



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: NLVI ALPHA LLC
9275 W RUSSELL ROAD SUITE 235
LAS VEGAS, NV 89148

Permit Number: NS2024500

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: EXISTING

Location: MOONWATER WEST PAD 7, CLARK
9600 WESLEY D. ADAMS AVENUE, NORTH LAS VEGAS, NV 89124
LATITUDE: 36.348250, LONGITUDE: -114.9311
TOWNSHIP: 18 SOUTH, RANGE: 63 EAST, SECTION: 29

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	HOLDING TANKS (3) IN SERIES	Internal Outfall		36.348250	-114.9311	N/A

Permit History/Description of Proposed Action

This is a new permit. The Permittee, NLVI ALPHA LLC, has applied for a new individual permit to discharge sewage generated from commercial activities to two (2) 15,000-gallon holding tanks connected in series for a combined capacity of 30,000-gallons.

MAJOR MODIFICATION (Effective March 2026):

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, 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" and "pump failure" have been removed from the SA.

Facility Overview

Moonwater West 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 two (2) 15,000-gallon holding tanks, connected in series, with a total combined capacity of 30,000-gallons. Sewage 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)(NV0023647).

Outfall Summary

Outfall 001 is an internal outfall associated with the two (2) 15,000-gallon holding tanks connected in series.

Effluent Characterization

This permit will authorize the discharge of untreated sewage to temporary holding tanks. The Permittee has stated that the sewage 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 as discharges to waters of the State and waters of the US are prohibited.

Receiving Water

This is a zero discharge permit; however, should the tanks fail, the receiving water would be 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 (2) 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 ^[3]	Maximum	M&R Million Gallons per Day (Mgal/d)		Effluent Gross	001	Quarterly	CALCTD ^[4]

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 annually, and when the sludge/solids depth is 50% of the liquid depth, the tank must be pumped. At a minimum the tank must be pumped once every three years. Report using attached Annual Large Capacity Septic System Evaluation Report form.
- Total septage pumped per quarter.
- Report sum of pumping records. Attach pumping records to and submit with DMR.

Summary of Changes From Previous Permit

This is a new permit.

MAJOR MODIFICATION (Effective March 2026):

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.

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The words "dry well sump" and "pump failure" 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.

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.

As this is a zero (0) discharge permit and not surface or groundwater, 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:

MAJOR MODIFICATION (Effective March 2026):

Modifications to the special conditions are 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.
	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

Item #	Description
2	holding tank capacity, power 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.
3	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.
4	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 for connection when the public sewer is located in any thoroughfare, right of way or easement abutting the parcel on which the unit is located. The holding tanks shall be properly abandoned within 30 days of connection to the public sewer.
5	Prohibited discharges include, but are not limited to: Discharge of industrial waste. Discharge of hazardous materials. Discharge of excessive amounts of fats, oils, or organic loads. Discharge of 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 15072704) within one mile of the project area.

Wellhead Protection Program

The nearest Public Water Supply (PWS) well is located approximately 3,180 feet to the southeast of the facility. There are other PWS wells located to the north and south of the outfall. The outfall is 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 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 WTS2A 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.	3/1/2025
2	The Permittee shall submit for review and approval two (2) copies (one (1) electronic and one (1) hard copy) of a Holding Tank Abandonment Plan, prepared in accordance with the Division's WTS2 guidance: Facility Abandonment Closure Plans 180 day before permit expiration or availability to public sewer. 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	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. **3/24/2026**, 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 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: **2/23/2026**

Title: **Staff II, Associate Engineer**