



FACTSHEET
(pursuant to NAC 445A.236)

Permittee Name: THE HOWARD HUGHES COMPANY, LLC
1700 SOUTH PAVILION CENTER DRIVE SUITE 250
LAS VEGAS, NV 89135

Permit Number: NS2026508

Permit Type: GROUNDWATER DISCHARGE

Designation: GROUNDWATER

New/Existing: NEW

Location: HOWARD HUGHES SUMMERLIN WEST/SOUTH, CLARK
SKY VISTA DRIVE AT DESERT FOOTHILLS DRIVE, LAS VEGAS, NV
891386420
LATITUDE: 36.19100630, LONGITUDE: -115.35160320
TOWNSHIP: T20S, RANGE: R59E, SECTION: S23N

Outfall / Well Num	Outfall / Well Name	Location Type	Well Log Num	Latitude	Longitude	Receiving Water
001	UNNAMED EPHEMERAL STREAMS	External Outfall		36.20794321	-115.357480	GROUNDWATER OF THE STATE

Permit History/Description of Proposed Action

The Permittee, The Howard Hughes Company LLC, has applied for a new individual Working in Waterways permit NS2026508 for the " HOWARD HUGHES SUMMERLIN WEST/SOUTH" project. The project is located on Clark County Assessor Parcel Number(s) 137-22-813-004, 137-27-515-004, 137-27-510-006, 137-23-414-005, 137-27-515-001, 137-22-211-001, 137-15-710-001, 137-15-310-010, 137-15-410-002, 137-22-813-003, 137-27-510-002, 137-15-210-001, 137-21-611-001, 137-15-310-003, 137-28-710-002, 137-16-811-002, 137-14-410-013, 137-23-414-003, 137-21-612-002, 137-16-811-003, 137-21-711-001, 137-28-611-006, 137-21-612-001, 137-15-817-003, 137-16-811-001, 137-22-213-001, 137-28-810-001, 137-15-310-002, 137-15-410-001, 137-32-000-011, 137-16-810-009, 137-29-000-003, 137-15-310-001, 137-22-711-001, 137-28-201-003, 137-33-101-008, 137-28-401-001, 137-32-000-012, 137-33-301-001, 137-28-101-008, 137-21-101-001 within Las Vegas, Clark County. The Permittee is proposing to construct a residential housing development. Construction would include operation of heavy equipment (rolling stock) within unnamed ephemeral tributaries to the Las Vegas Wash.

The Permittee has operated under temporary permits NVW-55320. The current temporary permit NVW-56275 will expired in May 12, 2026.

Facility Overview

The Howard Hughes Company LLC, is developing residential and commercial properties in the Las Vegas area. The Howard Hughes Summerlin West / South permit has been divided into three project areas, West Summerlin, V13 and V15. The West Summerlin project will be constructed along the undeveloped alluvial fan area, near the La Madre Mountains and the Little Red Rock area. As part of this project, new

infrastructure shall be constructed including road, stormwater drainage systems, culverts, roadside ditches, and detention basins requiring the use of heavy machinery to redirect the flow of multiple ephemeral streams into municipal storm drains. The ephemeral streams only have flow during storm events. Any flow is controlled and redirected by berms, gravel bags, and straw wattle mats before water reaches the existing community.

Areas V13 and V15 are both in developed areas that do not require major modification to the terrain, and construction activities will not impact groundwater of the State.

Best Management Practices (BMPs) shall be utilized to prevent erosion and degradation of the waters of the State. No discharge is authorized under this permit.

Outfall Summary

Outfall 001: Zone 1: All thirty-two (32) unnamed ephemeral tributaries to the Las Vegas Wash within the project site..

Effluent Characterization

Permittee may discharge potable water for dust suppression, no other discharges are authorized under this permit.

Pollutants of Concern

Pollutants of concern are any pollutants or parameters that have the potential to be present due to construction activities and could affect the physical, chemical, or biological condition of the ephemeral streams or other potential receiving water. Common pollutants of concern for longterm working in waterway activities include total petroleum hydrocarbons (TPH) from potential accidental spills or leaks from equipment operating in or around the streams. Additionally, construction activities could cause potential turbidity plume events.

Receiving Water

Groundwater of the State via the Tropicana/Flamingo watershed as delineated on the Clark County Regional Flood Control District (CCRFCD) Webmap. In the event of a major storm event (e.g., rain or snow fall), flows from the project area flow from the Flamingo Wash then into Las Vegas Wash, then out to Lake Mead.

Compliance History

This is a new permit. The Permittee is in compliance with their temporary working in waterways permits.

Proposed Effluent Limitations

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

Zero Discharge Limitations Table for Sample Location 001 (Unnamed Ephemeral Streams) To Be Reported Monthly^{[5][6][7]}

Parameter	Discharge Limitations			Monitoring Requirements			
	Base	Quantity	Concentration	Monitoring Loc	Sample Loc	Measurement Frequency	Sample Type
Area inspection visual	Value	M&R Pass=0 Fail=1 (pass/fail)		See Footnote ^[1]	001	Daily	VISUAL
Hydrocarbons, total petroleum	Daily Maximum		<= 1 Milligrams per Liter (mg/L)	See Footnote ^[2]	001	Instantaneous	DISCRT
Turbidity	Daily Maximum		<= 50 Nephelometric Turbidity Units (NTU)	See Footnote ^[3]	001	Instantaneous ^[4]	GRAB

Notes (Zero Discharge Limitations Table):

1. Observe and report the condition of BMPs. If functioning properly, report "0". If malfunctioning or not installed report "1". Please see Special Approvals / Conditions Table item #10.
2. Sample the affected water in the event of a visible sheen, or equipment leak within 100 feet of the active project work areas, resulting in a spill in or near the waterway. Report to NDEP immediately. This limit applies to each spill event.
3. If a visible turbidity plume is generated work shall cease immediately, and grab samples shall be taken from the center of the plume at a location that is 200 feet downstream, and location that is 100 feet upstream of the work area. The turbidity must be measured with a calibrated field meter, and the net increase shall be calculated as the value at 200 feet downstream minus the value at 100 feet upstream. The width and depth of the plume must be estimated at that time and recorded. BMPs must be reevaluated to stabilize the situation prior to resuming work. This limit is to be applied to the net increase in turbidity.
4. Visually monitor turbidity continuously when active work is occurring in a channel with water. If a visual sediment plume occurs that originates from the work area, sample at the outfall using a handheld turbidimeter or other field instrument: record all values in a water quality logbook and report maximum daily values for each outfall.
5. If no discharge occurs, please use no data indicator (NODI) code "C" when reporting to NetDMR.
6. In the event of turbidity plume or TPH discharge identify wash location from attached Table 1. In the event of discharges occur at separate wash crossings during the same quarter identify each discharge at each crossing and upload the report to NetDMR as an attachment.
7. This outfall is representative of the wash crossings within Clark County. Report any discharges at wash crossings in Clark County as outfall 001.

Summary of Changes From Previous Permit

Not Applicable - This is a new permit.

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.

Anti-backsliding

Not Applicable - This is a new permit.

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 there are no discharges authorized under this permit, the new antidegradation rule is not applicable.

Special Conditions

For Special Conditions see table below:

SA – Special Approvals / Conditions Table

Item #	Description
1	The Permittee bears the responsibility to ensure that the requirements of this permit are fully satisfied.
2	All equipment shall be inspected for leaks daily prior to use and periodically throughout the day.
3	Spill containment equipment shall be readily available for use as needed.
4	All equipment fueling and storage of fuels shall be located off site and at least 100 feet away from any water of the State.
5	Any heavy equipment to be used in the work area must be steam cleaned at least once before work in the water bodies commences.
6	Best Management Practices (BMPs) shall be applied and precautions shall be taken to prevent and control releases of debris, sediment, any transport of sediments, and to prevent and control turbidity in the waterbody during construction activities.
7	No work or stockpiling will be done with an approaching storm or during a precipitation event. BMP's will be in place prior to a storm event.
8	Presumption of Possession and Compliance: Copies of this permit and any subsequent modifications shall be maintained at the permitted project site at all times.
9	Sample the affected water in the event of a visible sheen, or equipment leak within 100 feet of the active project work areas, resulting in a spill in or near the waterway. Report to NDEP immediately.
10	Other BMPs may include but are not limited to construction fences, track out devices, vegetation protection, and other BMPs as consistent with applicable BMP manuals and handbooks. If at any time the current BMPs are not effective, consultation with the Division is required prior to work resuming.
11	If a visible turbidity plume is generated work shall cease immediately, and grab samples shall be taken from the center of the plume at a location that is 200 feet downstream, and a location that is 100 feet upstream of the work area. The turbidity must be measured with a calibrated field meter, following the regulation by ISO 7027:2:2019 and follow specific criteria listed by the USEPA 180:2 method and 2130 B standard method. The net increase shall be calculated as the value at 200 feet downstream minus the value at 100 feet upstream. The width and depth of the plume must be estimated at that time and recorded. BMPs must be reevaluated to stabilize the situation prior to resuming work.
12	Section C.2. of the permit is not applicable, the Permittee shall operate in accordance with a standalone BMP Plan.
13	Section B of the permit is not applicable.
14	If no discharge occurs, please use no data indicator (NODI) code "C" when reporting to NetDMR.

Discharges From Future Outfalls/ Planned Facility Changes

Discharge is not permitted by this permit.

Corrective Action Sites

There are no active Bureau of Corrective Actions (BCA) remediation sites within a one-mile radius of the project areas.

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 Permitted is required to submit 2 copies of the Best Management Practices (BMP) in 3 months or 90 days of renewal of the permit. The BMP shall be prepared and stamped by a Nevada Registered Professional Engineer or other Qualified Person. The BMP must be approved by the Division prior to the commencement of any construction activities.	7/28/2026

Deliverable Schedule:

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

No records in Deliverable Schedule for Reports, Plans, and Other Submittals table

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. **3/26/2026**, 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: **2/20/2026**

Title: **Environmental Scientist 3**