prepared by a Nevada registered Professional Engineer.	11/1/2024

**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
2	Annual Discharge Monitoring Reports	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. **7/31/2024**, 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 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: **6/27/2024**  
 Title: **Staff I, Associate Engineer**