BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA

IN THE MATTER OF:

Application of Unique Infrastructure Group, LLC for Permit to Construct a Water Utility Facility Under the Provisions of the Utility Environmental Protection Act and Request for Expedited Treatment	Docket No. 12-_____

APPLICATION OF UNIQUE INFRASTRUCTURE GROUP, LLC FOR PERMIT TO CONSTRUCT A WATER UTILITY FACILITY UNDER THE PROVISIONS OF THE UTILITY ENVIRONMENTAL PROTECTION ACT AND REQUEST FOR EXPEDITED TREATMENT

TABLE OF CONTENTS

Page

INTRODUCTION 1
INFORMATION REGARDING APPLICANT 1
RESPONSES TO REQUIRED INFORMATION PURSUANT TO NRS 704.870 AND NAC 703.423 3
DESCRIPTION OF LOCATION 3
DESCRIPTION OF PROPOSED UTILITY FACILITY 4
SUMMARY OF ENVIRONMENTAL IMPACT STUDIES 6
DESCRIPTION OF ALTERNATE LOCATIONS 10
PROOF OF PUBLIC NOTICE 11
PROOF OF SUBMITTAL TO NEVADA STATE CLEARING HOUSE 11
PROBABLE EFFECT ON ENVIRONMENT 12
NEED TO ENSURE RELIABLE SERVICE 20
NEED VERSUS ENVIRONMENTAL EFFECT 21
MINIMUM ADVERSE IMPACT ON ENVIRONMENT 22
AGENCY APPROVAL LIST AND DESCRIPTION OF REQUIRED PERMITS 23
SERVING THE PUBLIC INTEREST 25
CONCLUSION AND REQUEST FOR RELIEF 25

LIST OF SCHEDULES AND EXHIBITS

Schedule 1: Bibliography of Environmental Reports

Exhibit A: Regional Map that Identifies the Location of the Proposed Facility.

Exhibit B: Legal Description of Proposed Utility Facility Site

Exhibit C: Scaled Site Plan Drawings of the Proposed Utility Facility

Exhibit D: Reserved and Left Blank Intentionally

Exhibit E: Environmental and Cultural Reports and Studies

Exhibit F: Tank Sites

Exhibit G: Water Modeling Results

Exhibits H-1 and H-2: Materials Supporting Economic and Employment Benefits of RTP

Exhibit I: Proof of Publication of Public Notice of Application

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I. INTRODUCTION

UNIQUE INFRASTRUCTURE GROUP, LLC ("UIG" or "Applicant"), through the undersigned counsel, and in accordance with Subsection 1 of NRS 704.870 and NAC 703.423, hereby files with the Public Utilities Commission of Nevada ("Commission") an Application for a Permit to Construct a Public Water Utility ("Application"), as more specifically described in this Application ("Proposed Utility Facility"), pursuant to the Utility Environmental Protection Act ("UEPA") as codified in NRS 704.820 to 704.900 and NAC 703.423. UIG hereby provides the following information in support of its Application.

II. INFORMATION REGARDING APPLICANT

1. UIG is a Nevada limited liability company, which is developing the Reno Technology Park ("RTP") under the authority and entitlement of, and in accordance with, the Development Agreement below defined.

2. RTP is a 2,212 acre commercial development, located in Tracy, Nevada, approximately 10 miles east of Reno, Nevada. RTP is being developed as a commercial technology park for use by owners and operators of data processing facilities to be housed in appropriate improvements to be constructed on individual legal parcels of land in RTP. Such owners may either operate their own data processing facilities and/or lease their parcels/facilities to third-party users and operators of data processing facilities. RTP is being developed for the foregoing purposes pursuant to and in accordance with entitlement approvals and related

development rights, conditions and requirements set forth in a certain Development Agreement (the "Development Agreement") entered into between Unique Infrastructure Group, LLC, and Washoe County, as adopted and enacted by Washoe County on December 13, 2011, as Washoe County Ordinance No. 1476.

3. At such time as the Proposed Utility Facility is constructed, tested and operational, UIG will convey and dedicate the Proposed Utility Facility to the Reno Technology Park Water Company ("RTP Water Co."). RTP Water Co. is a private non-profit corporation formed under Chapter 82 of Nevada Revised Statutes. RTP Water Co. was formed for the purpose of owning and operating, for the use only of its members, a water pumping, storage, delivery and distribution system for the purpose of providing industrial and limited potable water service to its members, each of whom is or will be the owner of a legal parcel of real property included within the project boundaries of the RTP.

4. The Proposed Utility Facility will be used by RTP Water Co. to provide water service to RTP owners and operators in a manner and condition which directly satisfies the nature, condition and amount of water necessary for their respective operations, without the need for any additional treatment of such water to satisfy such water needs or uses.

5. Applicant's principal place of business, mailing address and telephone number are:

180 Country Estates Circle
Reno, Nevada 89511
Tel: (775) 329-0777
Fax: (775) 329-0777

6. All correspondence related to this application (copy of all pleadings, notices, orders and discovery requests) should be sent to the undersigned counsel at:

Fennemore Craig Jones Vargas
Attn: William C. "Dave" Davis, Jr., Esq.
300 E. Second St., Suite 1510
Reno, Nevada 89501
Tel: (775) 788-2200
Fax: (775) 786-1177

III. RESPONSES TO REQUIRED INFORMATION PURSUANT TO NRS 704.870 AND NAC 703.423

DESCRIPTION OF LOCATION

1. Description of Location of the Proposed Utility Facility (NRS 704.870(1)(a); NAC 703.423(1)(a))

(a) A general description of the location of the proposed utility facility, including a regional map that identifies the location of the proposed facility. (NAC 703.423(1)(a))

RTP is located generally in Tracy, Nevada, immediately adjacent to the north side of the Interstate 80 ROW. In addition, it is contained in Sections 28, 29, 30 and 31, Township 20 N, Range 22 E M.D.M. Access to the site is via the Patrick and USA Parkway exits from the eastbound lanes of Interstate 80.

Also, *See* **Exhibit A** - Regional Map that identifies the location of the proposed facility.

(b) A legal description of the site of the proposed utility facility, with the exception of electric lines, gas transmission lines, and water and wastewater lines, for which only a detailed description of the site is required. (NAC 703.423(1)(b))

See **Exhibit B**.

(c) Appropriately scaled site plan drawings of the proposed utility facility, vicinity maps, and routing maps. (NAC 703.423(1)(c))

See **Exhibit C**, as follows:

General Site Plan

Exhibit C.1A - Site Plan with RTP Property Boundary Perimeter, together with depiction of "Project Mills" site.

Exhibit C.1B - Site Plan with Proposed Utility Facility

Water Tanks

Exhibit C.3A - Tank Access Road

Exhibit C.3B - RTP T-1 & RTP T-2 Tank Site Plan

Wellhouse(s)

Exhibit C.4A - Overall Wellhouse Site Plan

Exhibit C.4B - Well RTP W-1 Wellhouse Site Plan

Exhibit C.5A - Well RTP W-2 Wellhouse Site Plan

DESCRIPTION OF PROPOSED UTILITY FACILITY

2. Description of the Proposed Utility Facility (NRS 704.870(1)(a); NAC 703.423(2)), including:

(a) The size and nature of the proposed utility facility. (NAC 703.423(2)(a))

This Application covers and applies only to the initial phase of the RTP water system (the "Proposed Utility Facility") as below described. The phrase "Proposed Utility Facility" as used hereinafter in this Application refers to the initial phase of the ultimately contemplated RTP water system. Further phases of the contemplated build-out of the RTP water system will be covered by a subsequent application or applications for a UEPA permit for such phase(s).

The Proposed Utility Facility covered by this Application will include the following components:

- two 1,000 gallon per minute (gpm) production wells and wellhouses;
- two 1 million gallon water storage tanks;
- approximately 11,400 feet of 16-inch diameter water main; and
- approximately 13,000 feet of 12-inch main.

The design of the water system will accommodate a 3,000 gpm fire flow capacity for three hours (20 psi minimum residual pressure). The Proposed Utility Facility is being constructed to accommodate the water service needs of the "Project Mills" site, which has been purchased by the initial purchaser of a parcel of land within RTP. The Project Mills site is depicted on **Exhibit C.1A**, and is referred to hereinafter simply as "Project Mills." No definitive plans are available from Project Mills which specifically state its projected water usage at this time. However, based upon the projected cooling water and humidification usage of the initial 5 Mega Watt (MW) rapid modular facility presently under construction at Project Mills, an estimate of Project Mills' water usage at a potential build-out of a 50 MW data center is 10 times that of the 5 MW facility, or approximately 83 acre

feet per year; which fits well within Project Mills' water rights allocation of 125 acre feet for service through the Proposed Utility Facility.[1] A 125 acre feet per year allocation equates to an average day demand of 77.5 gallons per minute (gpm). An estimate of the maximum monthly cooling water and humidification usage is 16.6 acre feet per month, or a continuous flow of 121 gpm. At build-out of Project Mills, there is also projected to be up to 110 employees occupying two administrative buildings and a security facility. Therefore, a conservative estimate of the maximum day demand of 1,000 gpm was used for modeling the projected water needs for combined demand for potable use, cooling water, humidification and landscape irrigation. The peak hour demand is substantially less than the maximum day demand plus 3,000 gpm fire flow, and does not govern any of the water system design criteria.

As part of the construction sequence for Proposed Utility Facility, approximately 8,600 feet of main transmission line will be temporarily placed in service to provide non-potable cooling water to the existing rapid modular facility at Project Mills. The water need of the rapid modular facility is currently supplied by water trucks; however, this temporary piped water supply is needed by March, 2013, when cooling water demands increase for the operation of the rapid modular facility. This temporary water supply is planned to remain in service until the permanent water system is completed, tested and operational (projected to be in August, 2013). Water supply to the temporary pipeline will be from the two existing wells, TRCC-2 and TRCC-3, equipped with rented pumps. *See* **Exhibit C.1B.** This segment of main will be disinfected and tested prior to placing it in service as part of the Proposed Utility Facility.

(b) The natural resources that will be used during the construction and operation of the proposed utility facility. (NAC 703.423(2)(b))

Washoe County presently holds legal title to 1125.6 acre feet of ground water under permit nos. 54393, 54394, 75838, 75839, 75840 and 75841 (the "RTP Water Permits"), for the ultimate beneficial use for RTP. These permits as issued

[1] The "rapid modular facility" is the initial building improvement constructed at Project Mills for data processing use. The rapid modular facility is fully permitted for construction, which is underway.

by the Nevada Division of Water Resources have their place of use limited to the property that comprises RTP. The first project within RTP that will be delivered water is Projects Mills. Project Mills has been allocated 125 acre feet of water for combined potable, cooling, humidification and irrigation needs, all of which uses are allowed under the referenced permits.

(c) Layout diagrams of the proposed utility facility and its associated equipment. (NAC 703.423(2)(c))

See **Exhibit C**, as follows:

Wellhouse(s)

Exhibit C.4C - RTP W-1 Wellhouse Floor Plan

Exhibit C.5B - RTP W-2 Wellhouse Floor Plan

(d) Scaled diagrams of the structures at the proposed utility facility. (NAC 703.423(2)(d))

See **Exhibit C**, as follows:

Water Tanks

Exhibit C.3C - RTP T-1 & RTP T-2 Tank Elevation

Wellhouse(s)

Exhibit C.4D - RTP W-1 Wellhouse Building Elevations

Exhibit C.5C - RTP W-2 Wellhouse Building Elevations

(e) A statement concerning whether the proposed utility facility is an electric generating plant or the associated facilities of an electric generating plant that uses renewable energy as its primary source of energy to generate electricity. (NAC 703.423(2)(e))

The proposed water facility is NOT an electric generating plant that uses renewable energy as its primary source of energy to generate electricity.

SUMMARY OF ENVIRONMENTAL IMPACT STUDIES

3. Copies and Summary of Environmental Impact Studies (NRS 704.870(1)(b); NAC 703.423(3)).

The below identified reports can be found in their entirety in **Exhibit E.** A complete summary of the findings and conclusions of the below listed environmental

reports is set forth in the listed page reference for each report in **Exhibit E** attached to this Application.

Report: *UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012) [Being completed now and will be filed as a supplement to this Application when completed, as* ***Exhibit E-1*** *hereto.]*

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada* (Dated: April 2010)

Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

The following two reports are provided in their entirety in **Exhibit E**; however, portions of such reports have been redacted so as not to be exposed to the public domain. Those redacted portions are limited to provisions which identify and locate culturally and/or archaeologically sensitive physical sites within RTP that pursuant to applicable state and federal law are to be protected. Such culturally and/or archaeologically sensitive sites have been surveyed, mapped and catalogued on file with the Nevada State historic Preservation Office.[2]

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

Report: *An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)*

Report: *UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012) [Being completed now.]*

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada (Dated: April 2010)*

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[2] *As nonrenewable resources, archaeological sites can be significantly impacted by disturbances that can affect their cultural, scientific, and artistic values. Disclosure of this information to the public may be in violation of both federal and state laws. To discourage damage resulting from vandalism and artifact looting, cultural resources locations should be kept confidential and report distribution restricted. Applicable U.S. laws include, but are not limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3).*

The findings and conclusion of this assessment can be found on pages 23-25 in **Exhibit E-2** of this Application.

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

The cultural and biological constraints summary and recommendations set forth in this report can be found on page 15 in **Exhibit E-3** of this Application.

Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

The executive summary and summary of findings can be found at pages 1-2 and 17-18, in **Exhibit E-4** of this application.

Report: *An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)*

This report is attached as **Exhibit E-5** of this Application. The summary conclusion of such report is that no cultural resources would be impacted by the proposed power plant for which such study was prepared.[3]

In summary, none of the five listed reports/assessments completed within RTP indicate recognized environmental conditions, biological constraints, or cultural resources that would be adversely impacted by the Proposed Utility Facility. Nonetheless, there are several recommendations as well as suggested mitigation measures that will be followed during construction to ensure compliance with all local, State, and Federal laws. These recommendations are summarized below:

Report: *UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012) [Being completed now.]*

Mitigation measures:

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada (Dated: April 2010)*

Mitigation measures:

- The existing wells throughout the site need to be properly abandoned to avoid contaminating the groundwater and soil.

[3] The proposed power plant described in this environmental report is not being considered at this time and has no connection to the Proposed Utility Facility. This report is included only for useful environmental information disclosed therein as it may relate to RTP.

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

- The following table summarizes the Cultural and Biological Constraints that were identified and recommendations that will be followed during construction of the Proposed Utility Facility.

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY

Table 1. Cultural and Biological Recommendations Summary:

Table 1. Summary of Cultural and Biological Constraints		
Type	**Constraints**	**Required Action**
Cultural	Prehistoric Sites 1 and 2	GANDA recommends the following for this site to address the potential for human remains which are protected by NRS 383.170: (1) formal recording on IMACS forms, (2) collect diagnostic tools and catalog, and (3) produce a report summarizing the methods and results.
Biological	Wildlife	All suggestions, regarding control of wildfire, presented by NDOW should be employed during project construction and operation
		Noise control measures are suggested only if there

Table 1. Summary of Cultural and Biological Constraints		
Type	**Constraints**	**Required Action**
		is a noticeable increase from current level
Biological	Re-Vegetation and Weed Management	Clean all construction equipment prior to accessing site
		Minimize or mitigate impacts to native vegetation
		Determine a Reclaimed Desired Plant Community (RDPC) prior to disturbing local vegetation
		Stockpile, manage and store suitable local topsoil and/or growth medium
		Re-establish vegetation as quickly as necessary to minimize erosion and invasion of species inconsistent with the desired plant community
		Use only certified weed free materials, preferably from local sources.

Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

- This Environmental Site Assessment did not list any specific mitigation measures for construction.

Report: *An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)*

- If cultural or paleontological resources are discovered during construction, the contractor and owner are responsible to contact the BLM Carson City District Manager and other appropriate authorities.

DESCRIPTION OF ALTERNATE LOCATIONS

4. Description of Reasonable Alternate Location(s); Description of Comparative Merits or Detriments of Each Location; Statement of Reasons Supporting Chosen Location as Best Suited (NRS 704.870(1)(c); NAC 703.423(4)).

Several alternative water system configurations were evaluated for the RTP property. First, the two proposed wells are being re-drilled adjacent to their existing location in accordance with the current Nevada Division of Water Resources permits for the water rights attached to such well; so no new filing or permit is necessary for such re-drilled wells. Second, the water main locations are dictated by the requirement to serve the "Project Mills" site. Therefore, the location of the water mains for the Proposed Utility Facility are located around the perimeter of the Project Mills property, so as to provide minimal obstruction to the developable area of that property. The primary alternatives evaluated and considered focused on water tank location. Such evaluation resulted in consideration of centrally located storage tanks or, alternatively, storage tanks located on the extremities of the system, together with evaluation of the attendant tank elevations and multiple pressure zones generated by such alternatives.

The objectives for the configuration of the water system for the Proposed Utility Facility were simplicity, efficiency and reliability. Although several system configurations would generally work, it was concluded that tanks located at a pad elevation of approximately 4,590 feet will provide the greatest aerial coverage of the developable land within a single pressure zone. Static pressures at the lowest elevation of the system will be on the order of 130 psi, which may require pressure reducing valves on service connections. However, the 4,590 foot tank pad elevation will allow water service roughly up to the 4,500 foot contour within RTP. It was also concluded that higher service pressures are warranted to provide residual pressure requirements for internal fire sprinkler systems that will be required for the type of data center developments proposed.

Based on the recommended tank pad elevation of 4,590 feet, potential tank sites were evaluated as shown in **Exhibit F**. For the recommended Proposed Utility Facility improvements, two 1-million gallon steel tanks are planned to be constructed. These tanks are proposed to be located directly above the Project Mills site to provide the greatest degree of reliability, as compared to tanks located on the extremities of the RTP property; these tanks will have independent tank feeder mains to provide additional redundancy. Of the three tank sites considered, Site A as shown on **Exhibit F** is the preferred location. Site B as shown on **Exhibit F** would have less site grading involved; however, based on geotechnical investigations, a fault trace is believed to run directly through this site. Site C as shown on **Exhibit F** is less desirable due to its relatively steep slope.

The recommended configuration for the Proposed Utility Facility was modeled in detail based on maximum day demand and fire flow scenarios that comply with NAC 445A and Truckee Meadows Fire Protection District regulatory design criteria. The modeling results have been included in **Exhibit G.**

PROOF OF PUBLIC NOTICE

5. Copy of Public Notice and Publication of Proof of Public Notice (NRS 704.870(4)(a) and (b); NAC 703.423(5))

Public notice of this Application was published in the Reno Gazette Journal on November 16, 2012. Proof of the publication of such notice is attached hereto as **Exhibit I**.

PROOF OF SUBMITTAL TO NEVADA STATE CLEARING HOUSE

6. Proof of Submittal to Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources (NRS 704.870(3); Proof of Service on the Washoe County Clerk (NRS 704.870(4)(a)); and Proof of Submittal to the Nevada State Clearing House. (NAC 703.423(6))

A Certificate of Service of this Application on such parties is attached to and made a part of this Application immediately following the signature of the undersigned counsel for Applicant.

PROBABLE EFFECT ON ENVIRONMENT

7. Explanation of Probable Effect on Environment (NAC 703.423(7)), including:

(a) A reference to any studies described in Subsection 3 next below, if applicable (NAC 703.423(7)(a); and

As discussed above, the five environmental studies/assessments completed within the RTP and made a part of this Application indicate there will be minimal or little impact to the natural environment, and no significant effects to the human environment, as a result of the Proposed Utility Facility.

The grading, trenching and other earthwork that will occur during construction will result in temporary soil disturbance that will increase potential erosion hazards. Construction period activities will be conducted in accordance with a stormwater pollution prevention plan (SWPPP) to ensure that there are no improper impacts to stormwater runoff quality as a result of construction activities. Disturbance to vegetation, topsoil and wildlife habitat will be mitigated by appropriate reclamation following construction.

Trenching of the transmission pipelines and improvement of the two wellhouse sites and water storage tanks will entail construction related activities that will result in temporary periods of increased noise levels associated with the operation of construction equipment. Well pumps will be enclosed in wellhouse buildings, and after construction the actual operational noise impact of the Proposed Utility Facility will not add materially to the ambient noise levels within RTP already generated by and along the I-80 corridor next to the southern boundary of RTP.

Full withdrawal and application of the 1125.6 acre feet of ground water under the RTP Water Permits is allowed thereunder as determined by the Nevada State Engineer's office of the Nevada Division of Water Resources; and no adverse environmental impacts on the subject aquifer are anticipated in connection with the full utilization of the RTP Water

Permits. Sanitary wastewater discharge for each parcel within RTP will be accomplished, in each instance, by de-nitrifying septic systems with leach field disposal as required by Washoe County. In summary, no lasting or significant impacts to the environment are anticipated as the result of the Proposed Utility Facility.

(b) An environmental statement that includes:

(1) The name, qualifications, professions, and contact information of each person with primary responsibility for the preparation of the environmental statements (NAC 703.423(7)(b)(1)).

Report: *UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012) [Being completed now.]*

Prepared by:

Aaron Mann
Project Manager
Redhorse Corporation
1755 East Plumb Lane, Suite 100
Reno, NV. 89502

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada* (Dated: April 2010)

Prepared by:

Matt Setty, Senior Scientist, Project Manager
JBR Environmental Consultants, Inc.
595 Double Eagle Court, Suite 2000
Reno, Nevada 89521
Contact: Matthew Setty
Phone Number: 775.747.5777
April 16, 2010

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

Prepared by:

Garcia and Associates (GANDA)
1 Saunders Avenue
San Anselmo, CA 94960

Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

Prepared by:

Consulting Engineers and Scientists
Paul B. Hoffey, REA III
Project Manager
Erler & Kalinowski, Inc, (EKI)
1870 Ogden Drive
Burlingame, California 94010
Phone: (650) 292-9100
Fax: (650 552-9012

Report: *An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)*

Chambers Group, Inc.
1755 East Plumb Lane, Suite 260
Reno, NV. 89502
Phone Number: (775) 323-3555
Fax: (775) 323-3554

(2) The name, qualifications, professions, and contact information of each person who has provided comments or input in the preparation of the environmental statement (NAC 703.423 (7)(b)(2)).

Report: *UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012) [Being completed now.]*

Prepared by:

Aaron Mann, P.E.
Redhorse Corporation
1755 East Plumb Lane, Suite 100
Reno, NV. 89502

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada (Dated: April 2010)*

Prepared by:

George Dix, Environmental Analyst II
JBR Environmental Consultants, Inc.
595 Double Eagle Court, Suite 2000
Reno, Nevada 89521
Contact: Matthew Setty
Phone Number: 775.747.5777
April 16, 2010

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

Prepared by:

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Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

Prepared by:

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1755 East Plumb Lane, Suite 260
Reno, NV. 89502
Phone Number: (775) 323-3555
Fax: (775) 323-3554

(3) A bibliography of materials used in the preparation of the environmental statement (NAC 703.423(7)(b)(3)); and

See **Schedule 1.**

(4) A description of the following: (NAC 703.423(7)(b)(4))

(i) The environmental characteristics of the project area existing at the time the application or amended application is filed with the Commission.

Report: *UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012) [Being completed now.]*

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada (Dated: April 2010)*

"The subject property is zoned as Industrial (I), Tourist Commercial (TC), and General Rural (GR). Most of the site is undeveloped but has been disturbed by nominal aggregate activity and grazing. Shallow excavations and soil piles are particularly evident in the central to western areas of the site. Sparse vegetation covers most of the site, however some areas contain very little to no vegetation cover. Where vegetation cover is present, black sage *(Artemisia nova)* and cheat-grass *(Bromus tectorum)* are commonly occurring species. Most soils on the site are sandy to gravelly. The northern area of the subject property is less disturbed than other areas of the subject property; however, several utility corridors and the Tuscarora natural gas pipeline valve assembly are located in this area. This area of the subject property is relatively steep. The southern, central, and eastern areas of the subject property, while not flat, are significantly less steep than the northern area of the site. Generally, the subject property slopes from north to south, towards the Truckee River.

Within the vicinity of the subject property, most land is undeveloped but previously disturbed. Land to the north, east and west are largely public lands administered by the BLM. This land consists primarily of steep to gently sloping, rocky to sandy soils with sparse vegetative cover, much like the subject property. Unimproved roads cross much of this area, as do numerous utility corridors, including underground natural gas pipelines, and overhead power and telephone lines. An aggregate operation, as described above, is located east of the subject property on private land. Most of the vegetation at the aggregate site has been removed due to excavation, and topography in the area has been altered. Areas north, east, and west of the project area are also used for livestock grazing. The southern boundary of the subject property is defined by the ROW for Interstate 80. The Truckee River is located south of the Interstate, and flows in an easterly direction.

The Tahoe-Reno Industrial Center is located south of Interstate 80, and mostly south of the Truckee River. The area is notably flatter than the subject property, and properties north of Interstate 80. Vegetation is predominantly the same as that north of Interstate 80, but some riparian vegetation is present adjacent to the Truckee River. The Tahoe-Reno Industrial Center is occupied by various industrial and warehousing tenants and has experienced some expansion in recent years. The most notable facilities in the industrial center include the NV Energy Tracy

Power Facility and cooling ponds, the Mars Petcare U.S. Inc. dry canine food production plant, the Eagle-Picher Minerals facility, and numerous gravel pits. Additionally, several transportation corridors are located south of the subject property and Interstate 80, including a Union-Pacific railroad line, unimproved two-track roads, and paved vehicular roads such as the USA Parkway. Various utility corridors, both above ground and below ground, are located south of the Interstate 80. The utility corridors include buried fuel pipelines, natural gas pipelines, water lines, and electrical transmission lines. The Nature Conservancy also owns a parcel of land south of the subject property and south of Interstate 80, adjacent to the Truckee River."

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

"This Cultural and Biological Resources Constraints Analysis Report was prepared by Garcia and Associates (GANDA) to provide a constraints level analysis of potential cultural and biological resources issues for the approximately 350-acre Study Area, located east of Reno in Washoe County, Nevada (Appendix A: Figures 1 and 2). The project entails the construction of a computer data center facility on this 350-acre property. The property measures approximately 7,850 feet (ft) east to west and 2,730 ft north to south. All staging for construction equipment and vehicles will take place within the proposed boundaries of the Study Area. The Study Area is situated east of the Sierra Nevada on the western edge of the Great Basin, and is approximately 10 miles east of the City of Reno, at an elevation of approximately 4,500 ft above mean sea level (amsl) (Appendix A: Figures 1 and 2). The 350-acre Study Area is located in Sections 28, 29, 30, 31 and 32, Township 20 North, Range 22 East, Mount Diablo Base Line and Meridian, as depicted on the Patrick, Nevada, 7.5-minute topographical quadrangle map (1980) (Appendix A: Figure 2). The nearest water source is the Truckee River, approximately 0.1 miles south of the Study Area."

Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

"The Subject Property (Project Mills) is currently vacant with the exception of a several overhead electrical transmission lines and a buried telecommunications line that cross the property in generally a northeast-southwest trending orientation. One unused water supply well is located in the north-central portion of the property. EKI understands that Client plans to acquire and develop the Subject Property as a computer data center."

Report: *An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)*

"Chambers Group, Inc. is submitting this letter report detailing the results of the recent negative Class III Cultural Resources Inventory for the Reno Technology Park Project, Storey County Nevada. On June 2 and 7 of 2011, Chambers Group, Inc. personnel conducted a Class III Cultural Resources Inventory of approximately 100 acres for a proposed power plant and associated access road and power lines. Three isolated artifacts were encountered during the inventory."

(ii) The environmental impacts that the construction and operation of the proposed utility facility will have on the project area before mitigation.

Report: *Redhorse Corp (October 2012) [Being completed now.]*

Report: *East Truckee Canyon Phase I - Environmental Site Assessment Washoe County and the City of Sparks, Nevada* (Dated: April 2010)

"All observed and reported wells in existence on the subject property should be considered a Recognized Environmental Condition (REC) until further investigation proves otherwise. This caution is due to the fact that the wells do not appear to have been properly abandoned, or fail to show proper abandonment in the NDWR database. No odors or empty containers were noted near the observed wells, nor was any other evidence present that would be indicative of well contamination or disposal of matter in wells. However, the observed wells did not have caps or seals that would prevent foreign substances or matter from being deposited within them and possibly contaminating groundwater and soil."

Report: *Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)*

- Potential harm to migratory birds due to increased noise levels from construction equipment during breeding season;
- Potential damage to native vegetation;
- Increase in erosion and invasion of species inconsistent with the desired plant community;
- and lack of suitable local topsoil for vegetation that is disturbed.

Report: *Phase I - Environmental Site Assessment and Results of Soil Sampling (Approximate 160-Acre Property Reno, Washoe County, Nevada) (March 2012)*

"No Recognized Environmental Conditions associated with the Subject Property were identified as part of this assessment."

Report: *An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)*

"Since no cultural resources will be impacted by the proposed project, there will be no effect on cultural resources within the project area. All requirements have been met under Section 106 of the National Historic Preservation Act, and no further treatment is required. The State Protocol Agreement VIII (B) between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Office (2009) stipulates that if cultural or paleontological resources are inadvertently discovered, the BLM Carson City District manager will be immediately contacted."

(iii) The environmental impacts that the construction and operation of the proposed utility facility will have on the project area after the mitigation.

The following environmental commitments and "best management standards" will be incorporated by Applicant into the Proposed Utility Facility project design and construction documents.

Erosion Control and Stormwater Pollution Prevention Plan: The construction contractor will prepare an erosion control plan and a stormwater pollution prevention plan prior to construction for all grading activities that exceed one acre of disturbance. The plans shall provide, at a minimum, measures to trap sediment, stabilize excavated soil piles, stabilize and revegetate disturbed areas, and any special stabilization measures required by the design engineer. The plan shall be implemented and inspected accordingly in compliance with the permit throughout the construction process.

Noise control: The construction contractor will be responsible for keeping construction noise levels within an acceptable range according to applicable Washoe County standards and ordinances.

Biological Resource-Related Commitments are as follows:

Trees: Tree removal will be minimized and, where feasible, avoided.

Laydown Sites: To the extent feasible, proposed lay down sites will be located in already disturbed or graded areas.

Waters of the US and Riparian Habitat: All wetlands, other waters of the US, and riparian habitat will be avoided, to the extent feasible. Appropriate permits will be obtained as required.

As a result of the implementation of such best management practices and environmental commitments, environmental impacts will be mitigated in an appropriate manner, which will control and suppress such impacts beyond any significant level. All disturbed areas will be revegetated to a natural condition, and noise attendant to the ongoing operation of the Proposed Utility Facility will be mitigated by suitable sound mitigating enclosures.

In sum, there will be no significant adverse impact to the natural environment and no significant adverse effects to the human environment as a result of the Proposed Utility Facility being constructed.

NEED TO ENSURE RELIABLE SERVICE

8. Need to Ensure Reliable Service. (NAC 703.423(8))

(a) If the proposed utility facility was approved in a resource plan or an amendment to a resource plan, a reference to the previous approval by the Commission (NAC 703.423(8)(a)).

Not Applicable.

(b) If the proposed utility facility was not approved in a resource plan or an amendment to a resource plan, a description of the extent to which the proposed utility facility will (NAC 703.423(8)(b)):

(1) Provide utility service to customers in this State; (NAC 703.423(8)(b)(1))

Washoe County is the water service jurisdiction which would have water service authority for RTP if it chose to provide and deliver water service to RTP. However, Washoe County does not have infrastructure in place which could be extended to RTP in any economically reasonable or feasible manner. As a result, pursuant to the Development Agreement, Washoe County expressly has stated that it will not provide water service

to RTP. The Proposed Utility Facility is the only commercially reasonable and available means by which to provide water service to parcels of land within RTP.

(2) Enhance the reliability of utility service in this state (NAC 703. 423(8)(b)(2)); and

The Proposed Utility Facility is designed to provide and apply reliable and proven engineering and design concepts to achieve consistently reliable water service, bolstered by redundancies placed in the water system as required by RTP Water Company members, whose data processing uses must be supported by constant and adequate water service delivery.

(3) Achieve interstate benefits by the proposed construction or modification of transmission facility in this state, if applicable. (NAC 703.423(8)(b)(3))

Not applicable.

NEED VERSUS ENVIRONMENTAL EFFECT

9. An explanation of how the need for the proposed utility facility as described in Subsection 8 balances any adverse effects on the environment as described in Subsection 7. (NAC 703.423(9))

The proposed Utility Facility is the only means by which potable water can be provided to the RTP. The employment and economic benefits of RTP are of significant benefit to the Northern Nevada community and its citizens and therefore, balances the temporary effects that construction of the water transmission lines and tanks will have on the surrounding environment. Attached hereto as **Exhibits H-1 and H-2** are materials evidencing the projected employment and fiscal enhancing attributes of Project Mills. Project Mills occupies just 350 of the 2,212 total acreage of RTP. As additional owners and operators populate RTP, the positive economic and employment impacts of Project Mills will be repeated and enlarged accordingly.

Several environmental studies/assessments were completed within the RTP and made a part of this Application. The studies indicate there will be little impact to the natural environment and no significant effects to the human environment as a result of the Proposed Utility Facility. The water mains will be buried and the areas disturbed by

construction will be restored. No water sources presently available to wildlife in RTP, if any, will be impacted by construction of the Proposed Utility Facility. Likewise, traditional access to or use of any grazing habitat within RTP will not be impacted in any material manner by the construction of the Proposed Utility Facility. Recreational access to adjacent BLM resources will continue to be provided following the final construction of the Proposed Utility Facility. Impacts to floodways and waterways will be avoided to the extent feasible, limiting the effect of the Proposed Utility Facility to any natural watercourse.

MINIMUM ADVERSE IMPACT ON ENVIRONMENT

10. An explanation of how the proposed utility facility represents the minimum adverse effect on the environment (NAC 703.423(10)), including:

(a) The state of available technology (NAC 703.423(10)(a)).

Most current, appropriate and practical technology is being used in the design of the Proposed Utility Facility.

(b) The nature of various alternatives (NAC 703.423(10)(b)).

Several alternative water system configurations were evaluated for RTP. First, the two proposed wells are being re-drilled adjacent to their existing location to minimize their impact to the surrounding environment as well as to comply with the RTP Water Permits. Second, the Proposed Utility Facility water main locations are dictated by the requirement to serve Project Mills. Therefore, the location of the water mains for the Proposed Utility Facility are located around the perimeter of the Project Mills property so as to provide minimal obstruction to the surrounding area. The objectives for the configuration of the water system were simplicity and reliability. Although several system configurations will work, it was concluded that tanks located at a pad elevation of approximately 4,590 feet will provide the greatest aerial coverage of the developable land within a single pressure zone.

(c) The economics of various alternatives (NAC 703.423(10)(c)).

Based on the recommended tank pad elevation, potential tank sites were evaluated as shown in **Exhibit F**. For the recommended Proposed

Utility Facility improvements, two 1-million gallon steel tanks are planned to be constructed. These tanks are proposed to be located directly above the Project Mills site to provide the greatest degree of reliability, as compared to tanks located on the extremities of the RTP property. Of the three tank sites considered, Site A as shown on **Exhibit F** is the preferred location. Site B would have less site grading involved; however, based on geotechnical investigations, a fault trace is believed to run directly through this site. Site C is less desirable due to its relatively steep slope. The costs of the three alternatives evaluated are comparable to one another.

AGENCY APPROVAL LIST AND DESCRIPTION OF REQUIRED PERMITS

11. An explanation of how the location of the proposed utility facility conforms to applicable state and local laws and regulations, including a list of all permits, licenses, and approvals required by federal, state, and local statutes, regulations and ordinance. (NAC 703.423(11)) The explanation must include a list that indicates:

(a) All permits, licenses and approvals the applicant has obtained and copies of these permits (NAC 703.423(11)(a)); and

(b) All permits, licenses and approvals the applicant is in the process of obtaining to commence construction of the proposed utility facility and estimated timeline for obtaining permits, licenses and approvals (NAC 703.423(11)(b)).

Many of these permits will need the final design of the Proposed Utility Facility to be completed, and as such, a compliance order for the UEPA permit to construct will be required:

Table of Permits

Permit / Approved Required	Approving Agency
Utility Environmental Protection Act - Permit to Construct	**Public Utilities Commission of Nevada** 1150 East William Street Carson City, Nevada 89701-3109 Phone Number: 775-684-6171 Fax Number: 775-684-6171

• Permit to construct a public water system • Working in Waterways Permit • General Stormwater Permit for Construction Activities	**Nevada Division of Environmental Protection (NDEP)** Bureau of Water Pollution Control 901 South Stewart Street, Suite 4001 Carson City, Nevada 89701-5249 Phone Number: 775-687-9429 Fax Number: 775-687-5856
Army Corp of Engineers – Nationwide permit to allow water main crossing of an ephemeral drainage.	**USACE – Sacramento District** Reno Regulatory Field Office 300 Booth Street, Room 2103 Reno, Nevada 89509
• Washoe County Dust Control Permit • Authority to Construction Permit	**Washoe County** **Air Quality Management Division** 1001 E Ninth Street PO Box 11130, Reno, Nevada 89520-0027 Phone Number: 775-784-7200 Fax Number: 775-784-7225
• Washoe County Building Permit • Washoe County Grading Permit	**Washoe County** **Building Department** 1001 E Ninth Street PO Box 11130, Reno, Nevada 89520-0027 Phone Number: 775-784-7200 Fax Number: 775-784-7225
Special Use Permit for the Construction of Water Tanks for Reno Technology Park, granted on July 5, 2011, by the Washoe County Planning Commission under Special Use Permit No. SW11-002.	**Washoe County Community Development** 1001 E. Ninth Street Reno, Nevada 89520 Phone Number: 775-328-6100
Water Well Permits	**Nevada Division of Water Resources** 901 S. Stewart Street Carson City, Nevada 89701
Nevada Division of Wildlife Scientific Collection Permit	**Nevada Department of Wildlife** 4600 Kietzke Lane, Suite D-135 Reno, Nevada 89502
Well Construction Permit Application	**Washoe County District Health Department** Environmental Health Services Division 1001 East Ninth Street Reno, Nevada 89521 Phone Number: 775-328-2434 Fax Number: 775-328-6132

SERVING THE PUBLIC INTEREST

12. An explanation of how the proposed utility facility will serve the public interest (NAC 703.423(12)), including:

(a) The economic benefits that the proposed utility facility will bring to the applicant and this State (NAC 703.423(12)(a));

The Proposed Utility Facility is a fundamental component of the development and successful use of RTP. RTP will attract new companies and business to the State, which will produce both economic and reputational benefits to the State.

(b) The nature of the probable effect on the environment in this State if the proposed utility facility is constructed (NAC 703.423(12)(b));

The nature of the probable effect on the environment of this State will be insignificant if the Proposed Utility Facility is constructed. The immediately impacted area of RTP by construction activities will cause no significant environmental impact, and the ongoing operation of the Proposed Utility Facility will cause no significant environmental impact.

(c) The nature of the probable effect on the public health, safety, and welfare of the residents of this State if the Proposed Utility Facility is constructed (NAC 703.423(12)(c)); and

The Proposed Utility Facility will pose no inherent adverse effect on the public health or safety of residents of the State and, on the contrary, will provide a reliable water service to RTP users, thus allowing the development and operation of RTP to be successful, which economically will further the public welfare. *See, e.g.,* **Exhibits H-1 and H-2.**

(d) The interstate benefits expected to be achieved by the proposed electric transmission facility in this State, if applicable.

Not applicable.

IV. CONCLUSION AND REQUEST FOR RELIEF

1. Based upon this Application, UNIQUE INFRASTRUCTURE GROUP, LLC respectfully requests that the Commission proceed in the manner required by law and, in accordance with NAC 703.535(d), issue an order that:

(a) Grants a permit to construct the Proposed Utility Facility, as described herein;

(b) Grants a compliance order for the issuance of such permit to construct upon the satisfaction of such conditions and modifications that may allow for the issuance of the UEPA permit to construct, including the condition that Applicant may file any outstanding required permits, licenses or approvals with the Commission prior to commencing construction of the Proposed Utility Facility pursuant to NRS 704.890;

(c) Grants such deviations from the Commission's regulations as may be in the public interest; and

(d) Grants UNIQUE INFRASTRUCTURE GROUP, LLC such other and further relief as the Commission may find reasonable and appropriate under the circumstances.

Respectfully submitted this 20th day of November, 2012.

UNIQUE INFRASTRUCTURE GROUP, LLC

By: _____

William C. Davis, Jr.
Fennemore Craig Jones Vargas
300 E. Second St., Suite 1510
Reno, Nevada 89501
Tel: (775) 786-5000
Fax: (775) 786-1177

Attorneys for Unique Infrastructure Group, LLC

CERTIFICATE OF SERVICE

I hereby certify that I am an employee of Fennemore Craig Jones Vargas, and that on November 20, 2012, I caused to be served, a true and correct copy of the APPLICATION OF UNIQUE INFRASTRUCTURE GROUP, LLC FOR PERMIT TO CONSTRUCT A WATER UTILITY FACILITY UNDER THE PROVISIONS OF THE UTILITY ENVIRONMENTAL PROTECTION ACT AND REQUEST FOR EXPEDITED TREATMENT via electronic mail, or U.S. Mail, as indicated below, to the following parties:

Via Electronic Mail to:

Nevada State Clearinghouse
Department of Administration
Attn: Skip Canfield
209 E. Musser, Room 200
Carson City, Nevada 89701
scanfield@lands.nv.gov

Via U.S. Mail to:

Washoe County Clerk
Amy Harvey
Washoe County Courthouse
75 Court Street
Reno, Nevada 89501

Eric Witkowski
Chief Deputy Attorney General
Office of the Attorney General
Bureau of Consumer Protection
100 North Carson Street
Carson City, Nevada 89701

Nevada Division of Environmental Protection
901 S. Stewart Street, Suite 4001
Carson City, Nevada 89701

Nevada Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5001
Carson City, Nevada 89701

Tammy Cordova
Staff Counsel
Public Utilities Commission of Nevada
9075 West Diablo Drive, Suite 250
Las Vegas, Nevada 89148

Dated: this 20th day of November, 2012.

Anne Boessenecker Alley

Schedule 1
Bibliography of Environmental Reports

Report: *Redhorse Corp (October 2012) [Being completed now.]*

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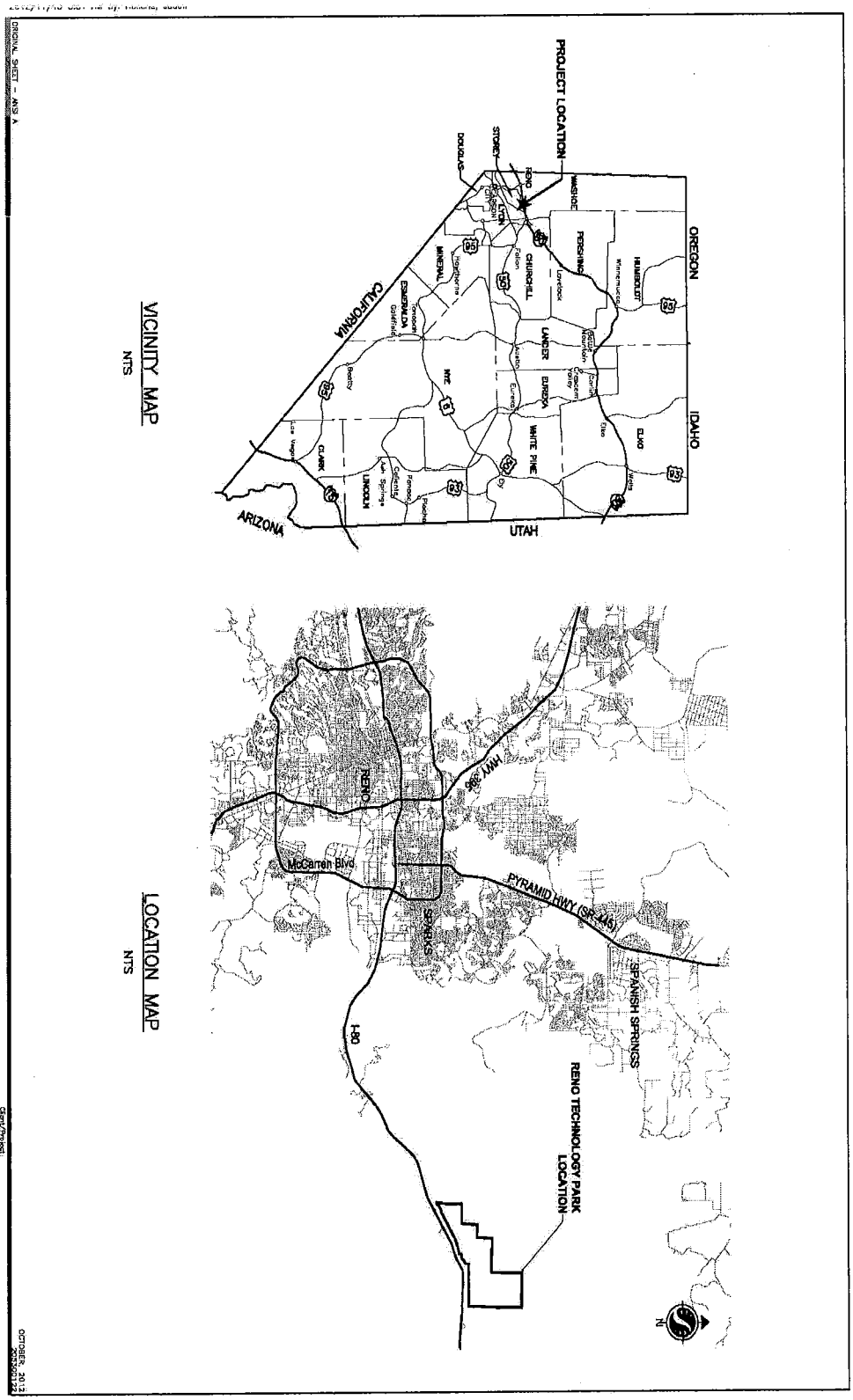
Exhibit A

Regional Map that Identifies the Location of the Proposed Facility.

(Consisting of the following 1 page.)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Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
Notes
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
Sheet No.
A1
Title
REGIONAL MAP
OCTOBER, 2012
VICINITY MAP
NTS
PROJECT LOCATION
CALIFORNIA
OREGON
IDAHO
ARIZONA
UTAH
DOUGLAS
STOREY
WASHOE
RENO
CARSON CITY
LYON
PERSHING
CHURCHILL
MINERAL
ESMERALDA
NYE
LANDER
EUREKA
WHITE PINE
ELKO
HUMBOLDT
CLARK
LINCOLN
LOCATION MAP
NTS
RENO
SPARKS
McCarran Blvd
HWY 395
PYRAMID HWY (SR 445)
SPANISH SPRINGS
I-80
RENO TECHNOLOGY PARK LOCATION
N

Exhibit A

Exhibit B

Legal Description of Proposed Utility Facility Site

(Consisting of the following 2 pages.)

LEGAL DESCRIPTIONS
FOR UEPA UTILITIES FACILITIES

STONEFIELD, INC.

APN 084-191-07

All that certain parcel of land situate within a portion of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian (MDM), Washoe County, State of Nevada, being a portion of Parcel 1 as shown on Record of Survey Map No. 3915, File 2549060, recorded May 1, 2001, Official Records of Washoe County, Nevada and being more particularly described as follows:

BEING PARCEL 1-B, of 2nd Record of Survey in Support of a Boundary Line Adjustment as shown on Record of Survey Map No. 5434, File No. 4121670 and described in Deed Document No. 4121669 both filed in the office of the Washoe County Recorder on June 13, 2012.

EXCEPTING therefrom Parcel A and Parcel B of Parcel Map No. 129, File No. 353692 recorded January 28, 1975, Official Records of Washoe County, Nevada.

Containing 147.28 acres of land, more or less.

TOGETHER WITH;

APN 084-110-29

All that certain parcel of land situate within portions of Section Twenty-One (21), Section Twenty-Eight (28), Section Twenty-Nine (29) and Section Thirty-Two (32), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian (MDM), Washoe County, State of Nevada, being more particularly described as follows:

BEING PARCEL 1-C, of 2nd Record of Survey in Support of a Boundary Line Adjustment as shown on Record of Survey Map No. 5434, File No. 4121670 and described in Deed Document No. 4121669 both filed in the office of the Washoe County Recorder on June 13, 2012.

EXCEPTING THEREFROM, a parcel of land 100 feet by 100 feet square conveyed to Bell Telephone Company of Nevada, by Deed recorded in Book 146, Page 113, File No. 101202, Official Records of Washoe County, Nevada.

Containing 345.23 acres of land, more or less.

TOGETHER WITH;

APN 084-110-30

All that certain parcel of land situate within portions of Section Twenty-One (21), Section Twenty-Eight (28), Section Twenty-Nine (29) and Section Thirty-Two (32), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian (MDM), Washoe County, State of Nevada, being more particularly described as follows:

BEING PARCEL 1-D, of 2nd Record of Survey in Support of a Boundary Line Adjustment as shown on Record of Survey Map No. 5434, File No. 4121670 and described in Deed Document No. 4121669 both filed in the office of the Washoe County Recorder on June 13, 2012.

Containing 470.11 acres of land, more or less.

TOGETHER WITH;

APN 084-110-24

All that certain parcel of land situate within a portion of the of Section Twenty-Eight (28) and the West One-Half (W 1/2) of Section Twenty-One (21), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, State of Nevada, and being more particularly described as follows:

BEING PARCEL 2, of Record of Survey in Support of a Boundary Line Adjustment as shown on Record of Survey Map No. 5384, File No. 4083645 and described in Deed Document No. 4083644 both filed in the office of the Washoe County Recorder on February 10, 2012.

Containing 166.76 acres of land, more or less.

TOGETHER WITH;

APN 084-110-27

All that certain parcel of land situate within portions of the of Section Twenty-One (21) and Section Twenty-Eight (28), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, State of Nevada, being a portion of Parcel 3 as shown on Record of Survey in support of a Boundary Line Adjustment Map No. 5384, File No. 4083645 and described in Deed Document No. 4083644, Official Records of Washoe County, Nevada and more particularly described as follows:

BEING PARCEL 3-B, of Land Map No. 241, File No. 4097007 filed in the office of the Washoe County Recorder on March 23, 2012.

Containing 195.97 acres of land, more or less.

TOGETHER WITH;

APN 084-110-28

All that certain parcel of land situate within portions of the of Section Twenty-One (21) and Section Twenty-Eight (28), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, State of Nevada, being a portion of Parcel 3 as shown on Record of Survey in support of a Boundary Line Adjustment Map No. 5384, File No. 4083645 and described in Deed Document No. 4083644, Official Records of Washoe County, Nevada and more particularly described as follows:

BEING PARCEL 3-C, of Land Map No. 241, File No. 4097007 filed in the office of the Washoe County Recorder on March 23, 2012.

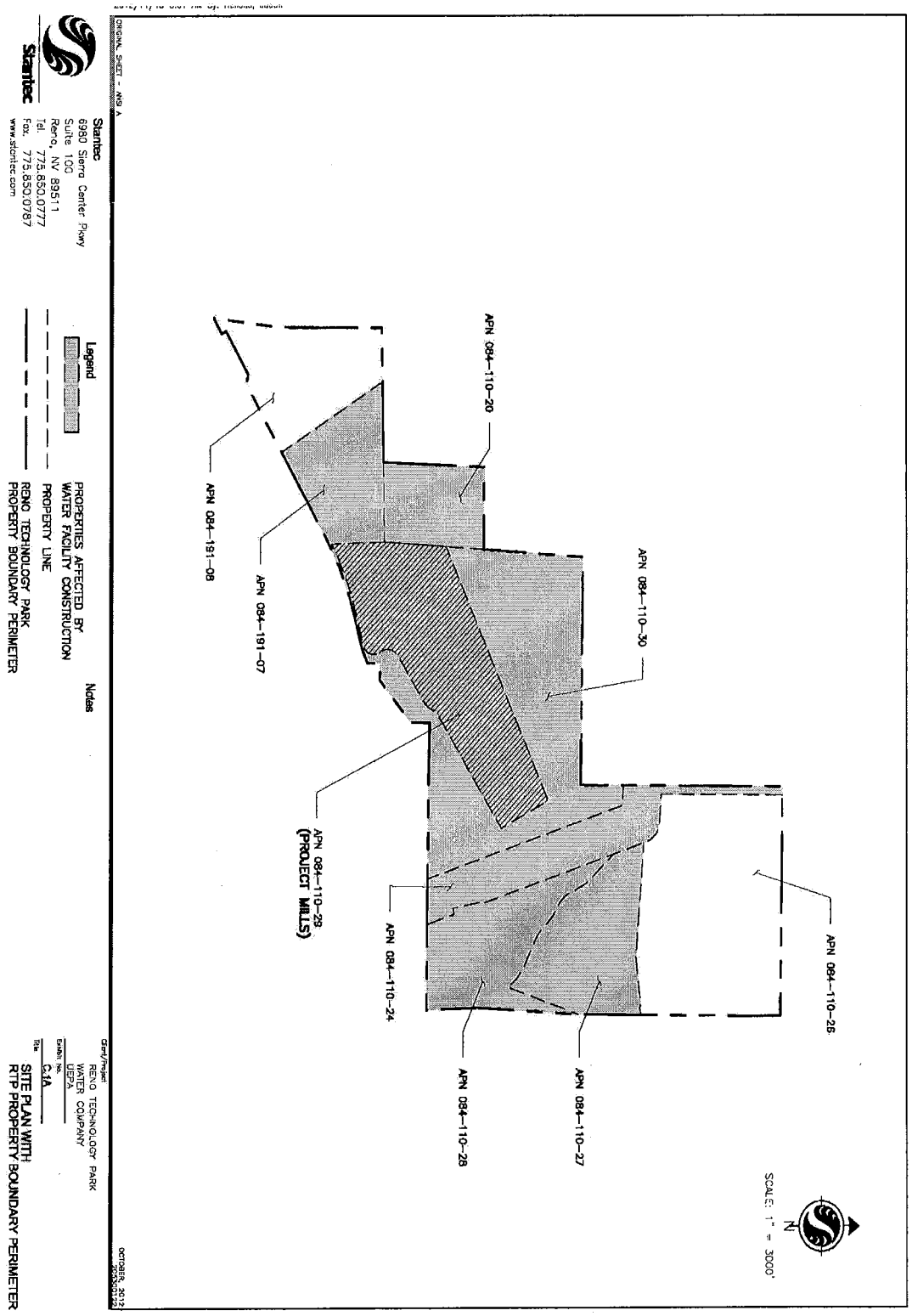
Containing 181.78 acres of land, more or less.

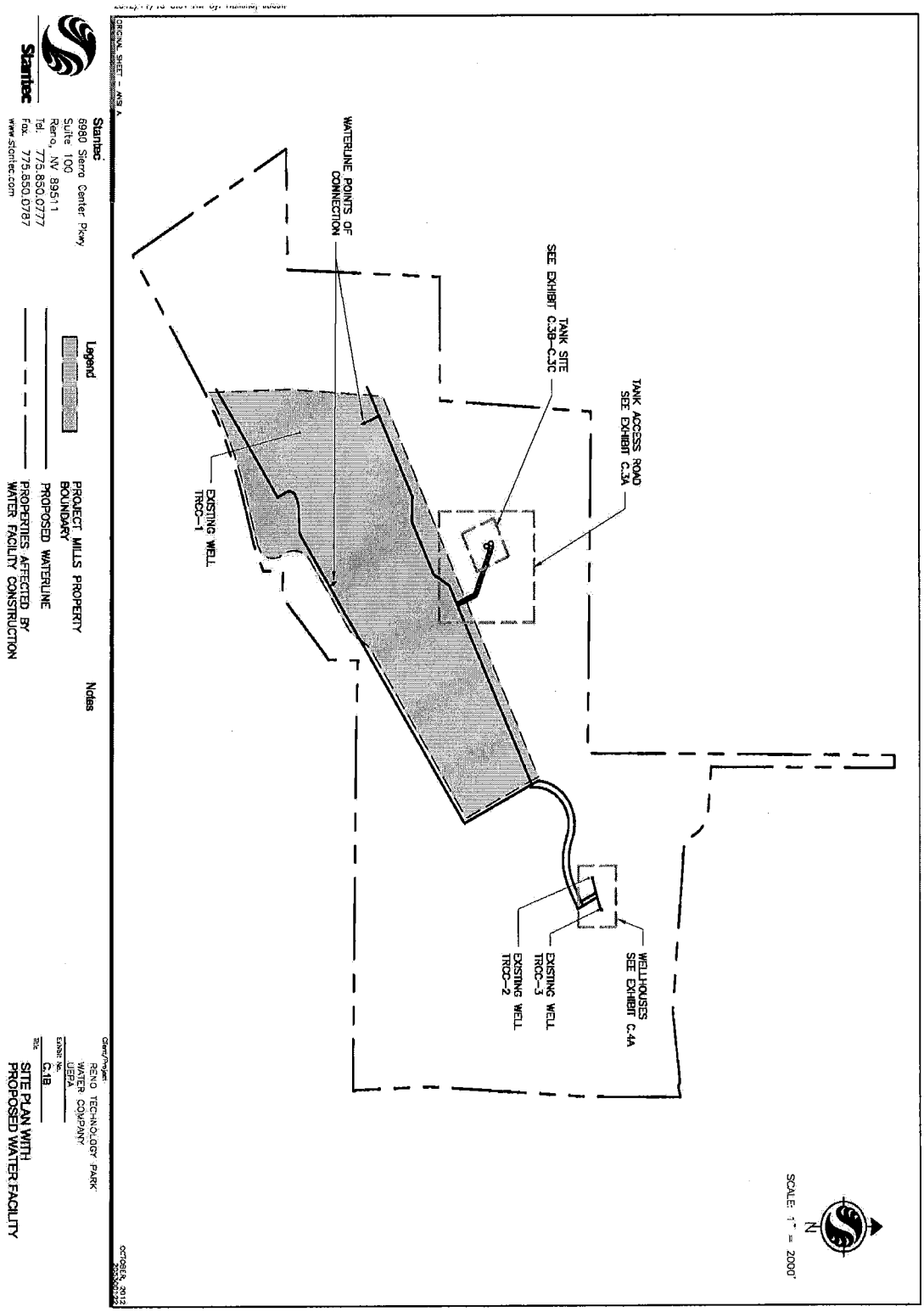
TOTAL AREA = 1,507.13 ACRES OF LAND, MORE OR LESS.

Exhibit C

Scaled Site Plan Drawings of the Proposed Utility Facility

(Consisting of the following 12 pages.)


ORIGINAL SHEET - ANSI A
Stantec
Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
PROPERTIES AFFECTED BY WATER FACILITY CONSTRUCTION
PROPERTY LINE
RENO TECHNOLOGY PARK PROPERTY BOUNDARY PERIMETER
Notes
APN 084-110-20
APN 084-191-08
APN 084-191-07
APN 084-110-30
APN 084-110-29 (PROJECT MILLS)
APN 084-110-24
APN 084-110-28
APN 084-110-27
APN 084-110-25
SCALE: 1" = 3000'
N
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
USDA
Sheet No.
C-1A
Title
SITE PLAN WITH
RTP PROPERTY BOUNDARY PERIMETER
OCTOBER, 2012


WATERLINE POINTS OF CONNECTION
TANK SITE SEE EXHIBIT C.3B-C.3C
TANK ACCESS ROAD SEE EXHIBIT C.3A
EXISTING WELL TRCC-1
EXISTING WELL TRCC-3
EXISTING WELL TRCC-2
WELLHOUSES SEE EXHIBIT C.4A
SCALE: 1" = 2000'
N
Stantec
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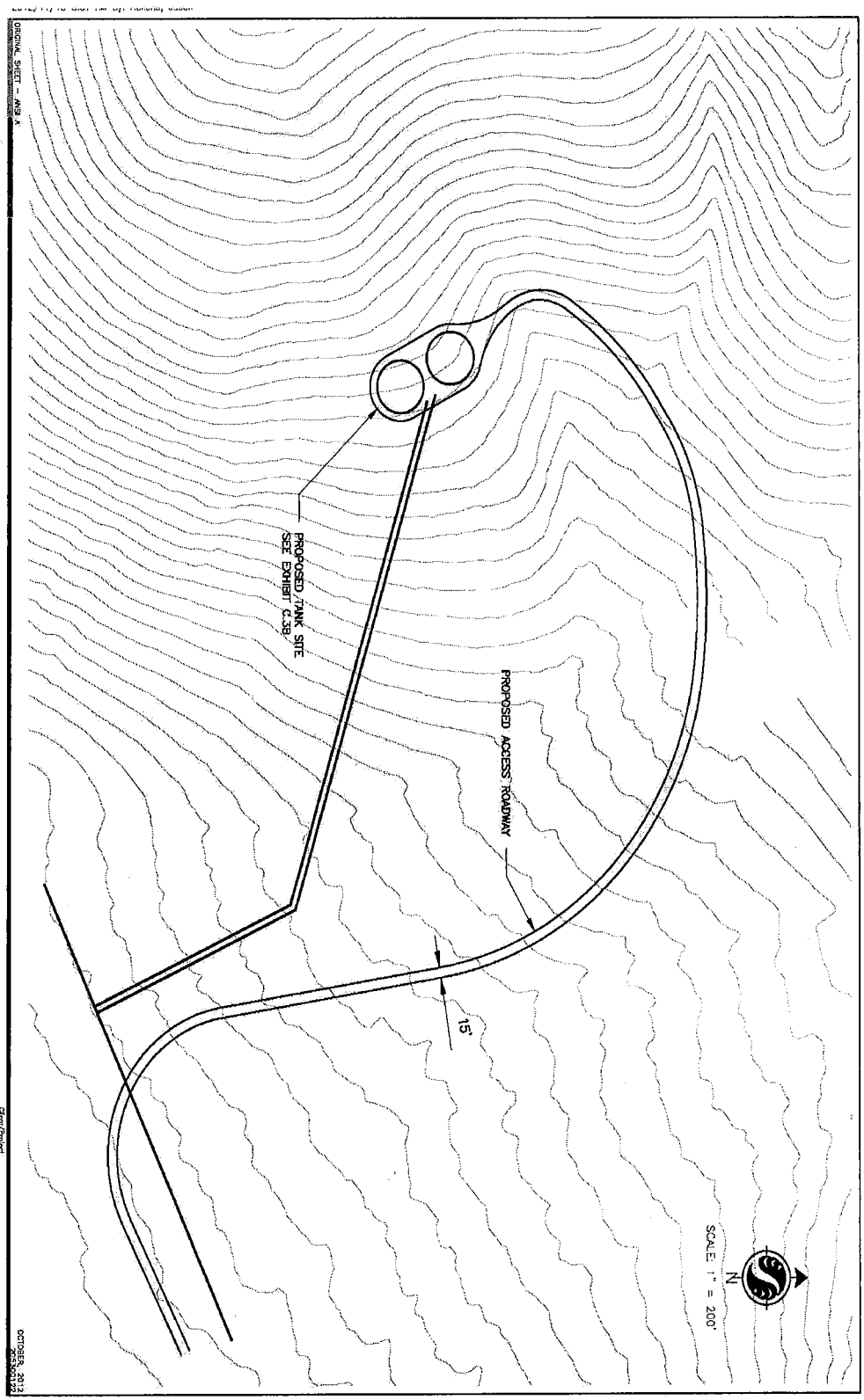
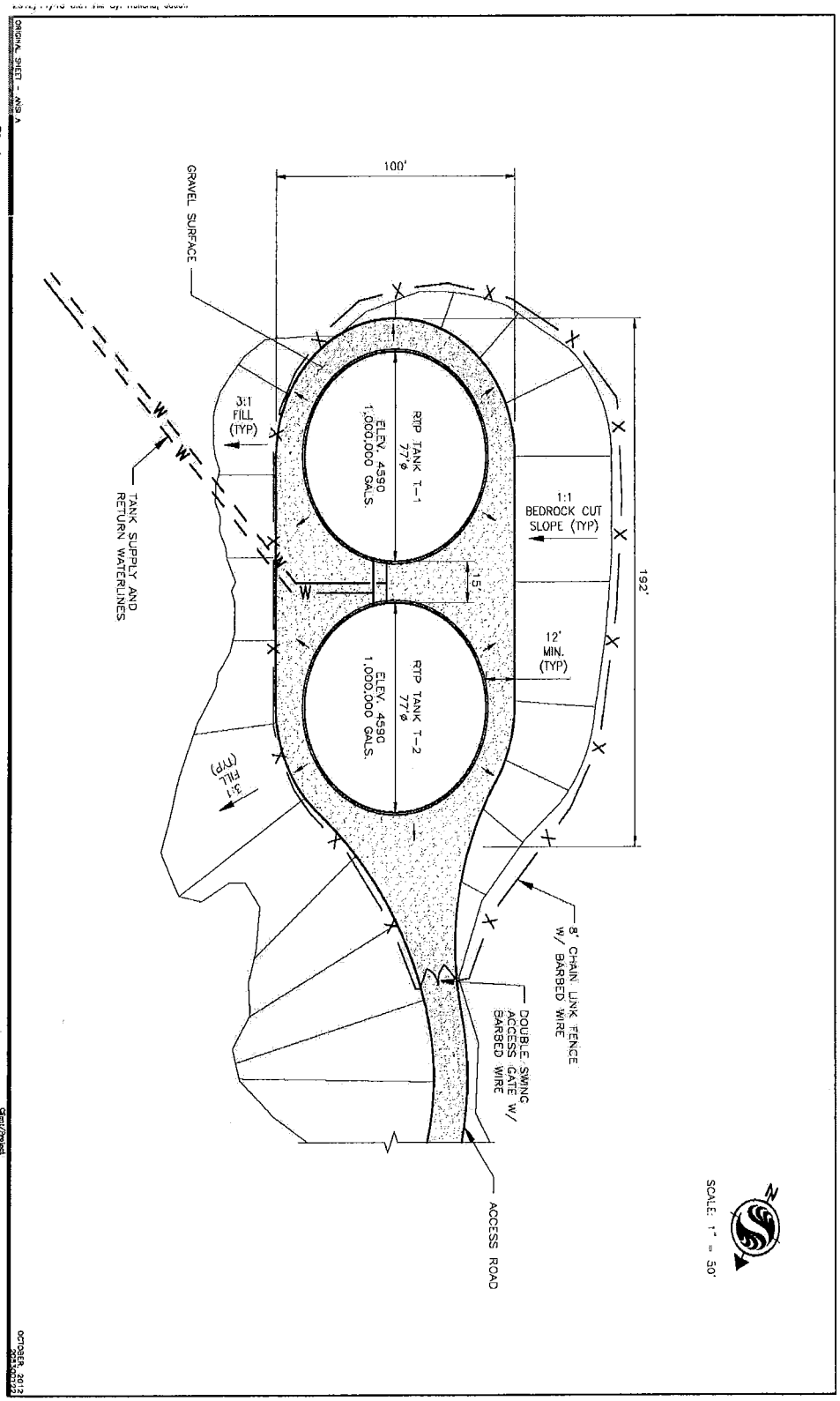
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
PROJECT MILLS PROPERTY BOUNDARY
PROPOSED WATERLINE
PROPERTIES AFFECTED BY WATER FACILITY CONSTRUCTION
Notes
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
USEPA
Exhibit No.
C.1B
Title
SITE PLAN WITH PROPOSED WATER FACILITY
OCTOBER 2012


PROPOSED TANK SITE
SEE EXHIBIT C.3B
PROPOSED ACCESS ROADWAY
15'
SCALE: 1" = 200'
N
Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
PROPOSED WATERLINE
Notes
1. FINAL TANK AND ACCESS ROADWAY LOCATIONS MAY VARY.
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
Exhibit No.
C.3A
Title
TANK ACCESS ROAD
OCTOBER, 2012


100'
GRAVEL SURFACE
3:1 FILL (TYP)
RTP TANK T-1
77'ø
ELEV. 4590
1,000,000 GALS.
1:1 BEDROCK CUT SLOPE (TYP)
192'
1.5'
12' MIN. (TYP)
RTP TANK T-2
77'ø
ELEV. 4590
1,000,000 GALS.
3:1 FILL (TYP)
TANK SUPPLY AND RETURN WATERLINES
8' CHAIN LINK FENCE W/ BARBED WIRE
DOUBLE SWING ACCESS GATE W/ BARBED WIRE
ACCESS ROAD
SCALE: 1" = 50'
Stantec
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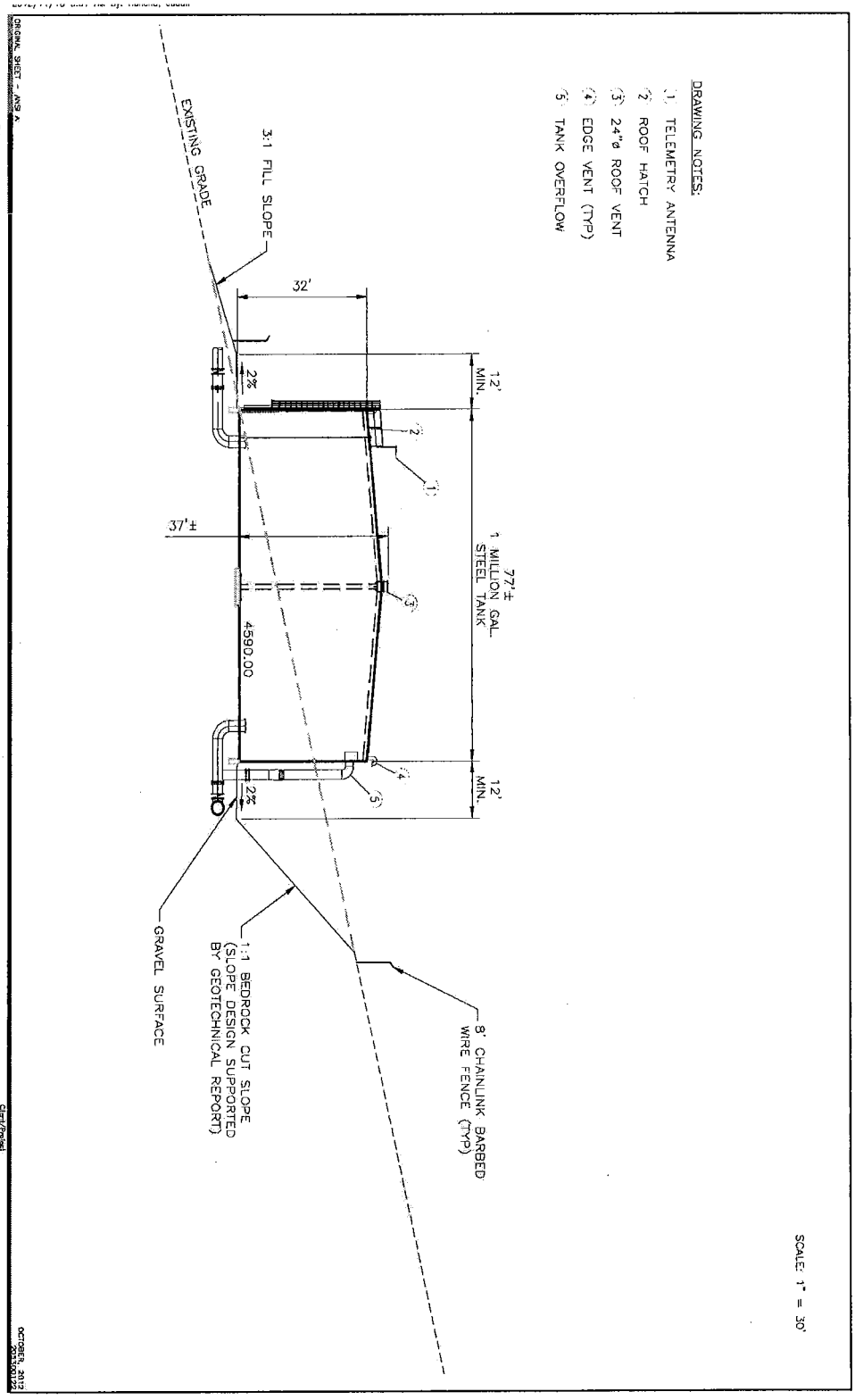
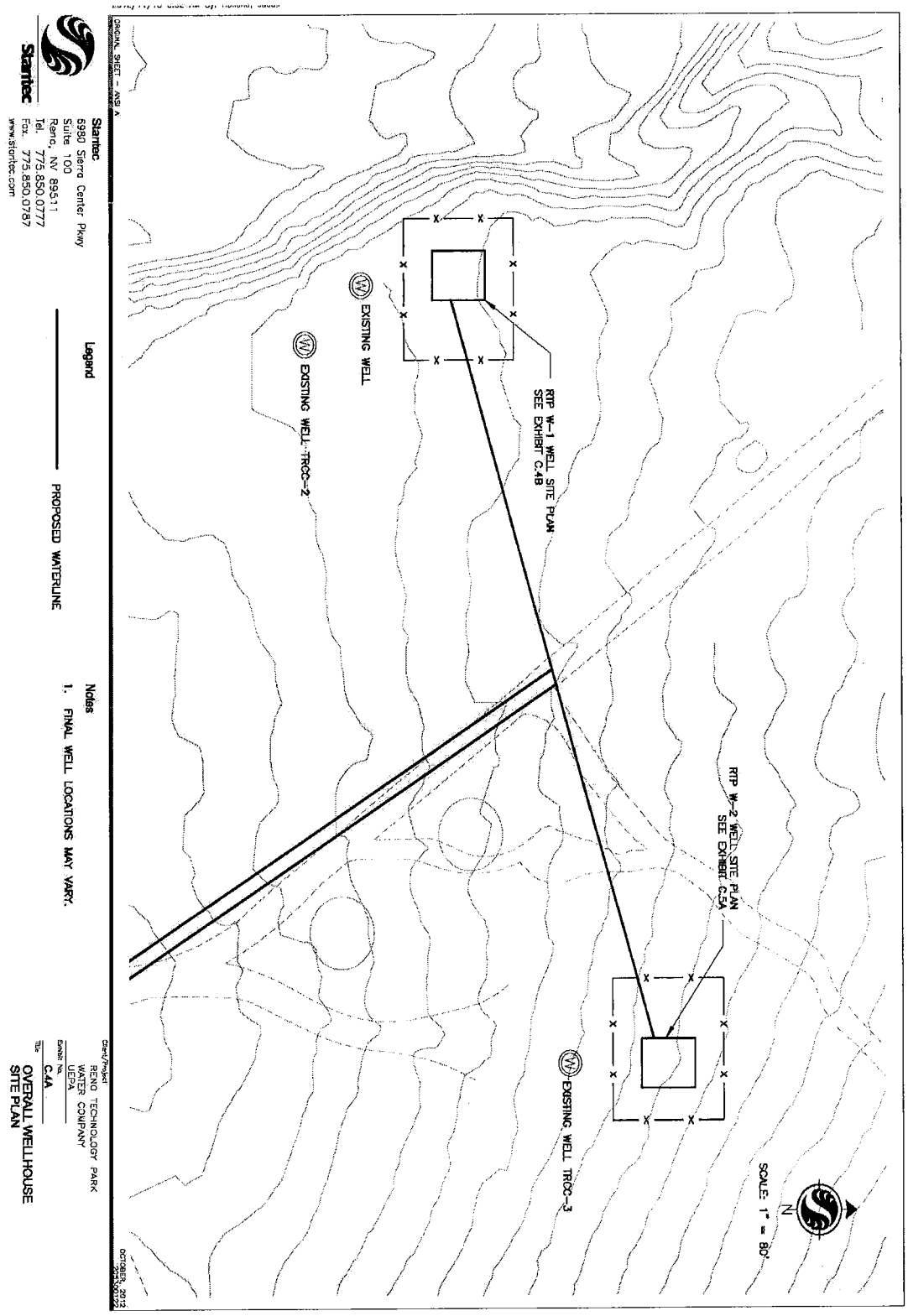
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. TYPICAL GRADING SHOWN.
2. FINAL TANK AND SITE DIMENSIONS MAY VARY.
Client/Project
RENO TECHNOLOGY PARK
WATER
TRUCKEE MEADOWS WATER AUTHORITY
Sheet No.
C-3B
Title
RTP T-1 & RTP T-2
TANK SITE PLAN
OCTOBER 2012


DRAWING NOTES:
1. TELEMETRY ANTENNA
2. ROOF HATCH
3. 24"ø ROOF VENT
4. EDGE VENT (TYP)
5. TANK OVERFLOW
EXISTING GRADE
3:1 FILL SLOPE
32'
12' MIN.
2%
37'±
77'± 1 MILLION GAL STEEL TANK
4590.00
12' MIN.
2%
GRAVEL SURFACE
1:1 BEDROCK CUT SLOPE (SLOPE DESIGN SUPPORTED BY GEOTECHNICAL REPORT)
8' CHAINLINK BARBED WIRE FENCE (TYP)
SCALE: 1" = 30'
Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. TYPICAL GRADING SHOWN.
2. FINAL TANK DIMENSIONS MAY VARY.
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
Drawing No.
C-3C
Title
RTP T-1 & T-2 TYPICAL TANK ELEVATION
OCTOBER, 2012


RTP W-1 WELL SITE PLAN
SEE EXHIBIT C-4B
RTP W-2 WELL SITE PLAN
SEE EXHIBIT C-4A
EXISTING WELL
EXISTING WELL TRCC-2
EXISTING WELL TRCC-3
SCALE: 1" = 80'
N
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6950 Sierra Center Pkwy
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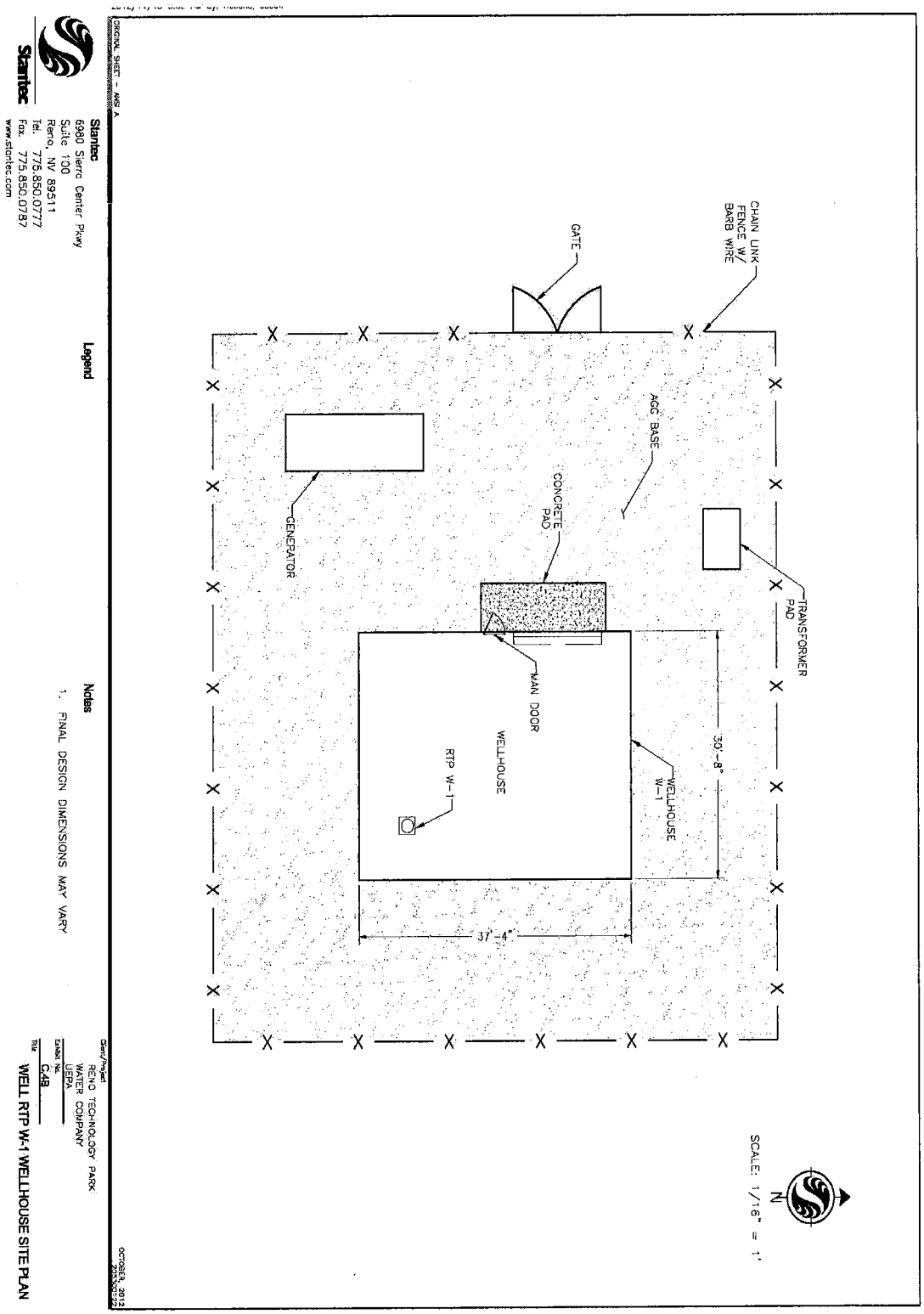
Fax. 775.850.0787
www.stantec.com
Legend
PROPOSED WATERLINE
Notes
1. FINAL WELL LOCATIONS MAY VARY.
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
Sheet No.
C-4A
Title
OVERALL WELLHOUSE
SITE PLAN
OCTOBER, 2012


GATE
CHAIN LINK FENCE W/ BARB WIRE
AGG BASE
CONCRETE PAD
GENERATOR
TRANSFORMER PAD
MAN DOOR
WELLHOUSE
RTP W-1
WELLHOUSE W-1
30'-8"
37'-4"
SCALE: 1/16" = 1'
N
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Fax. 775.850.0787
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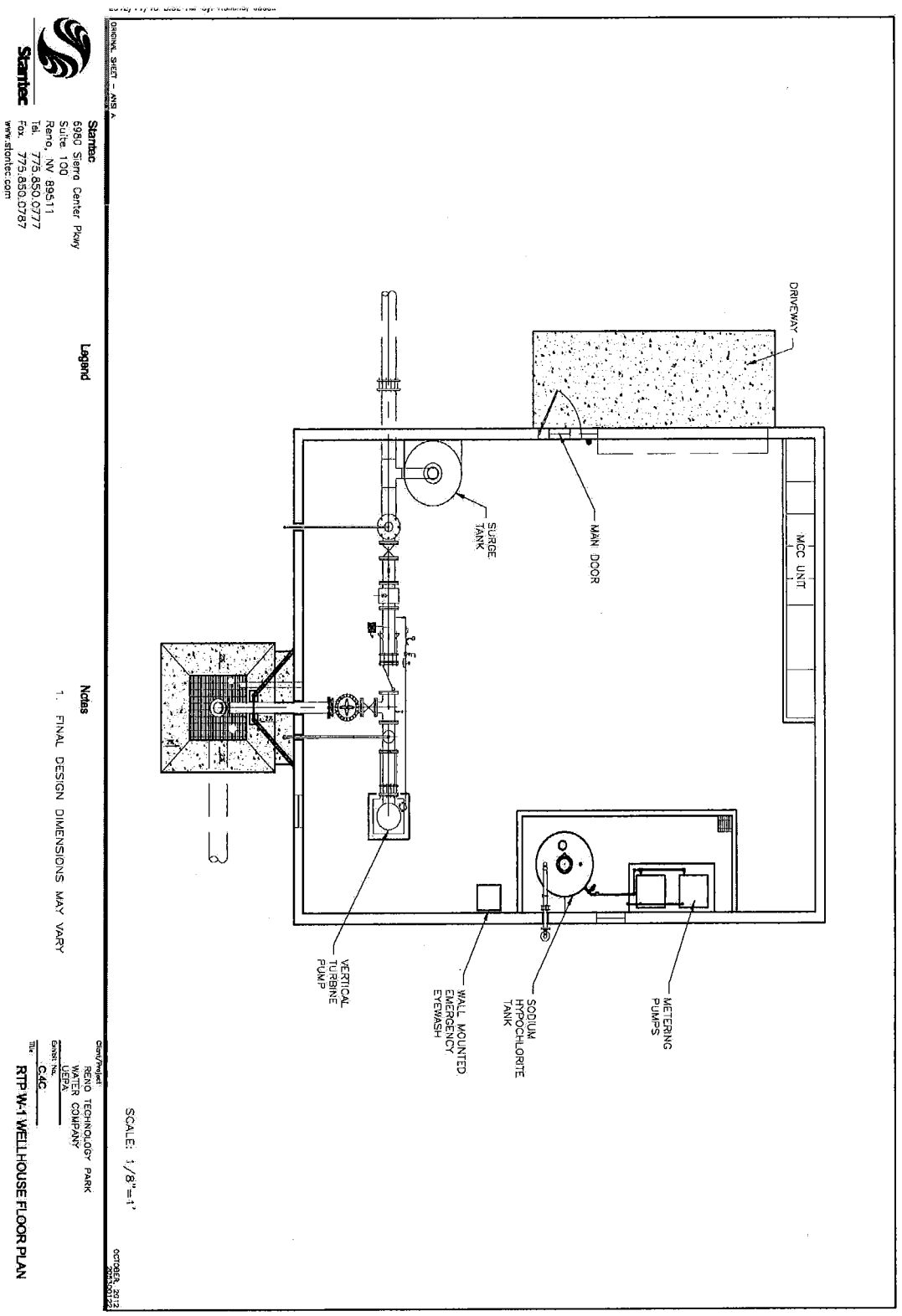
Legend
Notes
1. FINAL DESIGN DIMENSIONS MAY VARY
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
USEPA
Exhibit No.
C4B
Title
WELL RTP W-1 WELLHOUSE SITE PLAN
OCTOBER, 2012


DRIVEWAY
SURGE TANK
MAN DOOR
MCC UNIT
VERTICAL TURBINE PUMP
WALL MOUNTED EMERGENCY EYEWASH
SODIUM HYPOCHLORITE TANK
METERING PUMPS
SCALE: 1/8"=1'
Stantec
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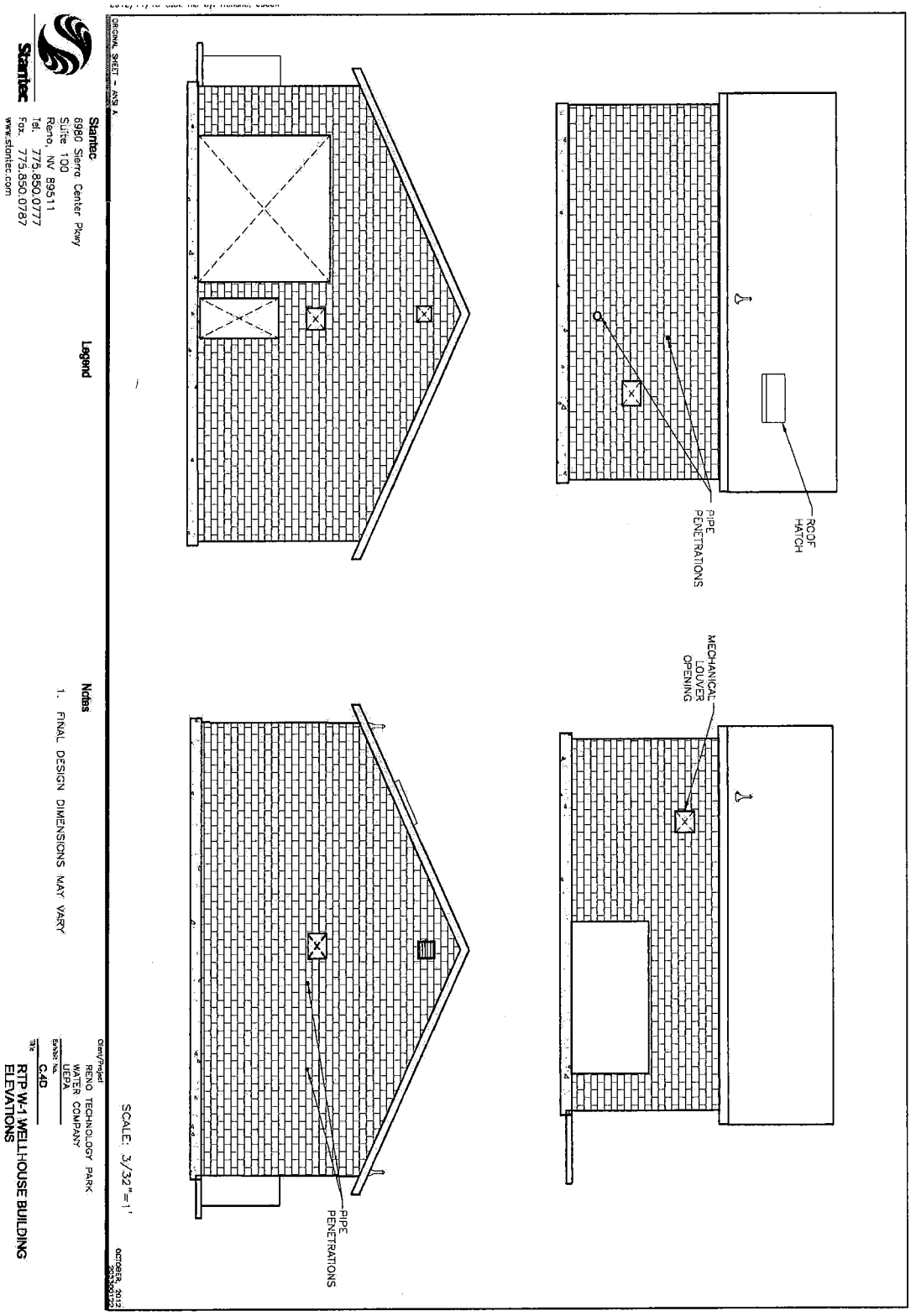
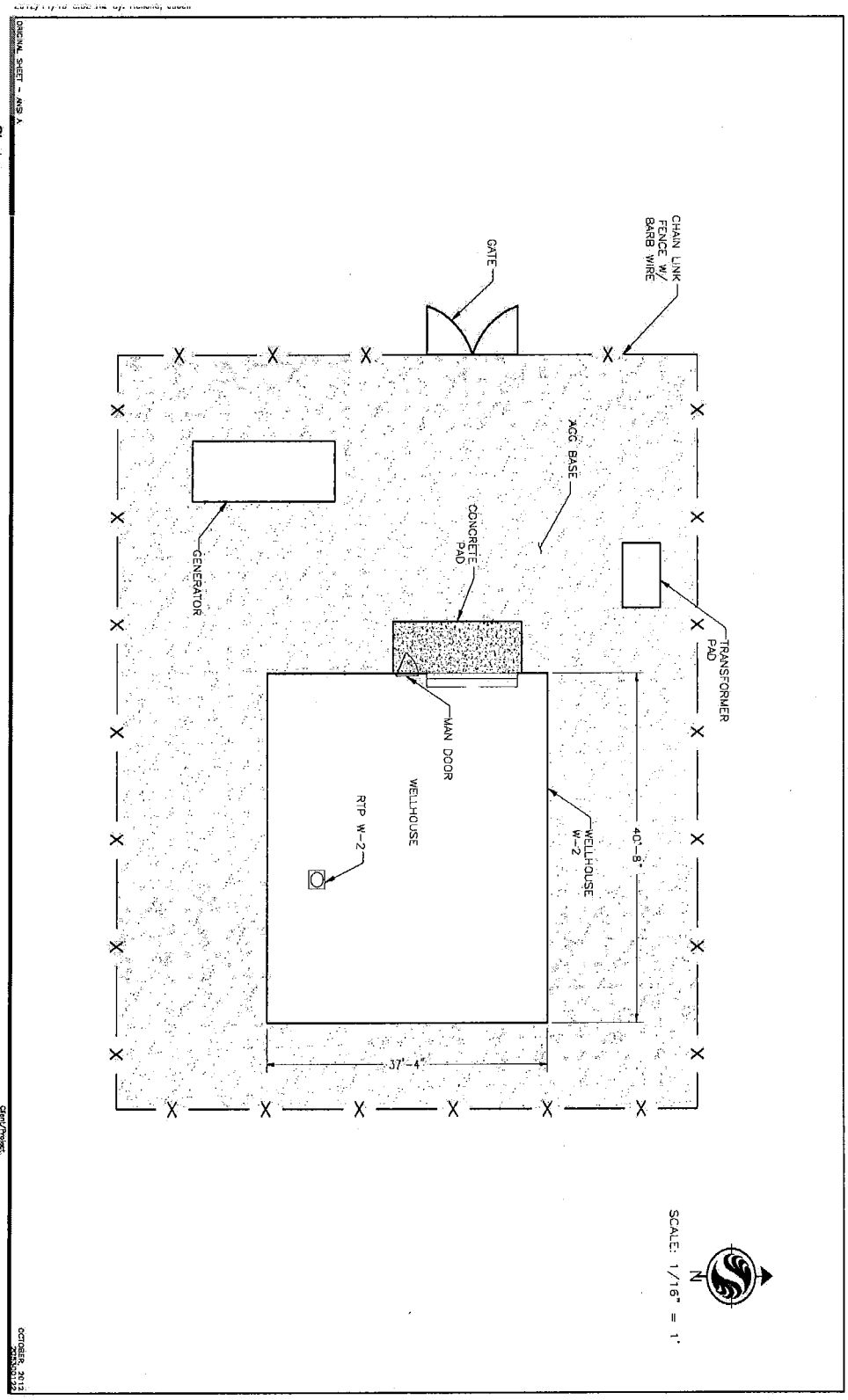
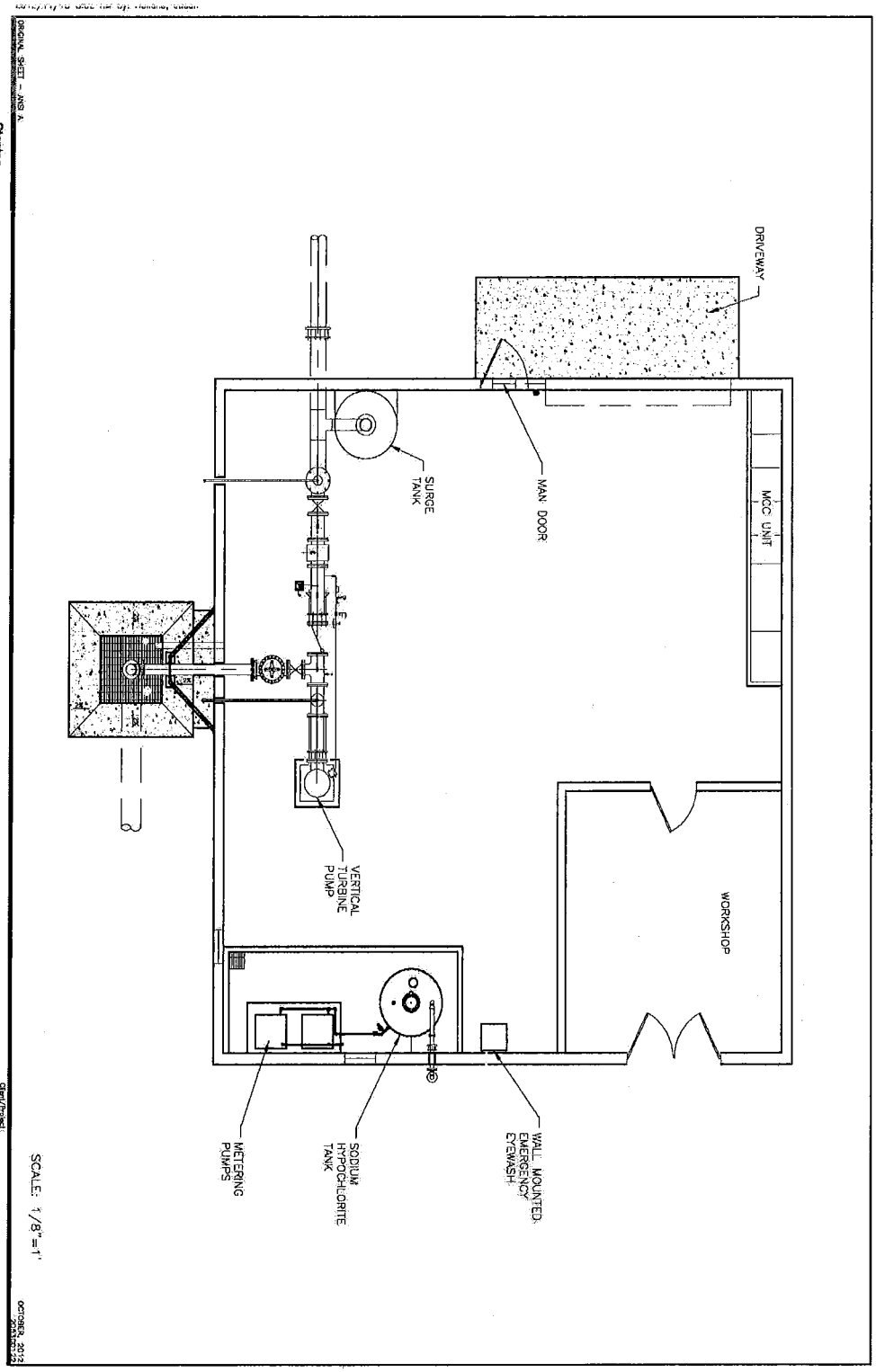
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. FINAL DESIGN DIMENSIONS MAY VARY
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
C4C
RTP W-1 WELLHOUSE FLOOR PLAN
OCTOBER 2012


Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. FINAL DESIGN DIMENSIONS MAY VARY
SCALE: 3/32" = 1'
PIPE PENETRATIONS
ROOF HATCH
MECHANICAL LOUVER OPENING
PIPE PENETRATIONS
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
C-4D
RTP W-1 WELLHOUSE BUILDING
ELEVATIONS
OCTOBER, 2012


ORIGINAL SHEET - ANSI A
Stantec
Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel: 775.850.0777
Fax: 775.850.0787
www.stantec.com
Legend
Notes
1. FINAL DESIGN DIMENSIONS MAY VARY
Client/Project:
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
Exhibit No.
C-5A
Title:
WELL RTP W-2 WELLHOUSE SITE PLAN
OCTOBER 2013
GATE
CHAIN LINK FENCE W/ BARB WIRE
AGG BASE
CONCRETE PAD
GENERATOR
TRANSFORMER PAD
MAN DOOR
WELLHOUSE
RTP W-2
WELLHOUSE W-2
40'-8"
37'-4"
SCALE: 1/16" = 1'
N


DRIVEWAY
SURGE TANK
MAN DOOR
MCC UNIT
VERTICAL TURBINE PUMP
WORKSHOP
METERING PUMPS
SODIUM HYPOCHLORITE TANK
WALL MOUNTED EMERGENCY EYEWASH
SCALE: 1/8" = 1'
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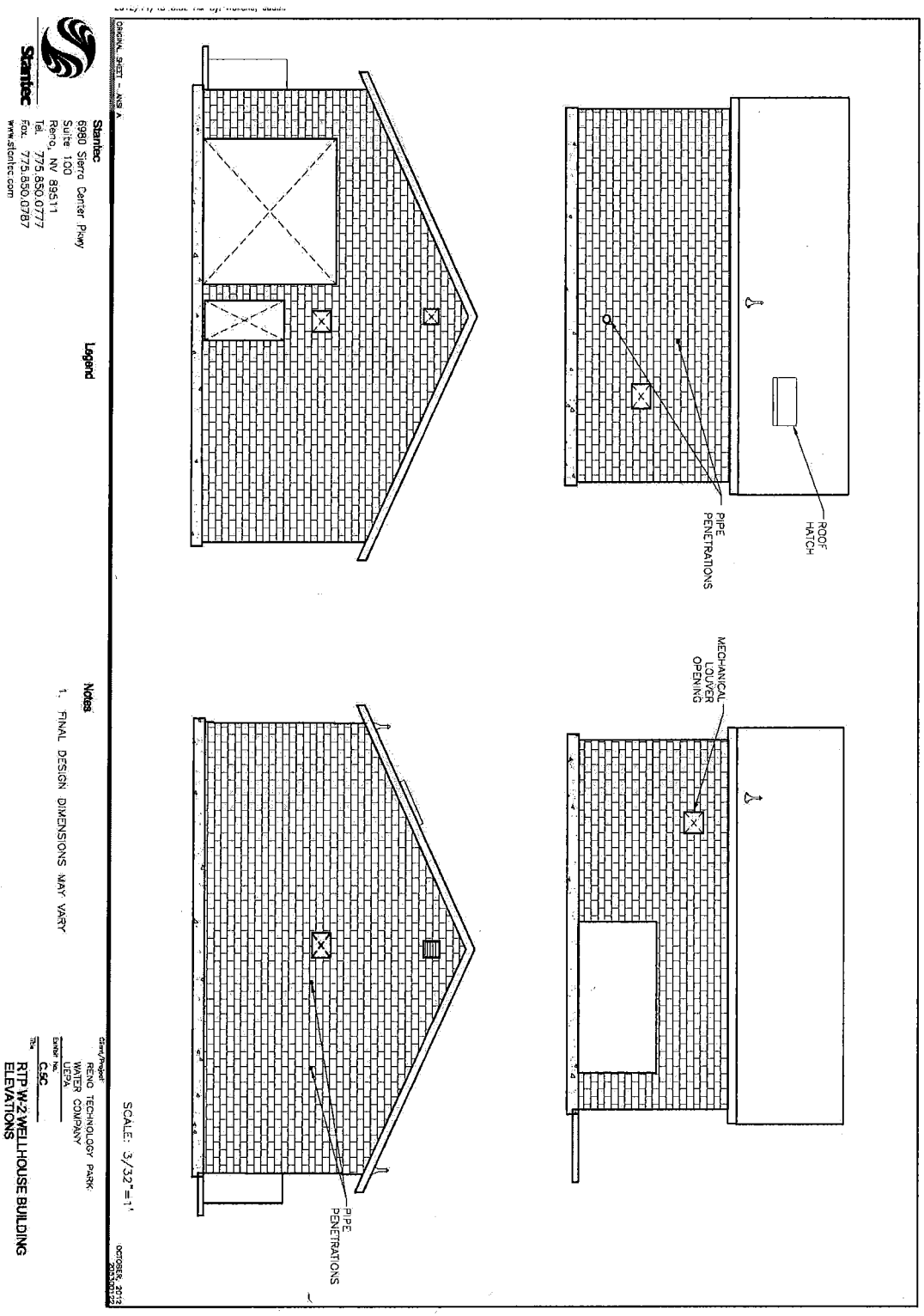
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. FINAL DESIGN DIMENSIONS MAY VARY
Client/Project
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
Drawing No.
C-5B
Title
RTP W-2 WELLHOUSE FLOOR PLAN
OCTOBER, 2012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Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. FINAL DESIGN DIMENSIONS MAY VARY
RENO TECHNOLOGY PARK
WATER COMPANY
UEPA
G.SC
RTP W-2 WELLHOUSE BUILDING
ELEVATIONS
SCALE: 3/32"=1'
OCTOBER, 2012
PIPE PENETRATIONS
ROOF HATCH
MECHANICAL LOUVER OPENING
PIPE PENETRATIONS

Exhibit D

[Reserved and Left Blank Intentionally]

Exhibit E

Environmental and Cultural Reports and Studies

EXHIBIT E-1

UIG Site - Area of Existing Surveys or Disturbance and Areas not Reviewed, Washoe County, Nevada (November, 2012)

[Being completed now and will be filed as a supplement to this Application when completed, as **Exhibit E-1** hereto.]

EXHIBIT E-2

East Truckee Canyon Phase I – Environmental Site Assessment

Washoe County and the City of Sparks, Nevada (Dated: April 2010)

(See attached consisting of 152 pages.)

East Truckee Canyon
Phase I – Environmental Site Assessment
Washoe County and the City of Sparks, Nevada

Prepared for:
Stantec Consulting, Inc.
6980 Sierra Center Parkway
Reno, Nevada 89511
Contact: Cynthia Albright
775.850.0777

Prepared by:
JBR Environmental Consultants, Inc.
595 Double Eagle Court, Suite 2000
Reno, Nevada 89521
Contact: Matthew Setty
775.747.5777

April 16, 2010

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www.jbrenv.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY iv

1.0 INTRODUCTION 1
- 1.1 PURPOSE 1
- 1.2 SPECIAL TERMS AND CONDITIONS 2
- 1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT 2
- 1.4 USER PROVIDED INFORMATION 3
- 1.5 SIGNIFICANT ASSUMPTIONS 3

2.0 SITE DESCRIPTION 3
- 2.1 LOCATION AND LEGAL DESCRIPTION 4
- 2.2 SITE AND VICINITY GENERAL CHARACTERISTICS 4
- 2.3 Current Use(s) of the Property 5
- 2.4 Structures, Roads, Other Improvements on the Site 6
- 2.5 Current Uses of Adjoining Properties 7

3.0 RECORDS REVIEW 8
- 3.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE 8
  - 3.1.1 Underground Storage Tanks 8
  - 3.1.2 Leaking Underground Storage Tanks 8
  - 3.1.3 RCRA Generators 9
  - 3.1.4 RCRA Transportation, Storage, and Disposal Facilities 9
  - 3.1.5 CERCLIS Sites 9
  - 3.1.6 National Priority List Sites 10
  - 3.1.7 Spills and Releases of Hazardous Materials and Petroleum Products 10
  - 3.1.8 Landfills 11
  - 3.1.9 Unmapped Sites 11
  - 3.1.10 Additional (Non-Standard) Record Sources 11
- 3.2 PHYSICAL SETTING SOURCES 11
- 3.3 HISTORICAL USE INFORMATION 12
  - 3.3.1 Title Information 12
  - 3.3.2 Historical City Directory Listings 12
  - 3.3.3 Aerial Photographs 12
  - 3.3.4 Historic Sanborn Fire Insurance Maps 12
  - 3.3.5 Historic Topographic Maps 12
  - 3.3.6 Past Uses of Adjoining Properties 13

4.0 SITE RECONNAISSANCE 14
- 4.1 EXTERIOR OBSERVATIONS 14
  - 4.1.1 Hazardous and Regulated Substances: Storage, Handling, and Disposal 14
  - 4.1.2 Drums and Containers 14
  - 4.1.3 Storage Tanks 15
  - 4.1.4 Drains and Sumps 15
  - 4.1.5 Pits, Ponds, and Lagoons 16

4.1.6 Structures 16
4.1.7 Wells 17
4.1.8 Septic Systems 17
4.1.9 Indications of Solid Waste Disposal 18
4.1.10 Imported Fill Materials 19
4.1.11 Stained Soil and Pavement or Stressed Vegetation 19
4.1.12 Potential Asbestos-Containing Materials 19
4.1.13 Potential PCB-Containing Materials 19
4.2 INTERIOR OBSERVATIONS 19

5.0 INTERVIEWS 21

6.0 DATA GAPS 22

7.0 FINDINGS AND CONCLUSIONS 23

8.0 DEVIATIONS 26

9.0 ADDITIONAL SERVICES 27

10.0 REFERENCES 28

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS 29

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN PHASE I SITE ASSESSMENT 30

LIST OF FIGURES

Figure 1	Location Map
Figure 2	Property Map
Figure 3	Field Investigation Map – Western Area
Figure 4	Field Investigation Map – Eastern Area
Figure 5	Field Investigation Map – Northern Area

LIST OF APPENDICES

Appendix A	Site Photographs
Appendix B	EDR DataMap Corridor Study Report
Appendix C	Nevada Division of Water Resources Well Log Database Query
Appendix D	All Available Inquiries Questionnaire

LIST OF ACRONYMS & ABBREVIATIONS

AAI	All Available Information
ACM	Asbestos-Containing Material
APN	Assessor's Parcel Numbers
ASTM	American Society for Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
JBR	JBR Environmental Consultants, Inc.
LUST	Leaking Underground Storage Tank
NDEP	Nevada Department of Environmental Protection
NDWR	Nevada Division of Water Resources
NPL	National Priority List
REC	Recognized Environmental Condition
RECO	Renewable Energy Coordination Office
RCRA	Resource Conservation and Recovery Act
ROW	Right-of-Way
SHWS	State Hazardous Waste Site
SQG	Small Quantity Generator
SWF/LF	Solid Waste Facilities/Landfills
TSD	Transportation, Storage, and Disposal
UST	Underground Storage Tank

PHASE I

ENVIRONMENTAL SITE ASSESSMENT
EAST TRUCKEE CANYON
WASHOE COUNTY AND THE CITY OF SPARKS, NEVADA

EXECUTIVE SUMMARY

Stantec Consulting, Inc (Stantec) engaged JBR Environmental Consultants, Inc. (JBR) to conduct a Phase I Environmental Site Assessment (ESA) of the East Truckee Canyon Property located adjacent to the north side of Interstate 80, west of Reno, Nevada, in Washoe County and the City of Sparks, Nevada, 89434, subsequently referred to in this report as "subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05).

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (REC) in connection with the property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies.

The subject property consists of approximately 2,212 acres spread among 12 individual parcels. Each parcel is owned by one of the following four separate entities: Nevada Bell; Stonefield, Inc.; Tahoe-Reno Industrial Center; and Sierra Pacific Power Company, which is now doing business as NV Energy. The subject property is zoned as Industrial (I), Tourist Commercial (TC), and General Rural (GR). At the time of this assessment, the subject property was largely undeveloped land that had been previously disturbed by nominal aggregate activity. Shallow excavations and earthen stockpiles were evident throughout most of the project area, particularly in the western half of the site. Numerous unimproved compacted-soil surface roads and various utility corridors intersect the subject property, including overhead telephone and power lines, an underground fiber-optic cable, underground natural gas pipelines, and a natural gas valve assembly for the Tuscarora pipeline.

The entire area is utilized for cattle grazing, and numerous water troughs are located on the subject property. A cattle branding area is located near the center of the subject property, and an active groundwater well is located west of the branding area, near a group of watering troughs. Four additional wells were observed elsewhere on the subject property, including one at a residential building near the southern boundary of the subject property. The Nevada Division of Water Resource (NDWR) records indicate that 10 additional wells are located on the subject property, but these wells were not observed during the site investigation.

A total of six buildings (structures) are located on the subject property. A brick telephone maintenance building and accessory outhouse building owned by Nevada Bell are located in the south-central area of the subject property. An occupied residential structure and accessory garage and well pump house are located just south of the telephone maintenance building. These structures

are located on a parcel owned by Stonefield, Inc. A concrete foundation is located near the southwest corner of the subject property, on a parcel also owned by Stonefield, Inc. The interior the residential structure, accessory garage, accessory pump house, and the Nevada Bell telephone maintenance building were not inspected due to inaccessibility, and the concrete foundation structure does not have an interior. The interior of the accessory outhouse structure was investigated.

Most conditions observed or reported on the subject property do not rise to the level of an REC, but there are several that should be considered as RECs until further investigation or additional information proves otherwise. With the exception of the well located near the group of cattle watering troughs and the well at the residential structure, existing wells should be considered an REC until further investigation or information confirms otherwise. There were no odors, empty drums or containers, stains, or other evidence indicative of a REC at observed wells; however the wells were not sealed or capped in manner that would prevent hazardous substances or foreign matter from being deposited within them and possibly contaminating groundwater and soil.

An aggregate operation that abuts the eastern boundary of the subject property has expanded onto the site with the construction of an earthen berm and containment area. The berm had been used to contain what is believed to be a mixture of soil and water. This berm and area enclosed within it should be considered a REC until additional information proves otherwise. While it is believed to be constructed of native soil and retain native soil and water, it is possible that hazardous substances or foreign matter may have been retained within the berm area. No staining or odors were noted on the berm, or within the containment area; nonetheless, this area is considered an REC until additional information indicates otherwise.

The concrete foundation observed near the southwest corner of the subject property should be considered an REC until more information or further investigation confirms otherwise. The foundation was constructed with a round opening near the center that projects downward through the foundation. The opening is lined with a corroded corrugated metal pipe. The opening has been filled with landscape wastes such as rocks, soil, and plant material. Small quantities of solid waste were in the opening as well, including broken glass and a motorcycle chain. There was no evidence to suggest that hazardous waste was deposited in the opening, or that the opening had been used to store hazardous waste; however, the historic use of the foundation, the structure once resting on the foundation, and the foundation opening is unknown. According to a Phase 1 Environmental Site Assessment prepared by Converse Consultants Southwest, Inc. in January, 2006, the concrete foundation may have anchored a small, temporary concrete batch plant for construction of Interstate 80 (CCS, 1996). JBR does not imply or provide warranty to the accuracy of the report prepared by Converse Consultants Southwest, Inc.

As mentioned above, access to the interior of structures was not possible at all but the Nevada Bell accessory outhouse structure. While there is no evidence to indicate that a REC is contained within any structure, the contents and conditions the of structure's interiors are unknown and it is

impossible to conclusively determine if a REC exists within any structure without further investigation. The exterior of all structures was investigated and determined to not represent a REC.

A large quantity of ammunition cartridges were observed in the southwest corner of the property, just north of the concrete foundation. While cartridges were generally observed throughout the subject property, they were particularly concentrated in this area. Fragments of clay pigeons or targets were readily observable, as were various plastic bottles perforated by bullets. It is believed that this area was, and probably still is used for a shooting range. While this does not represent an REC, the soil in this area would likely exhibited elevated lead content.

Several conditionally exempt small quantity generators (CESQG) and small quantity generators (SQG) of hazardous waste exist south of the subject property, and south of Interstate 80 and the Truckee River. Because the Truckee River and Interstate 80 separate the subject property from these CESQGs and SQGs, they represent a low risk of environmental contamination for the subject property. Additionally, no recent releases or violations of hazardous waste management regulations have been reported from these generators of waste. Interstate 80 is located immediately south of the subject property. Many vehicles travel past the subject property daily, and some may be transporting hazardous wastes or petroleum products. In the event of a vehicular accident, these hazardous wastes or petroleum products may spill on the subject property. However, the subject property slopes towards the road, so any spill would not be expected to extend far beyond the interstate right-of-way.

According to historic aerial photographs and data obtained from interviews with others, present use of the subject property is largely a continuation of historic use. The residential structure was once occupied by an auto mechanic who had the accessory garage structure constructed. Aerial photographs show that the aggregate operation adjacent to the eastern boundary of the subject property expanded a containment area on the subject property between the years 2004 and 2006. The conditions of the area occupied by the containment, prior to construction of the expansion, are unknown.

JBR observed small, *de minimus*, quantities of solid waste on the subject property. The majority of the observed solid waste included cans, bottles, and light blown in material (paper and plastic) (Appendix A). Most of this material was concentrated near unimproved roads that cross or border the subject property, and near the southern boundary adjacent to Interstate 80. Additional *de minimus* quantities of solid waste included ammunition cartridges, frayed telephone wire, pieces of wooden power poles, plastic tubing, vehicle tires, and concrete rubble. Larger quantities of solid or potentially hazardous waste were not observed on the property.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
EAST TRUCKEE CANYON
WASHOE COUNTY AND SPARKS, NEVADA

1.0 INTRODUCTION

This report presents the findings of JBR's Phase I ESA conducted on the East Truckee Canyon Property, an approximately 2,212 acre area subsequently referred to in this report as "subject property". The subject property is entirely within Washoe County, Nevada, and a portion is also with the City of Sparks, Nevada, immediately north of Interstate 80 and approximately 14 miles east of Reno, Nevada. Twelve individual assessor parcels comprise the subject property, occurring in portions of, or entirely within section 1, Township 19 North (T19N), Range 21 East (R21E), section 36, T20N, R21E, and sections 21, 28, 29, 30, 31, and 32, T20N, R22E. The review of the subject parcels included all ROWs and easements occurring on those parcels. At the time of this assessment, the subject property consisted of largely undeveloped, previously disturbed upland grass-sage land. Shallow excavations and small soil stockpiles were evident throughout the area, and numerous unimproved roads traverse the subject property. Cattle grazing occurred across the entire subject property, and a branding area, well, and watering troughs are located on the site. Six structures exist on the subject property, as do various utility corridors. JBR conducted the assessment at the request of Ms. Cynthia Albright, Planning Manager with Stantec Consulting in Reno, Nevada.

This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05).

1.1 PURPOSE

The Phase I ESA was conducted in accordance with ASTM Standard E 1527-05, and the standards for conducting All Appropriate Inquiries (AAI) set forth by the Environmental Protection Agency (EPA) in 40 CFR Part 312. The purpose of this ESA was to evaluate the subject property with respect to the range of hazardous materials within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and petroleum products. As one of the requirements to qualify for the innocent landowner, contiguous property owner, or bonafide prospective purchaser limitations as defined by CERCLA, this site assessment was performed in general compliance with 40 CFR Part 312 and ASTM E 1527-05.

Overall, JBR's goal was to gather evidence of the use of hazardous materials and petroleum products on-site or off-site in the vicinity of the subject property that may have resulted in environmental hazards. This was done by reviewing reasonably available public records, interviewing knowledgeable persons, and conducting a visual inspection at the subject property. Generally, the

records review, interviews, and on-site investigations consisted of searching for evidence of conditions of environmental concern either identified by regulatory agencies or otherwise knowledgeable persons, or observable on site. The site was inspected for conditions such as stained ground and pavement, stressed vegetation, unauthorized dumping, and evidence of the use, storage, or release of hazardous, or otherwise regulated, materials (e.g., asbestos-containing materials [ACMs]). If any petroleum products, chemicals, or other potentially hazardous or regulated materials were found on the premises, they were noted. Reasonably available information was also gathered regarding underground and aboveground storage tanks, surficial and subsurface soil and groundwater conditions, and land use on and around the subject property.

1.2 Special Terms and Conditions

The Phase I ESA study was conducted to the specifications of the ASTM, found in ASTM Designation E 1527-05 titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The property investigated included only the property described in this assessment as the "subject property" as defined by the description in Section 1.0 of this document. Although unobtrusive visual observations were made of adjoining properties, JBR cannot be held responsible for identifying conditions on adjoining properties that were not conspicuous at the time of the field inspection. Access to the interior of structures occurring on the subject property, excluding the accessory outhouse, was not available and therefore not inspected during the field investigation.

1.3 Limitations and Exceptions of Assessment

The evidence gathered from the sources used in this ESA is only as complete as the sources themselves. Some events resulting in potential environmental contamination are not reported to the federal, state, and local agencies, and therefore are not available for review in the public records. JBR cannot warrant the accuracy or the validity of the information maintained in the records investigated. JBR's conclusions and statements in this report are true, accurate, and certified subject to, limited by, and disclaimed as to the underlying accuracy and veracity of this information.

A qualified environmental professional from JBR performed this ESA in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by environmental consultants. Nonetheless, there are several major qualifications that are inherent in the conduct of this or any other environmental due diligence examination.

First, it is difficult to predict which, if any, identified potential problems will become actual problems in the future. Federal and state regulations continually change as do the enforcement priorities of the applicable governmental agencies involved.

Second, there is always the distinct possibility that major sources of future environmental liability have yet to manifest themselves to the point where they are reasonably identifiable through an external investigation such as the one conducted for this assessment.

Third, we note that the results of our investigation represent the applications of a variety of technical disciplines to material facts and conditions associated with the subject property. Many of these facts and conditions are subject to change over time; accordingly, the summary and recommendations must be viewed within this context.

Fourth, JBR shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the evaluation was performed.

Fifth, properties adjoining the subject property were only unobtrusively and visually inspected. JBR does not warrant the integrity of adjoining properties in this document.

This Phase I ESA was prepared solely for the benefit of Stantec. Any use of, or reliance upon, this information by a party other than those specified above, or a lender providing financing in connection with the proposed transaction, shall be solely at the risk of such third party and without legal recourse against JBR or their respective employees, officers, or owners, regardless of whether the action in which recovery of damages is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of JBR), statute, or otherwise.

1.4 USER PROVIDED INFORMATION

Stantec provided the following information:

1) Paper mapping of the proposed project, which included undated aerial photography as a map component.

2.) Copy of a geotechnical report for a portion of the subject property prepared by SEA Incorporated Consulting Engineers in January 1996.

3.) Copy of a Phase I Environmental Site Assessment report for a portion of the subject property. The report was prepared by Converse Consultants Southwest, Inc. in January, 1996.

No other information related to environmental liens or activity/use limitations, specialized knowledge, valuation reduction for environmental issues, etc., was provided.

1.5 SIGNIFICANT ASSUMPTIONS

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located in Washoe County, Nevada, and the City of Sparks, Nevada, in the Truckee River Canyon approximately 14 miles east of Reno, Nevada. The subject property is located immediately adjacent to the north side of the Interstate 80 ROW, occurring in section 1, T19N, R21E, section 36, T20N, R21E, and sections 21, 28, 29, 30, 31, and 32, T20N, R22E (Figure 1). The subject property coincides with 12 individual parcels, is approximately 2,212 acres in size, and irregular in shape. The legal description of the 12 parcels that comprise the subject property is provided in the following table.

Washoe County Assessor's Parcel Number (APN)*	Parcel Area (Acres)*	Township, Range, Section (T,R,S)*	Parcel Owner*
APN 084-030-20	640	T20N, R22E, S21	Stonefield, Inc.
APN 084-110-05	480	T20N, R22E, S28	Stonefield, Inc.
APN 084-110-08	479.77	T20N, R22E, S29	Stonefield, Inc.
APN 084-110-20	120	T20N, R22E, S30	Stonefield, Inc.
APN 084-191-01	10.205	T20N, R22E, S32	Stonefield, Inc.
APN 084-191-03	372.31	T20N, R22E, S31	Stonefield, Inc.
APN 084-191-04	0.23	T20N, R22E, S29	Nevada Bell
APN 084-191-05	1.00	T20N, R22E, S31	Stonefield, Inc.
APN 084-191-06	1.00	T20N, R22E, S31	Stonefield, Inc.
APN 084-211-01	102.192	T20N, R22E, S29	Stonefield, Inc.
APN 084-211-02	4.2	T20N, R22E, S29	Sierra Pacific Power Company
APN 084-211-03	0.7	T20N, R22E, S32	Sierra Pacific Power Company

**Information provided by Washoe County Quick Map 2.0 as of March 11, 2010. No warranties of any kind, expressed or implied, are provided, including accuracy or timeliness.*

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The subject property is zoned as Industrial (I), Tourist Commercial (TC), and General Rural (GR). Most of the site is undeveloped but has been disturbed by nominal aggregate activity and grazing. Shallow excavations and soil piles are particularly evident in the central to western areas of the site. Sparse vegetation covers most of the site, however some areas contain very little to no vegetation cover. Where vegetation cover is present, black sage (*Artemisia nova*) and cheat-grass (*Bromus tectorum*) are commonly occurring species. Most soils on the site are sandy to gravelly. The northern area of the subject property is less disturbed than other areas of the subject property; however, several utility corridors and the Tuscarora natural gas pipeline valve assembly are located in this area. This area of the subject property is relatively steep. The southern, central, and eastern areas of the subject property, while not flat, are significantly less steep than the northern area of the site. Generally, the subject property slopes from north to south, towards the Truckee River.

Within the vicinity of the subject property, most land is undeveloped but previously disturbed. Land to the north, east and west are largely public lands administered by the BLM. This land consists primarily of steep to gently sloping, rocky to sandy soils with sparse vegetative cover, much like the

subject property. Unimproved roads cross much of this area, as do numerous utility corridors, including underground natural gas pipelines, and overhead power and telephone lines. An aggregate operation, as described above, is located east of the subject property on private land. Most of the vegetation at the aggregate site has been removed due to excavation, and topography in the area has been altered. Areas north, east, and west of the project area are also used for livestock grazing. The southern boundary of the subject property is defined by the ROW for Interstate 80. The Truckee River is located south of the Interstate, and flows in an easterly direction.

The Tahoe-Reno Industrial Center is located south of Interstate 80, and mostly south of the Truckee River. The area is notably flatter than the subject property, and properties north of Interstate 80. Vegetation is predominantly the same as that north of Interstate 80, but some riparian vegetation is present adjacent to the Truckee River. The Tahoe-Reno Industrial Center is occupied by various industrial and warehousing tenants, and has experience some expansion in recent years. The most notable facilities in the industrial center include the NV Energy Tracy Power Facility and cooling ponds, the Mars Petcare U.S. Inc. dry canine food production plant, the Eagle-Picher Minerals facility, and numerous gravel pits. Additionally, several transportation corridors are located south of the subject property and Interstate 80, including a Union-Pacific railroad line, unimproved two-track roads, and paved vehicular roads such as the USA Parkway. Various utility corridors, both above ground and below ground, are located south of the Interstate 80. The utility corridors include buried fuel pipelines, natural gas pipelines, water lines, and electrical transmission lines. The Nature Conservancy also owns a parcel of land south of the subject property and south of Interstate 80, adjacent to the Truckee River.

2.3 CURRENT USE(S) OF THE PROPERTY

The subject property is primarily used for cattle grazing and utility corridors. A cattle branding station is located near the center of the subject property, and watering troughs are provided at several locations across the site. An active groundwater well is located near a group a watering troughs west of the branding station. These troughs were full of water, and cattle were observed drinking from the troughs during the field investigation. A fence parallels the southern boundary of the subject property, and a cattle guard is located a gate near the southwest corner of the subject property.

A gravel road beginning near the southwest corner of the subject property traverses northeast across the site, roughly parallel to the southern site boundary. An overhead power line parallels the south side of this road, and an overhead telephone line and underground fiber-optic cable parallel the north side of the road. There are several other unimproved compacted-dirt surface roads in the subject property boundaries that roughly correspond to utility alignments. Other utilities intersecting the subject property include additional overhead power lines and underground natural gas pipelines, including the Tuscarora natural gas pipeline and valve assembly in the northern portion of the site.

Secondary uses of the subject property include operation of an expanded aggregate facility in the far eastern area of the subject property. An adjoining aggregate use has expanded an earthen berm and

containment area onto the subject property. While no substances were observed in the containment area during the field investigation, it was evident that containment had occurred in the recent past. The site also appears to be used for recreational shooting. A concentrated quantity of spent ammunition cartridges were observed near the southwest corner of the subject property. Numerous fragments of clay pigeons and glass bottles were observed in this area, as were bullet-perforated plastic bottles, a plastic waste-basket, and a severely perforated 55-gallon drum.

2.4 STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

Most of the subject property is undeveloped; however, numerous unimproved roads and various utility corridors intersect the subject property. A gravel road beginning near the southwest corner of the subject property traverses northeast across the site, roughly parallel to the southern site boundary. An overhead power line parallels the south side of this road, and an overhead telephone line and underground fiber-optic cable parallel the north side of the road. Roadside billboards are located on the subject property between this gravel road and the ROW for Interstate 80. There are several other unimproved compacted-dirt surface roads in the subject property boundaries that roughly correspond to utility alignments. Other utilities intersecting the subject property include additional overhead power lines and underground natural gas pipelines, including the Tuscarora natural gas pipeline and valve assembly in the northern portion of the site. An aggregate operation that abuts the eastern boundary of the subject property has expanded a containment area onto the subject property.

The entire area is utilized for cattle grazing, and numerous water troughs are located on the subject property. A cattle branding area is located near the center of the subject property, and an active groundwater well is located west of the branding area, near a group of watering troughs. The cattle branding area includes a concrete water containment that is presently dry. Four additional wells were observed elsewhere on the subject property, including one at a residential structure near the southern boundary of the subject property. The Nevada Division of Water Resources (NDWR) records indicate that 10 additional wells are located on the subject property, but these wells were not observed during the site investigation.

A total of six structures are located on the subject property. A brick telephone maintenance building and accessory outhouse building owned by Nevada Bell are located in the south-central area of the subject property. An occupied residential structure and accessory garage and well pump house are located just south of the telephone maintenance building. These structures are located on a parcel owned by Stonefield, Inc. A concrete foundation is located near the southwest corner of the subject property, on a parcel also owned by Stonefield, Inc.

The telephone maintenance building and the residential structure appear to be heated with propane gas. An above ground propane storage tank was observed at both structures. The telephone maintenance building is cooled with a central air conditioning unit, and the residential structure is cooled with a window-mounted air conditioning unit. The accessory garage structure does contain a

ventilation stack protruding from the rooftop; however it is unknown if it is associated with a woodstove or other heating source. Gravel parking areas are provided at the residential structure and accessory garage, and at the NV Bell telephone maintenance building. At this time of this report, the NV Bell accessory outhouse structure is believed to be out-of-service and no longer used. The residential structure is equipped with an underground septic system. The residential structure is also equipped with a groundwater well for supply of potable domestic water. This well is not included in the NDWR records; however domestic wells are typically not recorded in the NDWR database.

2.5 CURRENT USES OF ADJOINING PROPERTIES

The subject property is adjoined by public land administered by the BLM to the west, north, and east. Private land also adjoins a portion of the eastern boundary of the subject property. The ROW for Interstate 80 adjoins the entire length of the southern boundary of the subject property. Public land administered by the BLM is predominantly undeveloped; however, various unimproved roads and utility corridors intersect the area. Shallow excavations and soil stockpiles were evident in this area as well; indicative that nominal aggregate activity may have occurred in the past, though it is unclear if this activity is currently permitted. The private land to the east of the subject property is owned by Rock West, LLC., and is used for aggregate operations. At the time of this report, the property was excavated throughout, and various pieces of aggregate machinery and equipment were present. The ROW for Interstate 80 contains two concrete-asphalt road surfaces, one for eastward travel and one for westward travel. The asphalt surfaces are bordered by a sand and gravel road shoulder with little to no vegetation present. The interstate allows thousands of vehicles to pass in an east-west direction on a daily basis.

The Truckee River is located immediately south of Interstate 80, and the Tahoe-Reno Industrial Center is located south of Interstate 80, and mostly south of the Truckee River. The Tahoe-Reno Industrial Center is occupied by various industrial and warehousing tenants. The most notable facilities in the industrial center include the Tracy Power Facility owned by NV Energy, the Mars Petcare U.S. Inc. dry canine food production plant, the Eagle-Picher Minerals facility, the Alcoa Micromill, and numerous gravel pits. Additionally, several transportation corridors are located south of the subject property and Interstate 80, including a Union Pacific Railroad line, unimproved two-track roads, and paved vehicular roads such as the USA Parkway. Various utility corridors, both above ground and below ground, are located south of the Interstate 80. The utility corridors include buried fuel pipelines, natural gas pipelines, water lines, and electrical transmission lines.

3.0 RECORDS REVIEW

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

A report of standard environmental record sources was ordered from Environmental Data Resources, Inc. (EDR). The databases searched are listed in the EDR report, which is attached to this report as Appendix B. EDR's report is titled *EDR DataMap Corridor Study, E Truckee Canyon, Reno, NV 89442*. EDR was instructed to search for environmental records occurring within a 2 mile wide corridor centered on Interstate 80 as it exists adjacent to the subject property. Therefore the EDR report applies to the portion of the subject property within 1 mile of the centerline of Interstate 80, and adjoining properties north and south of Interstate 80 within 1 mile of the centerline. The northern portion of the subject property, primarily within section 21, T20N, R22E, is not included in the EDR report. However, JBR has reviewed on-line data sources and interviewed agency personnel regarding the potential presence of potential sources of environmental contamination that could occur on or near the entire subject property. Additionally, the northern portion of the subject property is the least disturbed.

3.1.1 Underground Storage Tanks

In accordance with the ASTM standard followed for this ESA (E 1527-05), registered UST site information was gathered for at least the subject property and adjoining properties. The EDR report lists three facilities nears the subject property with registered USTs: the Tracy Power Station (Facility ID: 4-000514), the Clark Plant (Facility ID: 3-000076), and a facility listed as "Same as 4-000513 & 4-000514" (Facility ID: 4-000355). The Tracy Power Station, owned by NV Energy, and the Clark Plant, owned by Eagle-Picher Minerals, LLC., are both located south of the subject property and south of Interstate 80 and the Truckee River. Six USTs and five USTs are registered at the Tracy Power Station and Clark Plant, respectively. These tanks are reported to be permanently out of use, and do not appear to represent a source of potential contamination for the subject property. The quantity and status of any UST(s) at the facility listed as "Same as 4-000513 & 4-000514" has not been reported, although the same owner is reported for it as the Tracy Power Station facility. Because the facility name says it is the "Same as 4-000513 & 4-000514"", and because the same owner is listed for it and facility 4-000514, it is likely this is a duplicate record.

JBR reviewed the NDEP, Bureau of Corrective Actions' database of federally regulated tanks as of January 8, 2010, available at http://ndep.nv.gov/BCA/data.htm. The database confirmed the EDR report, finding the same three facilities and registered USTs. The database was queried for Facility ID: 4-000513 in order to better identify the facility listed in the EDR report and database as "Same as 4-000513 & 4-000514". Facility 4-000513 is a site owned by NV Energy in Reno, Nevada, more than 15 miles west of the subject property and the Tracy Power Station (Facility ID: 4-000514).

3.1.2 Leaking Underground Storage Tanks

In accordance with the ASTM standard followed for this ESA (E 1527-05), leaking UST (LUST) site information was gathered for a search radius of at least 0.5 mile around center of the subject property. The EDR report did not identify records of any LUST occurring within the review area.

JBR reviewed the NDEP, Bureau of Corrective Action's databases of leaking underground storage tanks, also available at http://ndep.nv.gov/BCA/data.htm. The database of "*Confirmed Release Cases Closed Between January 1, 1990 and January 5, 2010*", and database of "*Active Cases as of January 5, 2010*" were queried. In concordance with the EDR report, the database query did not return any record of a LUST in the EDR review area, or within 0.5 miles of the entire subject property.

3.1.3 RCRA Generators

In accordance with the ASTM standard followed for this ESA (E 1527-05), Resource Conservation and Recovery Act (RCRA) generator information was gathered for the subject property and adjoining properties. The EDR report identified three CESQGs south of Interstate 80 and the subject property. CESQGs generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. The three CESQGs identified in the EDR report include the NV Energy Tracy Power Station, the Mars Petcare U.S. Inc. facility, and the Alcoa Micromill facility. JBR queried the EPA's "EnviroMapper" web site, available at http://www.epa.gov/emefdata/em4ef.home. The subject property was not listed as a generator of hazardous waste; however, several facilities south of the subject property and Interstate 80 were listed as a generator. The three CESQGs identified in the EDR report were also listed in the EnviroMapper database, but the Tracy Power Station was listed as a SQG. SQGs generate less than 1000 kilograms but more than 100 kilograms of hazardous waste per calendar month. Additionally, the Tahoe-Reno Industrial Center Power Plant, Duraflex International Corporation, Able West LLC, and RPI Coating were listed as a generator of hazardous waste.

3.1.4 RCRA Transportation, Storage, and Disposal Facilities

In accordance with the ASTM standard followed for this ESA (E 1527-05), RCRA hazardous waste transportation, storage, and disposal (TSD) site information was gathered for a search radius of at least 0.5 mile from the subject property in addition to the EDR review corridor. The EDR report indicated that there are no TSD facilities listed as being within the review corridor, including anywhere within 1 mile south of the subject property. JBR queried the EPA's EnviroMapper web site; the subject property was not listed as a TSD facility. No TSD facilities were identified within 0.5 miles of the subject property.

3.1.5 CERCLIS Sites

In accordance with the ASTM standard followed for this ESA (E 1527-05), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) site information was gathered for a search radius of at least 0.5 mile around the center of the subject property. According to EPA's EnviroMapper web site, the subject property was not listed as a CERCLIS site, nor were there any CERCLIS sites listed as being within 0.5 miles of the center of the subject property. The EDR report does not list any CERCLIS sites as being within the review corridor, which includes all of the subject property and adjoining properties within 1 mile of the Interstate 80 centerline.

3.1.6 National Priority List Sites

In accordance with the ASTM standard followed for this ESA (E 1527-05), National Priority List (NPL or Superfund) site information was gathered for a search radius of 1.0 mile around the subject property. JBR queried the EPA EnviroMapper web site. The subject property was not listed as an NPL site, and no NPL sites were listed within 1 mile of the subject property. This confirms the findings presented in the EDR report, which does not list any NPL sites within the corridor search area.

3.1.7 Spills and Releases of Hazardous Materials and Petroleum Products

In accordance with the ASTM standard followed for this ESA (E 1527-05), reports and records of spills and releases of hazardous materials and petroleum products were reviewed for the subject property and surrounding vicinity. According to the EDR report, no spills or releases have occurred on the subject property. The EDR report does list a record of soil contamination resulting from spilled diesel at the NV Energy Tracy Power Station south of the subject property and south of Interstate 80. The spill did not result from a leaking UST, and was cleaned with remediation. The EDR report also lists three instances of soil contamination at the Clark Plant south of Interstate 80, east of the Tracy Power Station.

JBR reviewed the NDEP, Bureau of Corrective Action's database of "*Confirmed Release Cases Closed Between January 1, 1990 and January 5, 2010*", available at http://ndep.nv.gov/BCA/file/closed_cases_snapshot.htm. The two spills listed in the EDR report were also listed in the NDEP database, and are listed as State Hazardous Waste Sites (SHWS). Additionally, the database also listed records of prior diesel spills at the Tracy Power Station that were cleaned with remediation. According to the NDEP database, the spill and release of hazardous materials and petroleum products has occurred at the Tahoe-Reno Industrial Power Plant, just west of the Tracy Power Station. In 2007, turbine oil was spilled resulting in contamination of soil. Soil contamination resulting from a spill or release at the Duraflex International Corporation, a spill along the Tracy Railroad Spur, and a mobile release associated with the Sierra Chemical Company are also included in the database. JBR also reviewed the NDEP, Bureau of Corrective Action's database of "*Active Cases as of January 5, 2010*", available at http://ndep.nv.gov/BCA/file/active_cases_snapshot.htm. One active case occurs south of the subject property and Interstate 80, near Interstate 80 and Clark Station Road. Soil and groundwater contamination resulting from a mobile source release of coal fly ash associated with Reno-Sparks Ready Mix has occurred at this location. All database records of spills or releases of hazardous substances and petroleum products near the subject property are south of Interstate 80, and predominantly south of the Truckee River.

Finally, the National Response Center list of sites which have reported spills and releases of petroleum or hazardous products was reviewed for the subject property and surrounding vicinity. There are no reported spills or releases of hazardous waste or petroleum products on the subject property, and all other records near the subject property are south of the Truckee River and south of Interstate 80. According to the list, in 2001 a faulty valve resulted in the release of air-contaminating

anhydrous ammonia at the Tahoe-Reno Industrial Center. The list also describes electrical capacitators discovered in a landfill south of the Tracy Power Station. The capacitators represent the potential for PCB contamination of soil.

3.1.8 Landfills

In accordance with the ASTM standard followed for this ESA, the local listing of active (open) landfills and disposal sites, the Solid Waste Facilities/Landfills (SWF/LF) list, was reviewed for a search radius of at least 0.5 mile around the subject property. According to the NDEP's Bureau of Waste Management list of Permitted Solid Waste Facilities, available at http://ndep.nv.gov/BWM/landfill.htm, the subject property was not listed as a SWF/LF site and no SWF/LF sites were listed within the 0.5 miles of the subject property.

3.1.9 Unmapped Sites

No unmapped sites were identified.

3.1.10 Additional (Non-Standard) Record Sources

No potential sources of environmental concern for the subject property were identified in database searches or interviews with agency personnel.

3.2 Physical Setting Sources

The subject property is located in Washoe County, Nevada, and the City of Sparks, Nevada, in the Truckee River Canyon approximately 14 miles east of Reno, Nevada. The subject property is located immediately adjacent to the north side of the Interstate 80 ROW, occurring in section 1, T19N, R21E, section 36, T20N, R21E, and sections 21, 28, 29, 30, 31, and 32, T20N, R22E (Figure 1). The subject property coincides with 13 separate parcels owned by one of four separate entities. Generally, according to the U.S. Geological Survey (USGS) 7.5-minute Patrick, Nevada topographic map, the subject property slopes gently to the south. The average elevation of the subject property is approximately 4,500 feet above mean sea level.

The *Soil Survey of Washoe County, Nevada, South Part* (SCS, 1983) indicates that soils on the subject property are sands and gravelly sands. Major soil types present include the Xman-Oppio-Old Camp Association; the Sutcliff-Bundorf-Kleinbush Association; and the Trocken-Badland complex, 4 to 15 percent slopes.

3.3 HISTORICAL USE INFORMATION

3.3.1 Title Information

No title reports were provided to JBR for this assessment. Washoe County Assessor's records indicate the subject property is located on 13 separate parcels, each owned individually by one of four separate entities.

3.3.2 Historical City Directory Listings

The 1920-21 volume of Polk's Directory for Reno City, Washoe County, and Carson City, Nevada was searched for listings on or near the subject property. No listings were found.

3.3.3 Aerial Photographs

JBR reviewed aerial photographs of the subject property and the surrounding area using available data provided by Google Earth. Aerial photos of the subject property were available for 1994, 2002, 2006, and 2010. There is little difference between the 1994 photograph and the 2010 photograph with regards to the subject property. Between the years 1994 and 2002, the accessory garage structure was constructed at the residential structure in section 29, T20N, R22E. The aggregate adjacent to the eastern boundary of the subject property has previously expanded onto the site between the years 2004 and 2006.

3.3.4 Historic Sanborn Fire Insurance Maps

Historic Sanborn Fire Insurance maps were not available for the subject property area.

3.3.5 Historic Topographic Maps

Historic topographic maps were not found for the site, but the USGS 1980 Patrick, Nevada 7.5 minute 1:24,000 scale map was reviewed. This map shows the two primary structures on the subject property as existing, and shows most of the utility corridors.

Additionally, the topographic map shows many of the unimproved roads that traverse the property. Interstate 80 and the Truckee River are shown on the map, as is the Tracy Power Station. However, other facilities in the Tahoe-Reno Industrial Center are not shown, nor are any of the roads in the industrial center.

The General Highway Map for Washoe County, Nevada, as prepared in 1937 by the Nevada Department of Highways show that the subject property was directly under the overhead flight path for air travel between Reno, Nevada, and Elko, Nevada.

3.3.6 Past Uses of Adjoining Properties

According to aerial photographs provided by Google Earth, much of the present-day uses are a continuation of past uses. The properties to the west and north of the subject property appear to have been undeveloped since 1994, the date of the oldest available photograph. The aggregate operation located adjacent to the eastern boundary of the subject property has existed since 1994 as well. It appears the operation expanded onto the site in between 2004 and 2006. In recent years, later than 2002, the Tahoe-Reno Industrial Center was constructed. Prior to 2002, properties south of Interstate 80 were largely undeveloped. The railroad corridor was in existence, and the Tracy Power Station existed but at a smaller size. Between 2006 and 2010, the industrial center has continued to expand south and east primarily, and the Tracy Power Station was expanded.

4.0 SITE RECONNAISSANCE

The subject property was inspected by George Dix of JBR Environmental Consultants, Inc. on March 12, 2010. The weather during the inspection was overcast with sporadic periods of sun. Wind speed was variable and temperatures were in the low to mid 40's (Fahrenheit). The site reconnaissance consisted of a visual inspection of the subject property and an unobtrusive inspection of adjoining properties.

During the inspection, the interior of structures were not inspected due to restricted access, excluding the interior of an accessory outhouse structure owned by Nevada Bell. However, the exterior of all structures on the subject property, were evaluated for any RECs.

4.1 EXTERIOR OBSERVATIONS

4.1.1 Hazardous and Regulated Substances: Storage, Handling, and Disposal

JBR observed small, *de minimus*, quantities of solid waste on the subject property. The majority of the observed solid waste included cans, bottles, and light blown in material (paper and plastic) (Appendix A). Most of this material was concentrated near unimproved roads that cross or border the subject property, and near the southern boundary adjacent to Interstate 80. Larger quantities of solid or potentially hazardous waste were not observed on the property.

Most of the adjoining parcels are undeveloped and no hazardous or regulated substances were observed on any of these properties adjacent to the subject property. An aggregate operation, currently owned by Rock West, LLC., adjoins the east boundary of the subject property (Figure 4). Although not adjoined to the subject property, the Tahoe-Reno Industrial Center is located south of the subject property. The existing ROW for Interstate 80 separates the subject property from the industrial center, and in many places the Truckee River is located between the two as well. The Tahoe-Reno Industrial Center is utilized for various industrial and warehousing purposes. The Tracy Power Station, owned by NV Energy, is located in the industrial center and includes two cooling ponds just south of Interstate 80 (Appendix A). The Clark Plant, owned by Eagle-Picher Minerals, Inc., is located south of both the river and Interstate 80. The plant processes diatomaceous earth mined from the surrounding areas to the south east of the plant. The Mars Petcare U.S. Inc. facility, owned by Kal Kan Foods, Inc., manufactures dry canine food, and is also located in the industrial center. Numerous other facilities are located in the industrial park, including an aluminum micromill owned by Alcoa, Inc., a Wal-Mart distribution center, a Pet-Smart distribution center, and a water treatment facility for the industrial center. The water treatment facility includes an effluent disposal system designed to recycle water for reuse in irrigation or industrial applications.

4.1.2 Drums and Containers

Eight 55-gallon drums were observed on the subject property, one of which was so severely corroded that only remnants of the drum remained (Appendix A). Five of the drums had been perforated by bullets, including one located in an area used extensively for recreational shooting. This drum was considerably damaged by bullet perforations, to the extent that the structural integrity

of the drum was compromised. However, these five drums do not contain any substance, or are not capable of containing a substance because of extensive damage. The remaining three drums were not perforated by bullets or other projectiles or puncturing devices. Two of these drums are located near the residential structure and are believed to be used to store household wastes. The only drum observed containing a fluid is located in section 28, T20N, R22E, at a cattle branding area (Figure 4). The drum was labeled to contain petroleum lubricant; however, corrosion had caused several small holes to form in the top of the drum and it is possible that water has leaked into the drum (Appendix A). Less than 5 gallons of fluid are believed to be contained within the drum. There is no evidence of leakage or staining at the location of any drum, no odor of petroleum, and none appear to represent a potential source of hazardous waste.

During the site investigation, one small propane tank, one compressed gas tank, and one passenger car gasoline tank were found on the subject property (Appendix A). The passenger vehicle gasoline tank, located at the cattle branding area, appeared empty and likely does not represent a potential source of hazardous waste. The small propane tank and compressed gas tank were located together in section 29, T20N, R22E. Both were perforated by bullets in multiple locations, and neither was capable of holding substance (Appendix A). There was no evidence of staining near any of these containers, and they do not represent a potential source of hazardous waste.

4.1.3 Storage Tanks

A total of four above ground storage tanks were observed on the subject property. One tank containing propane is located approximately 30 feet south of the Nevada Bell telephone maintenance building, and another tank containing propane is located approximately 30 feet north of the residential structure (Figure 3). Both of these tanks appear to be in service, and do not appear to leak or have leaked in the past (Appendix A). The other two above ground storage tanks are located near the well and group of water troughs in section 31, T20N, R22E. The tank east of the well, in section 29, T20N, R22E, displayed corrosion across the entire exterior but no holes or cracks to the interior were observed (Appendix A). No leaks or staining was evident, and tapping the exterior of the tank indicated that it was likely empty. The other tank is located in section 31, T20N, R23E, west of the well site. The tank displayed exterior corrosion, and several bullets had perforated the tank. There is an overhead water sprayer located adjacent to the tank, and old pipe segments on the surface between the tank and sprayer (Appendix A). The tank is believed to have been connected to the sprayer at one time, but has since been disconnect and damage by bullet perforations. The tank is likely empty, and no signs of staining were evident. These two tanks likely contained water for grazing, and possibly dust control. None of the above ground storage tanks appear to represent a potential source of hazardous waste.

4.1.4 Drains and Sumps

No drains or sumps were noted on the subject property.

4.1.5 Pits, Ponds, and Lagoons

Shallow excavations exist throughout the subject property, particularly in the south to southeast areas of the subject property (Appendix A). Generally, excavations are no deeper than 10 feet below the surrounding ground surface. No evidence of ponding was noted in excavated areas, and it appears that excavations are not associated with the burial of any containers, tanks, drums, or otherwise hazardous substance.

A small shallow depression is located in section 31, T20N, R22E, near the southwest corner of the property (Appendix A). This depression is approximately 4 inches deep at the deepest location. Due to the depression's proximity to Interstate 80 and existing unimproved roads, it is likely material was borrowed from this area for fill. Water, most likely meteoric water, has collected in this depression but no evidence of collection of hazardous substances was evident. The depressed area had largely been trampled by livestock.

An aggregate operation located adjacent to the eastern boundary of the subject property has recently expanded onto the site (Figure 4). The expansion includes an earthen berm and containment area. Standing water was not observed in the containment; however, it was evident that the containment had previously held what is believed to be water (Appendix A). There was no evidence that the containment was ever used to hold hazardous substances.

4.1.6 Structures

A total of six structures are located on the subject property. A brick telephone maintenance building and accessory outhouse building owned by Nevada Bell are located in the south-central area of the subject property. An occupied residential structure and accessory garage and well pump house are located just south of the telephone maintenance building. These structures are located on a parcel owned by Stonefield, Inc. A concrete foundation is located near the southwest corner of the subject property, on a parcel also owned by Stonefield, Inc.

The telephone maintenance building and the residential structure appear to be heated with propane gas. An above ground propane storage tank was observed at both structures. The telephone maintenance building is cooled with a central air conditioning unit, and the residential structure is cooled with a window-mounted air conditioning unit. The accessory garage structure does contain a ventilation stack protruding from the rooftop; however it is unknown if it is associated with a woodstove or other heating source. Gravel parking areas are provided at the residential structure and accessory garage, and at the NV Bell telephone maintenance building. At this time of this report, the NV Bell accessory outhouse structure is believed to be out-of-service and no longer used.

The Nevada Bell telephone maintenance building is secured to prevent unauthorized entry, however a sign has been placed on the door with contact information should an emergency necessitate. The instructions on the sign request that Environmental Health and Services be reached at telephone number 1-800-566-9347 in the event of a fuel and other environmental emergencies.

Though not considered structures, a concrete water containment and a valve assembly for the Tuscarora natural gas pipeline are located on the subject property. The concrete water containment is located at the cattle branding area and was dry during the period of the site visit. The natural gas valve assembly is located in the northern area of the project, just north of three water troughs. The valve assembly is secured behind a fence and emergency contact information is provided on a sign connected to the fence. Should an emergency occur or information be needed regarded the valve assembly, the Tuscarora Gas Transmission should be contacted at telephone number 1-800-894-1488.

4.1.7 Wells

JBR observed five wells on the subject property. Three wells were located in the east to northeast area of the subject property, south of the Tuscarora natural gas pipeline (Figure 5). These wells are not equipped with pumps and not believed to be in service, although casings are in place (Appendix A). There is one well located approximately 25 feet north of the residential structure in the south-central area of the subject property, in section 29, T20N, R22E. This well features a pump, and accessory pump house structure. A rubber hose connects the pump house to the residential structure, and this well is believed to provide water for the structure (Appendix A). The only other well observed was located in section 31, T20N, R22E, near the livestock watering troughs (Figure 3). This well was equipped with a pump and fitted with a hose. It is believed to be in service due to the presence of large volumes of water in the troughs (Appendix A).

The NDWR maintains a well log database with records of well drilling logs. The database was queried for section 1, T19N, R21E; section 36, T20N, R21E; and, sections 21, 28, 29, 30, 31, and 32, T20N, R22E, sections that the subject property coincides with. A total of 48 records of well logs in these sections were returned; however, only 13 of these records were for well logs within the limits of the subject property (Appendix C). Three of the records correspond to the three wells observed in the east to northeast area of the subject property, south of the Tuscarora natural gas pipeline. According to the database record, these were new wells created for municipal supply and testing purposes. The other 10 records of well logs did not correspond to any well observed on the subject property. The database did not include a well log record for the well at the residential structure or the well near the livestock watering troughs. The NDWR data base does not maintain records for domestic wells such as the one near the residence.

The wells located near the residential structure and the livestock watering troughs are equipped with pumps, and are therefore provided with electrical service. Transformers are associated with both. As noted below, all transformers on the subject property contain less than 50 parts per billion (PPB) poly-chlorinated biphenyls (PCBs), or utilize transformer oil that does not contain PCBs.

4.1.8 Septic Systems

An accessory outhouse structure owned by Nevada Bell was observed during the field investigation. The interior of the structure was distressed, and appeared abandoned. Various pieces of lumber and plastic tubing were observed in the outhouse pit, as were plastic cola bottles and aluminum cans.

The pit was approximately 5 feet deep from top to bottom. No odors were detected near or inside the outhouse, further indicative that the outhouse is no longer used.

A residential structure and accessory well pump house were observed during the field investigation. While a septic system or physical evidence of a septic system was not observed, it was assumed that such a system must exist since the structure is occupied. Later, following the field investigation, Mr. Nicholas Pavich, of Pavich and Associates, confirmed that the structure is equipped with a septic system.

4.1.9 Indications of Solid Waste Disposal

JBR observed a limited amount of solid waste on the subject property at the time of this assessment. The majority of this waste includes cans, plastic and glass bottles, and light blown in material (paper and plastic). Most of this material is concentrated near unimproved roads that cross or border the subject property, and near the southern boundary adjacent to Interstate 80. Strands of wire and segments of plastic and PVC pipe are located sporadically on the subject property, though deposition of these items is more common in southern areas of the subject property. Several tires were dumped throughout the site, again, most commonly in the southern areas of the subject property, south and west of the livestock watering well in section 31, T20N, R22E. Tires were also stacked outside of the accessory garage building located just west of the residential structure in section 29, T20N, R22E (Appendix A). There were two open drums directly behind the residential structure. The drums were mostly empty, but appeared to contain remnants of a dead bird and lizard (Appendix A). JBR believes these two drums are used for disposal of household waste.

A cattle branding area is located in section 28, T20N, R22E, near the center of the property (Figure 4). Several rusty beverage cans and glass bottles were observed in this area. Fencing consisting of barbed wire and wooden posts enclose the branding area. A horse trailer is parked just outside the branding area fence and contained various plastic containers, aluminum cans, and scrap pieces of wood and miscellaneous debris. There are also four drums and a vehicle gasoline tank located at the branding area, as discussed in Section 4.1.2. One of these drums does contain a fluid; however, the contents cannot be determined. The drum did have corrosion damage and several small holes on the top which may have allowed water to enter. There was no odor or petroleum or otherwise near the drum, and no evidence of staining or leaking. The other three drums are perforated by bullets, and one is corroded so severely that it exists as remnants of a drum only (Appendix A).

In section 31, T20N, R22E, near the southwest corner of the subject property, significant amounts of ammunition cartridges are deposited on the ground (Figure 3). Cartridges from ammunition fired by rifles, shotguns, and handguns are present in the area, as are fragments of clay pigeon targets. Additionally, numerous cans, bottles, and similar pieces of debris are in the area and have been perforated by bullets (Appendix A). A bullet-riddled truck bed-liner is also in the area. A rusty drum is in the shooting area well, and has been extensively damaged by bullet perforations. Slightly northwest of this area is another drum, which has been cut in half and perforated with bullets. Cartridges were observed elsewhere in the property, generally through the entire area, but not in

concentrated amounts. A small propane tank and compressed gas tank perforated with bullets were observed in section 31, T20N, R22E (Appendix A). The ammunition cartridges do not appear to represent a significant threat of environmental contamination; however, the lead content of soils may be elevated in the area where concentrated shooting activity occurred.

The subject property includes power line deconstruction waste in the northern portion of section 28, T20N, R22E. Broken ceramic insulators, segments of wooden power line poles, and power line pole cross arms were observed in this area. Most of the debris had been stacked into small piles adjacent to an unimproved road traversing the subject property. Frayed telephone wires are also deposited below the overheard telephone line in the southern area of the subject property (Appendix A). The utility line waste does not represent a significant threat of environmental contamination or a hazard for the subject property; nor does other solid waste observed during the field investigation.

4.1.10 Imported Fill Materials

Some earthen fill material appears to have been placed in locations throughout the subject property (Appendix A). Fill material was most evident and frequent in the southern to south-central portions of the subject property, predominantly within sections 29 and 31, T20N, R22E (Figure 3). This material appeared to be inert, and was not identified as a potential source of contamination on the subject property.

4.1.11 Stained Soil and Pavement or Stressed Vegetation

There were no observed occurrences of stained soils or pavement on the subject property, nor were any areas of stressed vegetation observed.

4.1.12 Potential Asbestos-Containing Materials

No Asbestos Containing Materials (ACMs) were observed on the subject property and no other evidence of ACMs were present on the subject property. However, the interior of structures were not inspected due to lack of access, and therefore were not inspected for ACMs. Due to the age of the residential structure, it is possible that ACMs are present.

4.1.13 Potential PCB-Containing Materials

Seven transformers were present on the subject property, including four near Interstate 80 in the southern region of the subject property, one near the livestock watering well, and one near each of the primary structures (Appendix A). All of the transformers contain less than 50 parts per billion (PPB) poly-chlorinated biphenyls (PCBs), or utilize transformer oil that does not contain PCBs.

4.2 Interior Observations

Six structures were observed on the subject property; however, one structure consisted of a concrete foundation and had no interior. The remaining five structures included a telephone maintenance structure and accessory outhouse structure owned by Nevada Bell, and a residential structure and accessory garage and pump house owned by Stonefield, Inc. Access to the interior of these structures was not permitted, with the exception of the Nevada Bell accessory outhouse structure.

The concrete foundation was constructed with a round opening near the center that projects downward through the foundation. The opening is lined with a corroded metallic casing (corrugated metal pipe). The opening has been filled with landscape wastes such as rocks, soil, and plant material (Appendix A). Small quantities of solid waste were in the opening as well, including broken glass and a motorcycle chain. There was no evidence to suggest that hazardous waste was deposited in the opening, or that the opening had been used to store hazardous waste. According to a Phase 1 Environmental Site Assessment prepared by Converse Consultants Southwest, Inc. in January, 2006, the concrete foundation may have anchored a small, temporary concrete batch plant for construction of Interstate 80 (CCS, 1996). JBR does not imply or provide warranty to the accuracy of the report prepared by Converse Consultants Southwest, Inc.

5.0 INTERVIEWS

Mr. Jim Rundle, senior planner for the City of Sparks, was interviewed about the historic use and planned use of the subject property, as well as any potential environmental hazards that may have occurred on, or near the site. Mr. Rundle is unaware of any recent or historic environmental hazards, including spills, liens, or storage of chemicals on the subject property. Mr. Rundle did indicate that an application for an air quality permit for the subject property has been filed. However, Mr. Rundle was unable to provide specific detail regarding the purpose or reason for the air quality permit. An AAI questionnaire was completed by Mr. Rundle on March 26, 2010, and is included in Appendix D.

Mr. Nicholas Pavich, of Pavich and Associates, was interviewed about the historic use and planned use of the subject property, as well as any potential environmental hazards that may have occurred on or near the site. Mr. Pavich indicated that the subject property was originally part of the McCarran Family Ranch, and Sister McCarran held mining claims on the western half of the site. Under the claims, she allowed utility companies to extract sand from the site for use in utility construction. Mr. Pavich also indicated that a property guard or watchman resides in the residential structure in the south-central portion of the site. According to Mr. Pavich, the residential structure was once occupied by an auto mechanic, who had the accessory garage constructed for auto repair work. Mr. Pavich indicated that throughout recent history, several uses have been proposed for the property, including large mixed-use developments centered on a race track. Mr. Pavich was unable to provide detail about the currently proposed use of the subject property. An AAI questionnaire was sent to Mr. Pavich on March 23, 2010. Mr. Pavich indicated that Mr. Greg Nelson, Vice President of Stonefield, Inc., would be more knowledgeable with the history of the subject property. As a result, it was agreed that Mr. Pavich should forward the document to Mr. Nelson, with the understanding that he would be able to respond to the questionnaire more thoroughly.

The AAI questionnaires completed by Mr. Nelson include an occupant questionnaire, "other" questionnaire, and user/client questionnaire, and were returned to JBR on April 13, 2010. According to the questionnaire responses, Mr. Nelson is not aware of any recent or historic environmental hazards, including spills, liens, or storage of chemicals on the subject property. Mr. Nelson stated that the residential structure on the subject property is occupied by an employee of Stonefield, Inc. and the employee's family, and that the accessory garage structure is empty. The completed questionnaire indicates that this report is being prepared for a potential sale of the subject property, and that the property will be offered at fair market value to potential investors. Mr. Nelson obtained a title review for the subject property and reports that no issues, liens, defaults, encumbrances, or otherwise are recorded for the site. Mr. Nelson's questionnaires are included in Appendix D.

6.0 DATA GAPS

According to the AAI questionnaire completed by Mr. Greg Nelson, the subject property will be offered to potential investors at fair market value during sale. However, JBR was not provided with the selling price or an appraisal price for comparison.

7.0 FINDINGS AND CONCLUSIONS

JBR has performed a Phase I ESA in conformance with the scope and limitation of ASTM Practice E 1527-05, and conducted interviews in accordance with the AAI protocol set forth in 40 CFR Part 312 on the subject property located in Washoe County and Sparks, Nevada, north of Interstate 80, and east of Reno, Nevada. The subject property is an approximately 2,212 acre site located on 13 separate parcels owned by one of four separate entities. At the time of this assessment, the subject property was largely undeveloped, but numerous shallow excavations and stockpiles indicated prior disturbance had occurred. Limited development did occur in locations throughout the subject property. Numerous unimproved roads and utility corridors are located on the subject property, as are two primary structures and three accessory structures. The entire subject property is utilized for cattle grazing, and a groundwater well and branding station have been developed on the site. Four other wells were observed on the subject property on site as well. An aggregate operation has expanded an earthen berm and containment area onto the eastern most area of the subject property.

Most conditions observed on the subject property do not rise to the level of a REC, but there are several that should considered a REC until further investigation or additional information proves otherwise. Excluding the well near the group of watering troughs in section 31, T20N, R22E, and the well at the residential structure, all observed and reported wells in existence on the subject property should be considered a REC until further investigation proves otherwise. This caution is due to the fact that the wells do not appear to have been properly abandoned, or fail to show proper abandonment in the NDWR database. No odors or empty containers were noted near the observed wells, nor was any other evidence present that would be indicative of well contamination or disposal of matter in wells. However, the observed wells did not have caps or seals that would prevent foreign substances or matter from being deposited within them and possibly contaminating groundwater and soil.

The aggregate operation that abuts the eastern boundary of the subject property has expanded onto the site with the construction of an earthen berm. The berm had been used to contain what is believed to be a mixture of soil and water. This berm and area enclosed within it should be considered an REC until additional information proves otherwise. While it is believed to be constructed of native soil and retain native soil and water, it is possible that hazardous substances or foreign matter may have been retained within the berm area. No staining or odors were noted on the berm, or within the containment area; nonetheless, this area is considered an REC until additional information indicates otherwise.

A rectangular-shaped concrete foundation was observed on the subject property, near the southwest corner of the site. The foundation was constructed with a round opening near the center that projects downward through the foundation. The opening is lined with a corroded metallic casing. The opening has been filled with landscape wastes such as rocks, soil, and plant material. Small quantities of solid waste were in the opening as well, including broken glass and a motorcycle chain. There was no evidence to suggest that hazardous waste was deposited in the opening, or that the

opening had been used to store hazardous waste; however, the historic use of the foundation, the structure once resting on the foundation, and the foundation opening is unknown. The opening in the foundation should be considered an REC until additional information is obtained that proves otherwise. According to a Phase 1 Environmental Site Assessment prepared by Converse Consultants Southwest, Inc. in January, 2006, the concrete foundation may have anchored a small, temporary concrete batch plant for construction of Interstate 80 (CCS, 1996). JBR does not imply or provide warranty to the accuracy of the report prepared by Converse Consultants Southwest, Inc.

The exterior of primary and accessory structures was investigated and determined to not represent an REC; however, the interior of all but one accessory structure was not investigated due to restricted access. While there is no evidence to indicate that an REC is contained within any structure, the contents and conditions the of structure's interiors are unknown and it is impossible to conclusively determine if an REC exists within any structure without further investigation.

Other conditions and observations made on the site, aside from those discussed above, do not rise to the level of a REC but are noted as they may be material to the future use of the property. Numerous overhead and underground utility corridors traverse the subject property, including overhead telephone and power lines, buried fiber-optic cables, and buried natural gas pipelines. The Tuscarora natural gas pipeline is located in the northern area of the subject property. Existing unimproved roads, many of which are aligned within utility corridors, traverse much of the subject property.

A large quantity of ammunition cartridges were observed in the southwest corner of the property, just north of the concrete foundation. While cartridges were generally observed throughout the subject property, they were particularly concentrated in this area. Fragments of clay pigeons or targets were readily observable, as were various plastic bottles perforated by bullets. It is believed that this area was, and probably still is used for a shooting range. While this does not represent an REC, the soil in this area would likely exhibited elevated lead content.

A cattle branding area is located in section 28, T20N, R22E, near the center of the property. Several rusty beverage cans and glass bottles were observed in this area. Fencing consisting of barbed wire and wooden posts enclose the branding area. A concrete containment area, likely used to hold water during branding, is located just outside of the fenced area. A horse trailer is parked just outside the branding area fence as well, and contained various plastic containers, aluminum cans, and scrap pieces of wood and miscellaneous debris. Debris similar to this was found elsewhere on the site as well, as were small piles of fragmented concrete and power line pole structures. These features do not represent an REC.

Eight 55-gallon drums, four above ground storage tanks, one small propane tank, one compressed gas tank, and one passenger car gasoline tank were found on the subject property. Only one of the drums contained a fluid, and it is located in section 28, T20N, R22E, at a cattle branding area. The drum was labeled to contain petroleum lubricant; however, corrosion had caused several small holes to form in the top of the drum and it is possible that water has leaked inside. Other than the smell of

the corroding drum exterior, no odors were observed near the holes that would indicate a petroleum product was contained within the drum. Less than 5 gallons of fluid are believed to be contained within the drum. The remaining drums are severely corroded, and most are damaged by recreational shooting. There is no evidence of leakage or staining at the location of any drum, and none appear to represent a potential source of hazardous waste. The passenger vehicle gasoline tank, also at the cattle branding area, appeared empty and likely does not represent a potential source of hazardous waste. The small propane tank and compressed gas tank were located together in section 29, T20N, R22E. Both were perforated by bullets in multiple locations, and neither was capable of holding substance. There was no evidence of staining near these tanks and they do not represent a REC.

The four above ground storage tanks are located in the central to south-central part of the subject property. One tank containing propane is located approximately 30 feet south of the Nevada Bell telephone maintenance building, and another tank containing propane is located approximately 30 feet north of the residential structure. Both of these tanks appear to be in service, and do not appear to leak or have leaked in the past. The other two above ground storage tanks are located near the well and livestock water troughs in section 31, T20N, R22E. The tank east of the well, in section 29, T20N, R22E, displayed corrosion across the entire exterior but no holes or cracks to the interior were observed. No leaks or staining was evident, and tapping the exterior of the tank indicated that it was likely empty. The other tank is located in section 31, T20N, R23E, west of the well site. The tank displayed exterior corrosion, and several bullets had perforated the tank. There is an overhead water sprayer located adjacent to the tank, and old pipe segments on the surface between the tank and sprayer. The tank is believed to have been connected to the sprayer at one time, but has since been disconnect and damage by bullet perforations. The tank is likely empty, and no signs of staining were evident. None of the above ground storage tanks appear to represent a potential source of hazardous waste and are not a REC.

Several properties south of the subject property are listed as CESQGs, including the Mars Petcare U.S. Inc. and the Alcoa Micromill. The Tracy Power Station and the Duraflex International Corporation are both listed as SQGs. According to NDEP, the spill or release of hazardous waste or petroleum products has occurred at both of these locations in the past, as well as several other locations south of Interstate 80 in the Tahoe-Reno Industrial Center. The Tracy Power Station and the Clark Plant are listed as containing USTs. Additionally, Interstate 80 is located immediately south of the subject property. Many vehicles travel past the subject property daily, and some may be transporting hazardous wastes or petroleum products. In the event of a vehicular accident, these hazardous wastes or petroleum products may spill on the subject property. However, the subject property slopes towards the road, so any spill would not be expected to extend far beyond the interstate ROW. These sites appear to be of low risk for environmental contamination of the subject property.

8.0 DEVIATIONS

There were no deviations from the approved scope of work.

9.0 ADDITIONAL SERVICES

No materials potentially containing asbestos or lead-based paint were observed on the subject property; however, the interior of all but one structure was not inspected. The Federal EPA Radon Zone for Washoe County is Zone 2, with a predicted average indoor radon screening level of ≥ 2 pCi/L and ≤ 4 pCi/L, the middle of three ratings. The Environmental Protection Agency (EPA) action level for radon, above which the EPA recommends that radon reduction measures be taken, is 4.0 pCi/L. Based on the EPA Zone classification, radon levels in the project area represent no known risk.

10.0 REFERENCES

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11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of "Environmental Professional" as defined in 40 CFR Part 312.10 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the 'all appropriate inquiries' in conformance with the standards and practices set forth in 40 CFR Part 312.

George Dix
Environmental Analyst II
Phase I ESA

Matthew Setty, CEM
Senior Scientist
Technical Review

JURAT

I hereby certify that I am responsible for the services described in this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.

Matthew Setty, CEM
Nevada Certified Environmental Manager
CEM #2187, Expires April 14, 2011

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN PHASE I SITE ASSESSMENT

The following short resumes summarize the qualifications of the professionals who were involved in this Phase I ESA.

George Dix, Environmental Analyst II

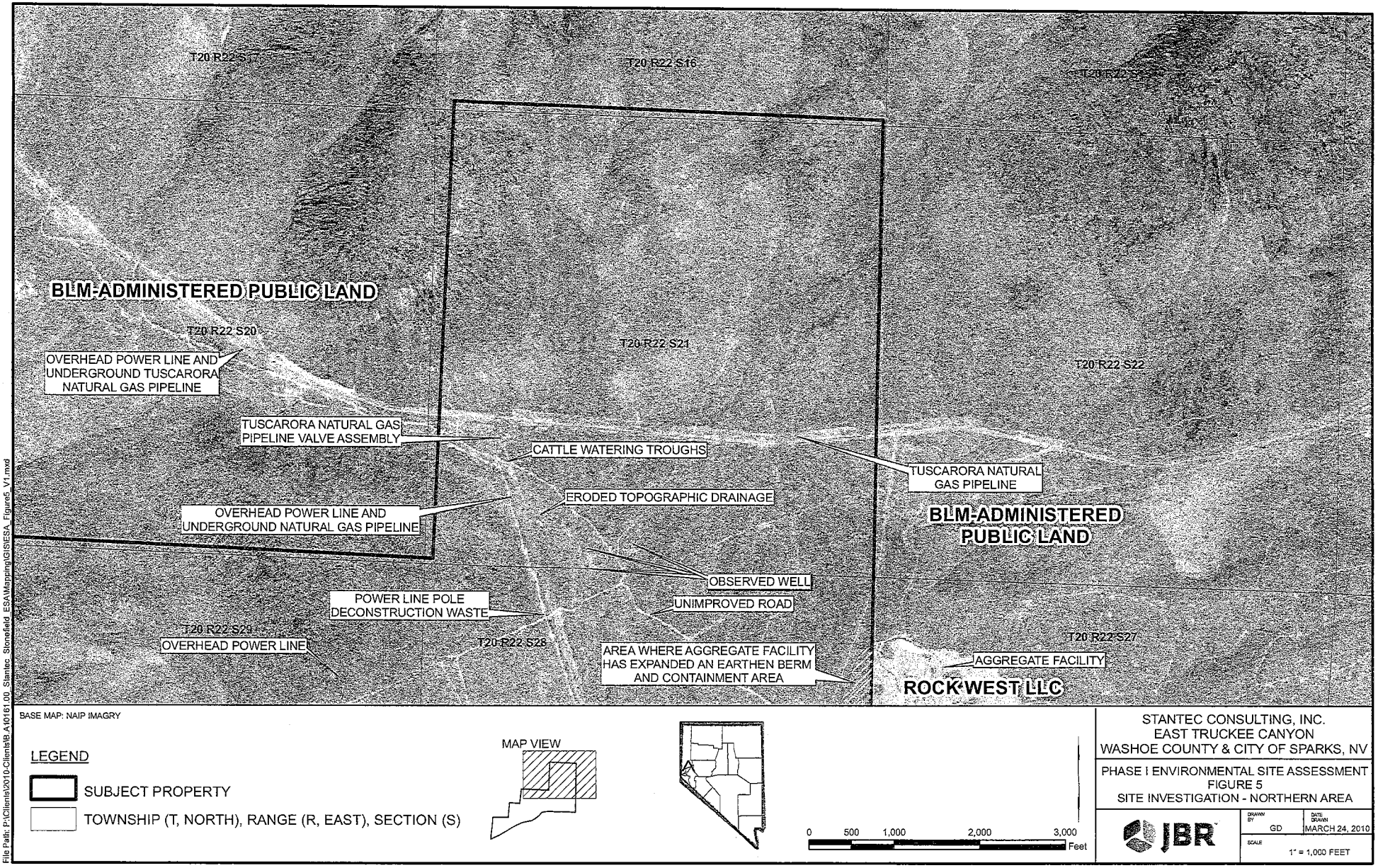
George Dix has a B.S. degree in Environmental Resource Management from Virginia Tech. He has over six years of environmental planning and policy experience focused on biology, water quality, NEPA, threatened and endangered species, and forestry. Mr. Dix began conducting environmental compliance audits in the early 2000s, and has prepared Phase I audit reports on commercial, urban and suburban sites in Maryland, Virginia, and Washington, D.C.

Matt Setty, Senior Scientist, Project Manager

Mr. Setty has over 15 years of experience in the consulting and management environmental and civil engineering field. Mr. Setty has a B.S. in Natural Resources Management/Conservation Biology and specializes in surface water hydrology. While Mr. Setty specializes in management of water resource projects, his diversified experience includes surface and groundwater right management, mining impacted water treatment, wetland and riparian restoration and monitoring, watershed assessments, stormwater quality planning and management, BMP design and inspection, and GIS based water quality and hydrology modeling. Additional expertise includes the establishment of hydrologic gauging stations, water quality instrumentation and telemetry, stream habitat and fishery monitoring, macroinvertebrate sampling, and the development of GIS/CAD database and mapping programs. He has worked on environmental and mining projects throughout the western United States, Alaska Mexico and possesses familiarity with regional environments, regulatory programs and environmental issues. Recent projects include CERCLA and RCRA contamination cleanup; NPDES permit development and monitoring, Stormwater quality and BMP programs, effluent irrigation plans, permitting for geothermal and solar renewable energy projects, and the design, development and operation of acid mine drainage treatment systems.

Mr. Setty has conducted numerous Phase I ESAs in the State of Nevada and maintains a current Certified Environmental Manager (#2187) certification issued by the State of Nevada.

FIGURES



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BASE MAP: NAIP IMAGRY

LEGEND

SUBJECT PROPERTY

TOWNSHIP (T, NORTH), RANGE (R, EAST), SECTION (S)

MAP VIEW

0 500 1,000 2,000 3,000 Feet

STANTEC CONSULTING, INC.
EAST TRUCKEE CANYON
WASHOE COUNTY & CITY OF SPARKS, NV

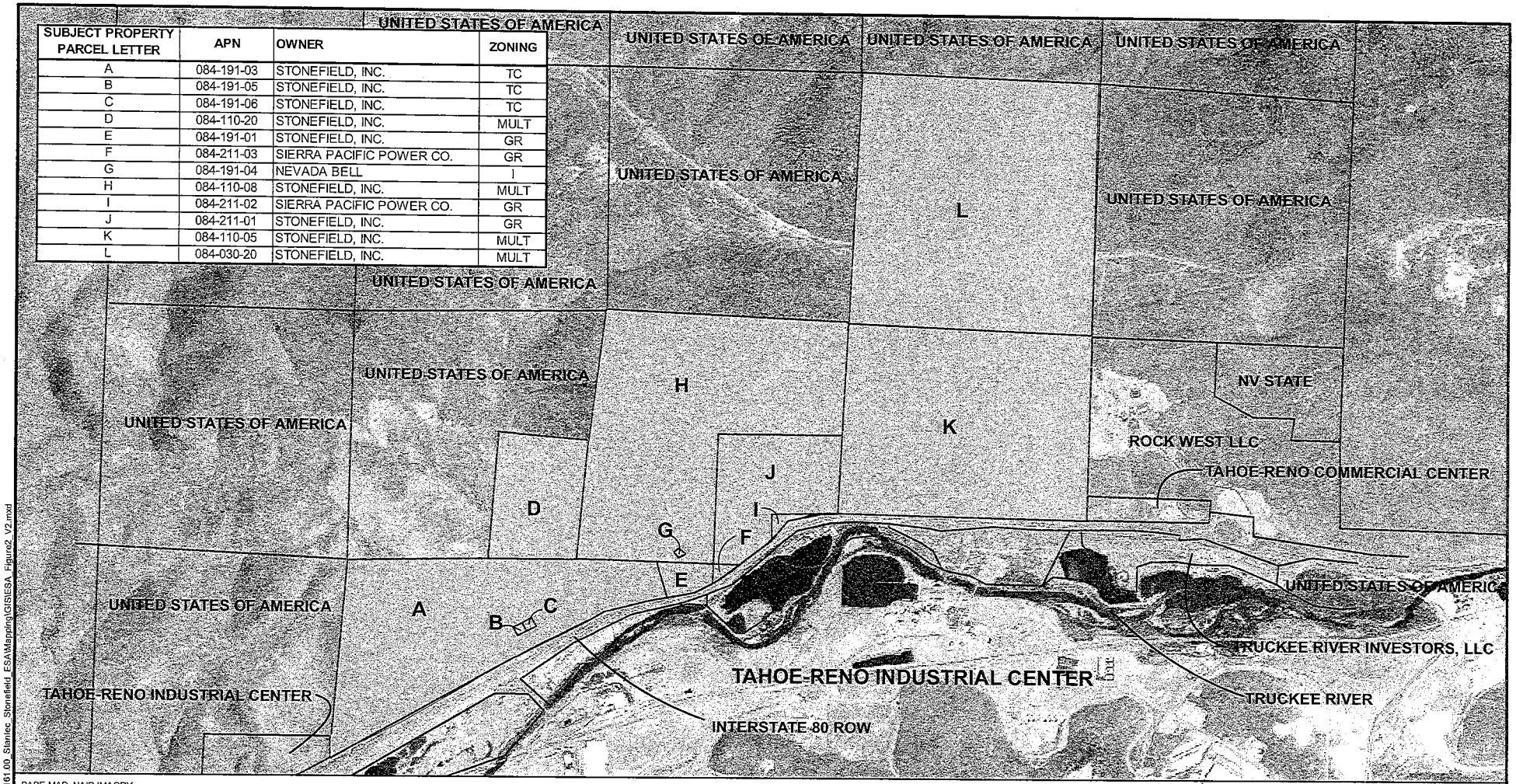
PHASE I ENVIRONMENTAL SITE ASSESSMENT
FIGURE 5
SITE INVESTIGATION - NORTHERN AREA

JBR

DRAWN BY	DATE DRAWN
GD	MARCH 24, 2010

SCALE: 1" = 1,000 FEET

SUBJECT PROPERTY PARCEL LETTER	APN	OWNER	ZONING
A	084-191-03	STONEFIELD, INC.	TC
B	084-191-05	STONEFIELD, INC.	TC
C	084-191-06	STONEFIELD, INC.	TC
D	084-110-20	STONEFIELD, INC.	MULT
E	084-191-01	STONEFIELD, INC.	GR
F	084-211-03	SIERRA PACIFIC POWER CO.	GR
G	084-191-04	NEVADA BELL	I
H	084-110-08	STONEFIELD, INC.	MULT
I	084-211-02	SIERRA PACIFIC POWER CO.	GR
J	084-211-01	STONEFIELD, INC.	GR
K	084-110-05	STONEFIELD, INC.	MULT
L	084-030-20	STONEFIELD, INC.	MULT



BASE MAP: NAIP IMAGRY

LEGEND

PARCEL LINES

SUBJECT PROPERTY

0 1,000 2,000 4,000 6,000 Feet

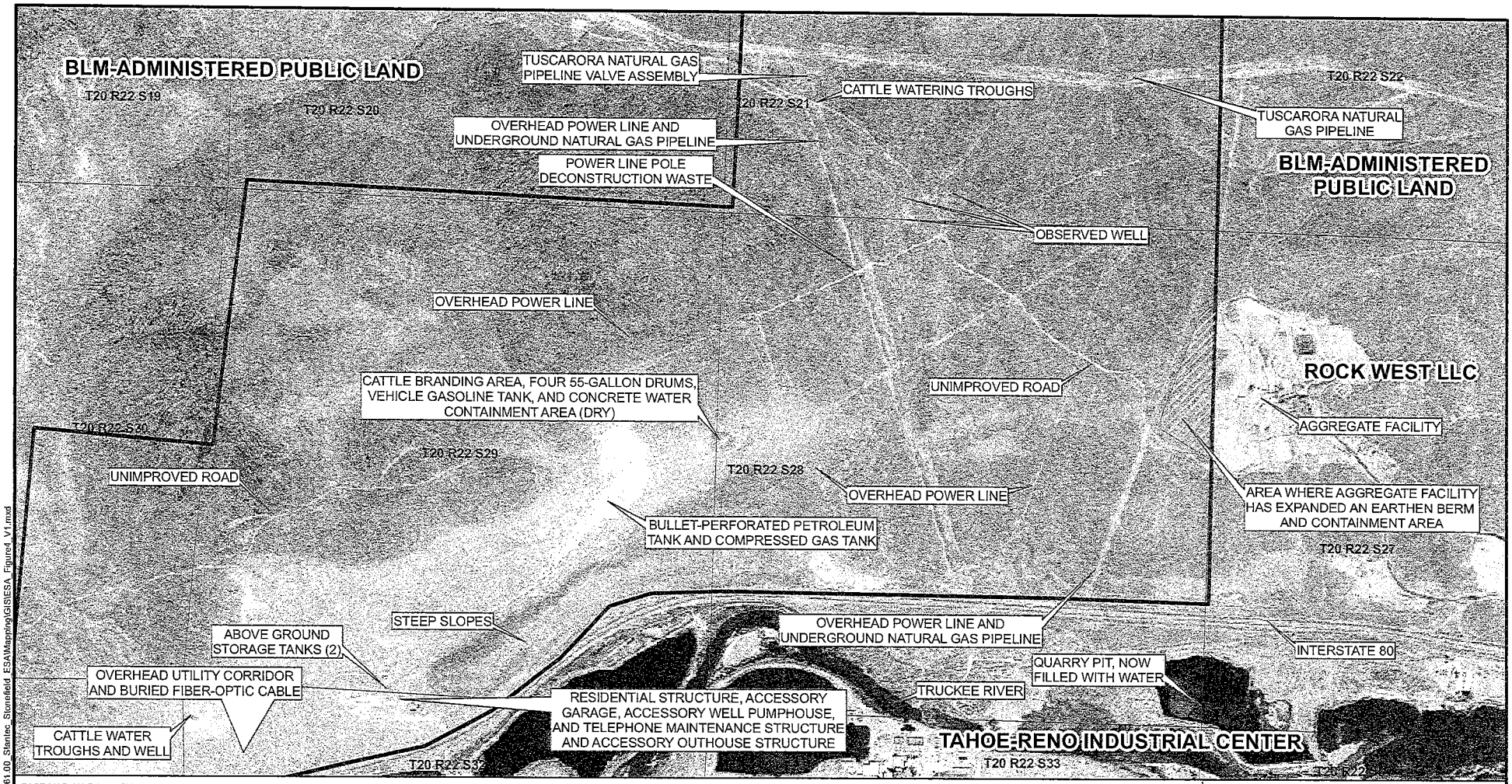
STANTEC CONSULTING, INC.
EAST TRUCKEE CANYON
WASHOE COUNTY & CITY OF SPARKS, NV

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FIGURE 2
PROPERTY MAP

JBR

DRAWN BY: GD
DATE DRAWN: MARCH 24, 2010
SCALE: 1" = 2,000 FEET

File Path: P:\Clients\2010-Clients\B_A10161.00_Stanlec_Stonefield_ESA\Mapping\GIS\ESA_Figure2_V2.mxd



BASE MAP: NAIP IMAGRY

LEGEND

SUBJECT PROPERTY

TOWNSHIP (T, NORTH), RANGE (R, EAST), SECTION (S)

MAP VIEW

0 500 1,000 2,000 3,000 Feet

STANTEC CONSULTING, INC.
EAST TRUCKEE CANYON
WASHOE COUNTY & CITY OF SPARKS, NV

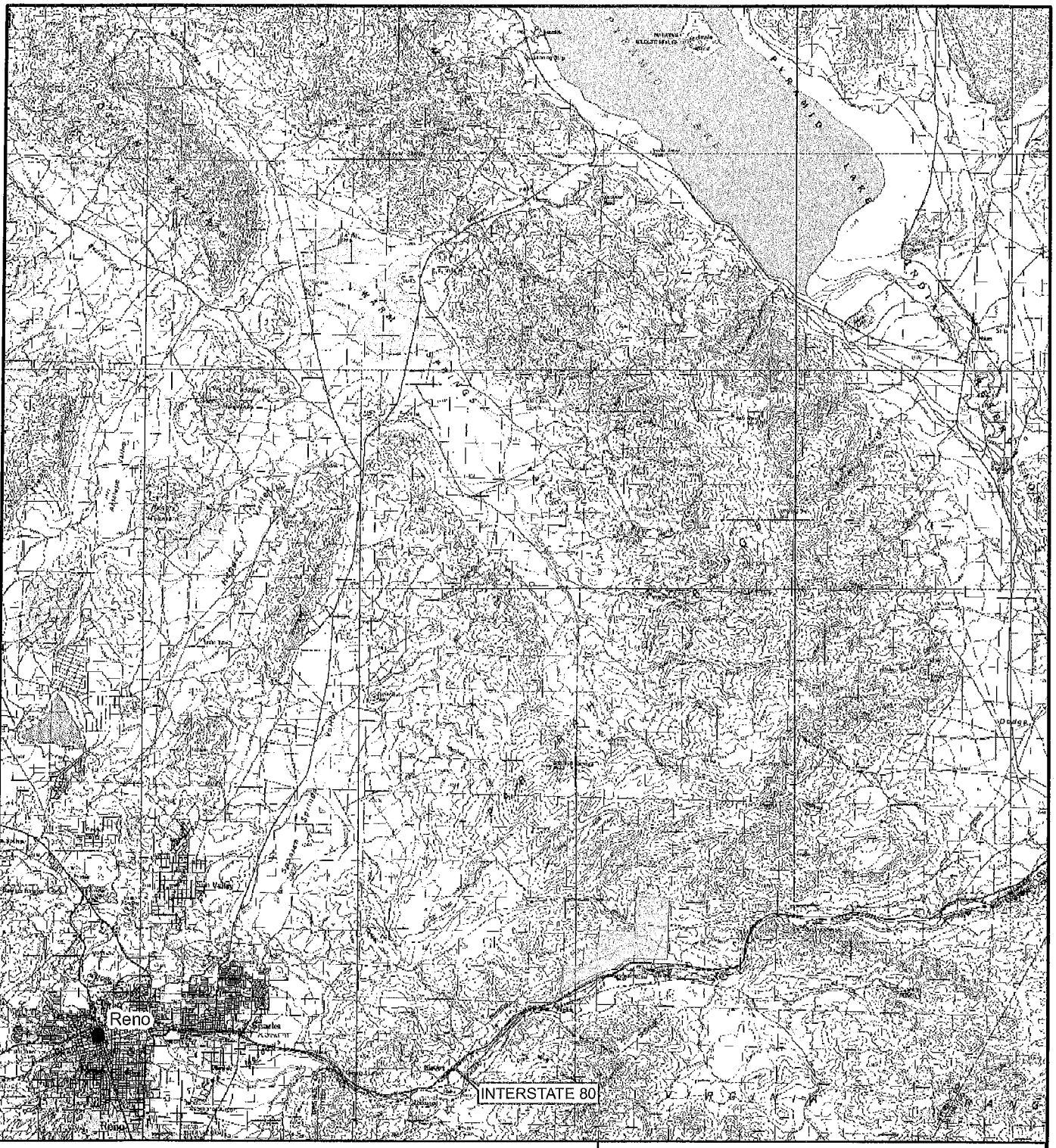
PHASE I ENVIRONMENTAL SITE ASSESSMENT
FIGURE 4
SITE INVESTIGATION - EASTERN AREA

JBR

DRAWN BY	DATE DRAWN
GD	MARCH 24, 2010

SCALE: 1" = 1,000 FEET

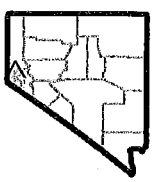
File Path: P:\Clients\2010-Clients\B.A10161.00_Stantec_Stonefield_ESA\Mapping\GIS\ESA_Figure4_V1.mxd



BASE MAP: USGS 7.5 MINUTE QUADRANGLE DRG

LEGEND

SUBJECT PROPERTY



0 2 4 8 Miles

STANTEC CONSULTING, INC.
EAST TRUCKEE CANYON
WASHOE COUNTY & CITY OF SPARKS, NV

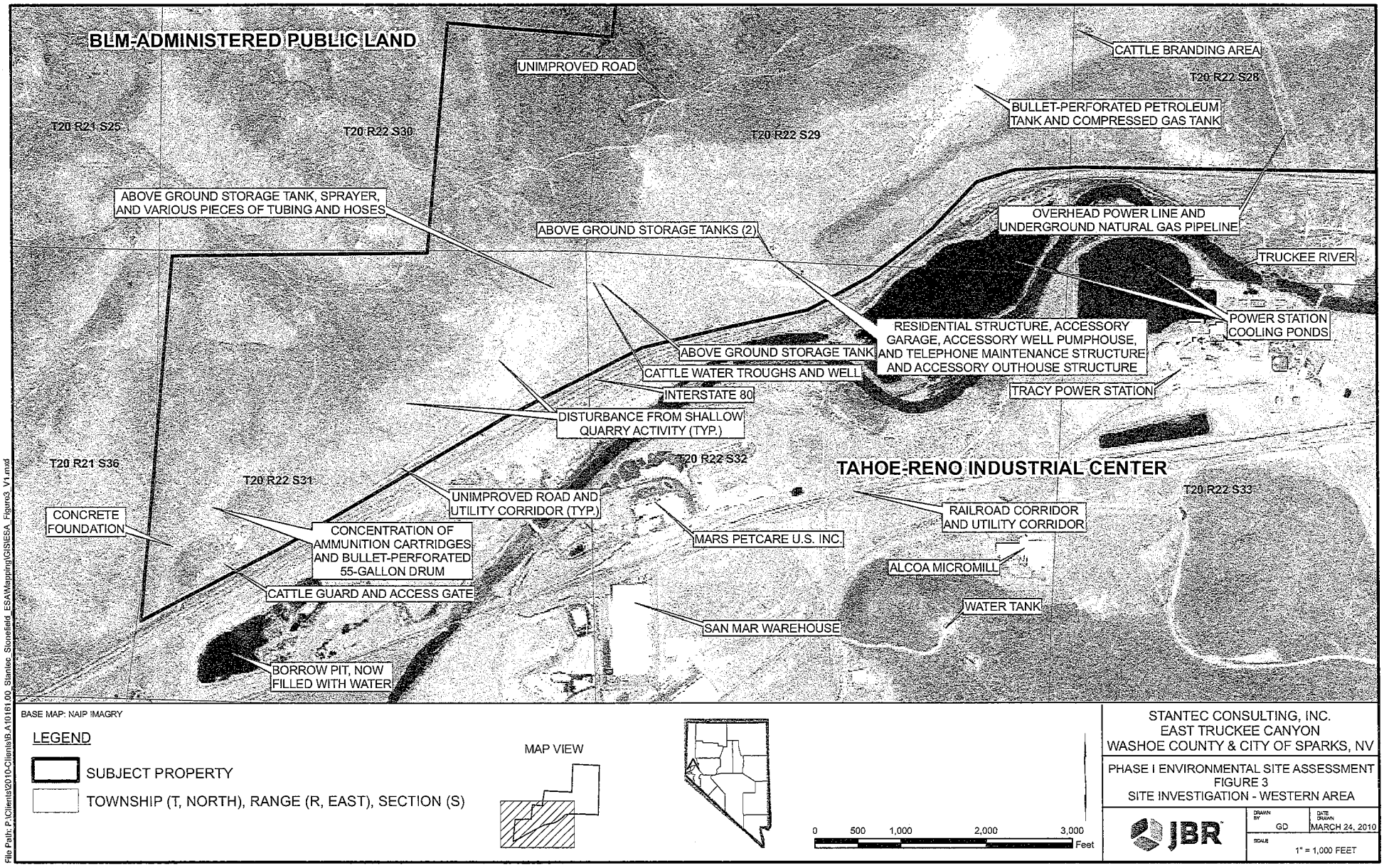
PHASE I ENVIRONMENTAL SITE ASSESSMENT
FIGURE 1
LOCATION MAP

JBR

DRAWN BY	DATE DRAWN
GD	MARCH 24, 2010

SCALE: 1" = 4 MILES

File Path: P:\Clients\2010-Clients\BA10161.00 Stantec Stonefield ESA\Mapping\GIS\ESA Figure1 V1.mxd



BASE MAP: NAIP IMAGRY

LEGEND

SUBJECT PROPERTY

TOWNSHIP (T, NORTH), RANGE (R, EAST), SECTION (S)

MAP VIEW

0 500 1,000 2,000 3,000 Feet

STANTEC CONSULTING, INC.
EAST TRUCKEE CANYON
WASHOE COUNTY & CITY OF SPARKS, NV

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FIGURE 3
SITE INVESTIGATION - WESTERN AREA

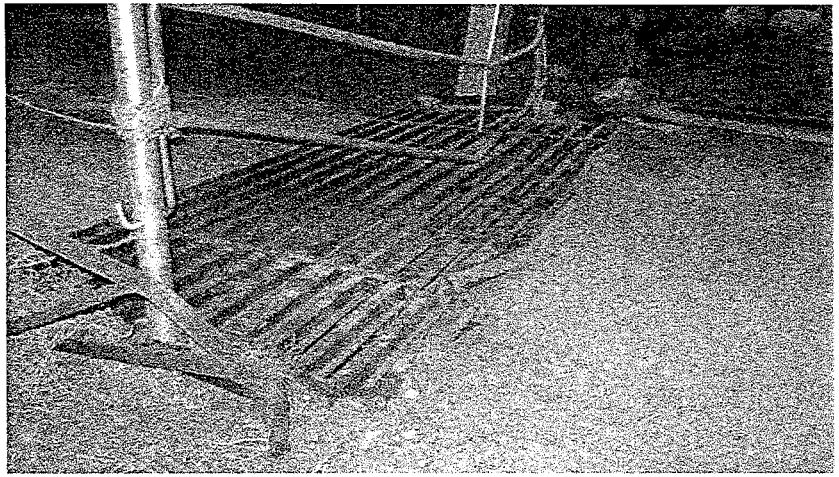
JBR

DRAWN BY: GD
DATE DRAWN: MARCH 24, 2010
SCALE: 1" = 1,000 FEET

File Path: P:\Clients\2010-Clients\B.A\10161.00_Stantec_Stonefield_ESA\Mapping\GIS\ESA_Figure3_V1.mxd

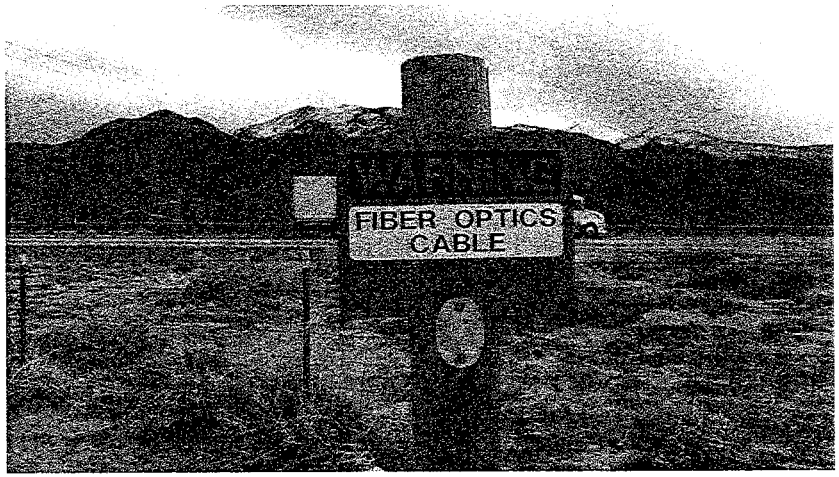
APPENDIX A

Site Photographs

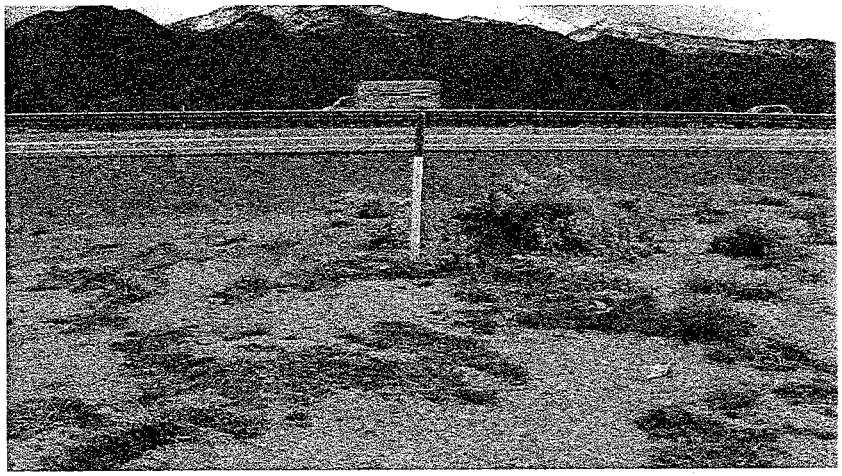


Cattle guard and property access gate near the southwest corner of the subject property.

Standing at the southern boundary of the subject property, facing south towards the Interstate 80 ROW. Note fiber-optic cable in the foreground and cattle grazing fence.

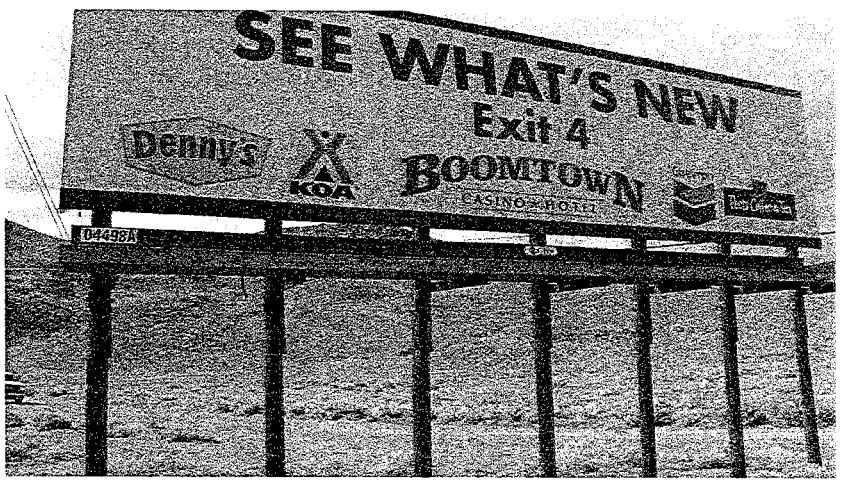


Close-up photograph of fiber-optic sign.



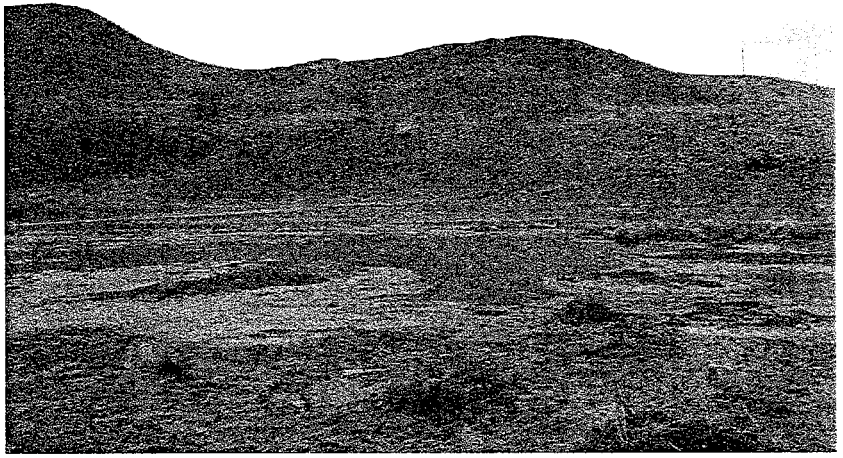
Buried natural gas pipeline within Interstate 80 ROW.

Cable access box near access gate, adjacent to Interstate 80 ROW.

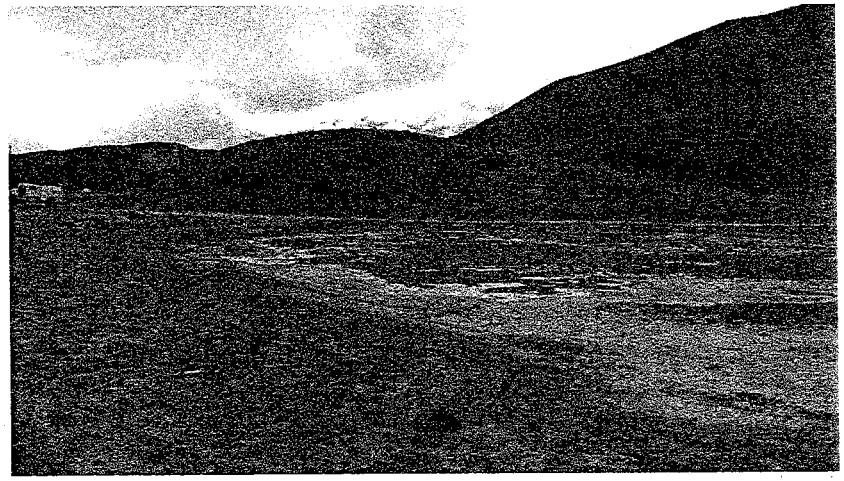


Billboard advertisement adjacent to Interstate 80, in southern portion of subject property. Note the unimproved road behind billboard.

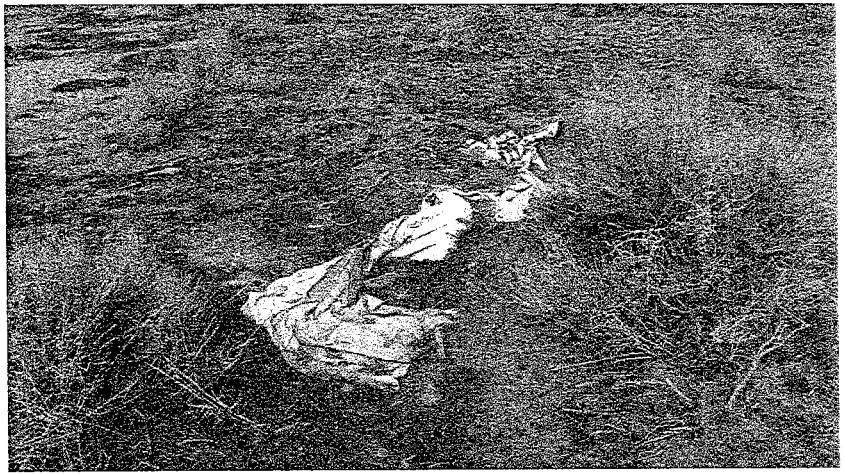
Fiber-optic cable located on north side of unimproved road near southern boundary of subject property.



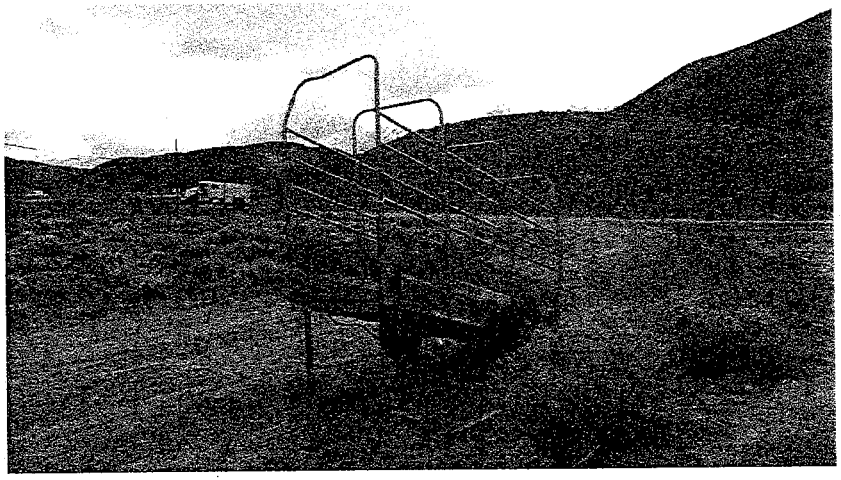
Topographic depression near access gate with standing water and significant cattle trampling.



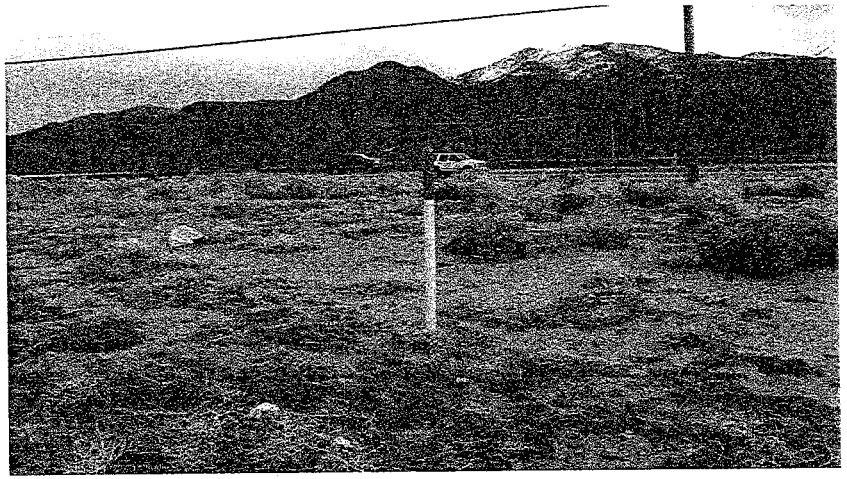
Additional photograph of the topographic depression near the access gate.



Tarp located near access gate; typical of *de minimus* solid waste disposal on the subject property.



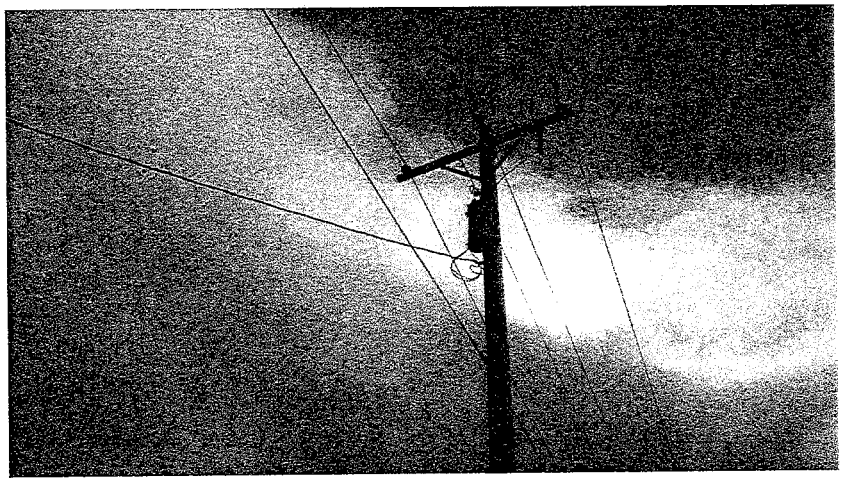
Small trailer parked near the access gate.



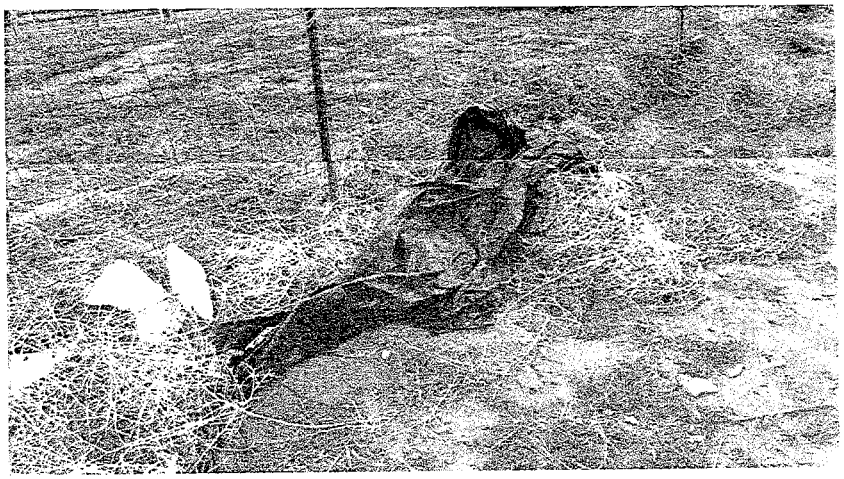
Buried natural gas pipeline within Interstate 80 ROW.

Fiber-optic sign mounted on overhead telephone line pole on north side of unimproved road near the southern boundary of the subject property.

Billboard advertisement with lighting, near southern boundary of the subject property.

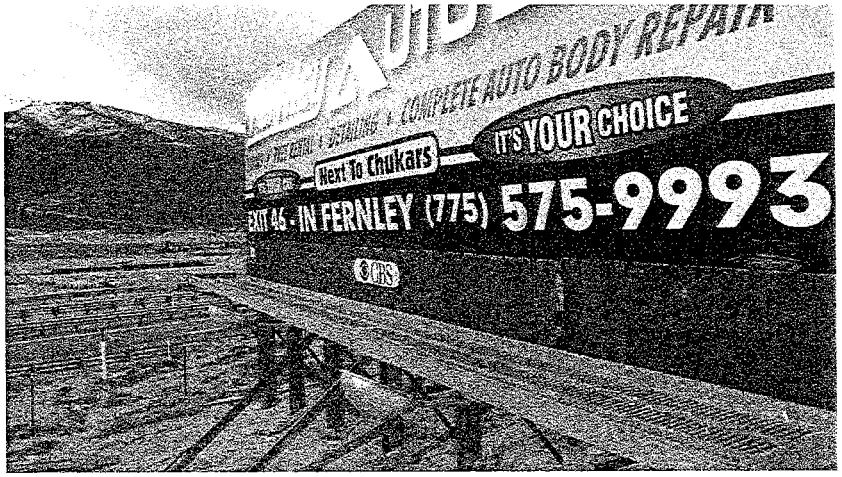


Overhead power line and transformer. Power line spanning from transformer provides electricity for billboard advertisement lighting.

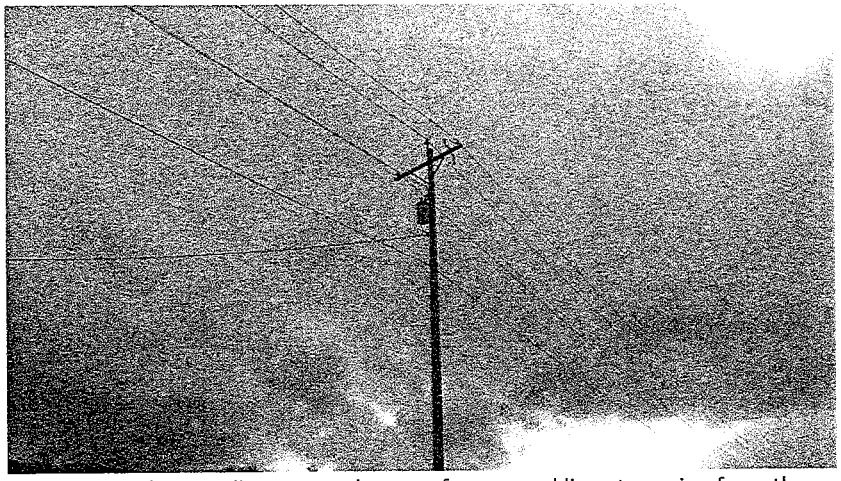


Plastic; typical of *de minimus* solid waste disposal on the subject property.

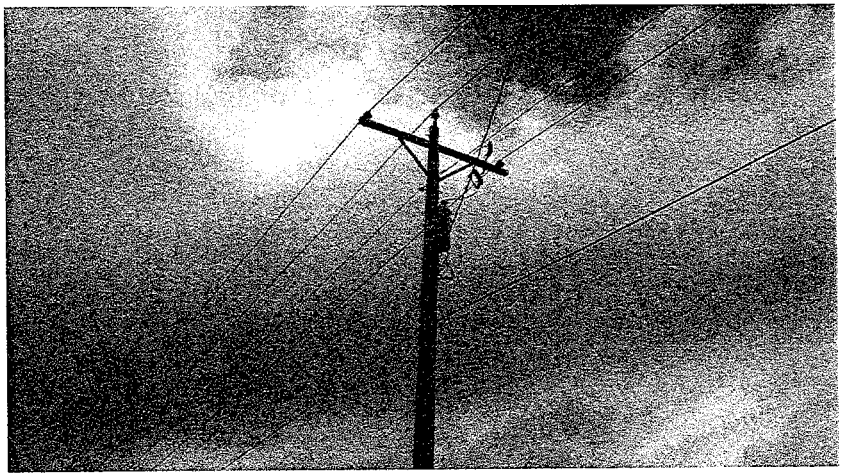
Unimproved road near southern boundary of the subject property. Note the overhead telephone and power lines parallel to side of road.



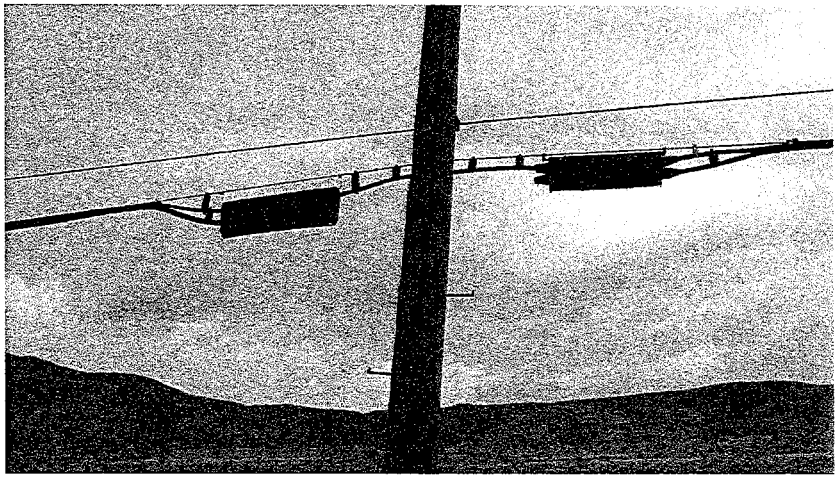
Billboard advertisement with lighting near Interstate 80.



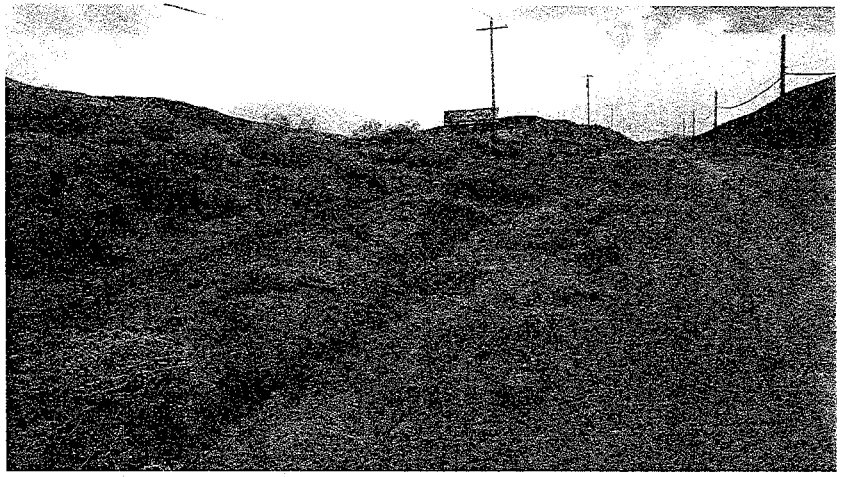
Overhead power lines; note the transformer and line stemming from the transformer. This line provided electricity for the billboard advertisement lighting.



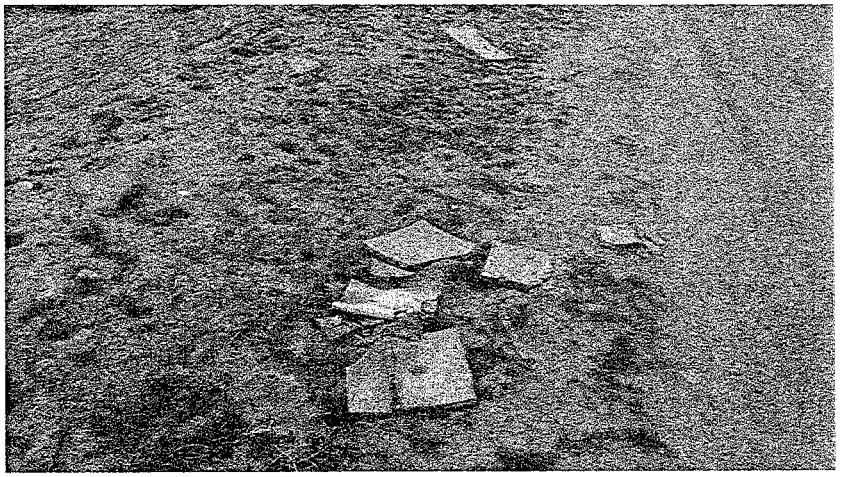
Additional photograph of transformer.



Overhead telephone line, near unimproved road in southern area of subject property.



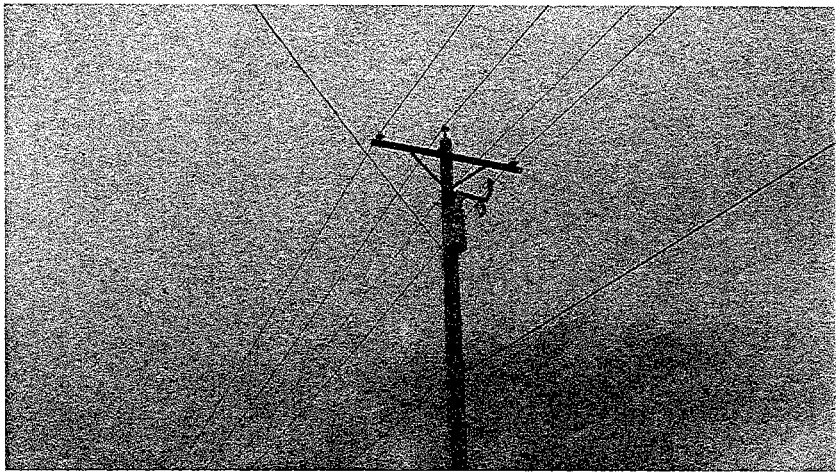
Unimproved road in southern area of the subject property.



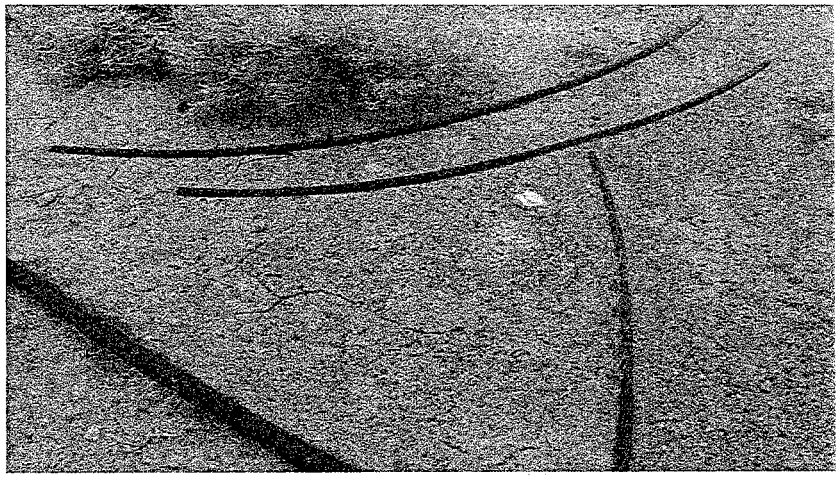
Discarded pieces of sheetrock drywall near unimproved road in southern area of subject property.

Discarded tire in southern area of subject property.

Billboard advertisement with lighting; note overhead power line for electrical supply.



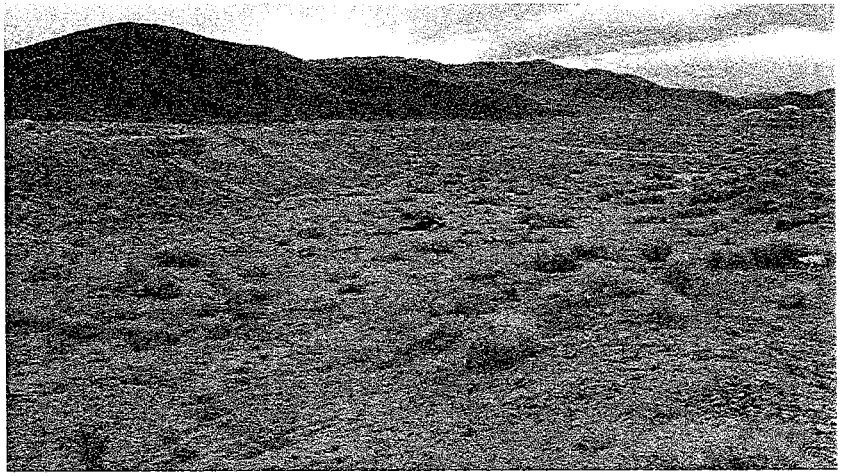
Overhead power line and transformer. Power line spanning from transformer provides electricity for billboard advertisement lighting.



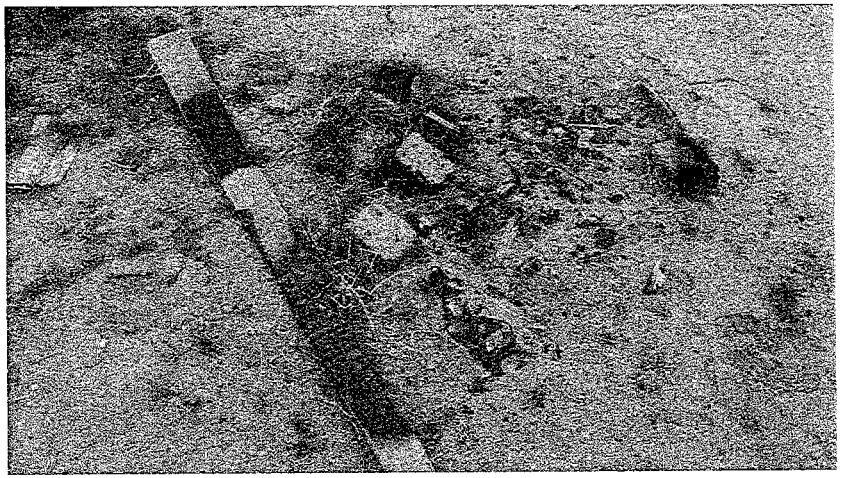
Discard plastic tubing near unimproved road in southern part of the subject property.

Additional photograph of discarded tubing. Note Interstate 80 and the Mars Petcare U.S. Inc. facility in the background.

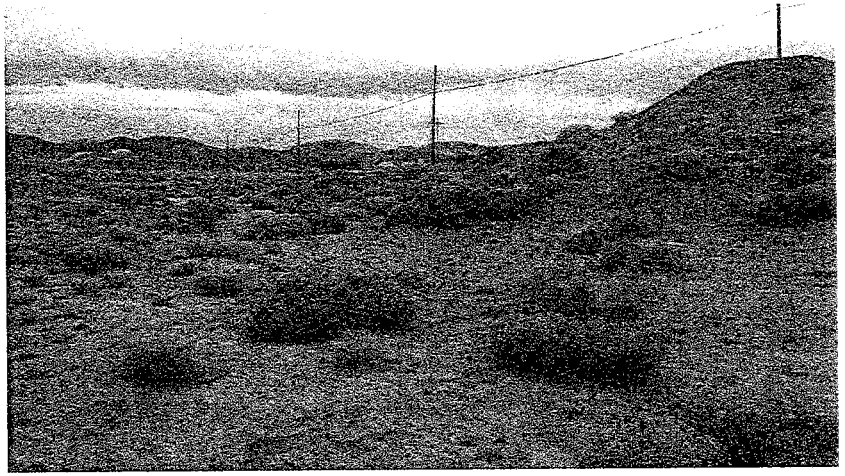
Ammunition cartridge, typical throughout subject property.



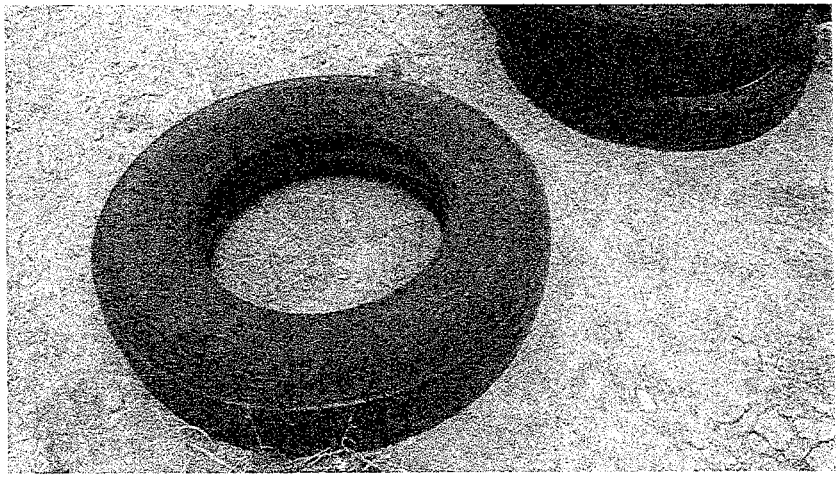
Shallow excavations; typical of prior disturbance on the subject property.



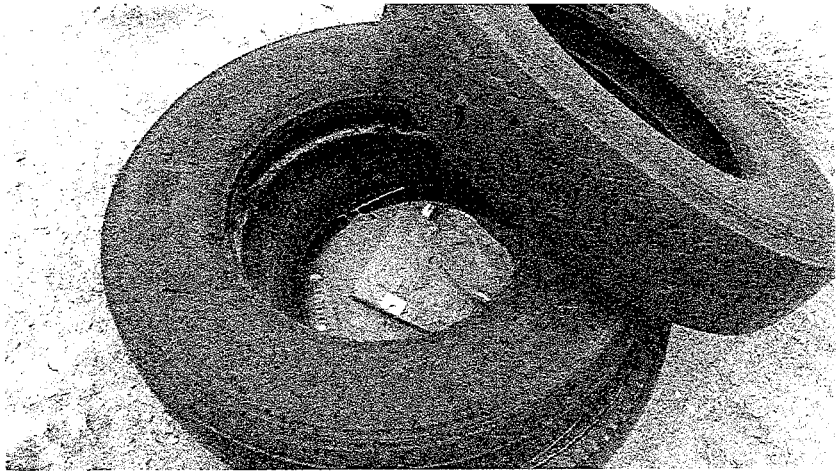
Pile of burnt wood.



Shallow excavations; typical of prior disturbance on the subject property.

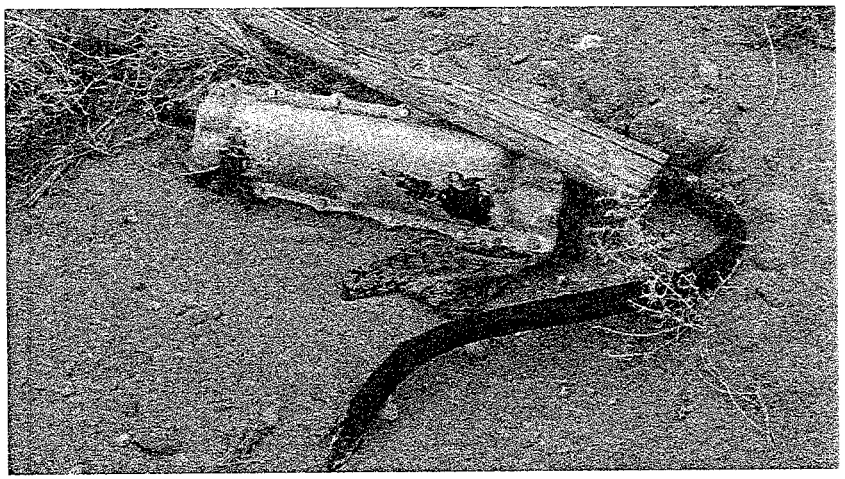


Discarded tires in south-central area of subject property.

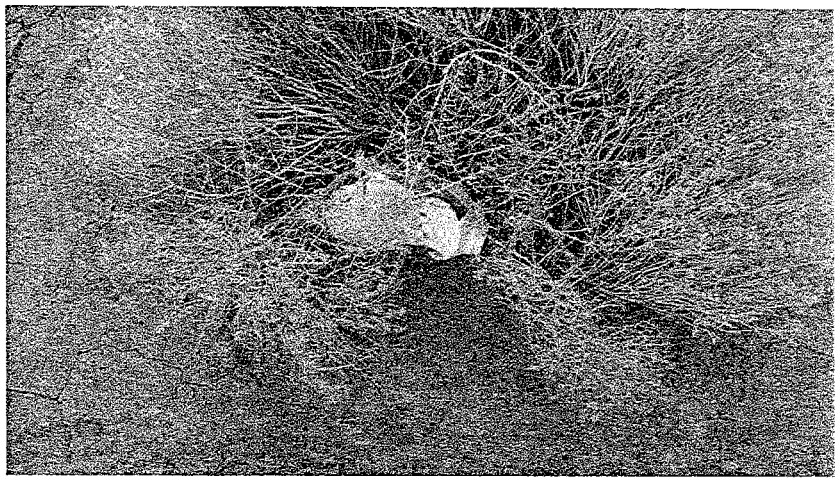


Discarded tires in south-central area of subject property.

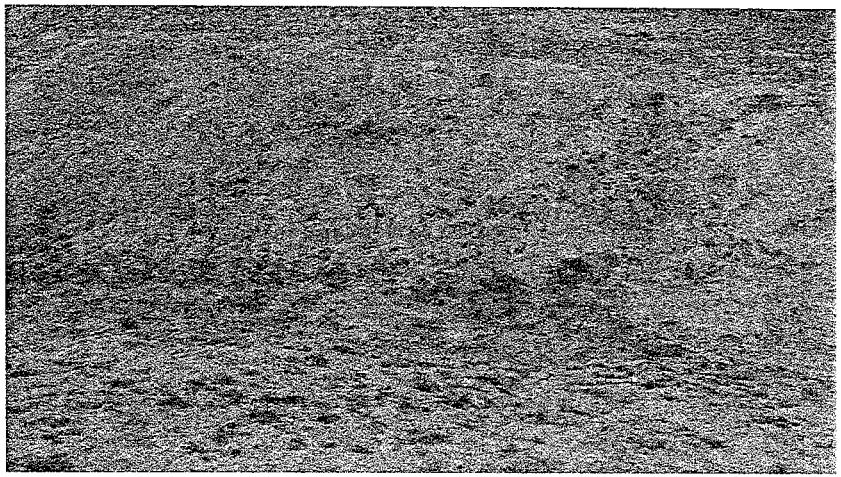
Discarded, frayed telephone wire near southern boundary of subject property.



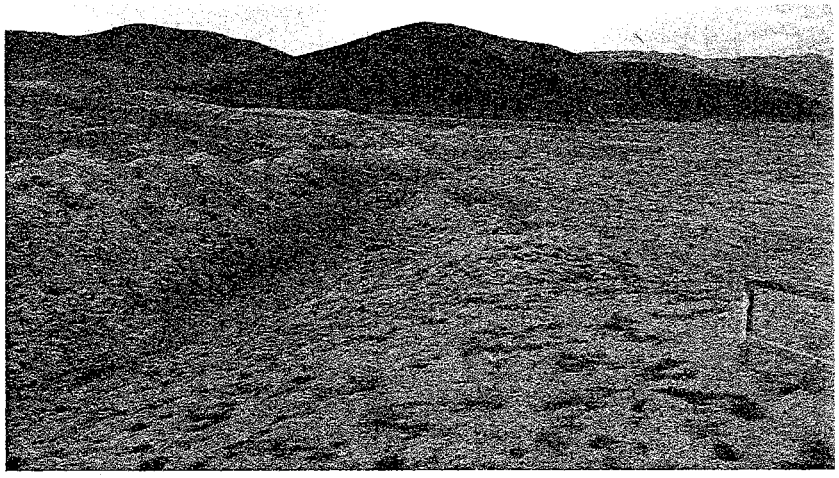
Discarded telephone line box and frayed wire near southern boundary of subject property.



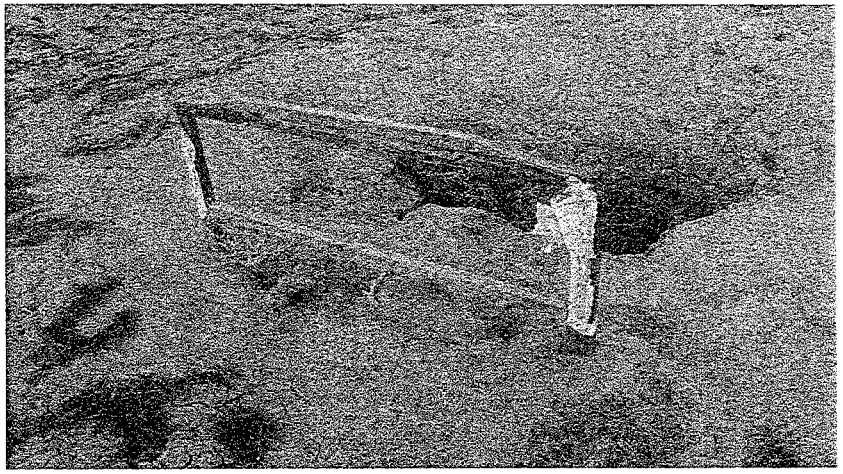
Discarded 1-gallon plastic container; perforated by bullets and damaged extensively.



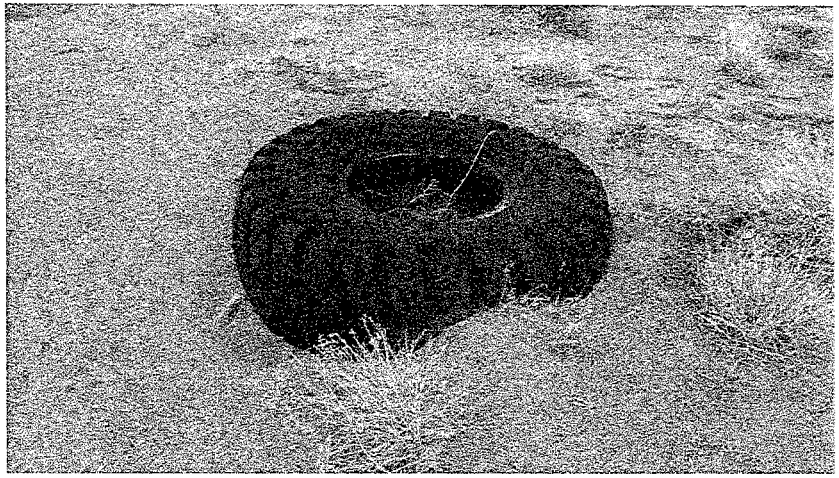
Evidence of nominal quarry activity in the south-central area of the subject property.



Evidence of nominal quarry activity in the south-central area of the subject property.



Headboard from bed which has been mounted a mound of fill and used for a recreational shooting target; south-central area of subject property.

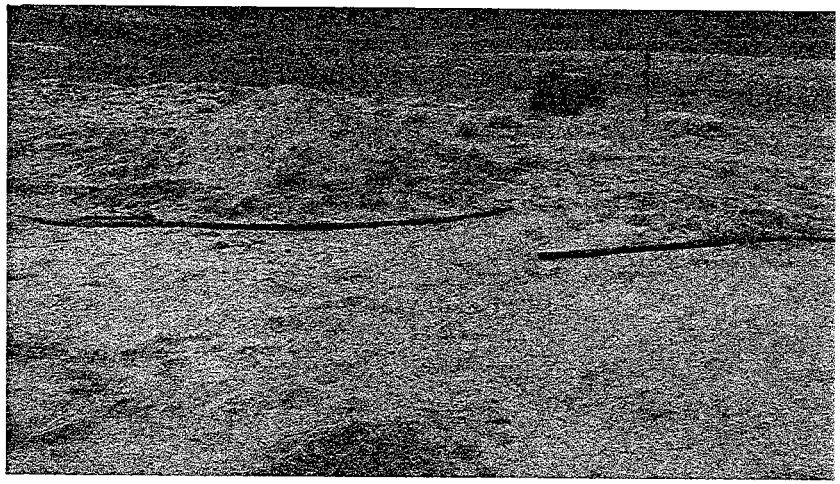


Discarded tire in south-central area of subject property.

Plastic bottle discarded on subject property near unimproved road; typical of *de minimus* waste disposal on the subject property.

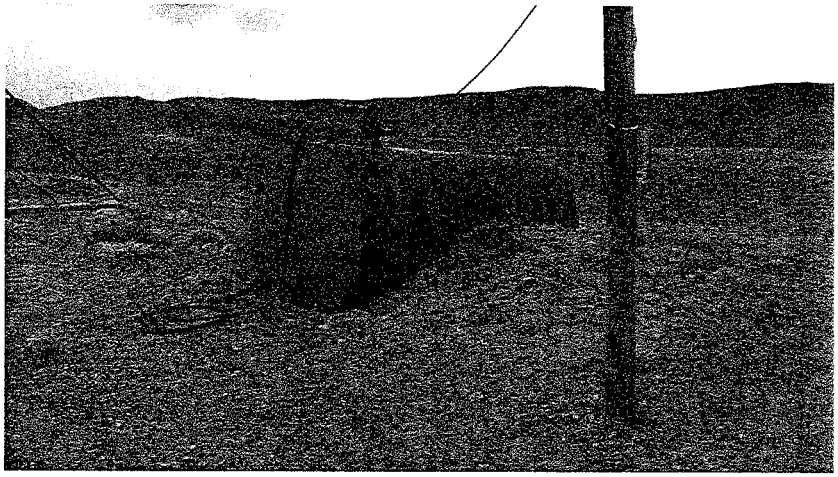
Imported fill material, appears inert; in south-central area of subject property.

Imported fill material, appears inert; in south-central area of subject property.

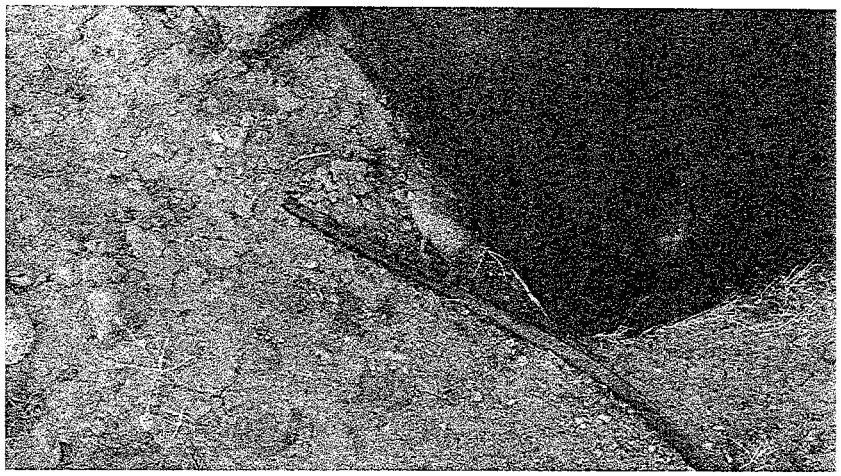


Above ground storage tank, sprayer, and discarded plastic tubing in south-central area of subject property.

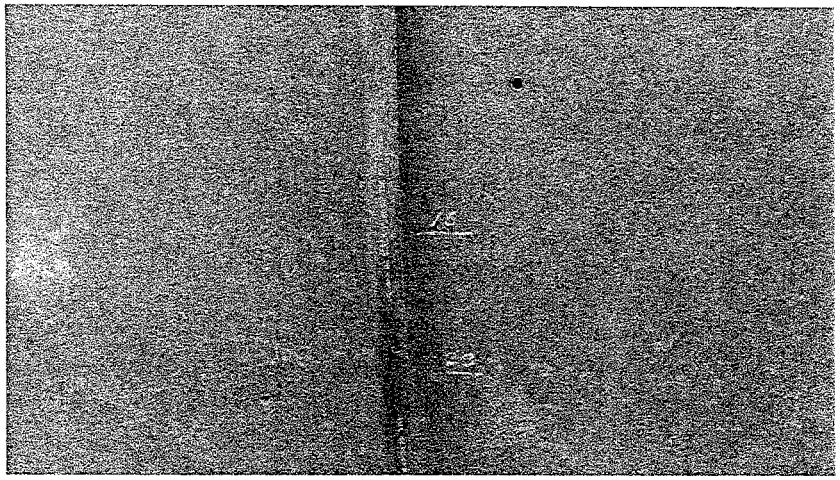
Additional photograph of above ground storage tank, and sprayer in south-central area of subject property.



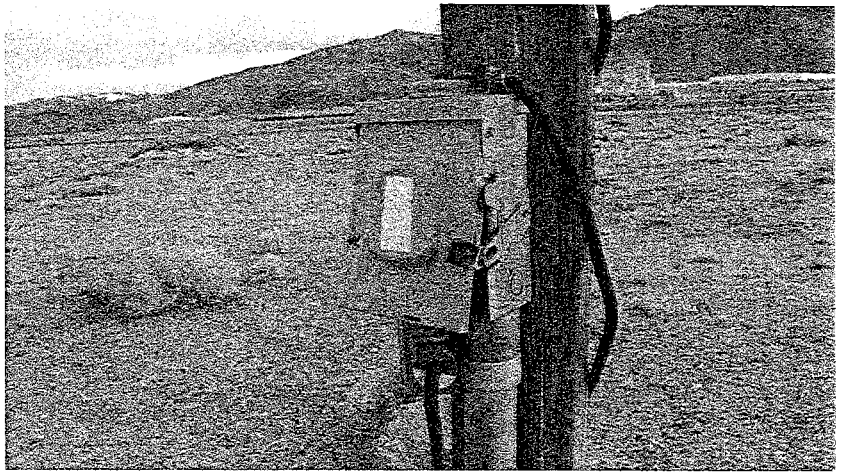
Additional photograph of above ground storage tank. Note power pole and fuse box.



Additional photograph of above ground storage tank. No staining is evident.

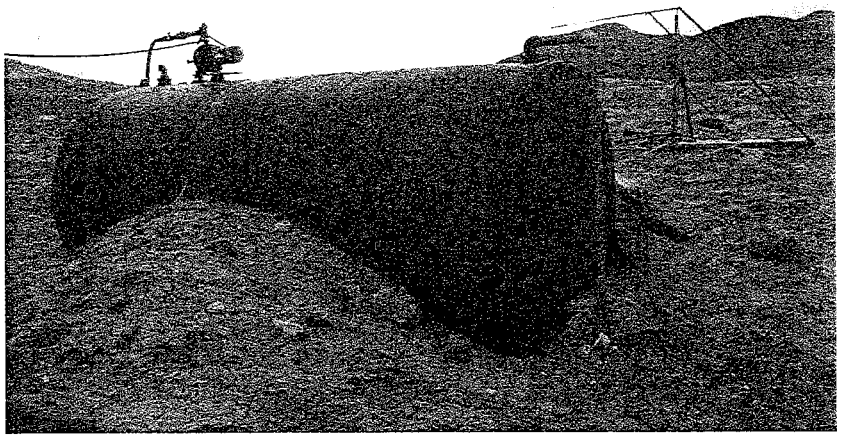


Additional photograph of above ground storage tank. Note bullet perforations.



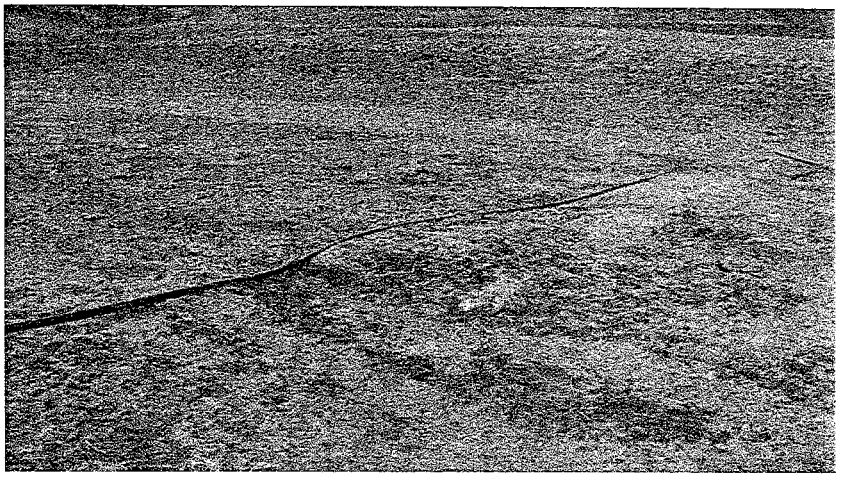
Fuse box next to above ground storage tank; damaged, inoperable.

Fuse box and connection to pump on above ground storage tank.

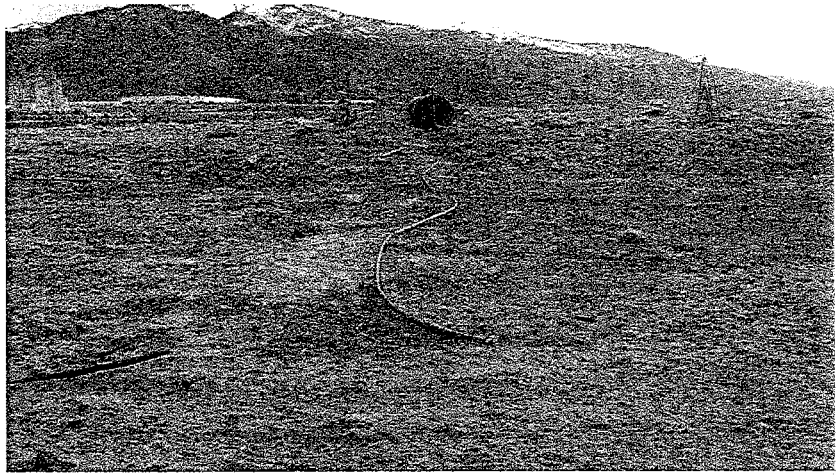


Additional photograph of above ground storage tank and sprayer.

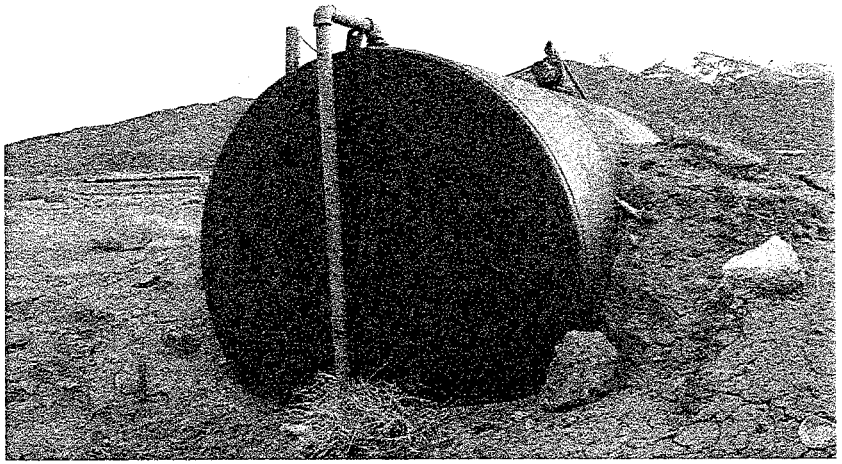
Additional photograph of above ground storage tank and sprayer, with discarded segments of plastic and rubber hosing. No soil staining was evident; tank believed to have held water at some point.



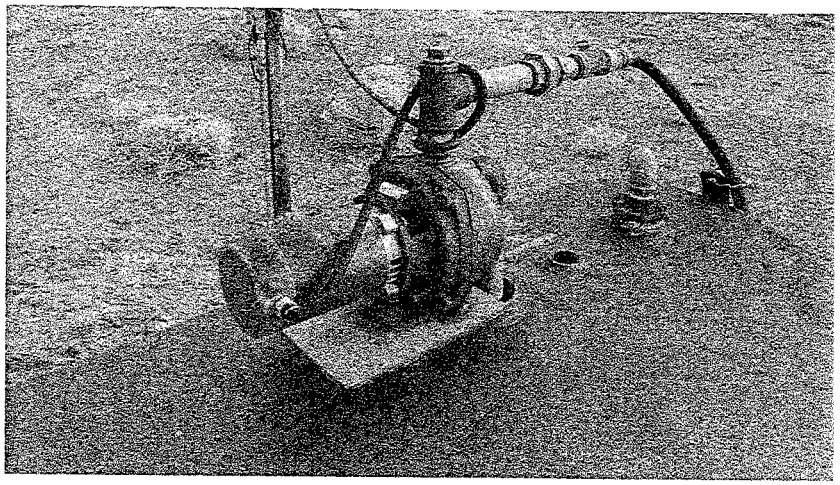
Disconnected rubber hosing located between storage tank and well near cattle watering troughs.



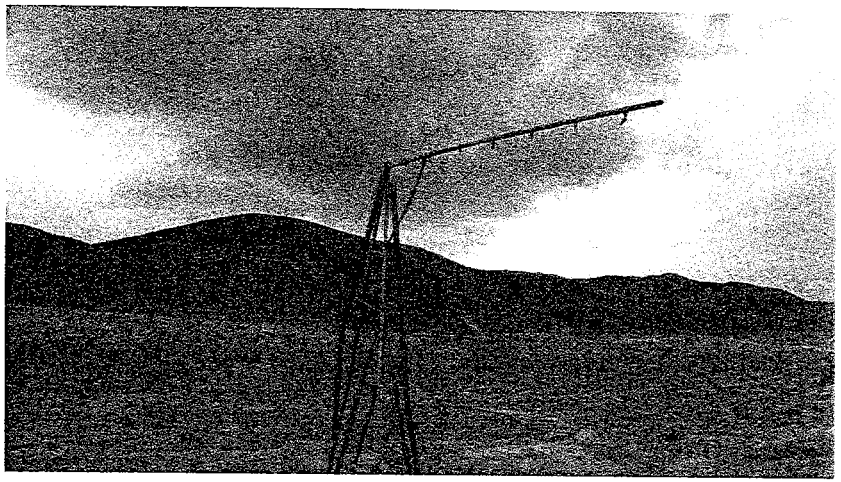
Rubber hosing located between storage tank and well near cattle watering troughs.



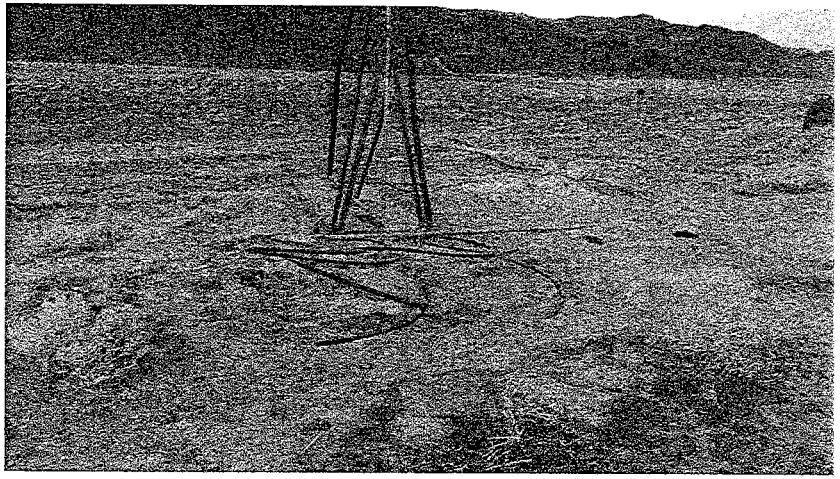
Additional photograph of above ground storage tank; back of tank.



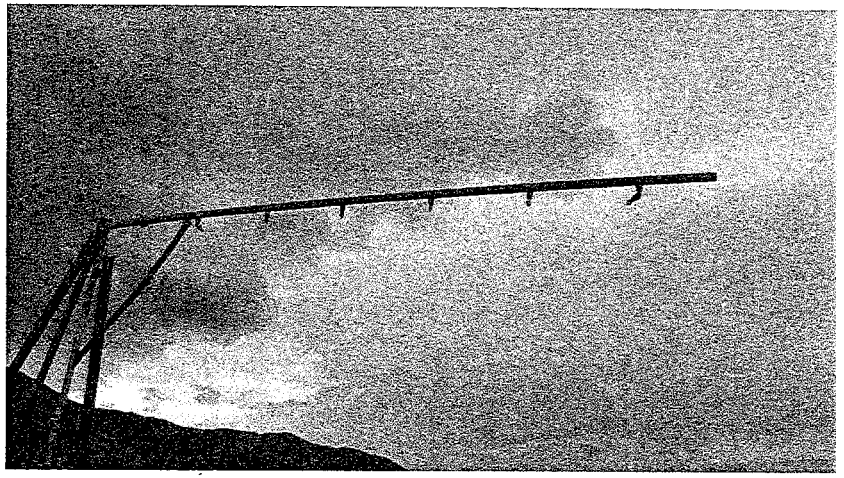
Pump atop above ground storage tank.



Sprayer next to above ground storage tank.



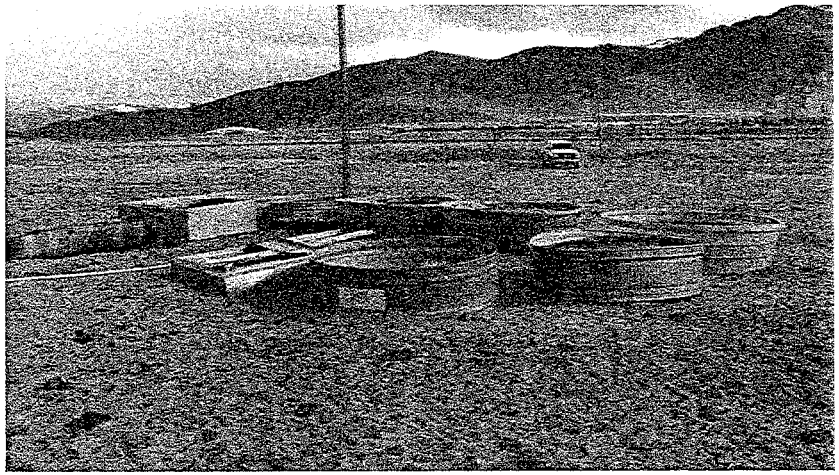
Discarded plastic tubing near base of sprayer.



Spray nozzles on sprayer.

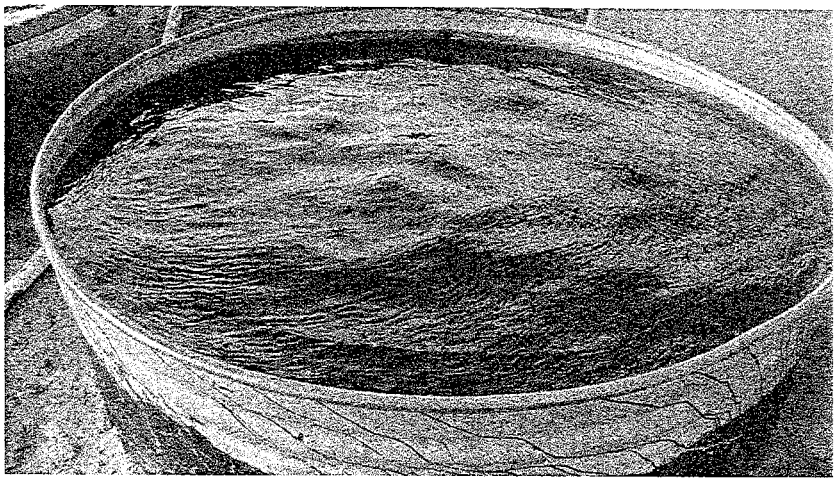
Base of sprayer.

Group of watering troughs with well in background; near south-central portion of the subject property.

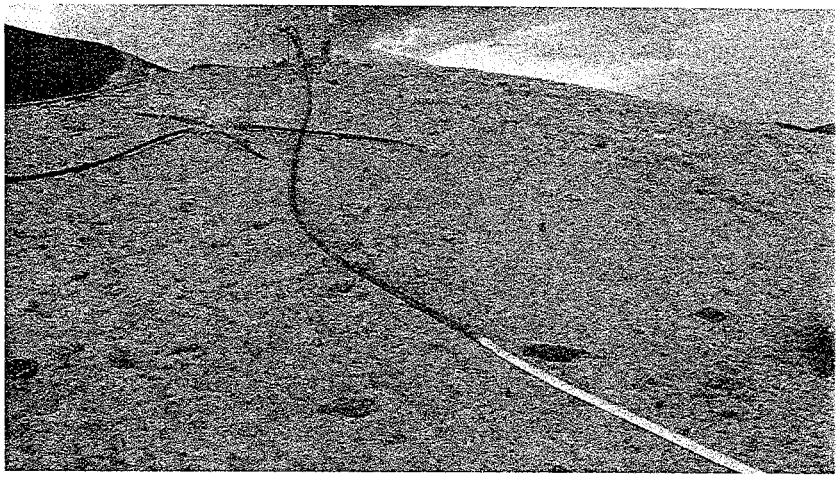


Group of watering troughs near south-central portion of the subject property.

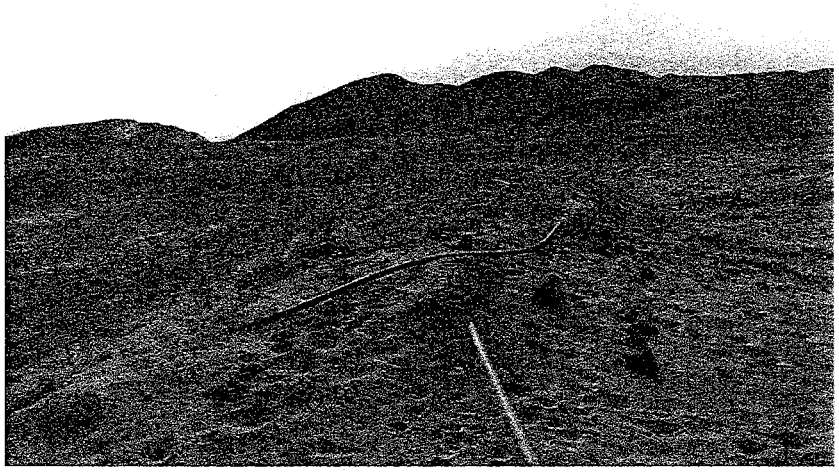
Livestock watering trough in south-central portion of subject property.



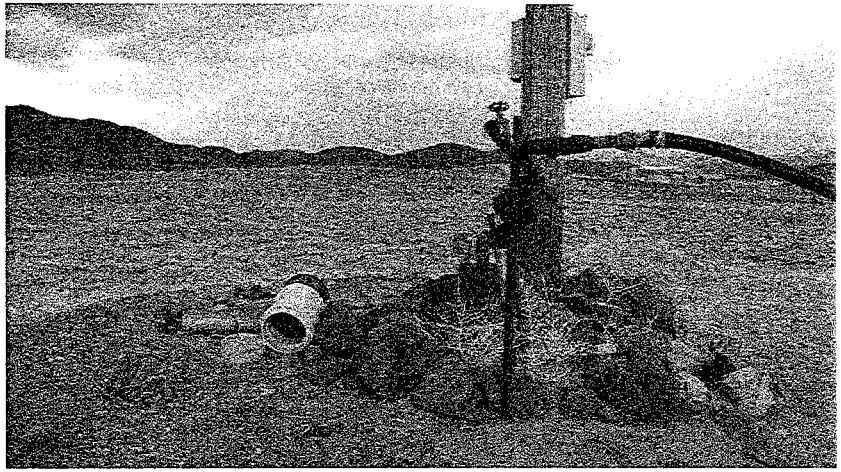
Livestock watering trough in south-central portion of subject property.



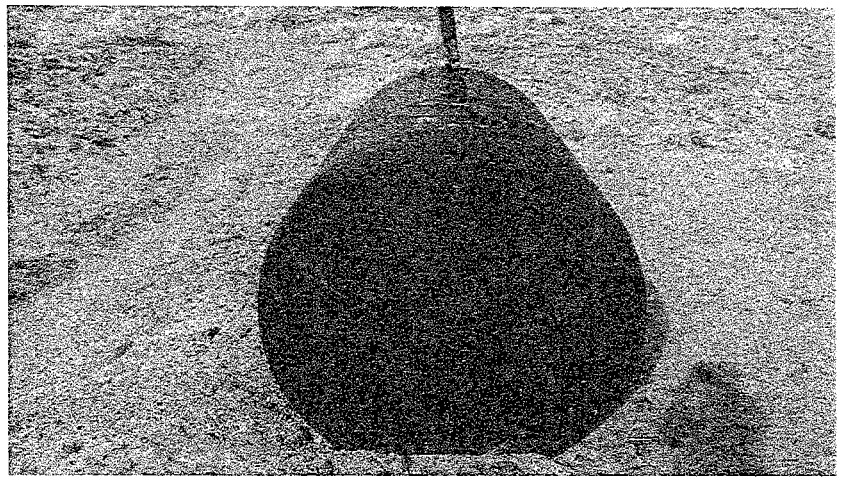
Well near group of watering troughs, with hose leading to watering troughs.



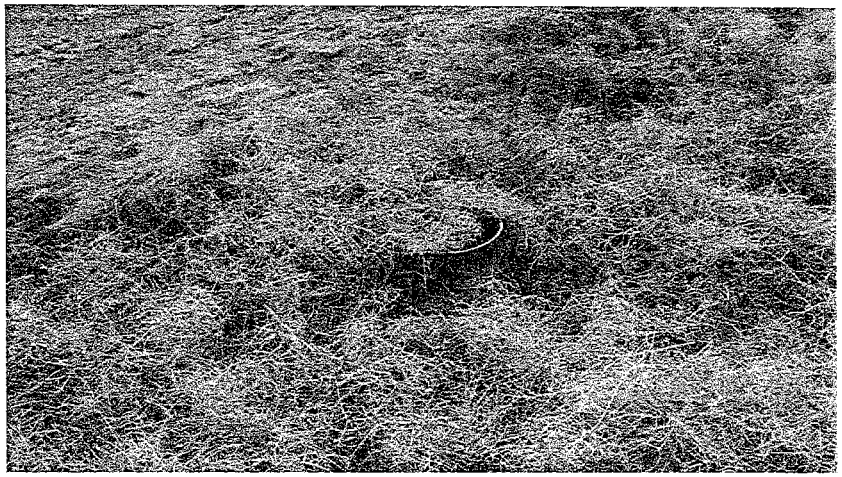
Discarded rubber hosing near well.



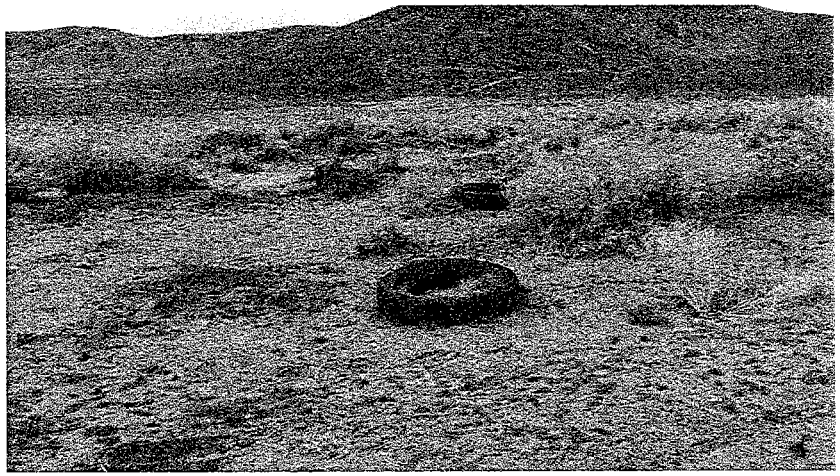
Well near group of watering troughs.



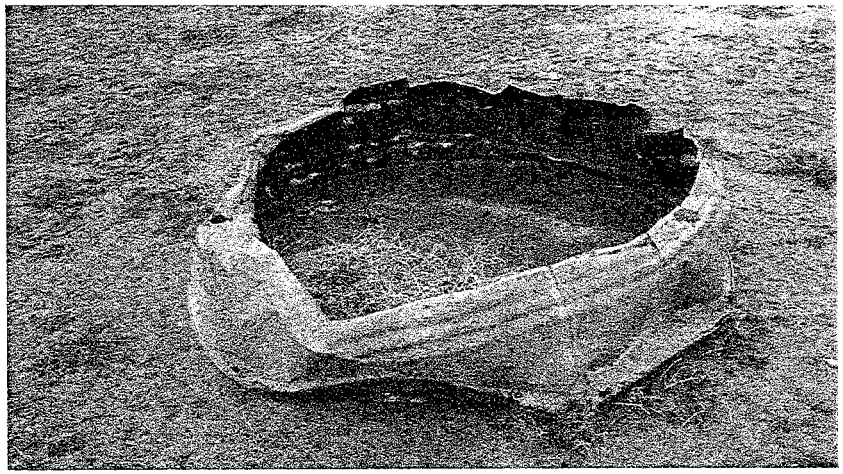
Additional photograph of above ground storage tank.



Small plastic container with nominal amount of meteoric water collected within.

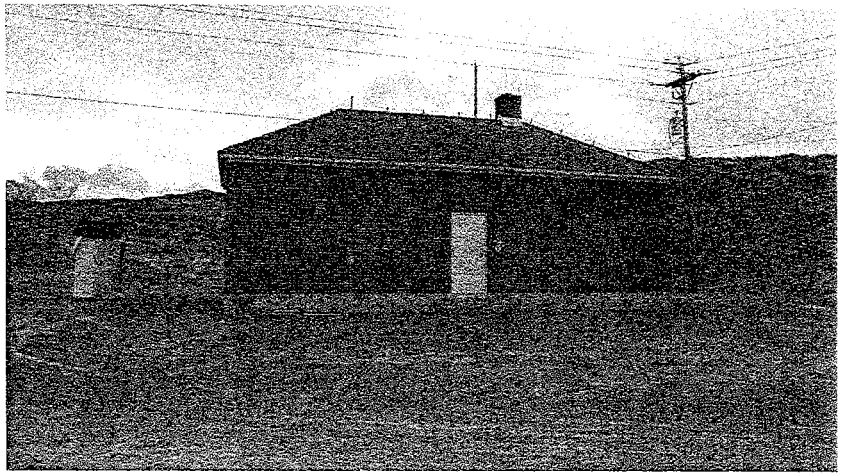


Discarded tires near center of property.

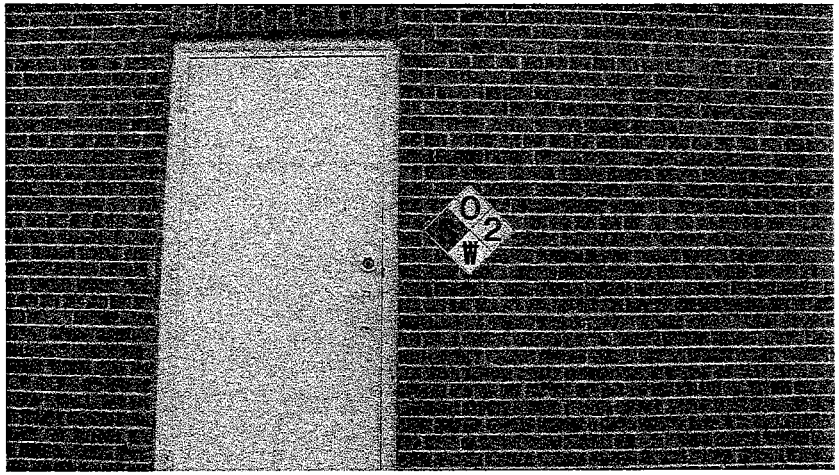


Damaged water trough, near center of property.

View of the Nevada Bell maintenance building (foreground) and the residential structure and garage (background).

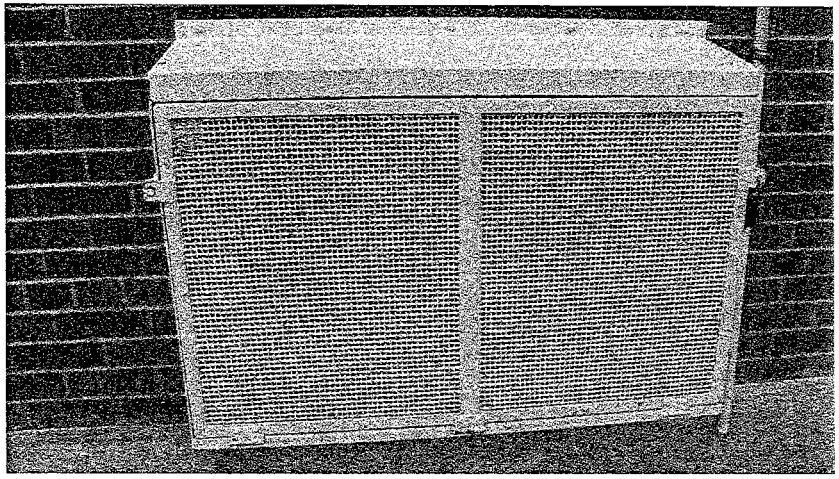


Front of the Nevada Bell telephone maintenance building.

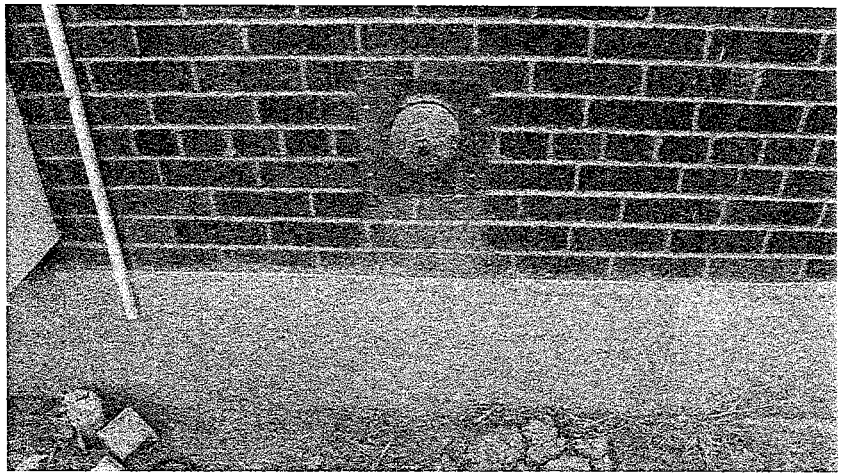


National Fire Protection Association signage next to entrance.

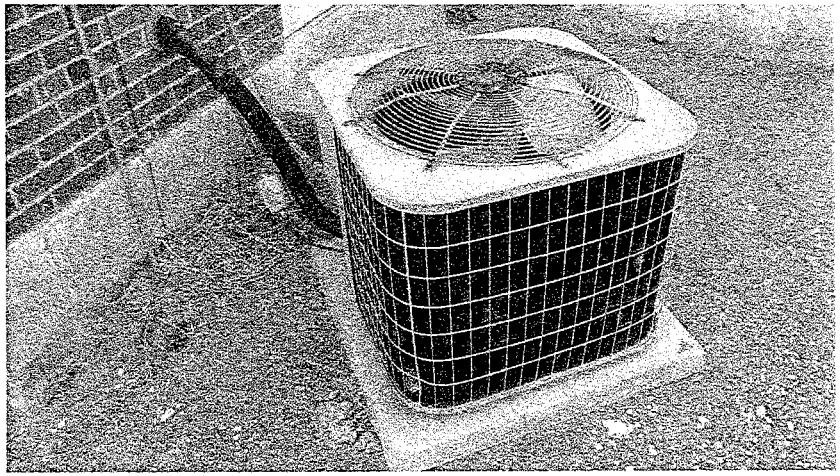
Side of telephone maintenance building; note propane tank behind structure.



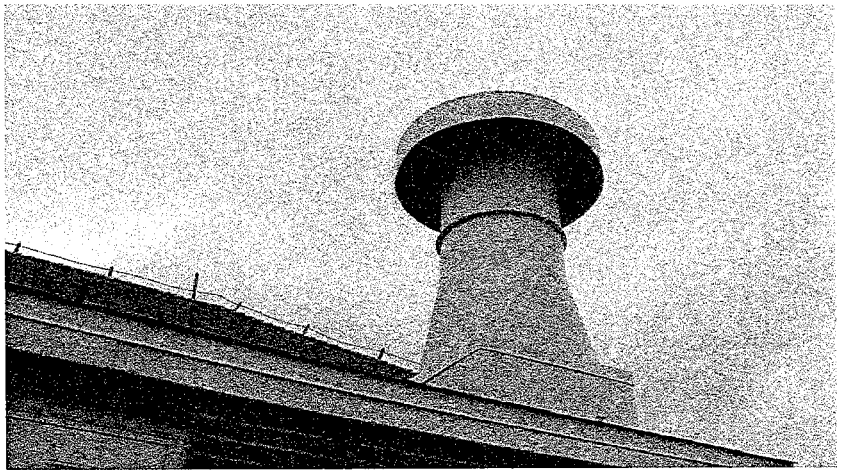
Vent for telephone maintenance building.



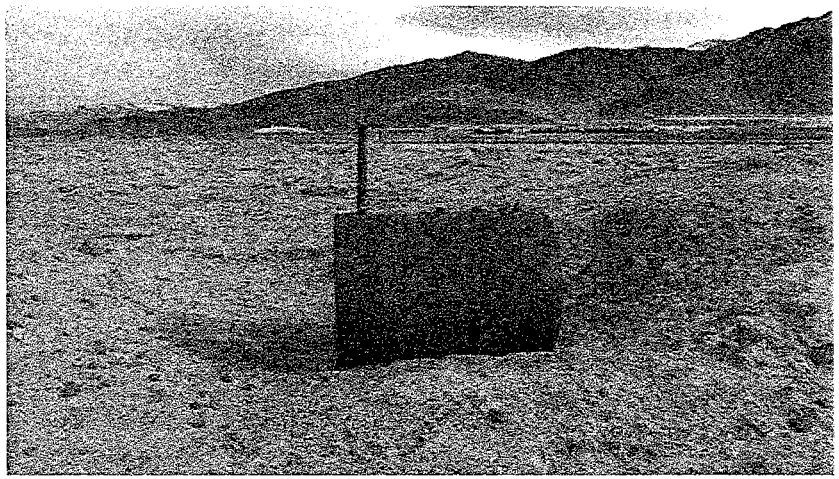
Vent for telephone maintenance building.



Central air conditioning unit connected to telephone maintenance building.

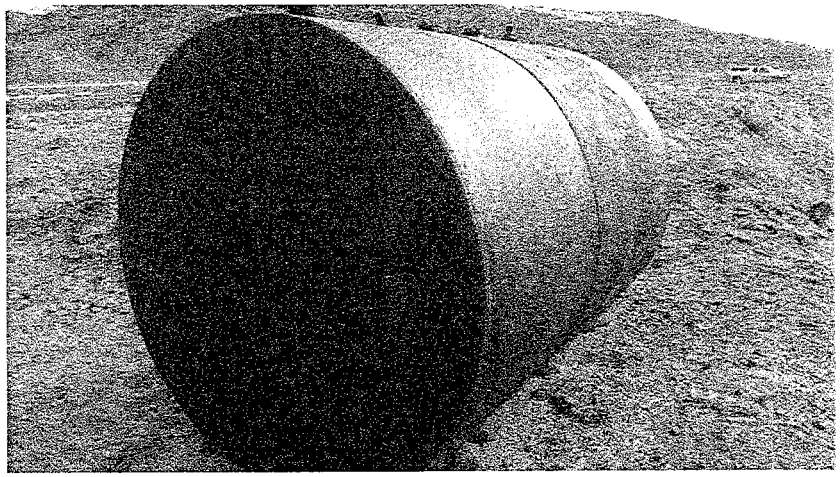


Ventilation stack on roof of telephone maintenance building.

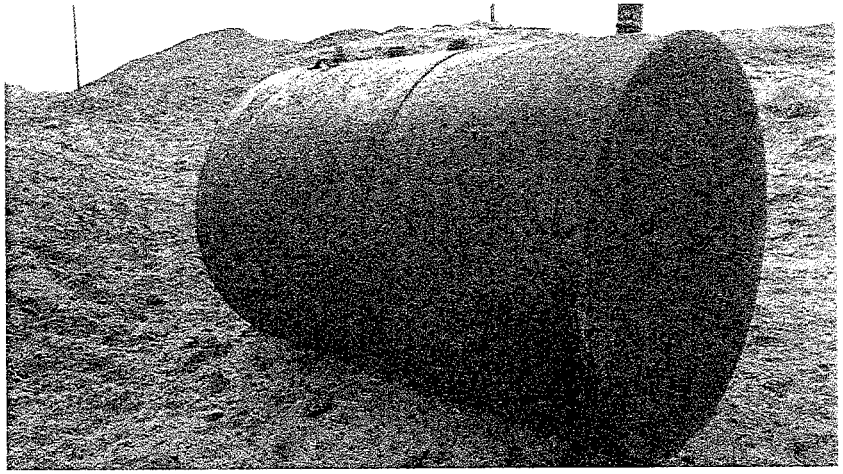


Above ground storage tank located east of the well and group of watering troughs.

No soil staining noted around this above ground storage tank.

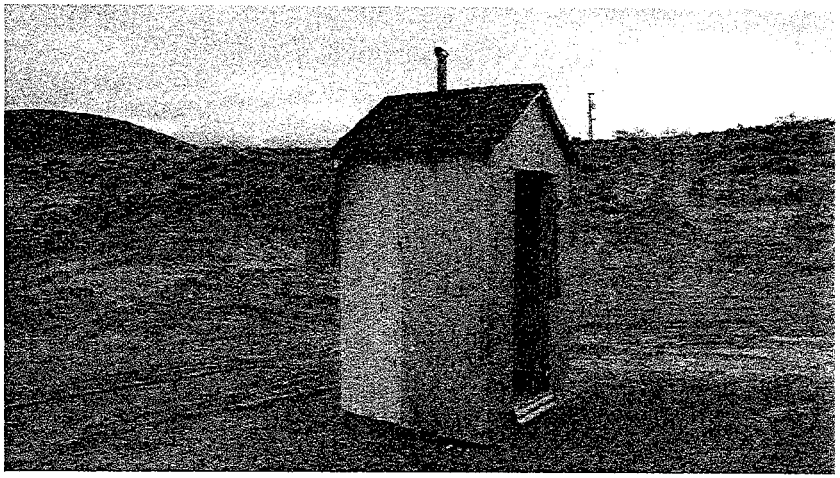


Additional photograph of above ground storage tank.

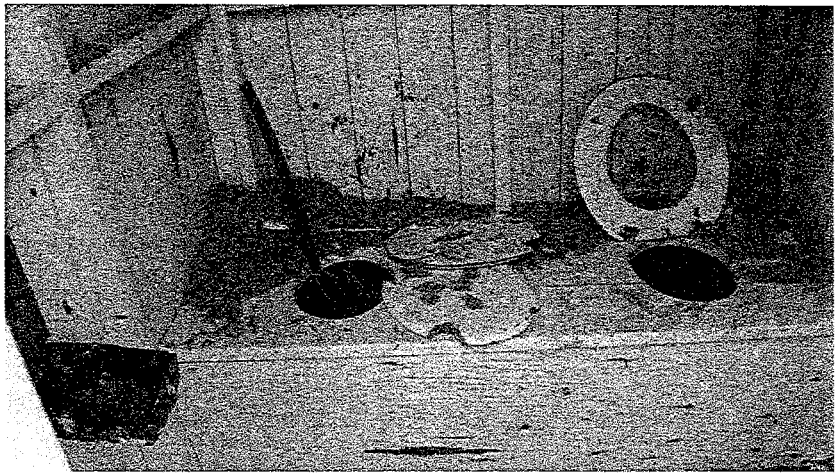


Additional photograph of above ground storage tank.

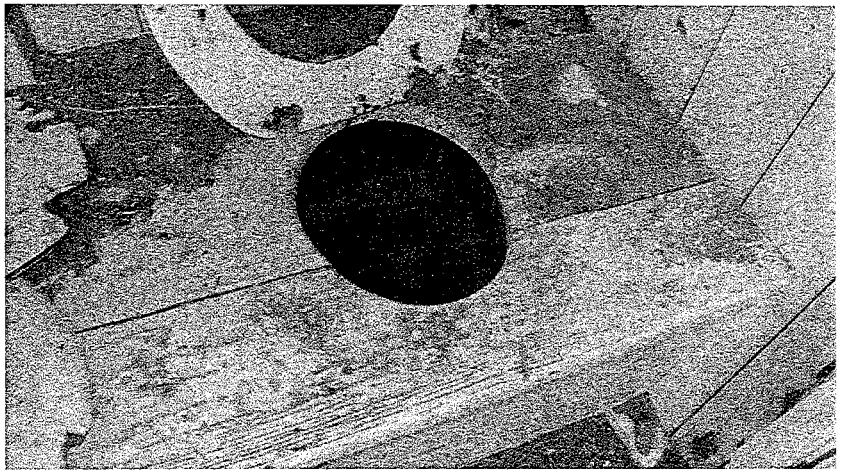
Ventilation pipe protruding from telephone maintenance building.



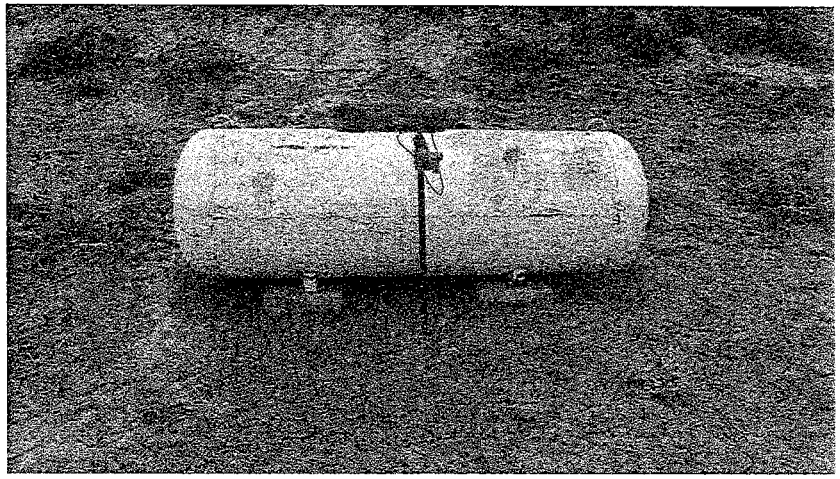
Exterior of accessory outhouse structure adjacent to the Nevada Bell telephone maintenance building.



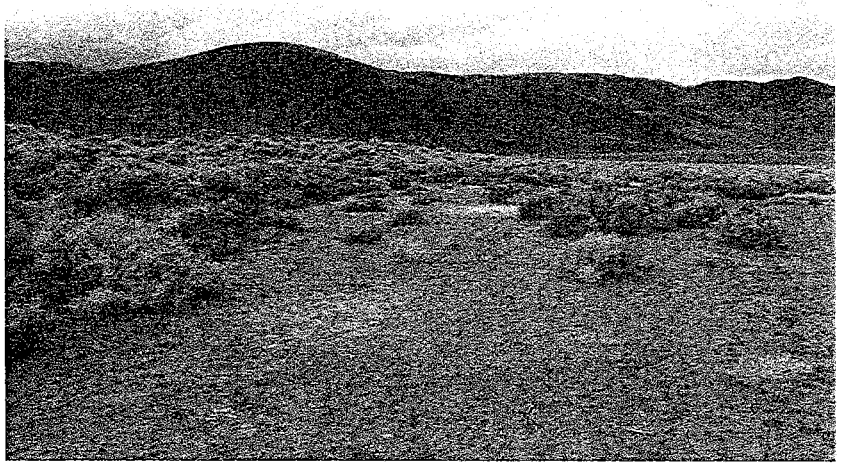
Interior of accessory outhouse structure adjacent to the Nevada Bell telephone maintenance building.



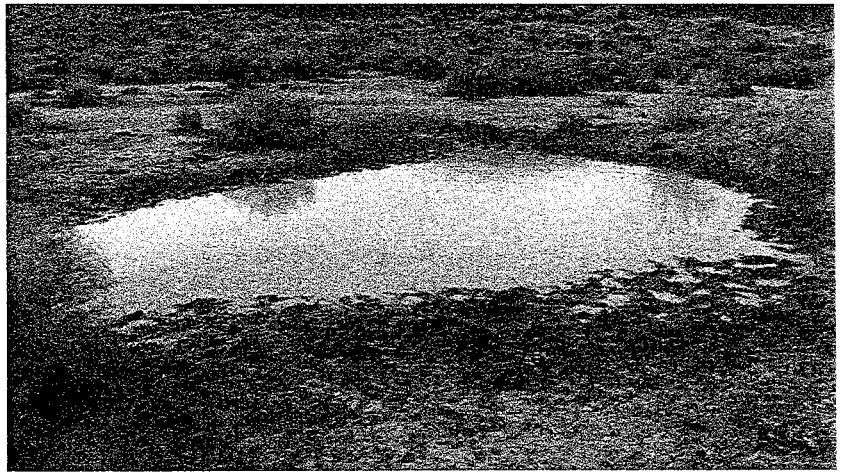
Toilet pit less than 5 feet deep; interior of accessory outhouse structure.



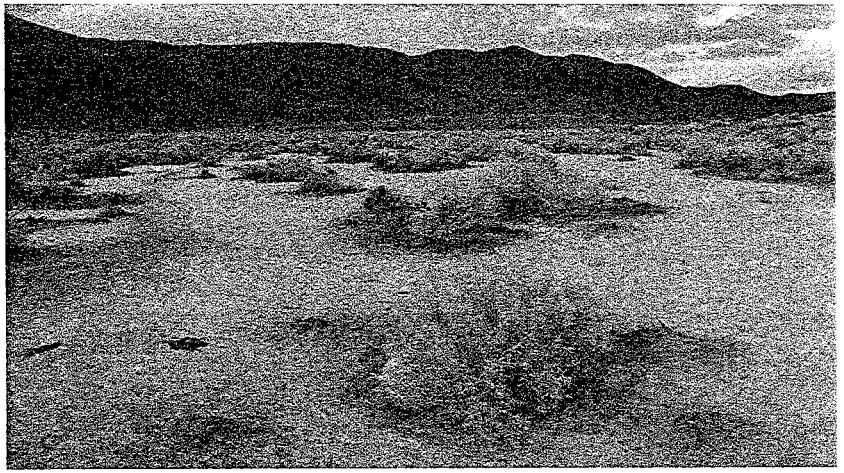
Propane tank behind telephone maintenance building.



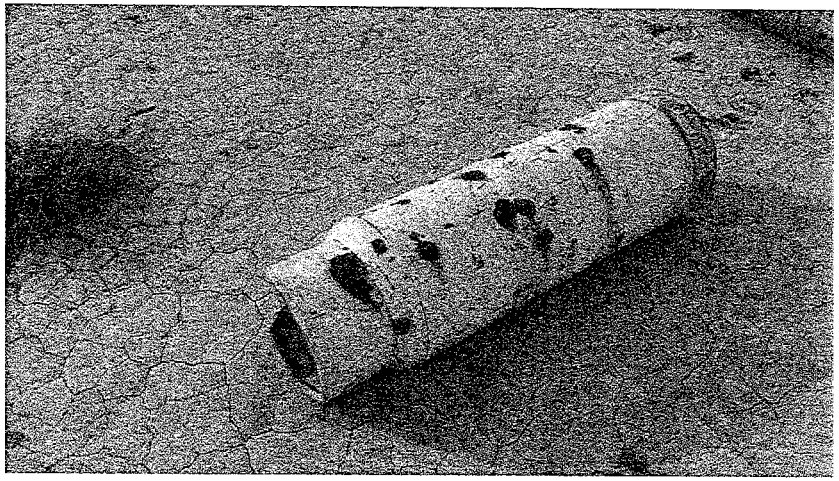
Topographic depression near center of property. Sedimentation evident.



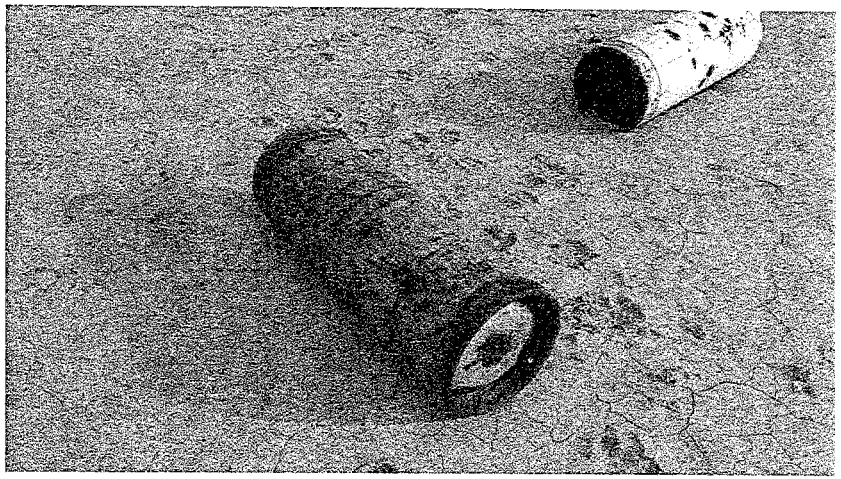
Standing water in topographic depression with evidence of cattle trampling.



Additional photograph of topographic depression near center of property. Sedimentation evident.

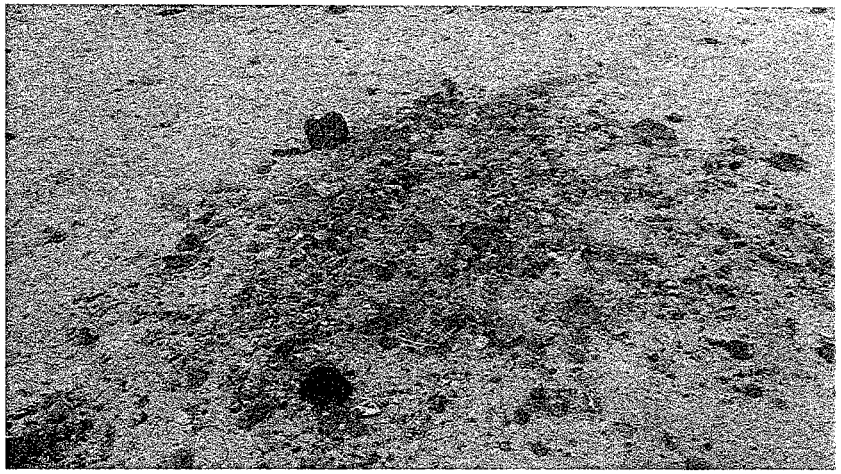


Bullet-perforated propane tank.

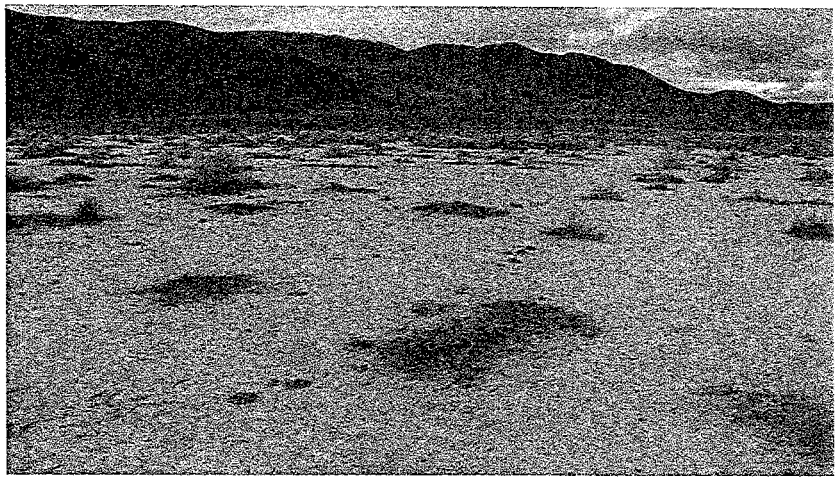


Bullet-perforated compressed gas tank, next to propane tank.

Additional photograph of bullet-perforated compressed gas tank.



Pile of burnt debris in topographic depression area.



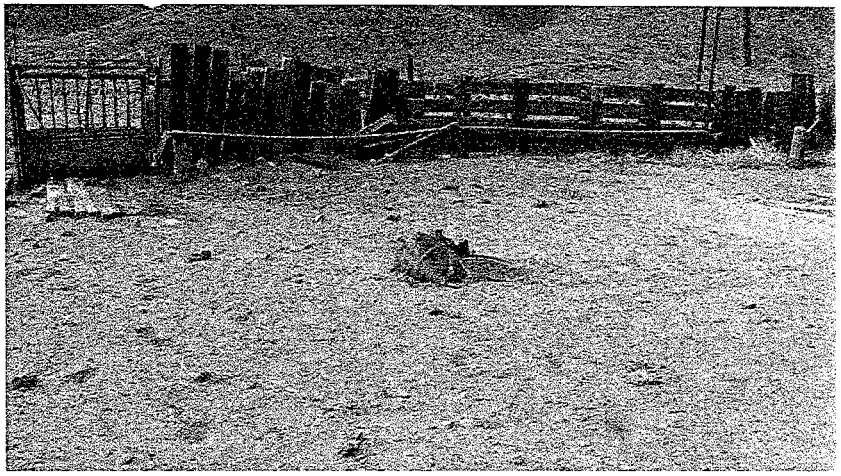
Additional photograph of topographic depression.

NV Energy's Tracy Power Station and cooling ponds. The Truckee River and Interstate 80 are also visible.

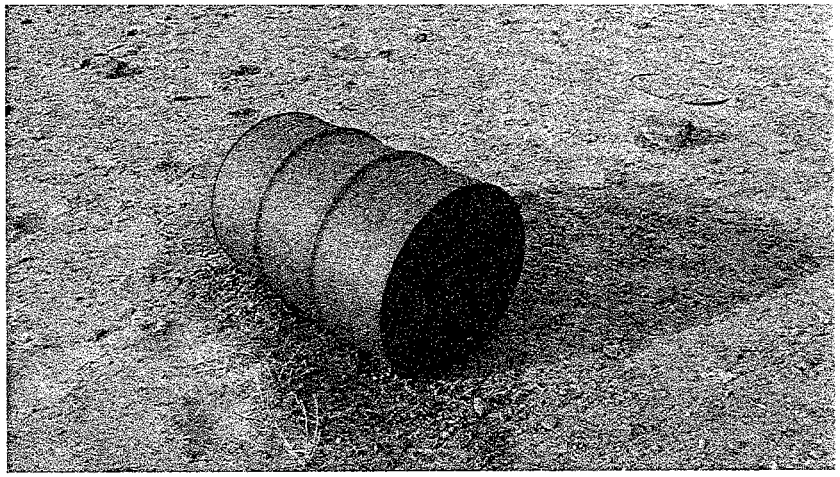
Spool of overhead utility wire near center of subject property.

Cattle branding area near center of subject property.

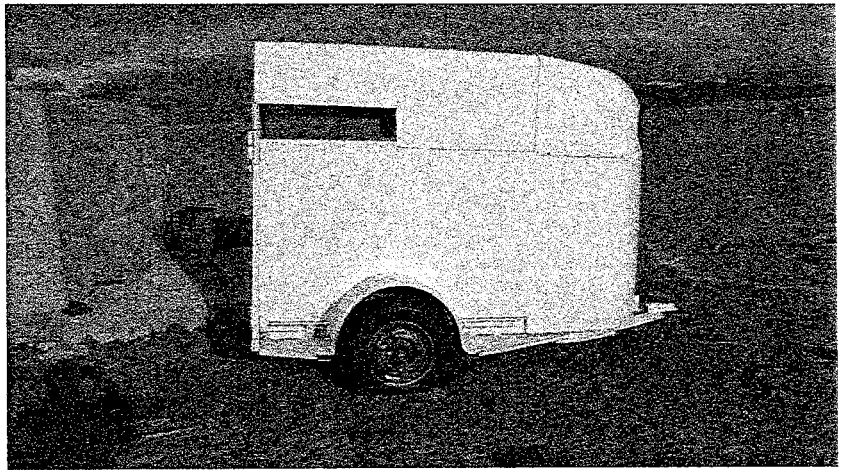
Concrete watering trough at cattle branding area.



Remnants of a severely corroded 55-gallon drum at cattle branding area.

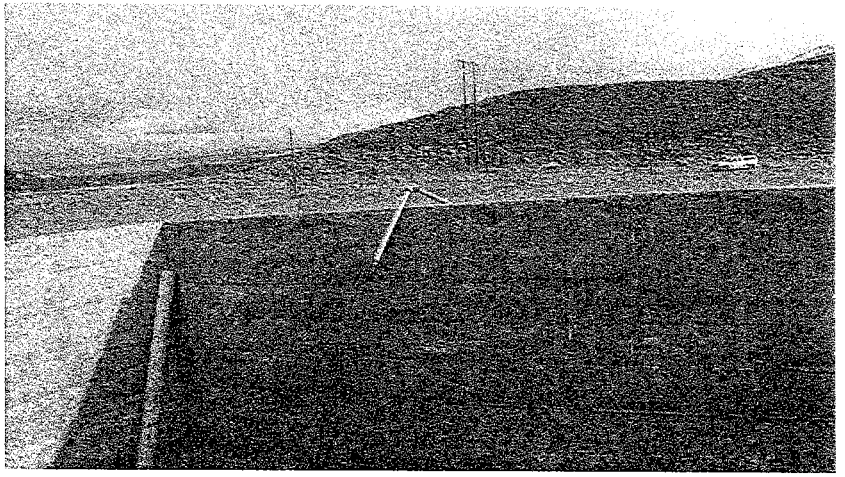


Bullet-perforated 55-gallon drum at cattle branding area.

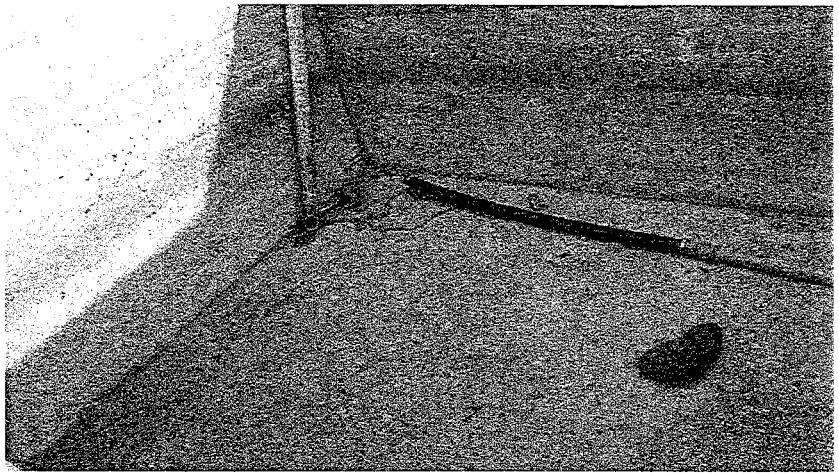


Horse trailer at cattle branding area.

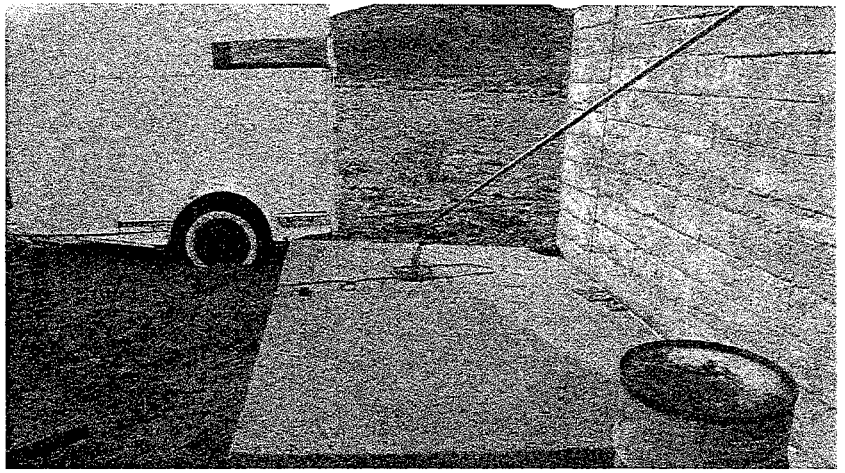
Bottom of concrete water containment at cattle branding area.



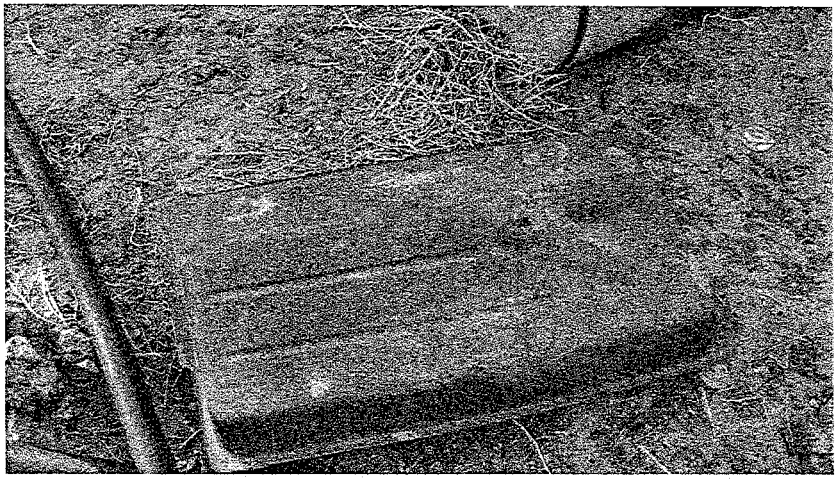
Side walls of concrete water containment at cattle branding area.



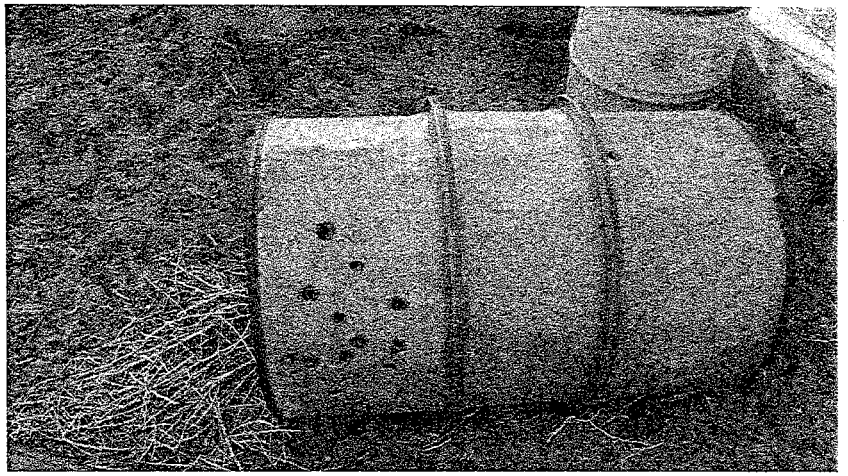
Bottom of concrete water containment at cattle branding area.



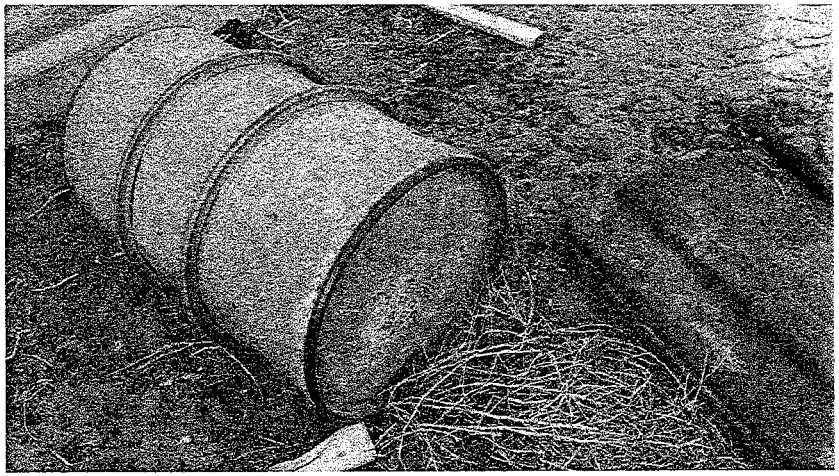
Concrete water containment, horse trailer, and 55-gallon drum that contained a minimal amount of substance.



Vehicle gasoline tank at cattle branding area.



Bullet perforated 55-gallon drum at cattle branding area.

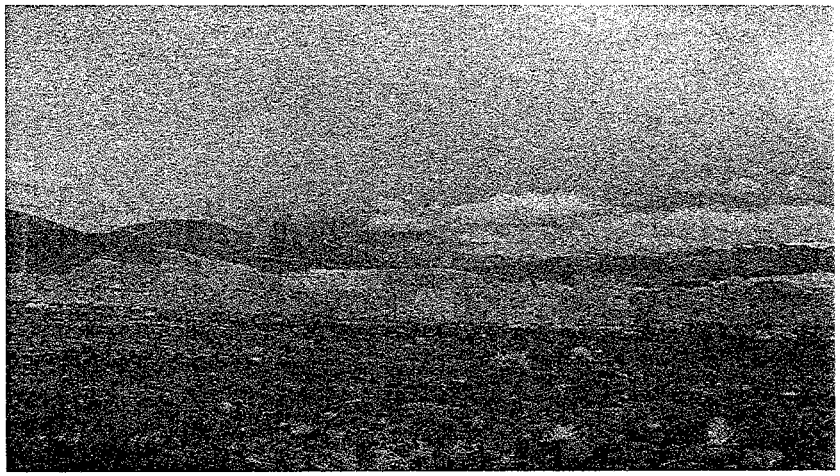


Additional photograph of bullet perforated drum and vehicle gas tank.

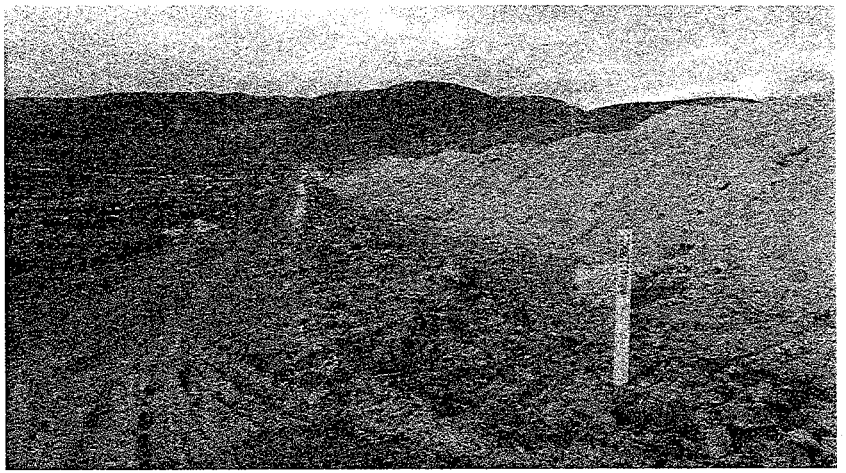
55-gallon drum at cattle branding area that contained a substance. Note corrosion damage to top of drum, including holes.

Interior of horse trailer
at cattle branding area.

Plastic container with dry soil. (Note that soil appears moist due to shadow, not presence of water or fluid).

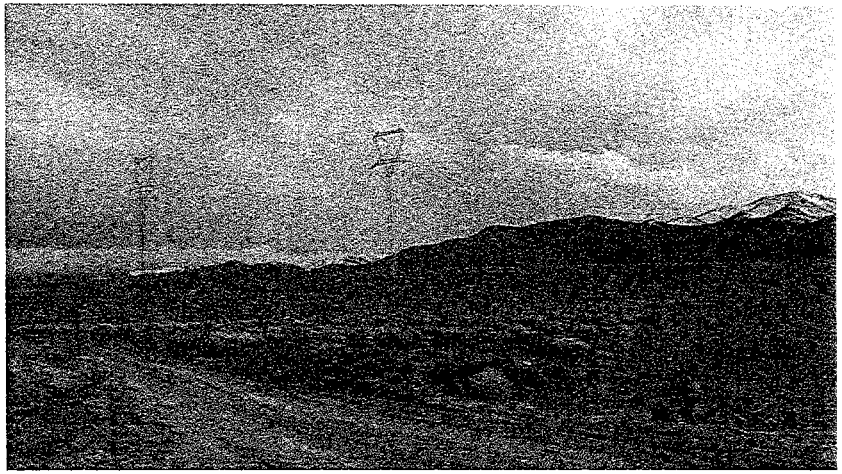


Adjoining aggregate operation at eastern boundary of subject property.



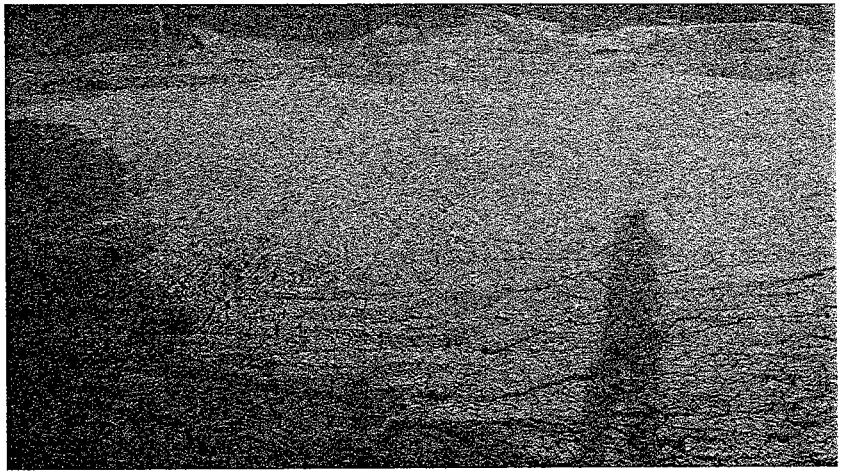
Expanded earthen berm associated with adjacent aggregate operation; eastern area of subject property. Note underground natural gas pipeline corridor.

Additional photograph of expanded earthen berm associated with adjacent aggregate operation; eastern area of subject property.

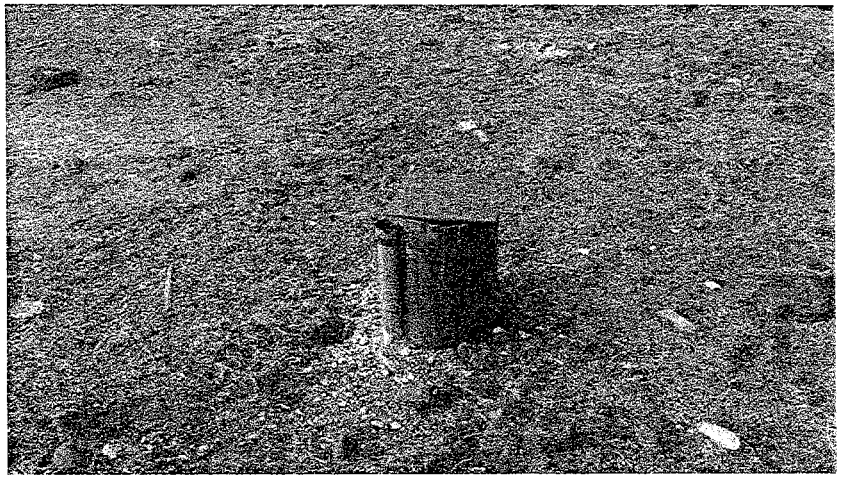


Unimproved road and utility corridors (natural gas, power).

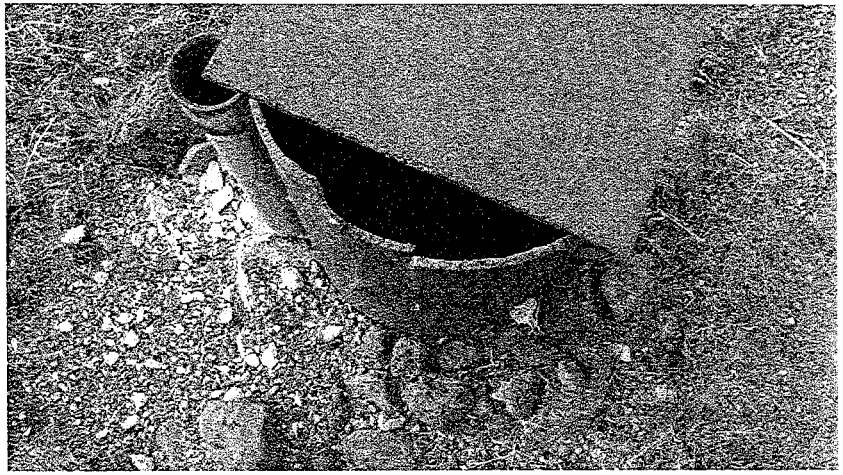
Expanded earthen containment associated with adjacent aggregate operation; eastern area of subject property.



Additional photograph of expanded earthen containment associated with adjacent aggregate operation; eastern area of subject property.



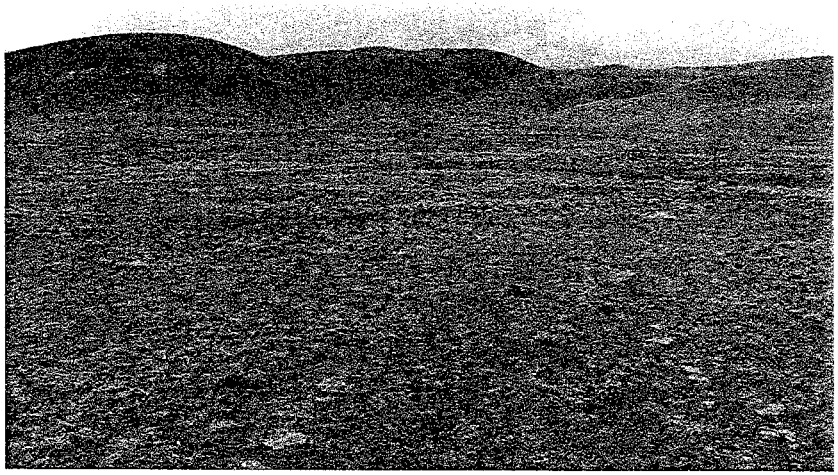
Observed well in northern area of subject property. Metal plate resting on top of well not secured, and not covering the entire opening.



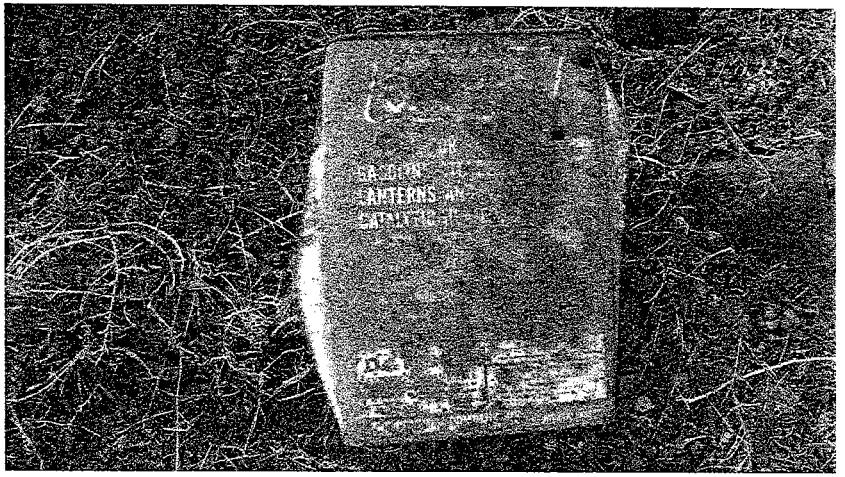
Opening to observed well with metal plate resting on top.

Another observed well, just west of the well with the metal plate resting on top.

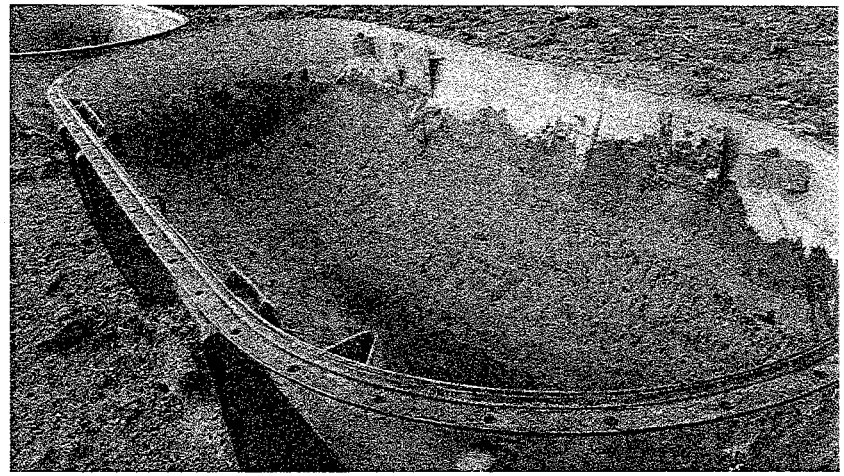
Third well, located just south of the second observed well. Metal plates resting on top are secured, however, the side of the casing is torn open.



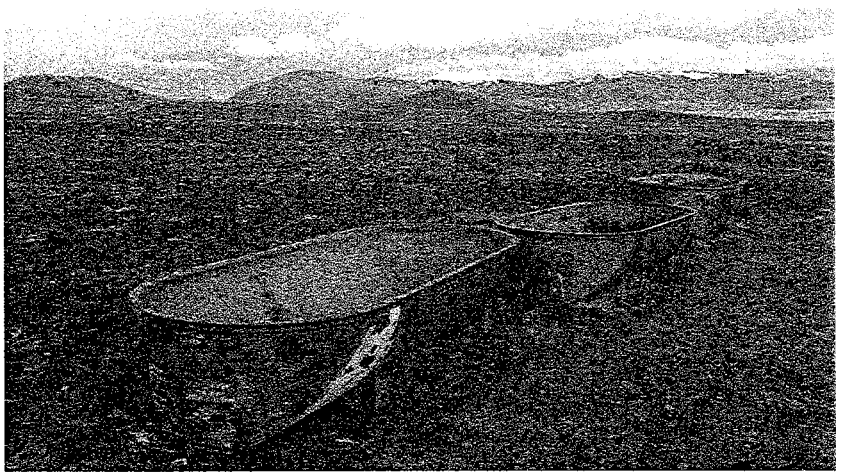
General appearance of the northern area of the subject property.



Bullet-perforated lantern fuel can, near three wells in northern area of subject property.

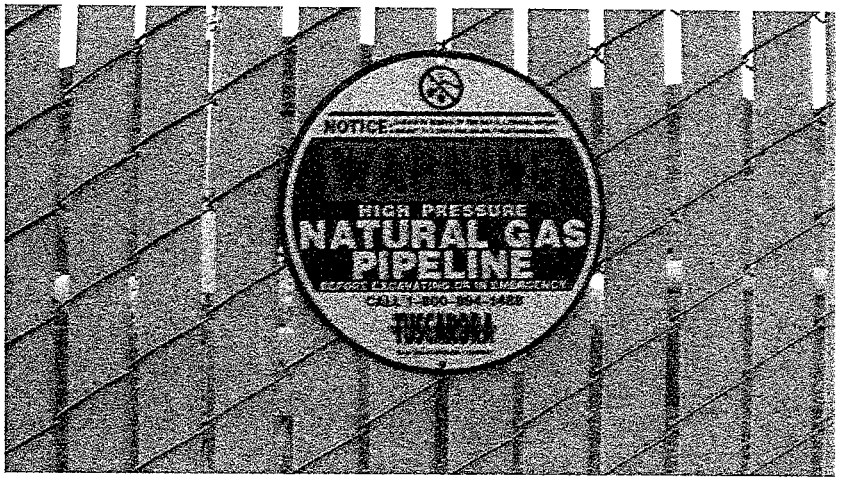


Cattle watering troughs near the Tuscarora natural gas valve assembly.

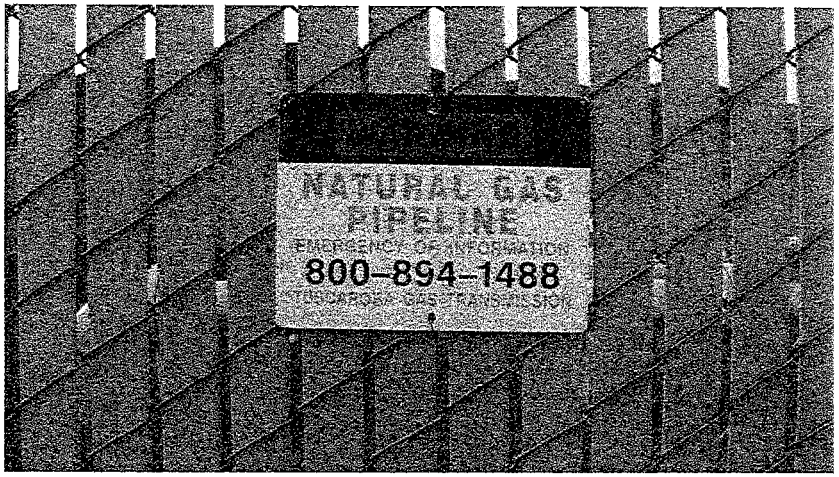


Additional photograph of cattle watering troughs near the Tuscarora natural gas valve assembly.

Tuscarora natural gas pipeline valve assembly.

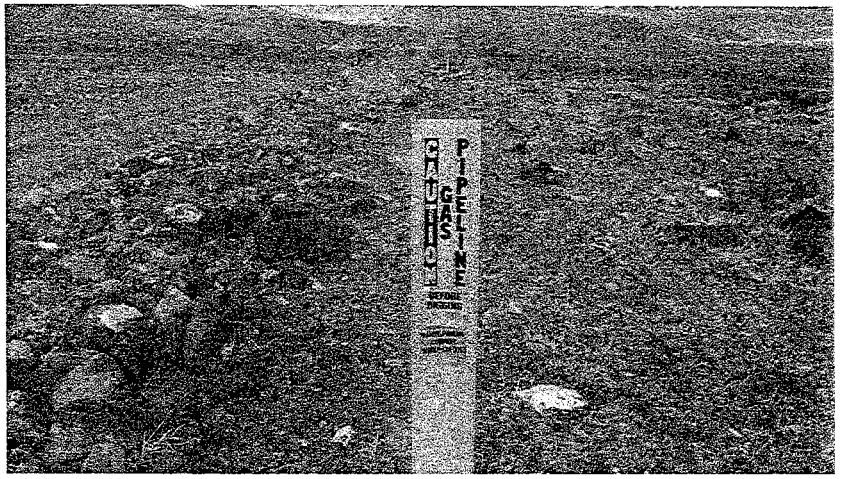


Signage on fencing around valve assembly.

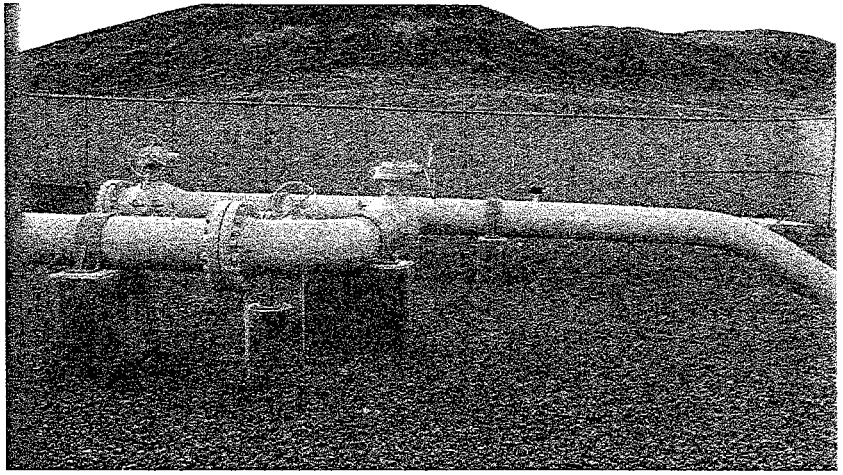


Signage on fencing around valve assembly.

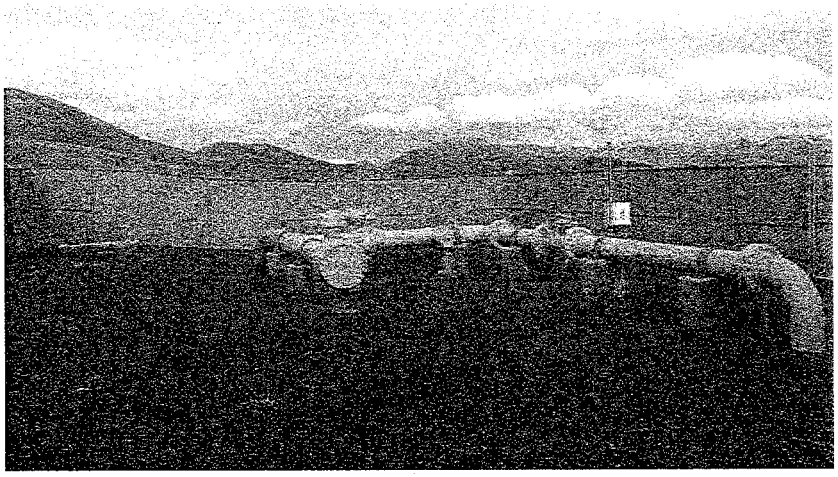
Tuscarora natural gas pipeline underground alignment.



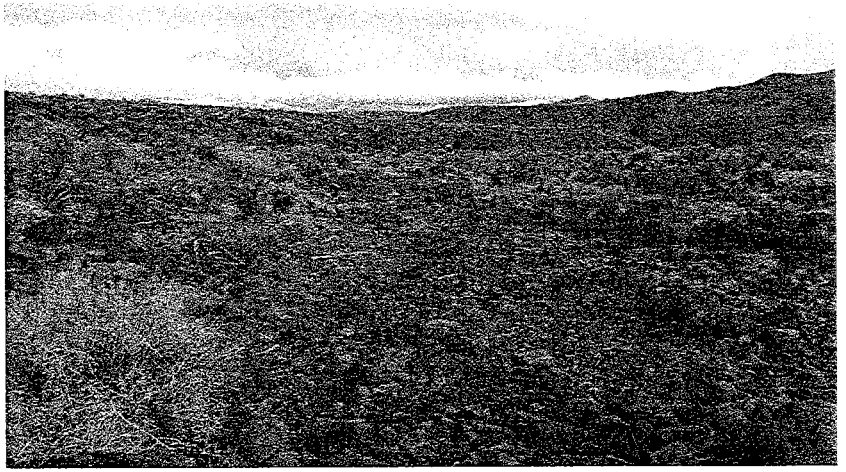
Tuscarora natural gas pipeline underground alignment.



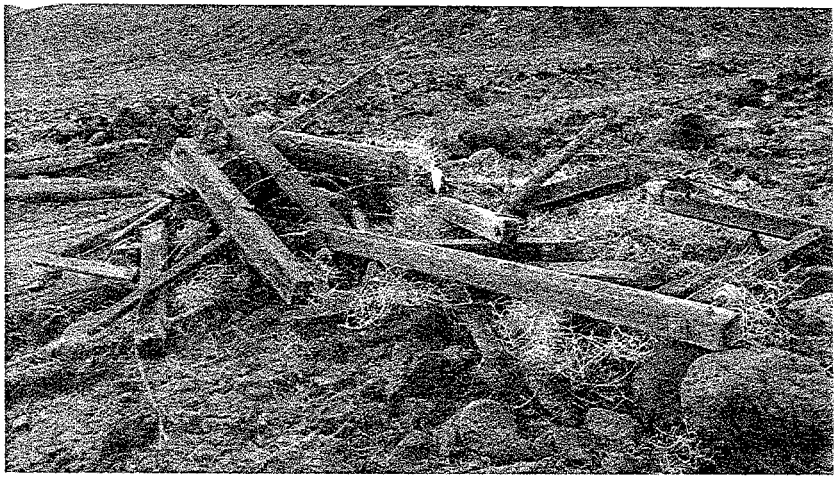
Tuscarora natural gas pipeline valve assembly.



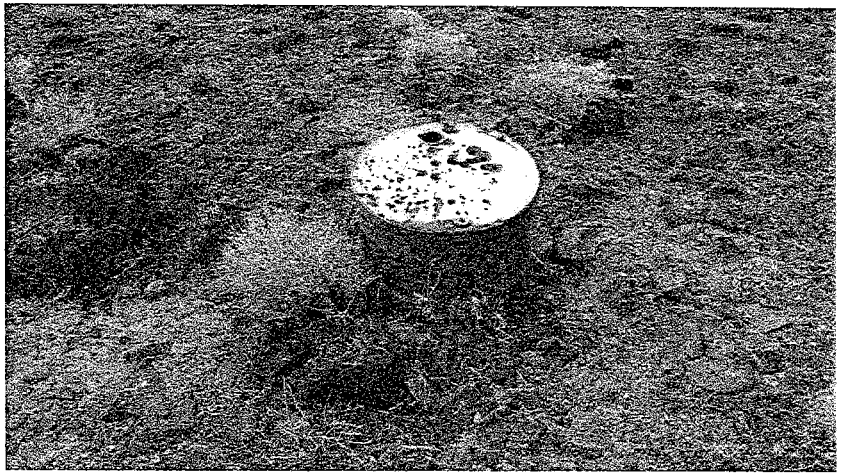
Additional view of Tuscarora natural gas pipeline valve assembly.



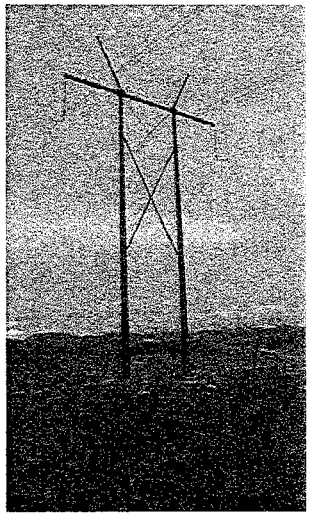
Eroded topographic drainage on subject property.



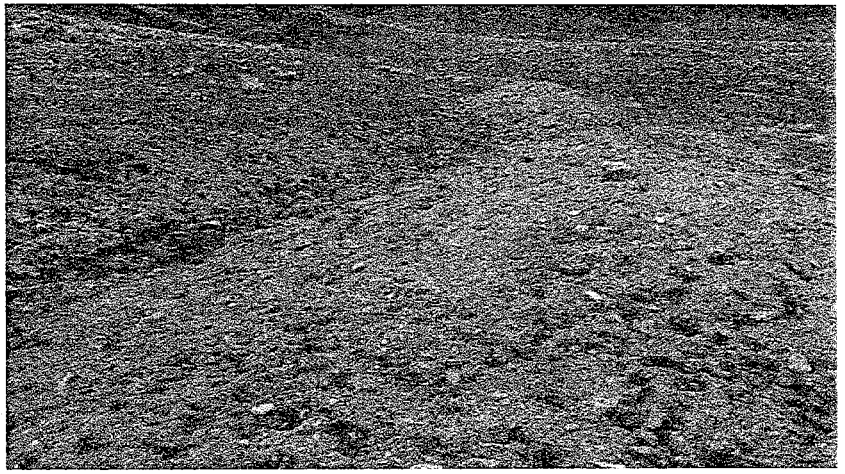
Power line pole deconstruction waste in north-central portion of subject property.



55-gallon drum that has been severed in half and perforated with bullets.

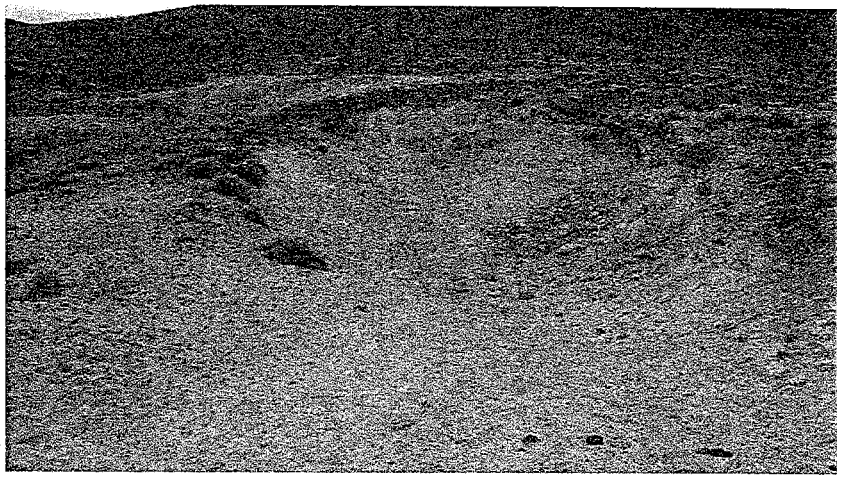


Overhead power line.

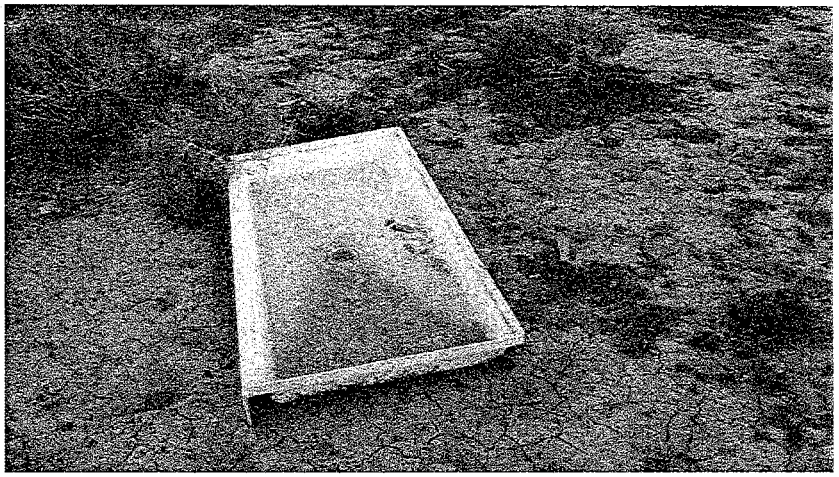


Shallow excavations in western area of subject property.

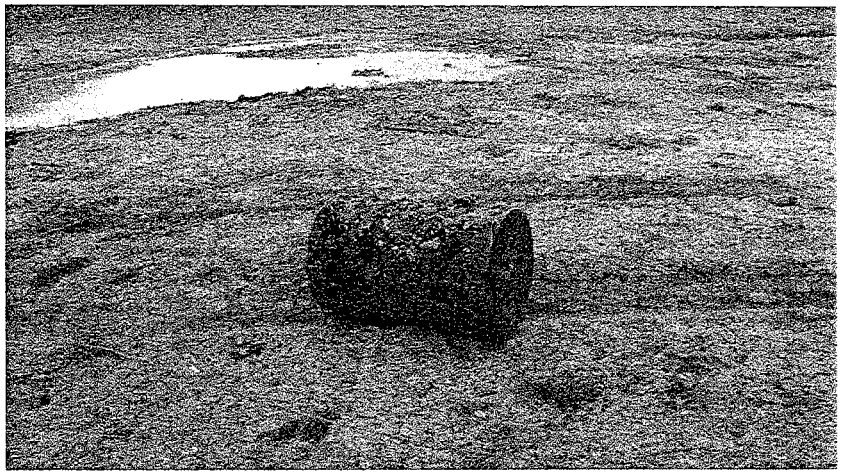
Shallow excavations in western area of subject property.



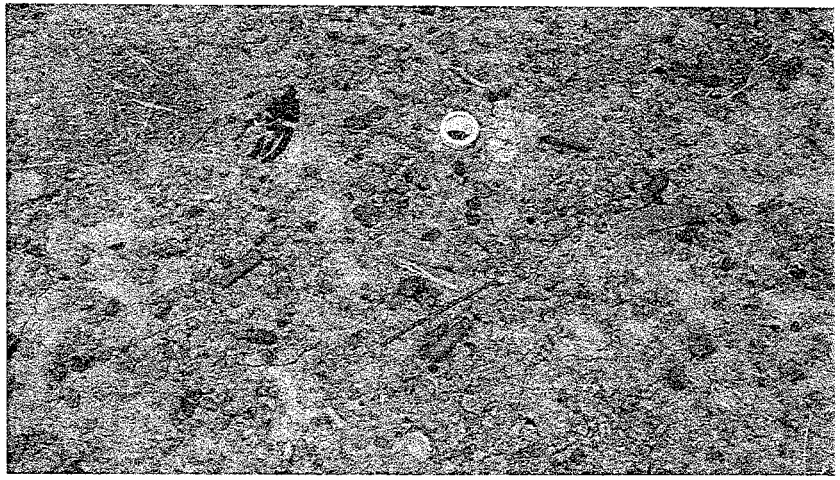
Shallow excavations in western area of subject property.



Sink located in western area of subject property.

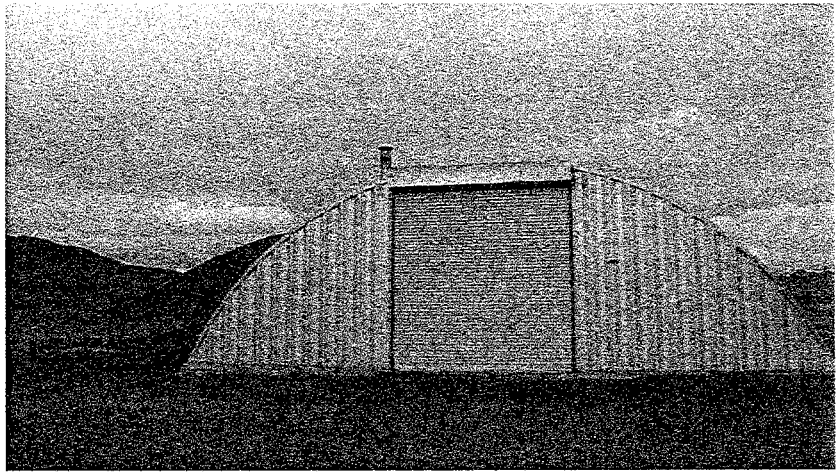


55-gallon drum that is corroded and severely damaged by bullet perforation, near southwest corner of subject property.



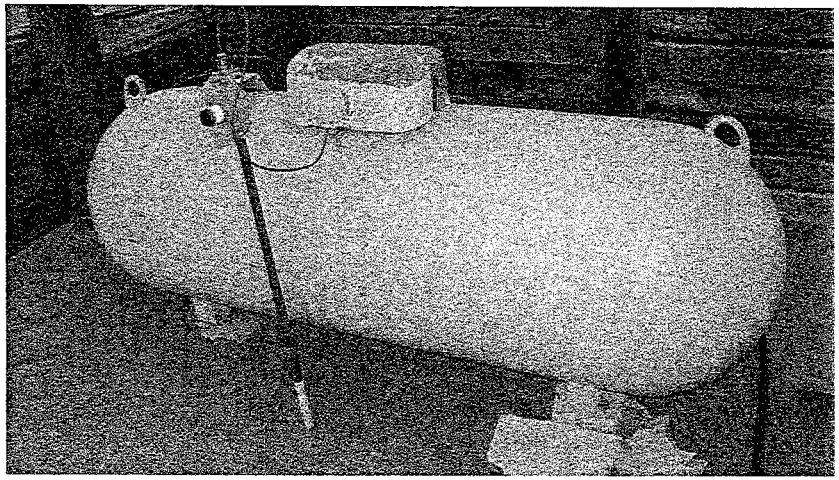
Concentrated ammunition cartridges near southwest corner of subject property; area used for recreation shooting.

Concentrated ammunition cartridges near southwest corner of subject property; area used for recreation shooting.

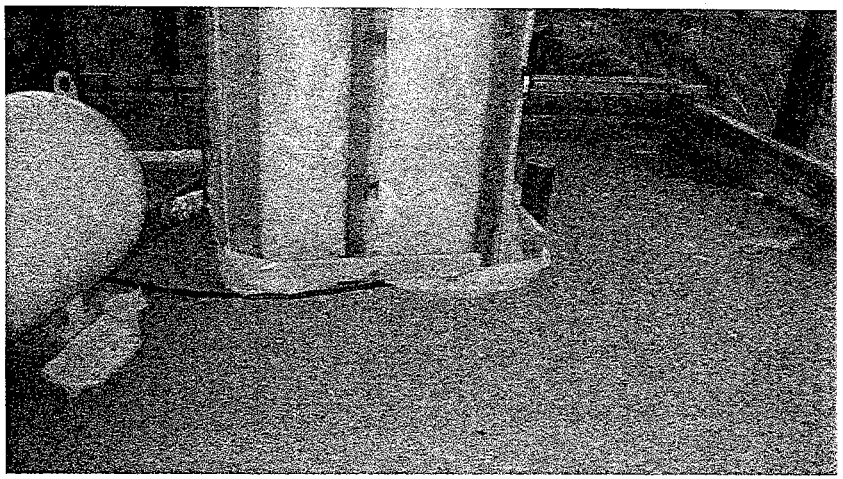


Accessory garage structure located adjacent to residential structure in south-central area of subject property.

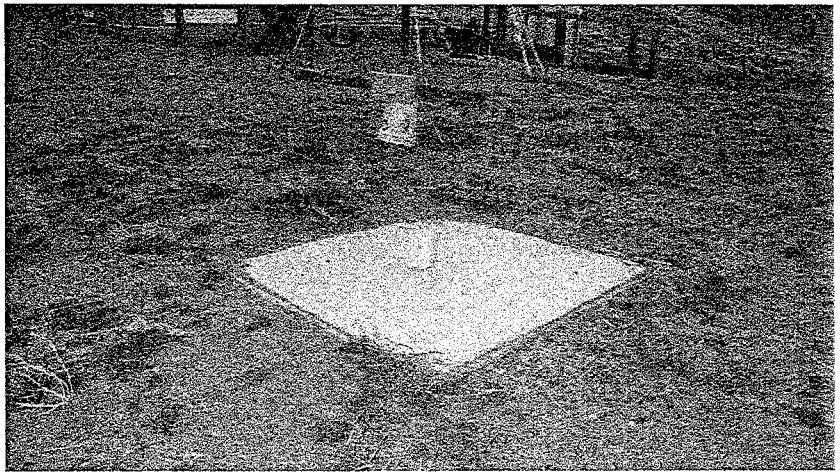
Tire and vehicle stored near southeast corner of garage.



Propane tank located behind residential structure.

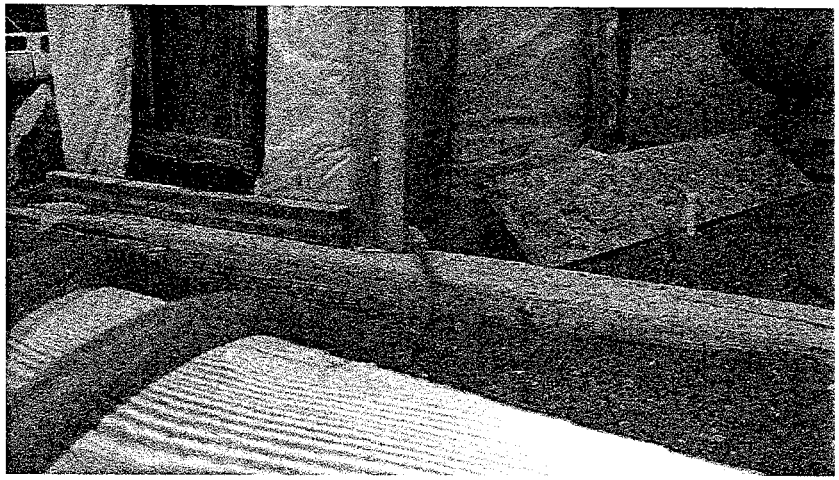


Well pump house exterior, and propane tank.

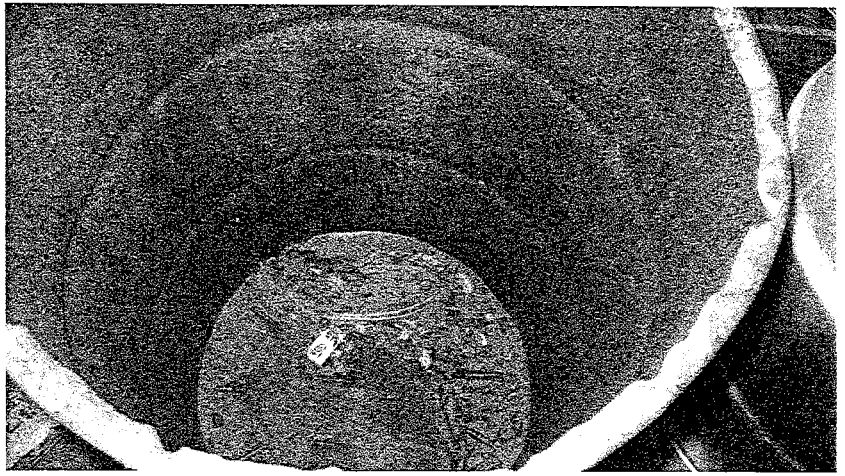


Concrete slab with ventilation pipe behind residential structure.

Well casing next to well pump house.

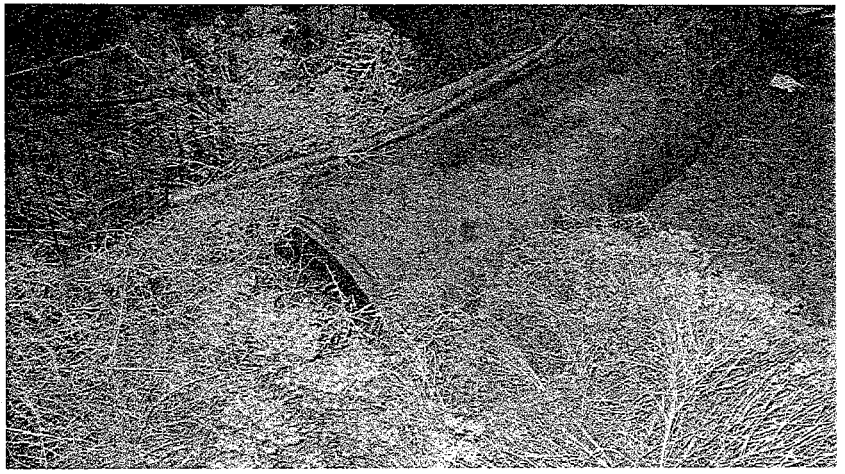


Red rubber hosing leading from pump house to residential structure.

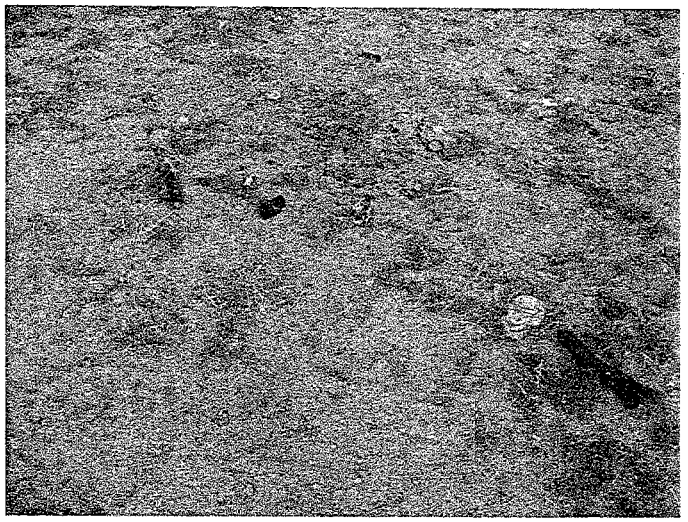


Interior of one of two drums located behind residential structure.

Two 55-gallon drums located behind residential structure.



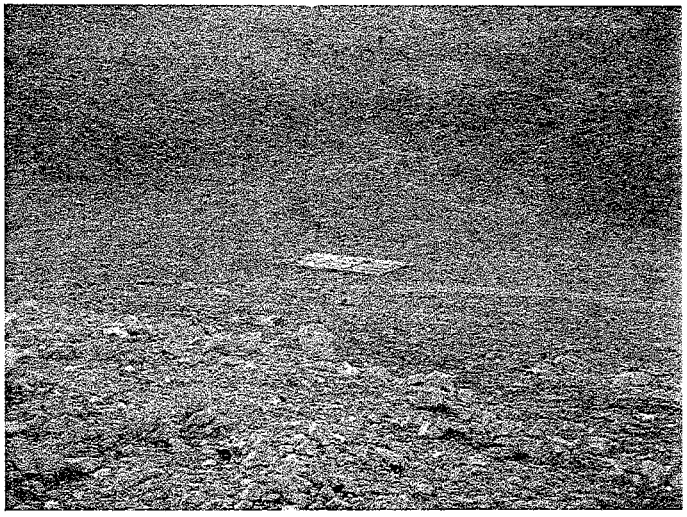
Outer shell of hot water heater near site access gate.



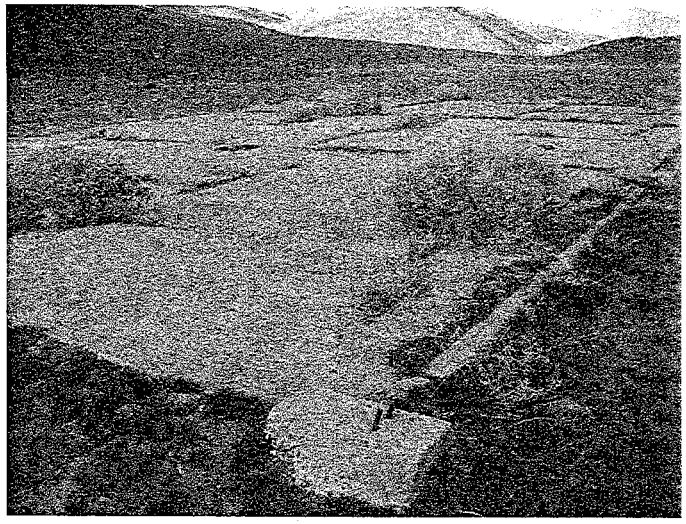
Burnt debris (wood, household trash, etc.) near southwest corner of subject property.

Concrete rubble near southwest corner of subject property.

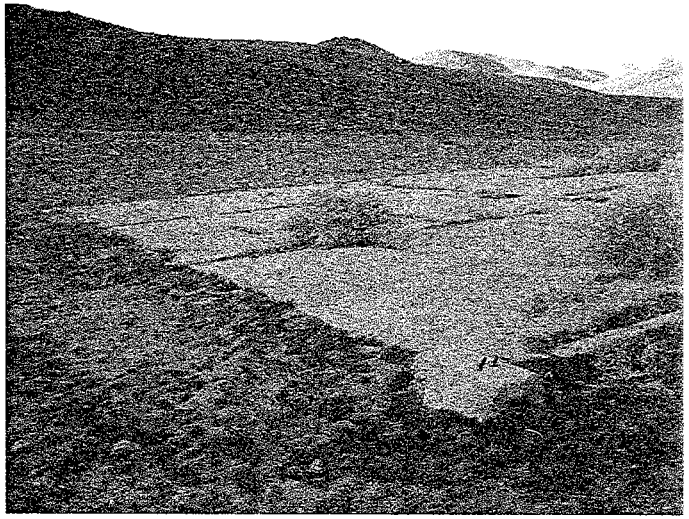
Deposition of large stones and cobbles near southwest corner of subject property.



Additional photograph of deposition of large stones and cobbles near southwest corner of subject property. Note the concrete foundation in the mid-ground.

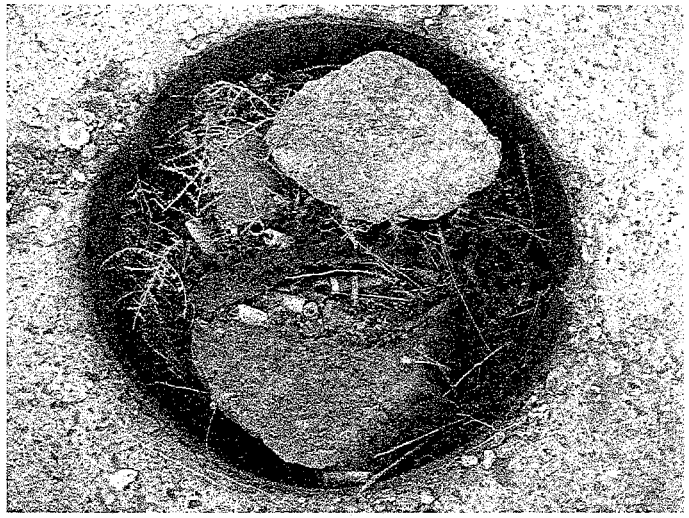


Concrete foundation in southwest corner of subject property.



Concrete foundation in southwest corner of subject property.

Opening and casing near the geometrical center of the concrete foundation.



Opening and casing near the geometrical center of the concrete foundation. Note deposition of landscape waste, ammunition cartridges, and household waste.

APPENDIX B

EDR DataMap Corridor Study Report

E Truckee Canyon
Reno, NV 89442

Inquiry Number: 02715006.1r
March 16, 2010

EDR DataMap™ Corridor Study

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

RENO, NV 89442
RENO, NV 89442

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records within the requested search area for the following databases:

FEDERAL RECORDS

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
LIENS 2	CERCLA Lien Information
CORRACTS	Corrective Action Report
RCRA-TSDF	RCRA - Treatment, Storage and Disposal
RCRA-LQG	RCRA - Large Quantity Generators
RCRA-SQG	RCRA - Small Quantity Generators
RCRA-NonGen	RCRA - Non Generators
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
DOT OPS	Incident and Accident Data
US CDL	Clandestine Drug Labs
US BROWNFIELDS	A Listing of Brownfields Sites
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
LUCIS	Land Use Control Information System
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
ODI	Open Dump Inventory
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System

EXECUTIVE SUMMARY

PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
RAATS	RCRA Administrative Action Tracking System
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
FEDERAL FACILITY	Federal Facility Site Information listing
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
US HIST CDL	National Clandestine Laboratory Register
PCB TRANSFORMER	PCB Transformer Registration Database
COAL ASH DOE	Sleam-Electric Plan Operation Data
FEMA UST	Underground Storage Tank Listing

STATE AND LOCAL RECORDS

SWF/LF	Landfill List
SWRCY	Recycling Information Listing
LUST	Sites Database
AST	Aboveground Storage Tank List
VCP	Voluntary Cleanup Program Sites
BROWNFIELDS	Project Tracking Database
NPDES	Permitted Facility Listing
AIRS	Permitted Airs Facility Listing
HMRI	Hazardous Materials Repository Information Data

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land
INDIAN VCP	Voluntary Cleanup Priority Listing

EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally

exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 01/13/2010 has revealed that there are 3 RCRA-CESQG sites within the searched area.

Site	Address	Map ID	Page
TRACY POWER STATION	*191 WUNOTOO ROAD*	*1*	*3*
MARS PETCARE U S INC	*500 WALTHAM WAY*	*5*	*13*
ALCOA MICROMILL	*1400 WALTHAM WAY*	*6*	*19*

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/19/2009 has revealed that there are 3 FINDS sites within the searched area.

Site	Address	Map ID	Page
TRACY POWER STATION	*191 WUNOTOO ROAD*	*1*	*3*
MARS PETCARE U S INC	*500 WALTHAM WAY*	*5*	*13*
ALCOA MICROMILL	*1400 WALTHAM WAY*	*6*	*19*

STATE AND LOCAL RECORDS

SHWS: Corrective Action Case list (Active, Non-ust Hazardous Waste and Regulated Substance. Correction Actions)

A review of the SHWS list, as provided by EDR, and dated 10/08/2009 has revealed that there are 2 SHWS sites within the searched area.

Site	Address	Map ID	Page
SIERRA PACIFIC POWER COMPANY Date Closed: 05/03/2005	TRACY POWER STATION	3	11
CLARK PLANT Date Closed: 12/03/1991 Date Closed: 07/30/1998	INTERSTATE 80, 22 MILES	4	11

**Additional key fields are available in the Map Findings section*

EXECUTIVE SUMMARY

UST: Registered Underground Storage Tank Facilities.

A review of the UST list, as provided by EDR, and dated 10/08/2009 has revealed that there are 3 UST sites within the searched area.

Site	Address	Map ID	Page
TRACY POWER STATION	***191 WUNOTOO ROAD***	***1***	***3***
SAME AS 4000513 & 4000514	INTERSTATE 80 EAST	2	10
CLARK PLANT	22 MILES EAST OF RENO I	4	12

EXECUTIVE SUMMARY

Please refer to the end of the findings report for unmapped orphan sites due to poor or inadequate address information.

MAP FINDINGS SUMMARY

Database	Total Plotted
FEDERAL RECORDS	
NPL	0
Proposed NPL	0
Delisted NPL	0
NPL LIENS	0
CERCLIS	0
CERC-NFRAP	0
LIENS 2	0
CORRACTS	0
RCRA-TSDF	0
RCRA-LQG	0
RCRA-SQG	0
RCRA-CESQG	3
RCRA-NonGen	0
US ENG CONTROLS	0
US INST CONTROL	0
ERNS	0
HMIRS	0
DOT OPS	0
US CDL	0
US BROWNFIELDS	0
DOD	0
FUDS	0
LUCIS	0
CONSENT	0
ROD	0
UMTRA	0
DEBRIS REGION 9	0
ODI	0
MINES	0
TRIS	0
TSCA	0
FTTS	0
HIST FTTS	0
SSTS	0
ICIS	0
PADS	0
MLTS	0
RADINFO	0
FINDS	3
RAATS	0
SCRD DRYCLEANERS	0
FEDERAL FACILITY	0
COAL ASH EPA	0
US HIST CDL	0
PCB TRANSFORMER	0
COAL ASH DOE	0
FEMA UST	0
STATE AND LOCAL RECORDS	
SHWS	2

MAP FINDINGS SUMMARY

Database	Total Plotted
SWF/LF	0
SWRCY	0
LUST	0
UST	3
AST	0
VCP	0
BROWNFIELDS	0
NPDES	0
AIRS	0
HMRI	0
TRIBAL RECORDS	
INDIAN RESERV	0
INDIAN ODI	0
INDIAN LUST	0
INDIAN UST	0
INDIAN VCP	0
EDR PROPRIETARY RECORDS	
Manufactured Gas Plants	0

NOTES:

Sites may be listed in more than one database

1 **TRACY POWER STATION** **RCRA-CESQG** **1000182476**
191 WUNOTOO ROAD **FINDS** **NVD982373318**
SPARKS, NV 89434 **UST**

RCRA-CESQG:

Date form received by agency:	03/03/2008
Facility name:	TRACY POWER STATION
Facility address:	191 WUNOTOO RD SPARKS, NV 89434
EPA ID:	NVD982373318
Contact:	GARY D SHAW
Contact address:	191 WUNOTOO RD SPARKS, NV 89434
Contact country:	US
Contact telephone:	775-834-2276
Contact email:	GSHAW@SPPC.COM
EPA Region:	09
Land type:	Private
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	SIERRA PACIFIC POWER COMPANY
Owner/operator address:	191 WUNOTOO RD SPARKS, NV 89434
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/01/1900
Owner/Op end date:	Not reported
Owner/operator name:	TRACY POWER STATION
Owner/operator address:	191 WUNOTOO RD SPARKS, NV 89434
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/01/1900
Owner/Op end date:	Not reported
Owner/operator name:	SIERRA PACIFIC POWER COMPANY
Owner/operator address:	191 WUNOTOO RD SPARKS, NV 89434
Owner/operator country:	US

TRACY POWER STATION (Continued) **1000182476**

Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1900
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Historical Generators:
Date form received by agency: 05/30/2007
Facility name: TRACY POWER STATION
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 05/06/2006
Facility name: TRACY POWER STATION
Site name: TRACY POWER PLANT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 08/28/2002
Facility name: TRACY POWER STATION
Site name: TRACY POWER PLANT
Classification: Large Quantity Generator

Date form received by agency: 03/01/2002
Facility name: TRACY POWER STATION
Classification: Large Quantity Generator

Date form received by agency: 03/14/2001
Facility name: TRACY POWER STATION
Classification: Large Quantity Generator

Date form received by agency: 11/03/1997
Facility name: TRACY POWER STATION
Site name: TRACY POWER PLANT
Classification: Large Quantity Generator

Date form received by agency: 02/28/1996
Facility name: TRACY POWER STATION
Site name: SIERRA PACIFIC POWER COMPANY
Classification: Large Quantity Generator

TRACY POWER STATION (Continued) **1000182476**

Date form received by agency: 03/06/1992
Facility name: TRACY POWER STATION
Site name: TRACY POWER PLANT
Classification: Large Quantity Generator

Date form received by agency: 02/29/1992
Facility name: TRACY POWER STATION
Site name: TRACY POWER PLANT
Classification: Large Quantity Generator

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D007
Waste name: CHROMIUM

Waste code: D008
Waste name: LEAD

Waste code: D018
Waste name: BENZENE

Waste code: D035
Waste name: METHYL ETHYL KETONE

Waste code: D039
Waste name: TETRACHLOROETHYLENE

Waste code: D040
Waste name: TRICHLOROETHYLENE

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF

TRACY POWER STATION (Continued) **1000182476**

THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Facility Has Received Notices of Violations:

Regulation violated:	F - 264.50-56.D
Area of violation:	TSD - General
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	Not reported
Enforcement action date:	08/02/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	F - 264.170-177.I
Area of violation:	TSD - General
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	Not reported
Enforcement action date:	08/02/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	F - 264.190-201.J
Area of violation:	TSD - General
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	Not reported
Enforcement action date:	08/02/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	F - 264.170-177.I
Area of violation:	TSD - General
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	09/21/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported

TRACY POWER STATION (Continued) **1000182476**

Paid penalty amount:	Not reported
Regulation violated:	F - 279.20-24
Area of violation:	Used Oil - Generators
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	Not reported
Enforcement action date:	08/02/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	F - 279.20-24
Area of violation:	Used Oil - Generators
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	09/21/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	F - 264.50-56.D
Area of violation:	TSD - General
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	09/21/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	F - 264.190-201.J
Area of violation:	TSD - General
Date violation determined:	08/17/1999
Date achieved compliance:	08/28/2002
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	09/21/1999
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

TRACY POWER STATION (Continued) **1000182476**

Evaluation Action Summary:

Evaluation date:	05/30/2007
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	State
Evaluation date:	05/11/2006
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	State
Evaluation date:	04/01/2005
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	State
Evaluation date:	08/28/2002
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	EPA-Initiated Oversight/Observation/Training Actions
Evaluation date:	08/28/2002
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	State
Evaluation date:	08/17/1999
Evaluation:	GROUNDWATER MONITORING EVALUATION
Area of violation:	TSD - General
Date achieved compliance:	08/28/2002
Evaluation lead agency:	State
Evaluation date:	08/17/1999
Evaluation:	GROUNDWATER MONITORING EVALUATION
Area of violation:	Used Oil - Generators
Date achieved compliance:	08/28/2002
Evaluation lead agency:	State

FINDS:

Registry ID: 110000853345

Environmental Interest/Information System

Nevada Facility Profile (NV-FP) system contains facility based, integrated environmental information for the State of Nevada.

CAMDBS (Clean Air Markets Division Business System) is a national information system that supports the implementation of market-based air pollution control programs administered by the Clean Air Markets Division, within the Office of Air and Radiation. These programs include the Acid Rain Program, established by Title IV of the Clean Air Act Amendments of 1990, and regional programs designed reduce the

TRACY POWER STATION (Continued) **1000182476**

transport of ozone. These emissions trading programs allows regulated facilities (primarily electric utilities) to adopt the most cost-effective strategies to reduce emissions at their units. Units that reduce their emissions below the number of allowances they hold -- each allowance is equivalent to one ton of sulfur dioxide or nitrogen oxides -- may trade allowances with other units in their system, sell them to other utilities on the open market or through EPA auctions, or bank them to cover emissions in future years. CAMDBS functions include registering responsible officials, establishing allowance accounts, reporting hourly emissions data, and transferring allowances between accounts.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

US Emissions & Generation Resource Database (EGRID) contains data on emissions and resource mix for virtually every power plant and company that generates electricity in the United States.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UST:
Facility ID: 4-000514

Owner:
Owner: SIERRA PACIFIC POWER CO DBA NV ENERGY
Owner Address: ATTN: JASON BENSON PO BOX 10100
Owner City,St,Zip: RENO, NV 89520
Owner Phone: (775) 834-4668
Owner Desc: Private

Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 30000
Tank Substance: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Galvanized Steel
Pipe: None
Install Date: 9/11/1962

Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 30000
Tank Substance: Diesel

TRACY POWER STATION (Continued) **1000182476**

Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Galvanized Steel
Pipe: None
Install Date: 9/11/1962

Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 30000
Tank Substance: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Galvanized Steel
Pipe: None
Install Date: 9/11/1962

Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 30000
Tank Substance: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Galvanized Steel
Pipe: None
Install Date: 9/11/1962

Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: 350
Tank Substance: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Galvanized Steel
Pipe: None
Install Date: 9/12/1975

Tank ID: 6
Tank Status: Permanently Out of Use
Tank Capacity: 300
Tank Substance: Diesel
Tank Material: Cathodically Protected Steel
Tank: None
Pipe Material: Other
Pipe: Cathodically Protected
Install Date: 9/11/1986

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2 **SAME AS 4000513 & 4000514** **UST** **U002010702**
INTERSTATE 80 EAST **N/A**
RENO, NV 89520

UST:
Facility ID: 4-000355

Owner:
Owner: SIERRA PACIFIC POWER CO DBA NV ENERGY
Owner Address: ATTN: JASON BENSON PO BOX 10100
Owner City,St,Zip: RENO, NV 89520
Owner Phone: (775) 834-4668

SAME AS 4000513 & 4000514 (Continued) **U002010702**

Owner Desc: Private

Tank ID: Not reported
Tank Status: Not reported
Tank Capacity: Not reported
Tank Substance: Not reported
Tank Material: Not reported
Tank: Not reported
Pipe Material: Not reported
Pipe: Not reported
Install Date: Not reported

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3 **SIERRA PACIFIC POWER COMPANY** **SHWS** **S103876386**
TRACY POWER STATION **N/A**
TRACY, NV 89431

SHWS:
Facility ID: C-000030
Date Release Reported to NDEP: 10/29/1990
Program: non-LUST
NDEP Case Officer: jcarr
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **05/03/2005**
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Diesel

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4 **CLARK PLANT** **SHWS** **S105805038**
INTERSTATE 80, 22 MILES EAST OF RENO **N/A**
TRACY, NV 89510

SHWS:
Facility ID: 3-000076
Date Release Reported to NDEP: _
Program: _
NDEP Case Officer: fstanio
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **12/03/1991**
Regulatory Type of Closure: _
Contaminant: _

Facility ID: 3-000076
Date Release Reported to NDEP: 10/20/1997
Program: _
NDEP Case Officer: enoack
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: **07/30/1998**
Regulatory Type of Closure: NAC 459 A-K
Contaminant: Heating Oil

Facility ID: 3-000076

CLARK PLANT (Continued) **S105805038**

Date Release Reported to NDEP:	10/31/2001
Program:	_
NDEP Case Officer:	bstulac
Location of Paper File:	NDEP: Carson City
Type of Media Impacted:	Soil
Event:	Not reported
Date of Closure:	**12/17/2001**
Regulatory Type of Closure:	Clean w/ Remed
Contaminant:	Diesel

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4 **CLARK PLANT** **UST** **U000375681**
22 MILES EAST OF RENO I-80 **N/A**
RENO, NV 89510

UST:
Facility ID: 3-000076

Owner:
Owner: EAGLE-PICHER MINERALS, INC.
Owner Address: 6110 PLUMAS STREET PO BOX 12130
Owner City,St,Zip: RENO, NV 89510
Owner Phone: (702) 824-7600
Owner Desc: Private

Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 10000
Tank Substance: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Bare Steel
Pipe: None
Install Date: 1/12/1981

Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 12000
Tank Substance: Diesel
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Bare Steel
Pipe: None
Install Date: 1/12/1981

Tank ID: 3
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline
Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Unknown
Pipe: None
Install Date: Not reported

Tank ID: 4
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Tank Substance: Gasoline

CLARK PLANT (Continued) **U000375681**

Tank Material: Asphalt Coated or Bare Steel
Tank: None
Pipe Material: Unknown
Pipe: None
Install Date: Not reported

Tank ID: 5
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Tank Substance: Other
Tank Material: Other
Tank: None
Pipe Material: Unknown
Pipe: None
Install Date: 1/1/1988

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5 **MARS PETCARE U S INC** **RCRA-CESQG 1001124740**
500 WALTHAM WAY **FINDS NVR000002675**
SPARKS, NV 89431 **HAZNET**

RCRA-CESQG:
Date form received by agency: 07/16/2007
Facility name: MARS PETCARE U S INC
Facility address: 500 WALTHAM WAY
SPARKS, NV 89434
EPA ID: NVR000002675
Mailing address: P O BOX 683006
FRANKLIN, TN 37068 3006
Contact: MICHAELCHAEL X MOORE
Contact address: P O BOX 683006
FRANKLIN, TN 37068 3006
Contact country: US
Contact telephone: 615-514-3575
Contact email: MICHAEL.X.MOORE@EFFEM.COM
EPA Region: 09
Land type: Private
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: KAL KAN FOODS INC
Owner/operator address: 500 WALTHAM WAY
SPARKS, NV 89431
Owner/operator country: US

MARS PETCARE U S INC (Continued) **1001124740**

Owner/operator telephone:	(702) 334-3000
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	07/01/1995
Owner/Op end date:	01/01/2004
Owner/operator name:	MARS PETCARE U S INC
Owner/operator address:	P O BOX 683006
	FRANKLIN, TN 37068
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	07/15/2007
Owner/Op end date:	Not reported
Owner/operator name:	MASTERFOODS USA OF MARS INC
Owner/operator address:	800 HIGH ST
	HACKETTSTOWN, NJ 07840
Owner/operator country:	US
Owner/operator telephone:	775-343-3017
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/01/2004
Owner/Op end date:	Not reported
Owner/operator name:	MASTERFOODS USA PETCARE RENO
Owner/operator address:	Not reported
	NV
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/01/2004
Owner/Op end date:	Not reported
Owner/operator name:	MARS PETCARE U S INC
Owner/operator address:	P O BOX 683006
	FRANKLIN, TN 37068
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	07/15/2007
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No

MARS PETCARE U S INC (Continued) **1001124740**

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Universal Waste Summary:
Waste type: Batteries
Accumulated waste on-site: Yes
Generated waste on-site: Not reported

Waste type: Lamps
Accumulated waste on-site: Yes
Generated waste on-site: Not reported

Waste type: Pesticides
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Thermostats
Accumulated waste on-site: Yes
Generated waste on-site: Not reported

Historical Generators:
Date form received by agency: 05/09/2005
Facility name: MARS PETCARE U S INC
Site name: MASTERFOODS USA PETCARE RENO
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/29/2004
Facility name: MARS PETCARE U S INC
Site name: MASTERFOODS USA PETCARE RENO
Classification: Small Quantity Generator

Date form received by agency: 09/23/1998
Facility name: MARS PETCARE U S INC
Site name: KAL KAN FOODS
Classification: Large Quantity Generator

Date form received by agency: 10/23/1996
Facility name: MARS PETCARE U S INC
Site name: KAL KAN FOODS INC
Classification: Small Quantity Generator

Hazardous Waste Summary:
Waste code: D035
Waste name: METHYL ETHYL KETONE

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF

MARS PETCARE U S INC (Continued) **1001124740**

THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Facility Has Received Notices of Violations:
- Regulation violated: SR - NAC 444.8655
- Area of violation: State Statute or Regulation
- Date violation determined: 03/30/2005
- Date achieved compliance: 05/09/2005
- Violation lead agency: State
- Enforcement action: VERBAL INFORMAL
- Enforcement action date: 03/30/2005
- Enf. disposition status: Not reported
- Enf. disp. status date: Not reported
- Enforcement lead agency: State
- Proposed penalty amount: Not reported
- Final penalty amount: Not reported
- Paid penalty amount: Not reported

- Regulation violated: FR - 40 CFR 279.22
- Area of violation: Used Oil - Generators
- Date violation determined: 03/30/2005
- Date achieved compliance: 05/09/2005
- Violation lead agency: State
- Enforcement action: VERBAL INFORMAL
- Enforcement action date: 03/30/2005
- Enf. disposition status: Not reported
- Enf. disp. status date: Not reported
- Enforcement lead agency: State
- Proposed penalty amount: Not reported
- Final penalty amount: Not reported
- Paid penalty amount: Not reported

Evaluation Action Summary:
- Evaluation date: 03/30/2005
- Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Area of violation: State Statute or Regulation
- Date achieved compliance: 05/09/2005
- Evaluation lead agency: State

- Evaluation date: 03/30/2005
- Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Area of violation: Used Oil - Generators
- Date achieved compliance: 05/09/2005
- Evaluation lead agency: State

- Evaluation date: 07/14/1998
- Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Area of violation: Not reported
- Date achieved compliance: Not reported
- Evaluation lead agency: State

FINDS:

Registry ID: 110000857154

Environmental Interest/Information System
NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the

MARS PETCARE U S INC (Continued) **1001124740**

Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

HAZNET:

Gepaid:	NVR000002675
Contact:	DON GREGORY
Telephone:	7023433000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	500 WALTHAM WAY
Mailing City,St,Zip:	SPARKS, NV 894310000
Gen County:	99
TSD EPA ID:	CA0000084517
TSD County:	Sacramento
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method:	H141
Tons:	0.10842
Facility County:	99

Gepaid:	NVR000002675
Contact:	DON GREGORY
Telephone:	7023433000
Facility Addr2:	Not reported
Mailing Name:	Not reported

MARS PETCARE U S INC (Continued) **1001124740**

Mailing Address:	500 WALTHAM WAY
Mailing City,St,Zip:	SPARKS, NV 894310000
Gen County:	99
TSD EPA ID:	TXD077603371
TSD County:	99
Waste Category:	Not reported
Disposal Method:	H061
Tons:	0.741
Facility County:	99

Gepaid:	NVR000002675
Contact:	DON GREGORY
Telephone:	7023433000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	500 WALTHAM WAY
Mailing City,St,Zip:	SPARKS, NV 894310000
Gen County:	99
TSD EPA ID:	TXD077603371
TSD County:	99
Waste Category:	Not reported
Disposal Method:	H141
Tons:	0.85
Facility County:	99

Gepaid:	NVR000002675
Contact:	DON GREGORY
Telephone:	7023433000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	500 WALTHAM WAY
Mailing City,St,Zip:	SPARKS, NV 894310000
Gen County:	99
TSD EPA ID:	CA0000084517
TSD County:	Sacramento
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method:	Transfer Station
Tons:	0.12
Facility County:	99

Gepaid:	NVR000002675
Contact:	DON GREGORY
Telephone:	7023433000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	500 WALTHAM WAY
Mailing City,St,Zip:	SPARKS, NV 894310000
Gen County:	99
TSD EPA ID:	Not reported
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Transfer Station
Tons:	0.04
Facility County:	Not reported

MARS PETCARE U S INC (Continued) **1001124740**

Click this hyperlink while viewing on your computer to access
9 additional CA_HAZNET: record(s) in the EDR Site Report.

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6 **ALCOA MICROMILL**
1400 WALTHAM WAY
SPARKS, NV 89434

RCRA-CESQG **1001127873**
FINDS **NVR000002832**

RCRA-CESQG:

Date form received by agency:	01/24/2005
Facility name:	ALCOA MICROMILL
Facility address:	1400 WALTHAM WY SPARKS, NV 89434
EPA ID:	NVR000002832
Contact:	SAM STURGEON
Contact address:	1400 WALTHAM WAY SPARKS, NV 89434
Contact country:	US
Contact telephone:	775-343-4015
Contact email:	Not reported
EPA Region:	09
Land type:	Private
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	ALCOA INC
Owner/operator address:	201 ISABELLA ST PITTSBURGH, PA 15212
Owner/operator country:	Not reported
Owner/operator telephone:	(412) 553-4545
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/01/0001
Owner/Op end date:	Not reported

Owner/operator name:	ALCOA INC
Owner/operator address:	1400 WALTHAM WY SPARKS, NV 89434
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/31/2000
Owner/Op end date:	Not reported

ALCOA MICROMILL (Continued) **1001127873**

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No
- Off-site waste receiver: Commercial status unknown

Universal Waste Summary:
- Waste type: Batteries
- Accumulated waste on-site: No
- Generated waste on-site: Not reported

- Waste type: Lamps
- Accumulated waste on-site: No
- Generated waste on-site: Not reported

- Waste type: Pesticides
- Accumulated waste on-site: No
- Generated waste on-site: Not reported

- Waste type: Thermostats
- Accumulated waste on-site: No
- Generated waste on-site: Not reported

Historical Generators:
- Date form received by agency: 02/17/2000
- Facility name: ALCOA MICROMILL
- Site name: ALCOA SIERRA MICROMILLS
- Classification: Small Quantity Generator

Hazardous Waste Summary:
- Waste code: D001
- Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

- Waste code: D008
- Waste name: LEAD

ALCOA MICROMILL (Continued) **1001127873**

Facility Has Received Notices of Violations:
Regulation violated: FR - 40 CFR 262.11
Area of violation: Generators - General
Date violation determined: 02/10/2004
Date achieved compliance: 05/26/2004
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 04/29/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 40 CFR 262.11
Area of violation: Generators - General
Date violation determined: 02/10/2004
Date achieved compliance: 05/26/2004
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: 02/20/2004
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 02/10/2004
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 05/26/2004
Evaluation lead agency: State

Evaluation date: 04/09/1998
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110009461643

Environmental Interest/Information System
Nevada Facility Profile (NV-FP) system contains facility based, integrated environmental information for the State of Nevada.

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans

ALCOA MICROMILL (Continued) **1001127873**

to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOCKWOOD	1006809949	GRANITE CONSTRUCTION CO LOCKWOOD FACILITIES	I 80 EXIT 22	89434	RCRA-CESQG, FINDS, HAZNET
LOCKWOOD	S107524122	STEVE COOMBES MOBILE SOURCE	I 80 NEARLOCKWOOD EX	89434	SHWS
LOCKWOOD	1001230664		10 MILES EAST OF RENO	89434	CERCLIS, FINDS
LOCKWOOD	S109951935	CANYON GID WTP	RAINBOW BEND COMMUNITY	89434	NPDES
LOCKWOOD	S109015111	UNION PACIFIC RAILRAOD COMPANY	X STREET	89434	SHWS
MCCARRAN	S108855825	TRI-CENTER NANIWA ENERGY POWER PLANT, APN 004-091-	225 AMSTERDAM CT	89434	SHWS
MCCARRAN	S108437362	GOLDEN GATE/S.E.T. PETROLEUM PARTNERS OF NEVADA, 5	500 IRELAND DR	89434	SHWS
MCCARRAN	S109272975	SIERRA PACIFIC POWER COMPANY MOBILE SOURC	USA PKY	89434	SHWS
MCCARRAN	S107768929	WAL-MART DISTRIBUTION CENTER	2155 USA PKY	89434	SHWS
MUSTANG	S103876438	MARTEN TRANSPORTATION	FRONTAGE RD	89434	SHWS
MUSTANG	S106514296	TRUCKEE RIVER CANYON	NORTH	89434	SHWS
MUSTANG	S109521912	PERI RANCH, PERI RANCH, MUSTANG NEVADA	RURAL	89434	SHWS
PATRICK	1010325036	RPI COATING	1799 WALTHAM WAY	89434	RCRA-NonGen, HAZNET
RENO	S109521923	RETRAC PROJECT, 2525 W. 4TH STREET	W 4TH ST & SUMMIT RIDGE		SHWS
RENO	S106870743	LENNAR RENO SUBDIVISION	APN 140		SHWS
RENO	S106514306	GRANITE CONSTRUCTION SPILL	ARLINGTON AVE & 3RD ST		SHWS
RENO	S107524089	ROCKETDYNE	AXE HANDLE CANYON RD	89510	SHWS
RENO	S109521932	RETRAC PROJECT, ZONE 230 - CENTER STREET AT PLAZA	CENTER ST		SHWS
RENO	S109521941	RETRAC PROJECT, ZONE 241 AMTRAK DEEP	CENTER STREET TO RECORD ST		SHWS
RENO	S109521935	RETRAC PROJECT, ZONE 233	COMMERCIAL ROW OF MORRILL AVE E		SHWS
RENO	S107523849	CITY OF RENO	NW CORNER OF WEST 1ST ST		SHWS
RENO	S103876489	GAMES PROPERTY	NW CORNER OF PLUMAS		SHWS
RENO	S107524167	WASHOE COUNTY	SE CORNER OF MORRILL AVE		SHWS
RENO	S106514319	HARRAHS AUTO COLLECTION	401 DERMODY WAY		SHWS
RENO	S106514290	RETRAC PROJECT	EQUIPMENT YARD		SHWS
RENO	S109521931	RETRAC PROJECT, ZONE 229	EVANS ST		SHWS
RENO	S107601445	TRUCKEE MEADOWS WATER AUTH	469 HIGH ST		HMRI
RENO	S107777362	TRUCKEE MEADOWS WATER AUTHORIT	HUNTER CREEK RESERVOIR		NPDES
RENO	S106870849	VILLAGES AT IDLEWILD	IDLEWILD DR		SHWS
RENO	S104179037	BOGART PROPERTY	KUENZLI AND GIREUX ST		SHWS
RENO	S103876441	CHEVRON FACILITY #61001595	LOCKHEED AIR TERMINAL		SHWS
RENO	S105805519	SIERRA PACIFIC POWER COMPANY	MANN AVE & MORNINGSTAR RD		SHWS
RENO	S107601055	TRUCKEE MEADOWS WATER AUTH	990 MORRILL AVE		HMRI
RENO	S109521924	RETRAC PROJECT, EAST OF SAGE STREET - ZONE 224	E OF SAGE ST		SHWS
RENO	S109521937	RETRAC PROJECT, ZONE 236 - COMMERCIAL AND WEST OF	PERMANENT AMTRAK STA		SHWS
RENO	S107523843	CHRIS LOOMIS PROPERTY	PROPERTY BOUNDED BY E 1ST 2 E		SHWS
RENO	S109521938	RETRAC PROJECT, ZONE 238 - ABANDONED PIPELINE	RAIL CORRIDOR EAST OF LAKE ST		SHWS

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RENO	S109521929	RETRAC PROJECT, ZONE 218	RALSTON YARD RALSTON		SHWS
RENO	S109521940	RETRAC PROJECT, ZONE 240 RALSTON AND OLD RR UST #3	RALSTON TANK PULL		SHWS
RENO	S107523974	JERRY PONCIA PROPERTY	555 RIVERDALE CIR		SHWS
RENO	S106870855	J & B SWEEPING	SAGE		SHWS
RENO	S109521930	RETRAC PROJECT, ZONE 219	SANDS PARKING LOT BETWEEN RALS		SHWS
RENO	S109015106	SHOPPERS SQUARE INVESTMENT HOLDINGS, LLC , APN 013	SHOPPERS SQ E		SHWS
RENO	S107768916	DAVID P. SINAI PROPERTY	S SIERRA ST		SHWS
RENO	S107524115	SPYGLASS SUBDIVISION	SPYGLASS HILLS		SHWS
RENO	S107524071	RETRAC PROJECT, ZONE 217 - 4TH	4TH ST		SHWS
RENO	S106514302	SILVERADO TRUCKING SPILL	TANAMERA FLOEUR DE LIS SUBDIVI		SHWS
RENO	S103876498	TRUCK SPILL	THOMAS CREEK AND WELCOME WAY		SHWS
RENO	S107601442	TRUCKEE MEADOWS WATER AUTH	10 THRELKEL ST		HMRI
RENO	S109521925	RETRAC PROJECT, KINDER MORGAN 4TH AND STOKER - ZON	UNION PACIFIC RAILROAD TRACKS		SHWS
RENO	S109521927	RETRAC PROJECT, KM PIPELINE AT 4TH & 2ND STREETS -	UNION PACIFIC RAILROAD TRACKS		SHWS
RENO	S109521934	RETRAC PROJECT, ZONE 231.1 - LAKE STREET & COMMERC	UPRR TRACKS EAST OF LAKE ST		SHWS
RENO	S109521936	RETRAC PROJECT, ZONE 234 - UNDERNEATH WELLS OVERPA	UPRR TRACKS & WELLS AVE		SHWS
RENO	S108250373	UNITED STATES FOREST SERVICE	USHY 395 & RED ROCK EXIT		SHWS
RENO	S109521790	AIRPORT AUTHORITY OF WASHOE COUNTY	VARIOUS LOCATIONS	89510	SHWS
RENO	S109521928	RETRAC PROJECT, RETRAC UST #4	VINE STREET OF SECOND ST N		SHWS
RENO	S109521939	RETRAC PROJECT, ZONE 239	VIRGINIA ST		SHWS
RENO	S106514276	LEE MAYO PROPERTY	N VIRGINIA & COPPERFIELD D		SHWS
RENO	S107777360	TRUCKEE MEADOWS WATER AUTHORIT	WASHINGTON ST		NPDES
RENO	1011617570	TRUCKEE MEADOWS WATER AUTHORITY	WATER AUTHORITY		ICIS
RENO	S109943974	HAROLD B. CHAPMAN PROPERTY, APN 076-242-05	5600 WHISKEY SPRINGS RD	89510	SHWS
RENO	S106870852	CENTRAL TRUCKEE MEADOWS	_		SHWS
RENO	S106878457	COLLEGE COURTYARD APARTMENTS	_		SHWS
SPARKS	S109943975	TRUCKEE RIVER INVESTORS, LLC, APN 084-120-26	22560 I 80 E	89434	SHWS
SPARKS	1000455389		I 80 PATRICKEXITPATRCKPIT E	89434	RCRA-NonGen, FINDS
SPARKS	S109273049	UNION PACIFIC RAILROAD COMPANY, MILEPOST 247 (APN	10666 I 80 E	89434	SHWS
SPARKS	S109015100	J CLARK TRANSPORT MOBILE SOURCE , EASTBOUND ONRAMP	I 80 & EXIT 23	89434	SHWS
SPARKS	U003929859	MUSTANG CORNERS	12155 I-80	89434	UST
SPARKS	1010324975	FREHNER CONSTRUCTIONS INC	12000 I-80	89434	RCRA-NonGen
SPARKS	S107777288	RENO DRAIN OIL SERVICE	11970 I-80	89434	SHWS, NPDES
SPARKS	S109367544	SPARKS LEGENDS DEVELOPMENT, INC. , APN 037-030-42	1415 SCHEELS DR	89434	SHWS
SPARKS	1000381480		1 TRW WAY	89434	CORRACTS, RCRA-TSDF, RCRA-NonGen, FINDS, HAZNET
TRACY-CLARK	S106878303	RENO-SPARKS READY MIX MOBILE S	I 80 & CLARK STATION	89434	SHWS

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
VIRGINIA CITY	1000389104		E BRUNSWICK CANYON 8	89440	CERCLIS, FINDS
VIRGINIA CITY	S103877773	NEVADA DEPARTMENT OF TRANSPORT	920 S C ST	89440	SHWS
VIRGINIA CITY	S103877468	STOREY COUNTY FIRE DEPARTMENT	145 N C ST	89440	SHWS
VIRGINIA CITY	U001110403	VIRGINIA CITY STATION	N HWY 341	89440	UST
VIRGINIA CITY	U001152748	VIRGINIA AND TRUCKEE RAILROAD	F ST	89440	UST
VIRGINIA CITY	S106514165	NEVADA DEPARTMENT OF TRANSPORTATION	250 STATE ROUTE 342	89440	SHWS
VIRGINIA CITY	S109521977	VIRGINIA CITY STATION	STHY 341	89440	SHWS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 01/14/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2010
Next Scheduled EDR Contact: 04/26/2010
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 01/14/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2010
Next Scheduled EDR Contact: 04/26/2010
Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 01/14/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 03/03/2010
Next Scheduled EDR Contact: 04/26/2010
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 03/01/2010
Next Scheduled EDR Contact: 05/31/2010
Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/30/2009
Date Data Arrived at EDR: 08/11/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 41

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 02/09/2010
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 06/23/2009
Date Data Arrived at EDR: 09/02/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 19

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 03/11/2010
Next Scheduled EDR Contact: 06/14/2010
Data Release Frequency: Quarterly

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 11/03/2009
Date Data Arrived at EDR: 11/05/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/11/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 43

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/15/2010
Next Scheduled EDR Contact: 05/31/2010
Data Release Frequency: Quarterly

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 01/13/2010
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/19/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Quarterly

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 01/13/2010
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/19/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 01/13/2010
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/19/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 01/13/2010
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/19/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Varies

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 01/13/2010
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/19/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/01/2009
Date Data Arrived at EDR: 10/09/2009
Date Made Active in Reports: 11/09/2009
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/01/2009
Date Data Arrived at EDR: 10/09/2009
Date Made Active in Reports: 11/09/2009
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Varies

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/22/2010
Date Made Active in Reports: 02/11/2010
Number of Days to Update: 20

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 01/15/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/06/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 35

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/06/2010
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Annually

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/13/2009
Date Data Arrived at EDR: 11/10/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 36

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/09/2010
Next Scheduled EDR Contact: 05/24/2010
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/19/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 43

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/14/2009
Next Scheduled EDR Contact: 03/22/2010
Data Release Frequency: Quarterly

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 10/01/2009
Date Data Arrived at EDR: 11/04/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 01/07/2010
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Semi-Annually

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 01/19/2010
Next Scheduled EDR Contact: 05/03/2010
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/30/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 62

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/18/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/23/2010
Next Scheduled EDR Contact: 06/07/2010
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 08/03/2009
Date Data Arrived at EDR: 10/27/2009
Date Made Active in Reports: 11/09/2009
Number of Days to Update: 13

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/05/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/15/2009
Date Made Active in Reports: 01/19/2010
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/15/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 01/05/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 05/08/2009
Number of Days to Update: 1

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 01/21/2010
Next Scheduled EDR Contact: 06/14/2010
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-972-3336
Last EDR Contact: 03/08/2010
Next Scheduled EDR Contact: 06/21/2010
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/17/2009
Date Data Arrived at EDR: 12/08/2009
Date Made Active in Reports: 01/19/2010
Number of Days to Update: 42

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/10/2010
Next Scheduled EDR Contact: 06/21/2010
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 01/13/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 36

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/02/2010
Next Scheduled EDR Contact: 06/14/2010
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 01/20/2010
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 03/01/2010
Next Scheduled EDR Contact: 06/14/2010
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 03/01/2010
Next Scheduled EDR Contact: 06/14/2010
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 01/06/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/10/2009
Date Data Arrived at EDR: 11/18/2009
Date Made Active in Reports: 01/19/2010
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 12/23/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/01/2009
Date Data Arrived at EDR: 10/21/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 41

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 02/16/2010
Next Scheduled EDR Contact: 05/03/2010
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 12/24/2009
Date Data Arrived at EDR: 12/31/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 41

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/12/2010
Date Data Arrived at EDR: 01/13/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 28

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/13/2010
Next Scheduled EDR Contact: 04/26/2010
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/19/2009
Date Data Arrived at EDR: 10/22/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 40

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 05/22/2009
Number of Days to Update: 92

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/25/2010
Next Scheduled EDR Contact: 06/07/2010
Data Release Frequency: Biennially

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/01/2009
Date Data Arrived at EDR: 10/29/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 48

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/18/2010
Next Scheduled EDR Contact: 05/03/2010
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/27/2010
Next Scheduled EDR Contact: 05/03/2010
Data Release Frequency: Varies

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of NPL and Base Realighnment & Closure sites found in the CERCLIS database where FERRO is involved in cleanup projects.

Date of Government Version: 06/23/2009
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/15/2010
Next Scheduled EDR Contact: 04/26/2010
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/24/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 11/09/2009
Date Data Arrived at EDR: 12/18/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/15/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Varies

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 11/16/2009
Date Data Arrived at EDR: 11/16/2009
Date Made Active in Reports: 01/19/2010
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/08/2010
Next Scheduled EDR Contact: 05/10/2010
Data Release Frequency: Varies

STATE AND LOCAL RECORDS

SHWS: Sites Database
A listing of correction action sites.

Date of Government Version: 10/08/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 01/28/2010
Number of Days to Update: 30

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 12/29/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWF/LF: Landfill List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/09/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 09/30/2009
Number of Days to Update: 12

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 03/10/2010
Next Scheduled EDR Contact: 06/21/2010
Data Release Frequency: Annually

SWRCY: Recycling Information Listing

A listing of recycling facilities in Nevada.

Date of Government Version: 08/11/2009
Date Data Arrived at EDR: 09/15/2009
Date Made Active in Reports: 09/30/2009
Number of Days to Update: 15

Source: Department of Environmental Protection
Telephone: 775-687-9463
Last EDR Contact: 02/25/2010
Next Scheduled EDR Contact: 06/07/2010
Data Release Frequency: Varies

LUST: Sites Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/08/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 01/28/2010
Number of Days to Update: 30

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 12/29/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

UST: Underground Storage Tank List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/08/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 01/28/2010
Number of Days to Update: 30

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 12/29/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

AST: Aboveground Storage Tank List

Registered Aboveground Storage Tanks.

Date of Government Version: 01/10/2000
Date Data Arrived at EDR: 01/11/2000
Date Made Active in Reports: 02/16/2000
Number of Days to Update: 36

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 12/28/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 07/20/2009
Date Data Arrived at EDR: 10/01/2009
Date Made Active in Reports: 11/06/2009
Number of Days to Update: 36

Source: Department of Conservation & Natural Resources
Telephone: 775-687-9381
Last EDR Contact: 12/28/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS: Project Tracking Database

Brownfields sites included in the Project Tracking Database. The term "brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities.

Date of Government Version: 10/08/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 01/28/2010
Number of Days to Update: 30

Source: Division of Environmental Protection
Telephone: 775-687-9384
Last EDR Contact: 12/29/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 01/04/2010
Date Data Arrived at EDR: 01/22/2010
Date Made Active in Reports: 01/28/2010
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 775-687-9414
Last EDR Contact: 12/28/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

AIRS: Permitted Airs Facility Listing

A listing of permitted Airs facilities and their associated emissions information.

Date of Government Version: 08/29/2006
Date Data Arrived at EDR: 08/31/2006
Date Made Active in Reports: 10/10/2006
Number of Days to Update: 40

Source: Division of Environmental Protection
Telephone: 775-687-9359
Last EDR Contact: 12/28/2009
Next Scheduled EDR Contact: 04/12/2010
Data Release Frequency: Varies

HMRI: Hazardous Materials Repository Information Data

Emergency Planning and Community Right-to-Know Act (EPCRA) required facilities which store or manufacture hazardous materials to prepare and submit a chemical inventory report by March 1st of each year to the State Emergency Response Commission (SERC), LEPC and the local fire department. The inventory form must include information on all hazardous chemicals present at the facility during the previous calendar year in amounts that meet or exceed thresholds.

Date of Government Version: 08/05/2008
Date Data Arrived at EDR: 08/05/2008
Date Made Active in Reports: 08/13/2008
Number of Days to Update: 8

Source: State Emergency Response Commission
Telephone: 775-687-6973
Last EDR Contact: 12/21/2009
Next Scheduled EDR Contact: 01/04/2010
Data Release Frequency: Semi-Annually

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/19/2010
Next Scheduled EDR Contact: 05/03/2010
Data Release Frequency: Semi-Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/08/2010
Next Scheduled EDR Contact: 05/24/2010
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/12/2009
Date Data Arrived at EDR: 11/12/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/07/2009
Date Data Arrived at EDR: 12/09/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 7

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Semi-Annually

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 15

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/02/2010
Date Data Arrived at EDR: 02/03/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 15

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/24/2009
Date Data Arrived at EDR: 05/20/2009
Date Made Active in Reports: 06/17/2009
Number of Days to Update: 28

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/24/2009
Date Data Arrived at EDR: 11/25/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 03/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/12/2009
Date Data Arrived at EDR: 11/20/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 26

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 12/01/2009
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 15

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/02/2010
Date Data Arrived at EDR: 02/03/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 15

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/17/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 12/07/2009
Date Data Arrived at EDR: 12/09/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 7

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 02/08/2010
Date Data Arrived at EDR: 02/09/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 9

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2009
Date Data Arrived at EDR: 11/05/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 41

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2008
Date Data Arrived at EDR: 12/30/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 76

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 03/01/2010
Next Scheduled EDR Contact: 05/17/2010
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 04/02/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 01/05/2010
Next Scheduled EDR Contact: 04/19/2010
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County
A listing of underground storage tank sites located in Washoe County.

Date of Government Version: 12/29/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 01/28/2010
Number of Days to Update: 30

Source: Washoe County Department of Environmental Health
Telephone: 775-328-2493
Last EDR Contact: 03/08/2010
Next Scheduled EDR Contact: 06/21/2010
Data Release Frequency: Quarterly

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 03/02/2010
Next Scheduled EDR Contact: 06/07/2010
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 10/27/2009
Date Data Arrived at EDR: 11/10/2009
Date Made Active in Reports: 12/09/2009
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/11/2010
Next Scheduled EDR Contact: 05/24/2010
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List
Source: Department of Human Resources
Telephone: 775-684-1100

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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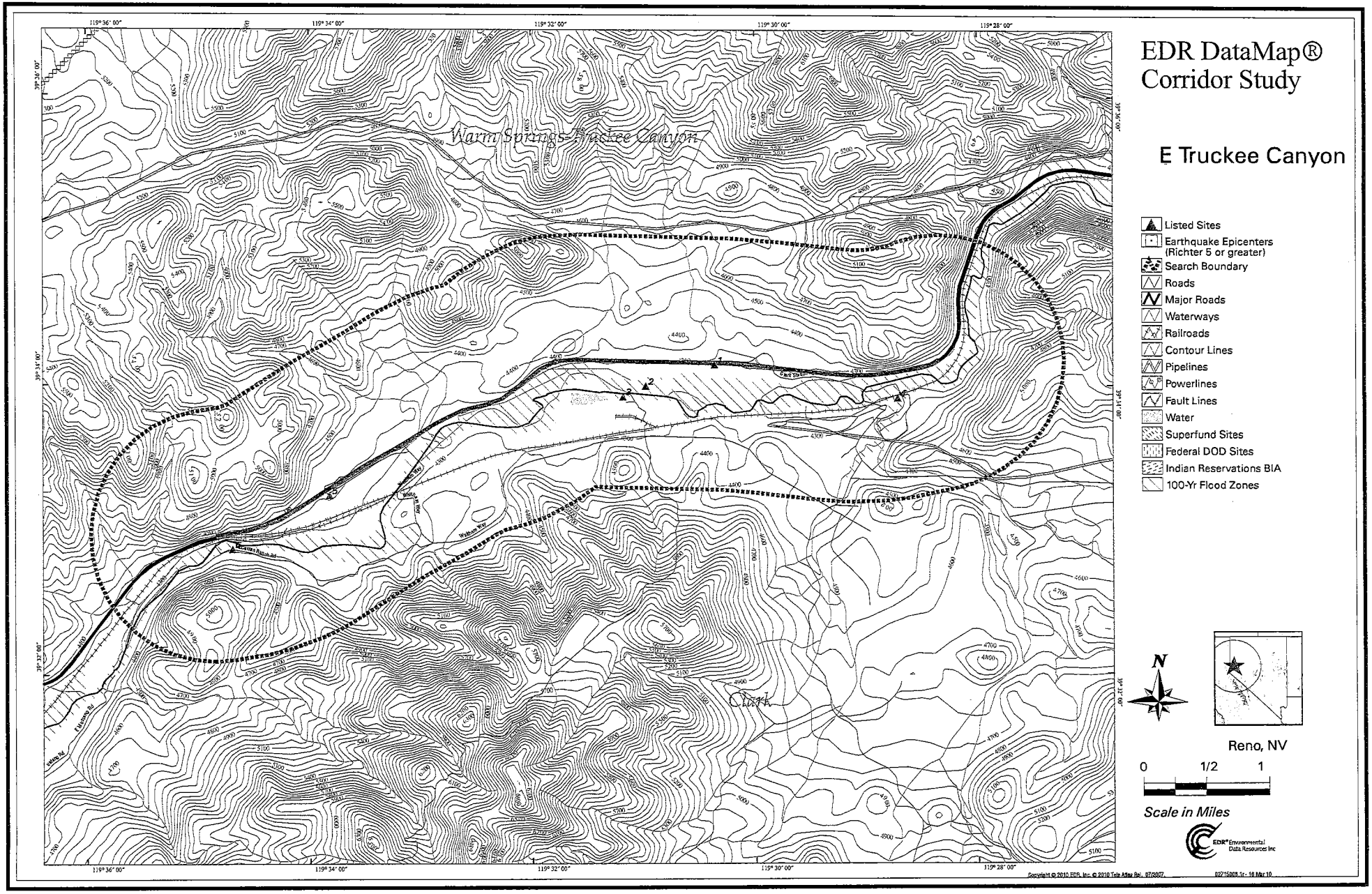

EDR DataMap® Corridor Study

E Truckee Canyon

- Listed Sites
- Earthquake Epicenters (Richter 5 or greater)
- Search Boundary
- Roads
- Major Roads
- Waterways
- Railroads
- Contour Lines
- Pipelines
- Powerlines
- Fault Lines
- Water
- Superfund Sites
- Federal DOD Sites
- Indian Reservations BIA
- 100-Yr Flood Zones

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APPENDIX C

Nevada Division of Water Resources Well Log Database Query

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	ST	N19	E21	01	SW NE	GADDA, KEVIN	06-18-98	71783	2066	175	40.00	5.00	4-161-03	D	H	
083	WA	N19	E21	01	NE NE	MCCARREN, SISTER MARGARET	11-14-77	17558	817	85	45.00	6.63		N	H	31149
083	WA	N19	E21	01		MCCARREN, SISTER MARGARET	11-16-77	17559	817	103	44.00	6.63		N	H	
083	WA	N19	E21	01	NW NW	RASSUCHINE, ALEX	09-02-94	46339	1511	400	271.00	6.62	30-204-11	N	H	
083	WA	N19	E21	01	NW NW	RASSUCHINE, ALEX	08-31-94	46340	1511	0	0.00	6.62	30-204-11	P	H	
083	ST	N19	E21	01	SE NE	GADDA, KEVIN	06-09-84	25448	1132	125	30.00	6.62	004-16-103	N	H	
083	WA	N19	E21	01	NE NE	SANTA FE PAC PIPLINE	12-18-92	40123	1418	570	33.00	6.62		N	Z	
083	ST	N19	E21	01	SE NE	TRUCKEE MEADOWS WATER RECLAMATION	03-16-95	49319	1859	35	20.00	2.00		N	G	
083	WA	N19	E21	01	SE NE	TRUCKEE MEADOWS WATER RECLAMATION	03-12-95	49320	1859	25	11.00	2.00		N	G	
083	WA	N19	E21	01	NW NE	CITY OF RENO	03-02-05	95994	2189	20	8.00	2.00		N	G	

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	WA	N20	E22	21	SW	TRACY PATRICK DEVELOPMENT CO	05-12-84	25398	957	527	161.00	10.70		N	P	35935
083	WA	N20	E22	21	SE SW	TRACY PATRICK DEVELOPMENT CO	08-15-86	27823	957	637	172.00	12.75		N	P	35938
083	WA	N20	E22	21	SE SW	SEA	04-06-81	22738	1165	365	161.00	6.63		N	X	35935
083	WA	N20	E22	21	SE SE	SEA	03-27-81	22739	1165	300	0.00	0.00		N	X	35936

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	ST	N20	E22	28	SE SW	SIERRA PACIFIC POWER CO	03-22-93	63783	908	22	10.00	2.00	04-091-11	N	G	
083	ST	N20	E22	28	SW SW	SIERRA PACIFIC POWER CO	03-22-93	63786	908	24	13.00	2.00	04-091-11	N	G	
083	WA	N20	E22	28	NW NW	PHILLIPS PETROLEUM CO	02-11-83	24432	1012	300	0.00	1.00		G	X	

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	WA	N20	E22	29	SW SW	PATRICK DEVELOPMENT CO	03-15-80	20931	957	376	25.00	6.25		N	P	39831
083	WA	N20	E22	29	SW SW	PATRICK DEVELOPMENT CO	03-12-80	20932	957	300	37.00	6.25		N	X	39833
083	WA	N20	E22	29	SW SW	TRACY PATRICK DEVELOPMENT CO	05-07-81	22789	957	350	7.00	12.75		N	P	35937

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	WA	N20	E22	30	SE SE	PHILLIPS PETROLEUM CO	02-09-83	24430	1012	300	0.00	1.00		G	X	

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	ST	N20	E22	31	SE SE	DP OPERATING	08-23-01	85266	786	900	97.00	16.00	040-160-10	N	P	67176
083	WA	N20	E22	31	SW SW	DEPT OF TRANSPORTATION	05-16-86	25988	957	175	62.00	8.62	84-192-04	N	Z	
083	ST	N20	E22	31	NE SE	KAL KAN FOODS	09-26-96	57073	1028	40	25.00	2.00	004-161-01	N	G	
083	ST	N20	E22	31	NE SE	KAL KAN FOODS	09-27-96	57074	1028	25	11.00	2.00	004-161-01	N	G	
083	ST	N20	E22	31	NE SE	KAL KAN FOODS	09-28-96	57075	1028	25	13.00	2.00	004-161-01	N	G	
083	WA	N20	E22	31	SE NW	SEABERRY DEPAOLI LANDSCAPING	03-06-79	19454	805	300	48.00	6.63		N	H	
083	WA	N20	E22	31		ATWELL, KEN	03-08-79	19455	805	400	0.00	0.00		N	X	35363
083	WA	N20	E22	31	SE NW	DRAKE, EARL	03-04-72	12321	287	90	45.00	8.63		N	H	
083	WA	N20	E22	31	SW	PHILLIPS PETROLEUM COMPANY	04-01-83	24517	1012	200	0.00	1.00		N	X	
083	WA	N20	E22	31	NE NE	GOODALL, STEVEN S	09-24-94	46294	1593	500	21.00	6.37		N	P	54393

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	WA	N20	E22	32	NW NW	DRAKE, EARL L	08-24-79	20272	817	525	90.00	6.63		N	H	54394
083	WA	N20	E22	32	NE NW	HANSON, BRUCE	08-15-79	20391	1044	260	78.00	6.63		N	H	
083	ST	N20	E22	32	SW NW	KAL KAN FOODS	01-16-96	63789	1790	300	28.00	8.62	004-161-01	N	G	60982
083	WA	N20	E22	32	NW NW	PATRICK PROPERTIES LLC	10-08-99	78130	1981	700	0.00	0.00	084-191-03	N	X	61552
083	ST	N20	E22	32	NE SW	ASAMERA MINERALS INC	03-07-96	63437	1511	350	52.00	8.62	04-090-20	N	X	61778
083	ST	N20	E22	32	NE SE	KAISER SIERRA MICROMILL	08-15-96	65277	1790	600	76.00	16.00	04 09 12	N	P	61736
083	ST	N20	E22	32	SE	KAISER MICROMILL	11-04-96	64504	908	44	30.00	4.00	1-A 4-091-27	N	G	
083	ST	N20	E22	32	SE	KAISER MICROMILL	11-01-96	64505	908	59	43.00	4.00	1-A 4-091-27	N	G	
083	ST	N20	E22	32	SE	KAISER MICROMILL	10-30-96	64506	908	65	43.00	4.00	1-A 4-091-27	N	G	
083	ST	N20	E22	32	SE	KAISER MICROMILL	10-28-96	64507	908	40	0.00	0.00	1-A 4-091-27	P	G	
083	ST	N20	E22	32	NE SW	KAL KAN FOODS INC	09-09-96	64508	1902	53	38.00	2.37	004-161-01	N	G	
083	ST	N20	E22	32	SE NW	KAL KAN FOODS INC	08-26-96	64509	1902	47	35.00	2.37	004-161-01	N	G	
083	ST	N20	E22	32	SE NW	KAL KAN FOODS INC	08-26-96	64510	1920	55	32.00	2.37	004-161-01	N	G	
083	ST	N20	E22	32	NE NE	SIERRA PACIFIC POWER CO	03-23-93	64104	908	21	10.00	2.00	04-091-11	N	G	
083	WA	N20	E22	32	NW NW	PATRICK PROPERTIES	02-21-00	79127	1981	700	5.00	0.00	084-191-03	P	X	
083	ST	N20	E22	32	SE NW	BREIER, CHARLES	04-01-72	12322	287	150	100.00	6.63		N	H	

Nevada Division of Water Resources

Well Driller's Log - General Report

17 March 2010

Basin	County	Twn	Rng	Sec	Quarters	Current Owner	Date Complete	Log No.	Drillers lic. no.	Total Depth	Water Lvl	Casing Dia.	Assessor's Parcel no.	Work type	Prop use	App/Permit
083	WA	N20	E21	36	SW SW	PATRICK DEVELOPMENT CO	03-13-80	21070	957	376	25.00	6.25		N	P	39831

APPENDIX D

All Available Inquiries Questionnaire

Government Official 1 Questionnaire

Date of Interview: *March 26, 2010*

Name: *Jim Rundle*

Title: *Senior Planner*

Organization: *City of Sparks, Nevada*

Questions

1. **Do you know the past uses of the property?**

No.

2. **Do you know of specific chemicals that are present or once were present at the property?**

No.

3. **Do you know of spills or other chemical releases that have taken place at the property?**

No.

4. **Do you know of any environmental cleanups that have taken place at the property?**

No.

5. **Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?**

No.

6. **Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?**

Yes. I feel that it is impossible to have the language "land use restrictions" in this question and not always have an answer of yes if the property is in the United States. There are always zoning restrictions, general plans, and ordinances that limit what can and cannot be done on a property. This is why I choose to answer yes to this question.

7. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

I know that the property is working towards obtaining an air quality permit.

Occupant 1 Questionnaire

Date of Interview: *Interview Date 3*

Name: *Interview Name 3* GARY NELSON

Status: *Owner/Occupant 3* OWNER

Title: *Interview Title 3* V.P.

Organization: *Interview Organization 3* STONEFIELD, INC.

Questions

1. **During what time period were you occupant of the property?**

Interview 3 Answer 1 NEVER

2. **What was type of business did you have at the property?**

Interview 3 Answer 2 NONE

3. **Do you know the past uses of the property?**

Interview 3 Answer 3 NO

4. **Do you know of specific chemicals that are present or once were present at the property?**

Interview 3 Answer 4 NO

5. **Do you know of spills or other chemical releases that have taken place at the property?**

Interview 3 Answer 5 NO

6. **Do you know of any environmental cleanups that have taken place at the property?**

Interview 3 Answer 6 NO

7. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Interview 3 Answer 7 NO

THERE IS A RESIDENCE ON THE PROPERTY, TOGETHER WITH AN OUTBUILDING ~~A STORAGE UNIT~~. THE RESIDENCE IS OCCUPIED BY AN EMPLOYEE OF STONEFIELD AND HIS FAMILY. THE OUTBUILDING ~~STORAGE UNIT~~ IS EMPTY AND NO BUSINESS OF ANY TYPE IS CONDUCTED ON THE PROPERTY.

Other 1 Questionnaire

Date of Interview: *Interview Date 8*

Name: *Interview Name 8* GARY NELSON, V.P. OF STONEFIELD

Status: *Owner/Occupant 8* OWNER

Title: *Interview Title 8* V.P.

Organization: *Interview Organization 8* STONEFIELD, INC.

Questions

1. **During what time period were you familiar with the property?**

Interview 8 Answer 1 1999 FORWARD

2. **Do you know the past uses of the property?**

Interview 8 Answer 2 NO

3. **Do you know of specific chemicals that are present or once were present at the property?**

Interview 8 Answer 3 NO

4. **Do you know of spills or other chemical releases that have taken place at the property?**

Interview 8 Answer 4 NO

5. **Do you know of any environmental cleanups that have taken place at the property?**

Interview 8 Answer 5 NO

6. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Interview 8 Answer 6 NO

User/Client Questionnaire

Date of Interview: *Interview Date 1*

Name: *Interview Name 1* GARY NELSON

Status: *Owner/Occupant 1* OWNER

Title: *Interview Title 1* V.P.

Organization: *Client* STONEFIELD, INC.

General Questions

1. **What is the reason why the Phase I is required?** Sale of property.

User Reasons for Phase I ESA Answer

2. **What is the current use of the property?** VACANT, EXCEPT FOR A

User Property Use Answer RESIDENCE AND OUTBUILDING

3. **What type of property transaction is it (sale, purchase, exchange, etc.)?**

User Property Transaction Answer SALE

4. **Have you engaged a title company or professional to review recorded land title records and lien records?** YES

User Titles Answer

5. **What were the results of the title review?** FREE AND CLEAR

User Title Results Answer

6. **Are any services beyond the requirements of Practice E1527 required?**

User Other Services Answer Don't Know.

7. **Who is the site contact for the property?** GARY NELSON

User Site Contact Answer

8. **How can the site contact be reached?** 355 BOXING FAN WAY STARKS, NV 89434 358-6100

User Answer 7 PHONE OR OFFICE

9. **Who is the owner of the property?** STONEFIELD, INC.

User Owner Answer

10. **Who are the occupants of the property?** No user occupants other

User Occupant Answer than employee of Stonfield in the residence as referred to in Q7 - Pg. 2.

11. **Do any of the parties to the property transaction have a required standard scope of services?** Report has been requested in anticipation of a

User Answer 8 Property sale — no additional standards are required at this time

12. **Other than yourself, what other parties will rely on the Phase I report?** D60 Development, LLC; & General Investment Holdings, LLC — both Nevada limited liability

User Answer 9 companies managed by Nicholas J. Pavich; and possibly financial / lender representatives.

13. **Are there any special terms and conditions that must be agreed upon by the environmental professional?** No.

User Answer 10

14. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior ESA reports, documents, correspondence, etc.)?** No.

User Common Knowledge Answer

Landowner Liability Protection Related Questions

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

User LLP Environmental Lien Answer NO

(2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

User LLP AULs Answer NO

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would

have specialized knowledge of the chemicals and processes used by this type of business?

User LLP Specialized Knowledge Answer N/A

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

User LLP Valuation Reduction Answer Yes: FMV is being paid.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

(a) Do you know the past uses of the property? ND

User LLP Past Uses Answer

(b) Do you know of specific chemicals that are present or once were present at the property?

User LLP Specific Chemicals Answer ND

(c) Do you know of spills or other chemical releases that have taken place at the property?

User LLP Spills Other Releases Answer ND

(d) Do you know of any environmental cleanups that have taken place at the property?

User LLP Environmental Cleanups Answer ND

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of the ESA, based on your knowledge and experience related to the property are there any indicators that point to the presence or likely presence of contamination at the property? ND,

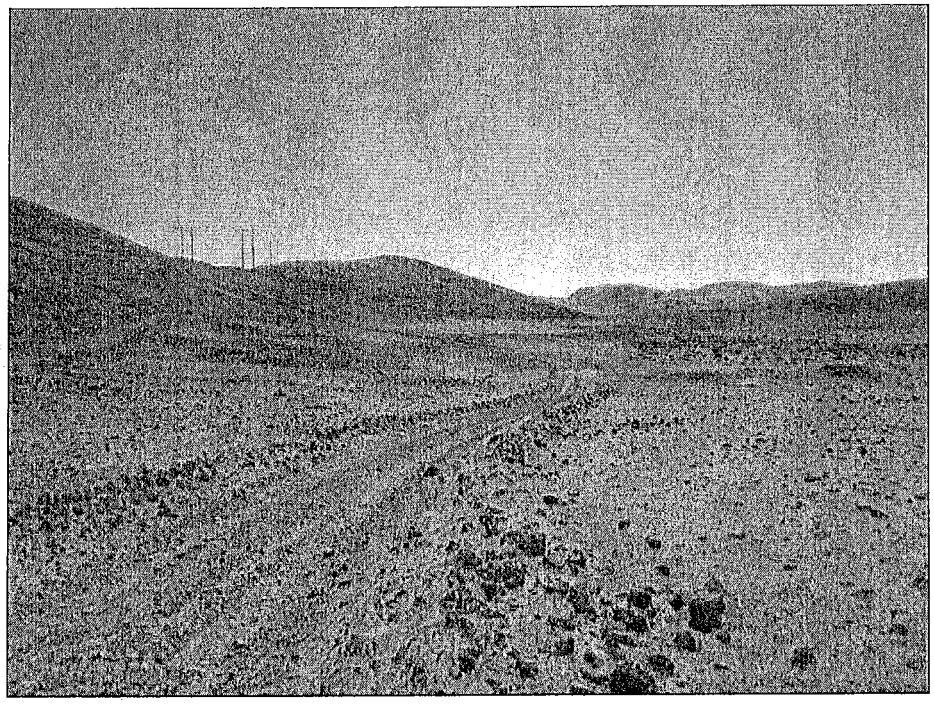
User LLP Common Knowledge Answer

EXHIBIT E-3

Cultural and Biological Resources Constraints Analysis For An Approximately 350-Acre Property, Reno, Washoe County, Nevada (Dated July 2012)

(Consisting of the following 44 pages.)

CULTURAL AND BIOLOGICAL RESOURCES CONSTRAINTS ANALYSIS FOR AN APPROXIMATELY 350-ACRE PROPERTY, RENO, WASHOE COUNTY, NEVADA



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GANDA
July 2012

Statement of Confidentiality

This report identifies the locations of cultural resources, which are confidential. As nonrenewable resources, archaeological sites can be significantly impacted by disturbances that can affect their cultural, scientific, and artistic values. Disclosure of this information to the public may be in violation of both federal and state laws. To discourage damage resulting from vandalism and artifact looting, cultural resources locations should be kept confidential and report distribution restricted. Applicable U.S. laws include, but are not limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3).

TABLE OF CONTENTS

INTRODUCTION 2

CULTURAL RESOURCES INVESTIGATION 3

RECORDS SEARCH 3
LITERATURE REVIEW 4
PEDESTRIAN SURVEY 5
GEOARCHAEOLOGICAL ANALYSIS 6
CONSTRAINTS ANALYSIS AND RECOMMENDATIONS 7

BIOLOGICAL CONSTRAINTS ANALYSIS 9

METHODS 9
RESULTS 10
CONSTRAINTS ANALYSIS AND RECOMMENDATIONS 13
PERMITTING ANALYSIS 14

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY AND RECOMMENDATIONS 15

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY 15

REFERENCES 17

TABLES

Table 1. Summary of Cultural and Biological Constraints 15

APPENDICES

APPENDICES

Appendix A: Project Maps:

Figure 1: Project Vicinity
Figure 2: Project Location and Survey Area
Figure 3: Study Area with Cultural Resource Locations
Figure 4: Study Area Underlying Geology
Figure 5: Study Area Soils
Figure 6: Vegetation Types Within the Study Area
Figure 7: NNHP Special-Status Plant and Wildlife Occurrences Within the Study Area

Appendix B: NNHP, USFWS, and NDOW Correspondence

Appendix C: Biological Tables:

Table 2: Special-Status Plant Species with Potential to Occur in Study Area
Table 3: Special-Status Wildlife Species with Potential to Occur in Study Area

INTRODUCTION

This Cultural and Biological Resources Constraints Analysis Report was prepared by Garcia and Associates (GANDA) to provide a constraints level analysis of potential cultural and biological resources issues for the approximately 350-acre Study Area, located east of Reno in Washoe County, Nevada (Appendix A: Figures 1 and 2). The project entails the construction of a computer data center facility on this 350-acre property. The property measures approximately 7,850 feet (ft) east to west and 2,730 ft north to south. All staging for construction equipment and vehicles will take place within the proposed boundaries of the Study Area.

The Study Area is situated east of the Sierra Nevada on the western edge of the Great Basin, and is approximately 10 miles east of the City of Reno, at an elevation of approximately 4,500 ft above mean sea level (amsl) (Appendix A: Figures 1 and 2). The 350-acre Study Area is located in Sections 28, 29, 30, 31 and 32, Township 20 North, Range 22 East, Mount Diablo Base Line and Meridian, as depicted on the *Patrick, Nevada,* 7.5-minute topographical quadrangle map (1980) (Appendix A: Figure 2). The nearest water source is the Truckee River, approximately 0.1 miles south of the Study Area.

GANDA prepared this cultural and biological resources constraints analysis to (1) identify cultural resources that may be affected by the proposed project; (2) identify any special-status species that may be present in the proposed Study Area; and (3) provide recommendations to avoid, minimize, or mitigate potential impacts to cultural and biological resources.

Cultural Resources

The cultural resources analysis resulted in the identification of two prehistoric archaeological sites (Prehistoric Site 1 and Prehistoric Site 2), three isolated prehistoric resources (Prehistoric Isolates 1, 2, and 3), one historic-period archaeological site (Historic Site 1), and one historic-period isolate (Historic Isolate 1). Two previously recorded isolates[1] (I-55 and I-56), identified as a result of the records search, could not be relocated during the field survey but are in close proximity to Prehistoric Site 1. It is unknown whether these isolates are prehistoric or historic. Please refer to the Cultural Constraints Results and Recommendations section of this report for specific methods and results of the investigation.

Biological Resources

The biological resources analysis did not result in the identification of potential constraints for: 1) listed plant or animal species, or 2) wetlands and waters of the United States (U.S.). There is marginal habitat in the stabilized sand dunes on the southwestern portion of the Study Area for one plant, Oryctes (*Oryctes nevadensis*) which is listed as a Species of Concern with the U. S. Fish and Wildlife Service (USFWS). Please refer to the Biological Constraints Results and Recommendations section of this report for specific methods and results of the investigation.

[1] A cultural resources isolate is defined as a single cultural resource that is not in close proximity to any other resources e.g. a single can, a single flake or flaked tool, etc.

CULTURAL RESOURCES INVESTIGATION

This section presents the results of a cultural resources records search at the Nevada State Historic Preservation Office (SHPO), a literature review, a desktop geoarchaeological analysis, and a pedestrian survey.

RECORDS SEARCH

On June 15, 2012, archaeologist Heather Blind M.A., conducted an online records search at the Nevada SHPO (a Division of the Nevada Department of Conservation and Natural Resources) in order to compile data regarding previously conducted surveys and recorded cultural resources within a ¼-mile of the Study Area. The Nevada SHPO in Carson City houses all pertinent information for counties in Nevada, including Washoe County.

Four cultural resource studies have been completed within portions of the Study Area (Harrigan 1978, Peak 1985, Tomlinson 1979, Young 2005). Approximately 50 percent of the Study Area had been previously surveyed. These surveys resulted in the identification of three isolated cultural resources

LITERATURE REVIEW

As part of this constraints analysis, GANDA cultural resources staff reviewed available publications and maps for archaeological, ethnographic, and historical information about the Study Area and surrounding vicinity. Below is a list of sources consulted during the literature review.

- *Reno, Nevada*, 30-minute topographic quadrangle (U.S. Geological Survey 1893);
- *General Highway Map, Washoe County, Nevada* (Nevada Department of Highways 1937);
- *General Highway Map, Washoe County, Nevada* (Nevada Department of Highways 1948);
- *General Highway Map, Washoe County, Nevada* (Nevada Department of Highways 1965);
- *Patrick, Nevada*, 7.5-minute topographic quadrangle (U.S. Geological Survey 1980);
- *Historic Trails – Donner Party* (Nevada Department of Highways 2002a);
- *Historic Trails – Emigrants* (Nevada Department of Highways 2002b);
- *Historic Trails – Explorers* (Nevada Department of Highways 2002c);
- *Historic Trails – Pony Express* (Nevada Department of Highways 2002d);

[2] Criterion A: ...associated with events that have made a significant contribution to the broad patterns of our history.

- *I-80/Patrick Interchange Improvements Project, Washoe County, Nevada* (FHA and Nevada Department of Transportation 2003); and
- *An Isolate Report for the Class II Cultural Resources Inventory of Approximately 100 Acres for the Reno Technology Park Project, Washoe County, Nevada* (Chambers Group Inc. 2011).

The literature review did not result in the identification of any prehistoric or historic-period resources within the Study Area, although it does indicate a potential for encountering historic archaeological resources in the vicinity. The following resource types (i.e., trails and railroad/roadway segments) were identified in the vicinity of the Study Area:

- The Donner Party emigrant trail is depicted north of Highway 80 and in the vicinity of the Study Area. The maps do not have a scale and it is unclear whether or not the trail directly bisects the Study Area (Nevada Department of Highways 2002a).
- The California-Humboldt River emigrant trail is depicted north and south of Highway 80 and appears to be south of the Study Area (Nevada Department of Highways 2002b).
- The Southern Pacific Railroad is approximately 0.4 miles south of the Study Area and is depicted on historic maps as early as 1893 (U.S. Geological Survey).
- Highway 80 is depicted in the approximate alignment of Highway 40 as early as 1937.

PEDESTRIAN SURVEY

Archaeologists Kruger Frank, B.A., and Julian Plath, B.A., conducted a pedestrian survey of the Study Area on April 30, May 1, May 2, and May 3, 2012. Archaeologists H. Blind and J. Plath conducted a pedestrian survey of the remaining Study Area on June 19, 20, 21, and 22, 2012. The whole area has been used extensively for livestock grazing. The ground surface throughout the Study Area was inspected using approximately 10 to 20-m wide transects. Areas of bare soil were reviewed for indicators of archaeological deposits. Small areas of soil surface were periodically cleared of obstructions by trowel, and rodent holes, road cuts, and banks were examined for archaeological deposits. Ground visibility varied greatly and ranged from approximately 35 percent to 95 percent and was limited by vegetation, roadways, and numerous volcanic rocks. Archaeologists surveyed the entire Study Area. The archaeologists documented the survey area and observations using field notes, maps, and photographs. All resources identified within the Study Area were mapped using a Trimble Geo XT Datalogger.

Survey Results

A total of five prehistoric (two archaeological sites and three isolates) and two historic-period resources were identified during the pedestrian survey (Appendix A: Figure 3). Two previously recorded isolates (I-55 and I-56) could not be relocated during the pedestrian survey but are documented in very close proximity to Prehistoric Site 1 and are likely associated with this larger site.

The area around each of the resources was intensively surveyed for any associated artifacts and indicators of subsurface deposits; none were identified.

GEOARCHAEOLOGICAL ANALYSIS

Background research included a review of publications and maps to obtain archaeological and environmental information regarding the soils, geology, and sediments underlying the Study Area. This information was used to assess the sensitivity of the Study Area for buried prehistoric archaeological resources. A buried prehistoric site refers to archaeological remains that are obscured by natural or artificial deposits and/or built environmental features. Soil development and deposition, the geomorphology of the Study Area, the presence of prehistoric archaeological sites recorded nearby, proximity to existing and historic watercourses, and modern and historic disturbances, are all important factors considered in the assessment of the sensitivity of the Study Area for the presence of surface and buried prehistoric archaeological resources. The analysis below presents data that informs both the sensitivity of buried and/or surface prehistoric deposits based on the mapped soil development and age of the underlying landform, considered with the other environmental and topographic factors.

The Study Area is underlain by Quaternary Alluvium (Qa) (Appendix A: Figure 4) (Greene et al 1991). The Quaternary Period includes both the Pleistocene (2,588,000 to 11,500 Before Present [B.P.]) and Holocene (11,500 years B.P. to present) epochs. The more recently formed Holocene aged alluvium has the potential to contain prehistoric archaeological resources. Therefore, this type of landform deposit is considered sensitive for the presence of buried prehistoric sites, whereas Pleistocene deposits are generally too old to contain traces of prehistoric human occupation and use.

Within the Study Area, the soils are mapped as Xman-Oppio-Old Camp association, Kayo very strong sandy loam, Xeric Torriorthents-Urban land complex, Isolade-Plays association, Sutcliffe-Bundorf-Kleinbush association, and the Trocken-Badland complex (University of California, Davis Soils Resource Laboratory 2012)m (Appendix A: Figure 5). Apart from the Xeric Torriorthents-Urban land complex, these soils are well developed and represent stable landforms that are adjacent to a variety of ephemeral and perennial water sources (pluvial lakes, minor streams and a river). As such, these landforms exhibit sedimentary regimes that were highly susceptible to prehistoric human occupation in the area. Also, due to the age and variety of sedimentary regimes, these soils have a high potential to contain surface, shallow subsurface and deep subsurface archaeological resources within the Study Area.

The Xeric Toriorthents-Urban land complex are disturbed and recent soils and as such have a low potential for the presence of intact surface or subsurface deposits. However, these soils can still be sensitive for secondary prehistoric deposits and historic deposits, and still have the potential (albeit low) to contain prehistoric resources e.g. Appendix A: Figure 5 depicts the area of Xeric Toriorthents-Urban land complex overlapping with a portion of Prehistoric Site 1.

Based on the landform age and the soil types present within the Study Area, there is a high sensitivity for the presence of prehistoric resources at or near the surface, as well as a potential for resources to be encountered within deeply buried sediments (i.e., below 1.5 m) (Appendix A: Figure 5).

CONSTRAINTS ANALYSIS AND RECOMMENDATIONS

Based on the background research and pedestrian survey completed for this report, two prehistoric archaeological sites, three prehistoric isolated resources, one historic-period archaeological site, and one historic-period isolate. None of the cultural resources identified within the Study Area has been formally evaluated for their potential significance or eligibility for listing the NRHP due to the absence of a federal nexus triggering compliance with Section 106 of the National Historic Preservation Act. It is clear at this time that the prehistoric or historic period isolates are not considered significant resources due to their extremely low data potential. However, based on the results of the records search, desktop geoarchaeological analysis, and the presence of Prehistoric Sites 1 and 2 within the Study Area, this project has high sensitivity for both significant surface and buried prehistoric resources and/or deposits.

As there are no federal permits required for this project, thus there is no legal requirement to evaluate these resources for their eligibility for listing in the NRHP. In addition, there are no Nevada State Statutes that require the formal recording and evaluation of such resources unless human remains are identified in association with these sites. If human remains are present, which appears to be highly likely based on the resources and site constituents present, the project proponent is required to comply with Nevada Revised Statute (NVS) 383.170:

> A person who disturbs the cairn or grave of a native Indian through inadvertence while engaged in a lawful activity such as construction, mining, logging or farming or any other person who discovers the cairn or grave of a native Indian that has not been previously reported to the Office [Nevada Office of Historic Preservation] shall immediately report the discovery and the location of the Indian burial site to the Office. The Office shall immediately consult with the Nevada Indian Commission and notify the appropriate Indian tribe. The Indian tribe may, with the permission of the landowner, inspect the site and recommend an appropriate means for the treatment and disposition of the site and all artifacts and human remains associated with the site. (NVS 1989)

Based on the site constituents observed on the surface associated with the prehistoric sites during this

investigation, there is a high potential for the discovery of human remains during planned grading and construction activities. The discovery of human remains during site work could result in significant project delays given that work will be required to cease and that the project proponent will be required to comply with NVS 383.170, e.g., consultation with Native American tribes, and recovery of human remains, and associated artifacts present within the Study Area in consultation with local Native American tribal representatives (see above).

Other than NVS 383.170, there are no legal requirements for the project proponent to record and/or protect the prehistoric sites. However, GANDA recommends that, prior to start of construction, archaeologists conduct a professional recordation, mapping, and artifact collection at [redacted] in order to retain such artifacts and document their provenience appropriately. The purpose of this work is to document the resources present within the Study Area before the sites are destroyed. If human remains are subsequently identified during construction, it will be important to have retained the associated artifacts that may need to be reburied with any human remains in accordance with NVS 383.170 and the project proponent will have demonstrated and completed an ethical responsibility to Nevada's cultural heritage that may be expected and/or required by local tribal members. This task would entail the collection, recordation, and mapping of surface prehistoric tools, complete initial laboratory analysis on tool types, and complete an artifact catalog to professional archaeological standards. The IMACS forms, artifact catalog, artifacts, and report summarizing the methods and results would be provided solely to the project proponent upon completion of the investigation.

BIOLOGICAL CONSTRAINTS ANALYSIS

METHODS

Known occurrences of special-status species from the Study Area were identified by searching both the Nevada Natural Heritage Program (NNHP) (NNHP 2012) and the USFWS (USFWS 2012) websites (Appendix C: Tables 2 and 3). In addition, the Nevada Department of Wildlife (NDOW) was contacted to solicit concerns they may have regarding special-status species in or around the Study Area. The search area for this background research included an official query with the NNHP for special-status species within a 2.5-mile radius of the Study Area, a USFWS query for federally listed or candidate species known to occur within the *Patrick, Nevada,* 7.5-minute USGS topographic quadrangle map (1980), where the project is located, and the eight adjacent quadrangles (*Chalk Hills* (1967); *Derby Dam* (1985); *Griffith Canyon* (1980); *Martin Canyon* (1985); *Olinghouse* (1985); *Spanish Springs Peak* (1980); *Steamboat* (1994); *Vista* (1975)). GANDA biologists also conducted a website search of all special-status species listed for Washoe and Storey counties that had any potential to occur in the Study Area. Correspondence with the NNHP and USFWS is presented in Appendix B. NNHP occurrence records within 2.5 miles of the Study Area, plotted on a map of the Study Area are presented in Appendix A: Figure 7.

Field reconnaissance surveys were conducted on April 19, 2012, and June 26, 2012, by GANDA Wildlife Biologist Rob Aramayo, M.S.; and on April 24, 2012, and June 25, 2012, by GANDA Botanist Catherine Schnurrenberger, M.S. The purpose of the surveys was to: 1) identify and describe the onsite habitat conditions, 2) assess habitat for the potential presence of special-status species, and 3) to determine the presence or absence of Jurisdictional Wetlands and/or Waters of the United States (WOUS). Due to the seasonal timing of the surveys, a full floristic survey could not be conducted for all plant species.

Special-Status Plant Species

The botanical surveys were conducted on foot and notes were taken concerning the dominant species in each plant community type. Potential special-status plant species include the following:

- listed as federally threatened, endangered, or candidate for listing;
- listed by the Nevada State Forester Firewarden as threatened with extinction; and
- protected from commercial harvest in the State of Nevada by the Nevada State Forester Firewarden (State of Nevada, 2012a).

In addition, the background list of special-status plant species included species listed as sensitive with the NNHP. These species have no federal or state legal status or protection, and thus were not specifically targeted in the field surveys but any potential for such species to occur is noted in the findings and in Appendix C.

Special-Status Wildlife Species

The survey to assess habitat suitability for special-status animals was conducted on foot. Emphasis was placed on the habitats present, and the potential for resident and migratory wildlife species to occur and/or breed in the Study Area. Special-status animal species include the following:

- federally threatened, endangered, or candidate for listing; and
- species protected under Nevada law NRS 501, which includes species listed as sensitive, threatened or endangered with the State of Nevada (State of Nevada 2012b).

The wildlife survey also included a survey of suitable habitat for game species regulated by the State of Nevada (2012b), which the Nevada Department of Wildlife identified as having potential to occur in the project vicinity (Appendix C).

RESULTS

General Setting

The proposed Study Area encompasses approximately 350-acres on a south facing slope located above and to the north of the Truckee River. The proposed project is approximately 4,500 feet in elevation amsl. The substrate is composed of alluvial material derived from basalt flows. In the northern portion of the Study Area, there are numerous rocky areas composed of basalt cobbles and boulders that form isolated and ill-defined gullies or drainages down the alluvial fan. Between these gullies or drainages the land has a slight convex relief, as is typical of alluvial fans. The southern portion of the Study Area is defined by a low lying alkali flat with slow draining clay soils with an alkali crust, which is dominated by greasewood. Surrounding this alkali flat is an area of sandy soil that supports desert scrub vegetation and low sand dunes have formed in some areas. There are no wetland areas and no areas where water ponds or where water collects. There are also no defined drainages. No trees or rock outcrops were present. The whole area has been used extensively for livestock grazing and at present much of the upland area is dominated by cheatgrass (*Bromus tectorum*), a non-native invasive annual grass.

Habitats

The portion of the current Study Area north of the transmission line and associated dirt road, has been burned and can be classified as "Bromus tectorum Semi-natural Herbaceous Vegetation" as described in the *International Vegetation Classification Alliances and Associations Occurring in Nevada with Proposed Additions,* (Peterson 2008) (Appendix A: Figure 6). This vegetation type is part of the larger "Cheatgrass Semi-natural Herbaceous Alliance." Peterson (2008) states that:

> This alliance is found throughout much of western North America from the western Great Plains to intermountain and southwestern United States Elevation ranges from sea level to 2,200 meters (7,216 feet). It occurs after disturbance of a natural shrub- or grass-dominated community resulting in the replacement of the natural vegetation by non-native, annual grass species of *Bromus. Bromus tectorum* typically dominates the community with over 80-90% of the total vegetation cover composed of this species, making it difficult to determine what natural community was formerly present.

It is difficult to detect what the natural plant community would have been prior to livestock grazing and other disturbances. A few native shrubs are present such as Wyoming sagebrush (*Artemisia tridentata* ssp. *wyomingensis*), Bailey's greasewood (*Sarcobatus baileyi*), spiny hopsage (*Grayia spinosa*), saltbrush (*Atriplex canescens* and *A. confertifolia*) rubber rabbitbrush (*Chrysothamnus nauseosus*), downy rabbitbrush (*C. viscidiflorus* ssp. *puberulus*) and common snakeweed (*Gutierrezia sarothrae*), but these represent less than five percent of the total vegetative cover. Several native bunchgrass species are also present on the site; desert needlegrass (*Achnatherum speciosum*), Indian ricegrass (*Achnatherum hymenoides)* and squirreltail grass (*Elymus elymoides*), these represent less than five percent of the vegetative cover. Several non-native invasive annual weeds are ubiquitous throughout the site, the most widespread of these being Russian thistle (*Salsola tragus*).

The rocky hills on the northern boundary of the Study Area have also been burned and are dominated by cheatgrass and Russian thistle; these hills have approximately 10 to 15% coverage by the same shrub species mentioned above.

To the west and south of the burned area, the vegetation is primarily composed of black greasewood (*Sarcobates vermicillata*), with Bailey's greasewood on the higher, rockier soils on the eastern border of the Study Area. Most of this area has been highly disturbed from grazing and can be classified as Greasewood Disturbed, (Peterson, 2008). The lower elevations to the southwest of the Study Area that occur on alkali heavy clay soil are more characteristic of the Greasewood Mud Flat vegetation type. Both of these vegetation types are dominated by black greasewood. Nevada indigo bush (*Psorothamnus polydenius*), saltbrush species, various grass species, and salt lover (*Halogeton glomeratus*) are common on these vegetation types, with the later species confined to the alkali flat.

The low hills at the western end of the Study Area can best be characterized as mixed upland shrubland, which is not a recognized vegetation type. The total coverage by shrubs is approximately 15%, common shrub species include: spineless horsebrush (*Tetradymia canescens*), littleleaf horsebrush (*T. glabrata*), downy rabbitbrush, common snakeweed, spiny hopsage, Wyoming sagebrush and Nevada joint-fir (*Ephedra nevadensis*). As this vegetation type grades down into the flats it is more open and would be a mix of the Wyoming Sagebrush-Spiny Hop-sage vegetation type and the Cheatgrass vegetation type (Appendix A: Figure 6).

There are two areas of Stabilized Sand Dunes within the survey, totaling approximately 67 acres (Appendix A: Figure 6). This vegetation type is dominated by black greasewood, Nevada indigo bush, saltbrush and perennial grasses. This habitat is not recognized as a specific vegetation type, yet it is mentioned as potential habitat for Oryctes (NNHP 2001). Cold Desert scrub vegetation surrounds the Stabilized Sand Dunes, south and west of the Greasewood MudFlat vegetation (NDOW 2012). The dominant shrub species in this vegetation type are: Nevada indigo bush, saltbrush species, horsebrush species and greasewood. The soil is sandy throughout this vegetation type and forms hillocks or small stabilized dunes in some areas. There is very marginal habitat for Oryctes, which is known to occur on stabilized dunes.

There are several areas that have been severely disturbed and denuded of native vegetation these areas are dominated by cheatgrass, tumble mustard and Russian thistle. These areas can best be classified as "Disturbed."

Special-Status Plants

A review of existing information identified that suitable habitat is present in the Study Area for two special-status plant species protected from commercial harvest by the State of Nevada and are listed as sensitive with the NNHP, but with no federal or state protection.

Listed Plant Species

No federally or state listed plant species have potential to occur within the Study Area due to lack of suitable habitat or the Study Area is outside the expected range of such species.

Sensitive Plants. There are two special-status species with potential to occur in the Study Area Packard's lomatium or Succor Creek Parsley (*Lomatium packardiae*) and Oryctes (*Oryctes nevadensis*). Both species are listed as sensitive with the NNHP, which means they are considered by experts to be "critically imperiled and especially vulnerable to extinction or extirpation due to extreme rarity, imminent threats, or other factors" (NNHP 2012). Oryctes is also listed as a "species of concern" with the USFWS, but it is not protected under state or federal regulations. There is very low potential for Packard's lomatium to occur in the rocky areas of the Study Area and this species was not observed during the field surveys. Oryctes is an annual species which

only germinates in "good water years," thus it would be unlikely that this species would be present in a below average water year such as 2011-2012 (NNHP 2001). Though this species was not detected during the aforementioned surveys there is some potential for Oryctes to occur on Stabilized Sand Dune habitat or within the deeper sandy soils within the Desert Scrub vegetation type (Appendix A: Figure 6).

State Protected Plant Species. The two species protected from commercial harvest by the State of Nevada are: sand cholla (*Grusonia pulchella*), formerly known as *Opuntia pulchella*, and plains pricklypear cactus (*Opuntia polyacanthus*). Both species are cacti which are protected from unregulated commercial harvest under NRS 527 (State of Nevada 2012a). The habitat descriptions for these two cactus species are broad and there is potential for these species to occur throughout the Study Area on rocky flats and uplands. While NRS 527 states that these species are regulated in regards to harvesting and commercial resale, they are not regulated in regards to general impacts to the Study Area that would result in their destruction.

Special-Status Wildlife Species

A review of existing information identified that suitable habitat is present in the Study Area for three bird species (*the Golden Eagle, burrowing owl, and loggerhead shrike*) protected by the State of Nevada. These species may forage in the area, but are unlikely to breed in the project vicinity, due to lack of suitable habitat. These and other migratory species may move through the area seasonally.

Wildlife species that were fully aquatic (e.g., fish), dependent on riparian (e.g. yellow-billed cuckoo) or woodland/ forested habitats (e.g., northern goshawk) were excluded from the analysis, because these habitats are absent from the Study Area.

Listed Wildlife Species. Two federally-listed species are listed by the USFWS (Appendix C) that "may be impacted by actions occurring in the proposed project area":

- Cui-ui (*Chasmistes cujus*), endangered; and
- Lahontan cutthroat trout (*Oncorhynchus clarkia henshawi*), threatened.

Both these species are aquatic and will not be directly or indirectly impacted by the proposed project. No state listed wildlife species have potential to occur within the Study Area because habitat for such species is not present or the Study Area is outside the expected range of such species.

State Protected Wildlife Species. Three state protected species that may occur within the Study Area are: the Golden Eagle (*Aquila chrysaetos*), burrowing owl (*Athene cunicularia hypugaea*), and loggerhead shrike (*Lanius ludovicianus*). These species are all protected by NRS 501 (State of Nevada 2012b). Two golden eagles were observed within the Study Area on June 26, 2012. No burrowing owls or loggerhead shrikes were observed, and no nests for these species were observed during the survey.

Game Species. The NDOW identified the following upland game species that may utilize the Study Area for winter forage: mule deer (*Odocoileus hemionus*), pronghorn antelope (Antilocapra americana), big horn sheep (*Ovis canadensis*) and sage grouse (*Centrocercus urophasianus*) (Appendix C). Evidence of mule deer and pronghorn antelope were found within the Study Area. No evidence of big horn sheep was found. There were two small areas along the southern edge of the property that may provide marginal habitat for sage grouse; the habitat over most of the Study Area does not provide sufficient cover by sagebrush to provide habitat for sage grouse.

Wetlands and Water Features

The drainages present in the Study Area do not have defined beds or banks, show no signs of conveying flow

(i.e. no sediment deposits), and have no connection to the Truckee River, the navigable waterway located down slope of the Study Area, as such this survey found no potentially jurisdictional wetlands and waters of the U.S..

CONSTRAINTS ANALYSIS AND RECOMMENDATIONS

These investigations did not result in the identification of potential constraints for: 1) protected plants species (i.e., cacti), 2) listed plant or animal species, or 3) wetlands and waters of the U.S. While no constraints regarding plant or animal species were identified, it should be noted that the State of Nevada requires that all construction projects ensure control and manage for noxious weed species. Construction vehicles and equipment can introduce weed species, and barren disturbed ground that is not protected and re-vegetated can provide habitat for invasive weeds. Methods recommended to prevent the introduction, spread, and establishment of invasive and noxious weed species are presented in the re-vegetation and weed management section below.

Wildlife Habitat

The NDOW presented concerns regarding controlling wildfire and noise in the vicinity of the Study Area. All suggestions, regarding control of wildfire, presented by NDOW should be employed during project construction and operation (Appendix B). Noise control measures are suggested only if there is a noticeable increase from current level, (Appendix B), which is not expected.

Re-Vegetation and Weed Management

Constraints. Specific re-vegetation requirements and standards have only been applied to mining activities in the State of Nevada, however management and control of noxious weed species is mandated by the State of Nevada.

Species listed as noxious weeds under Nevada Administrative Code Chapter 555.010 are prohibited and must be controlled (Nevada Revised Statute Chapter 555.010). Currently no species listed as noxious with the State of Nevada are present in the Study Area, however noxious weeds are present along access routes to the site and there is potential for weed species to establish on any disturbed ground.

Recommendations. Suitable re-vegetation and pro-active weed management are essential in minimizing "adverse effects" to the local environment. The methods outlined below should be followed in all areas receiving ground disturbance in order to minimize the establishment of weeds and non-native species, reduce the potential for erosion and maintain/restore native species.

- Clean all construction equipment prior to accessing site;
- Minimize or mitigate impacts to native vegetation;
- Determine a Reclaimed Desired Plant Community (RDPC) prior to disturbing local vegetation;
- Stockpile, manage, and store suitable local topsoil and/or growth medium;
- Re-establish vegetation as quickly as necessary to minimize erosion and invasion of species inconsistent with the desired plant community; and
- Use only certified weed free materials, preferably from local sources.

For more detailed guidelines for revegetation and restoration within the State of Nevada please access the NNHP website at: http://ndep.nv.gov/bmrr/reveg.pdf or the State of Nevada website at: http://heritage.nv.gov/reveg.htm. The species list presented in Appendix C notes which local species would be suitable for re-vegetation.

PERMITTING ANALYSIS

Wetlands or waters of the U.S do not occur within the Study Area, and no state- or federally-listed species will be "taken" as a result of the project.

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY AND RECOMMENDATIONS

Cultural

Based on the above information presented in the Cultural Constraints Analysis and Recommendations section (page 7 and 8), GANDA recommends the following:

- Other than NVS 383.170, there are no legal requirements for the project proponent to record and/or protect the prehistoric sites. However, GANDA recommends that, prior to start of construction, archaeologists conduct a professional recordation, mapping, and artifact collection at Prehistoric Sites 1 and 2, in order to retain such artifacts and document their provenience appropriately. The purpose of this work is to document the resources present within the Study Area before the sites are destroyed. If human remains are subsequently identified during construction, it will be important to have retained the associated artifacts that may need to be reburied with any human remains in accordance with NVS 383.170 and the project proponent will have demonstrated and completed an ethical responsibility to Nevada's cultural heritage that may be expected and/or required by local tribal members. This task would entail the collection, recordation, and mapping of surface prehistoric tools, complete initial laboratory analysis on tool types, and complete an artifact catalog to professional archaeological standards. The IMACS forms, artifact catalog, artifacts, and report summarizing the methods and results would be provided solely to the project proponent upon completion of the investigation.

Biological

Based on the biological background research and the field reconnaissance surveys completed for this report, no constraints were identified for: 1) protected plants species, 2) listed plant or animal species, or 3) wetlands and waters of the U.S. While no constraints regarding plant or animal species were identified, it should be noted that the State of Nevada requires that all construction projects ensure control and manage for noxious weed species. Construction vehicles and equipment can introduce weed species, and barren disturbed ground that is not protected and re-vegetated can provide habitat for invasive weeds. Methods recommended to prevent the introduction, spread, and establishment of invasive and noxious weed species are presented in the re-vegetation and weed management section below.

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY

Table 1. Cultural and Biological Recommendations Summary:

Table 1. Summary of Cultural and Biological Constraints

Type	Constraints	Required Action
Cultural	Prehistoric Sites 1 and 2	GANDA recommends the following for this site to address the potential for human remains which are protected by NRS 383.170: (1) formal recording on IMACS forms, (2) collect diagnostic tools and catalog, and (3) produce a report summarizing the methods and results.
Biological	Wildlife	All suggestions, regarding control of wildfire, presented by NDOW should be employed during project construction and operation
		Noise control measures are suggested only if there

Table 1. Summary of Cultural and Biological Constraints		
Type	**Constraints**	**Required Action**
		is a noticeable increase from current level
Biological	Re-Vegetation and Weed Management	Clean all construction equipment prior to accessing site
		Minimize or mitigate impacts to native vegetation
		Determine a Reclaimed Desired Plant Community (RDPC) prior to disturbing local vegetation
		Stockpile, manage and store suitable local topsoil and/or growth medium
		Re-establish vegetation as quickly as necessary to minimize erosion and invasion of species inconsistent with the desired plant community
		Use only certified weed free materials, preferably from local sources.

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Appendix A: Project Maps

Figure 1: Project Vicinity
Figure 2: Project Location
Figure 3: Study Area with Cultural Resource Locations
Figure 4: Study Area Underlying Geology
Figure 5: Study Area Soils
Figure 6: Vegetation Types Within the Study Area
Figure 7: NNHP Special-Status Plant and Wildlife Occurrences Within the Study Area

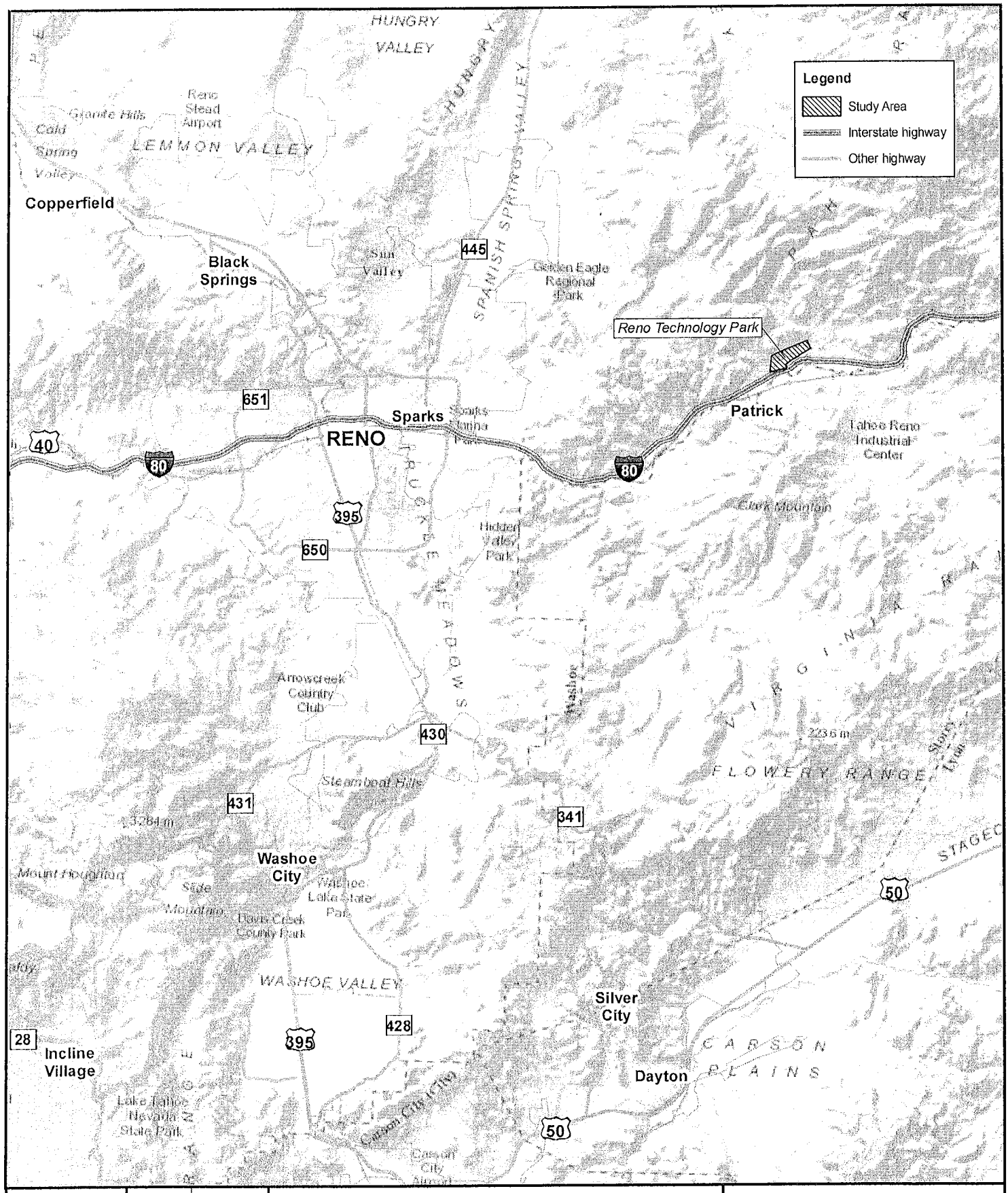


Figure 1
Project Vicinity
Reno, Washoe County, Nevada

June 2012

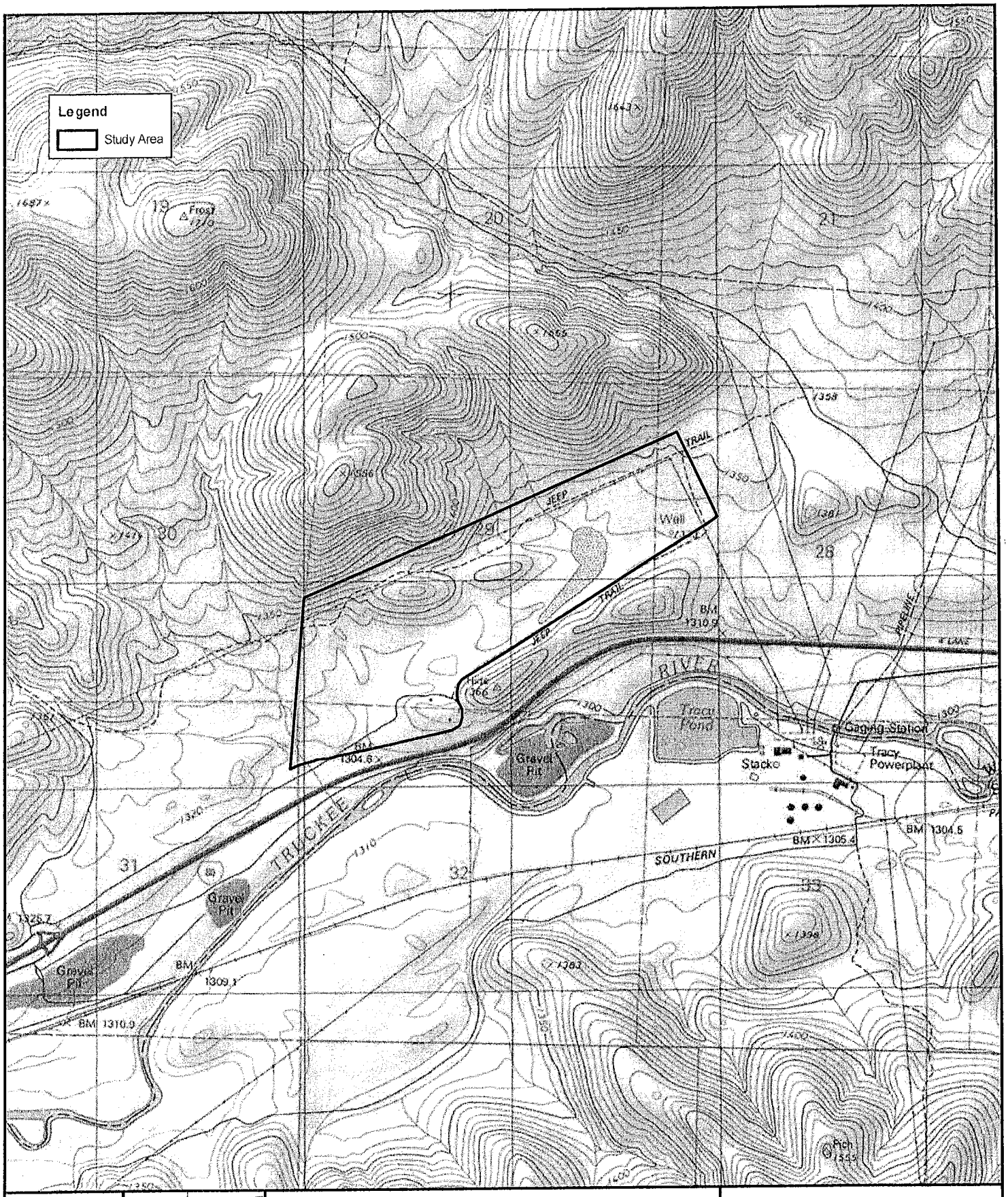


Figure 2
Project Location and Survey Area Map
Reno, Washoe County, Nevada

June 2012

Figure 3.
Cultural Resources
Reno Technology Park

Washoe County, NV
June 2012

Legend

- Study Area
- Survey Area- April 2012

Cultural Resources

- Prehistoric site
- Historic resource
- Prehistoric resource
- Previously recorded resource

Facilities

- Future storage tank
- Existing well

Existing Utilities

- 345kV transmission line
- 120kV power line
- Gas pipeline
- Telecommunications line
- Main access road

Proposed Utilities

- New 345kV transmission line
- Relocated 120kV power line

0 300 600 900 1,200 Ft

0 75 150 225 300 M

1 inch = 650 feet

Le

GARCIA and ASSOCIATES

GANDA

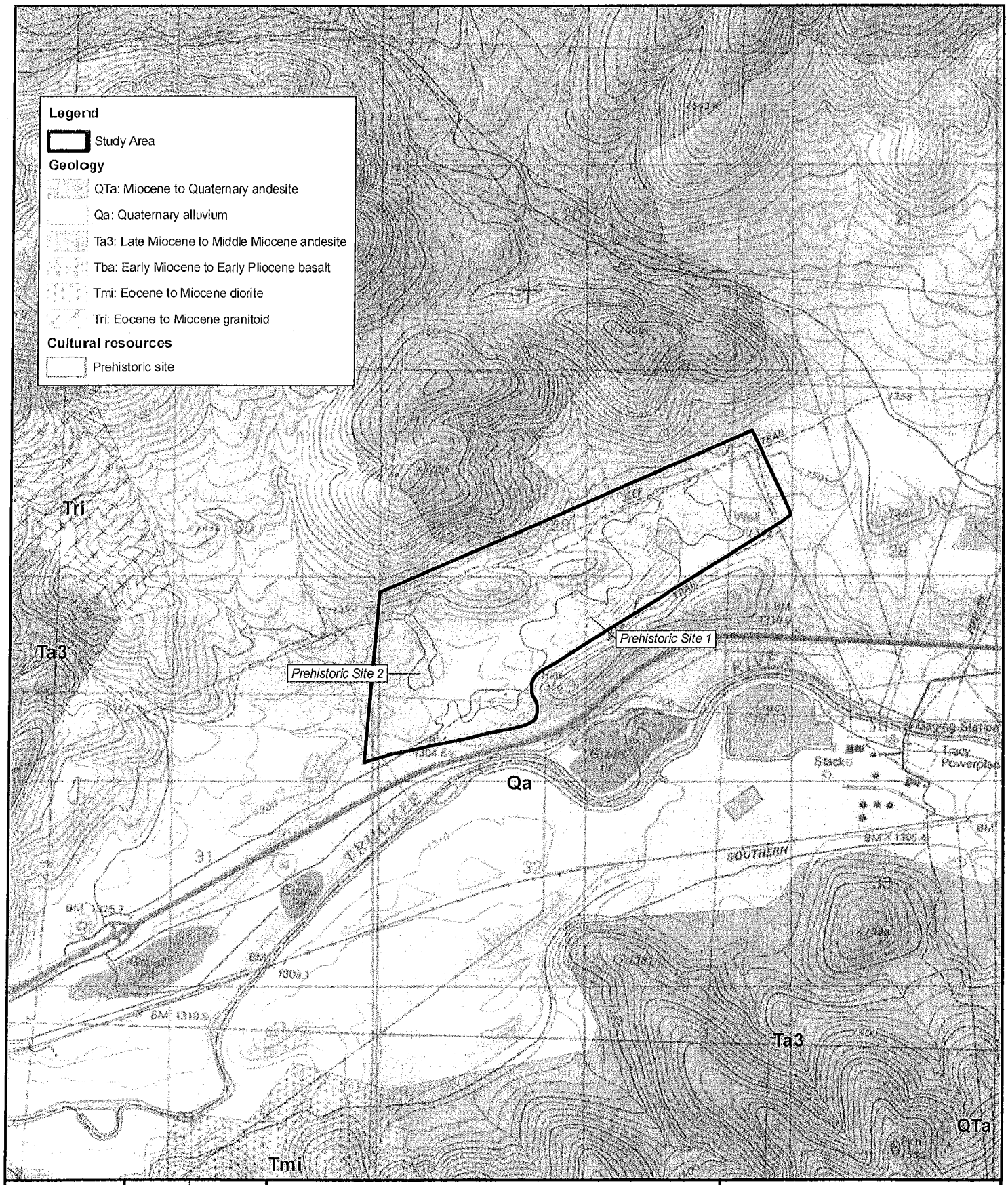
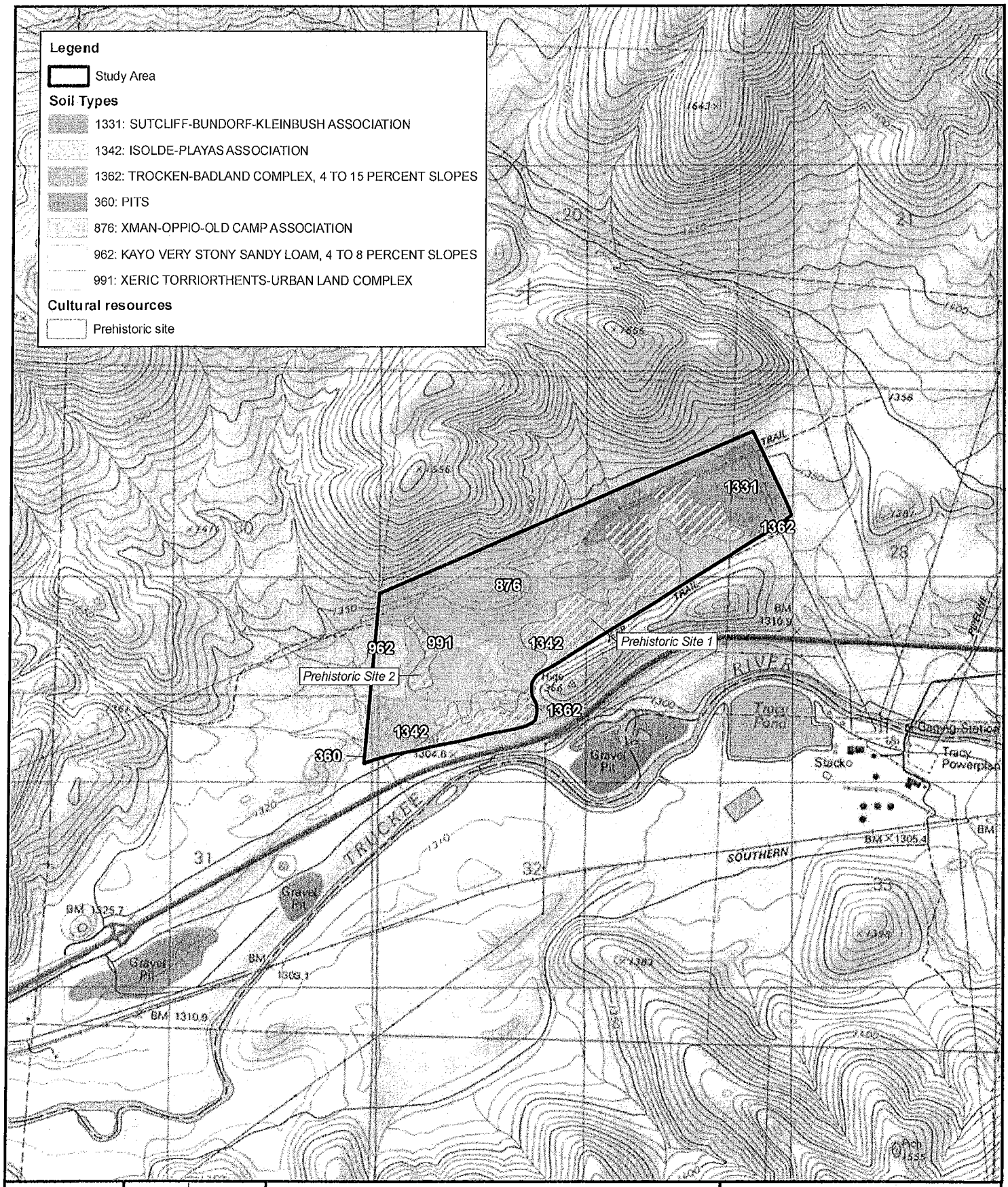


Figure 4
Study Area
Underlying Geology
Reno, Washoe County, Nevada

June 2012



GANDA

Project Location

0 1,000 2,000 3,000 4,000 ft

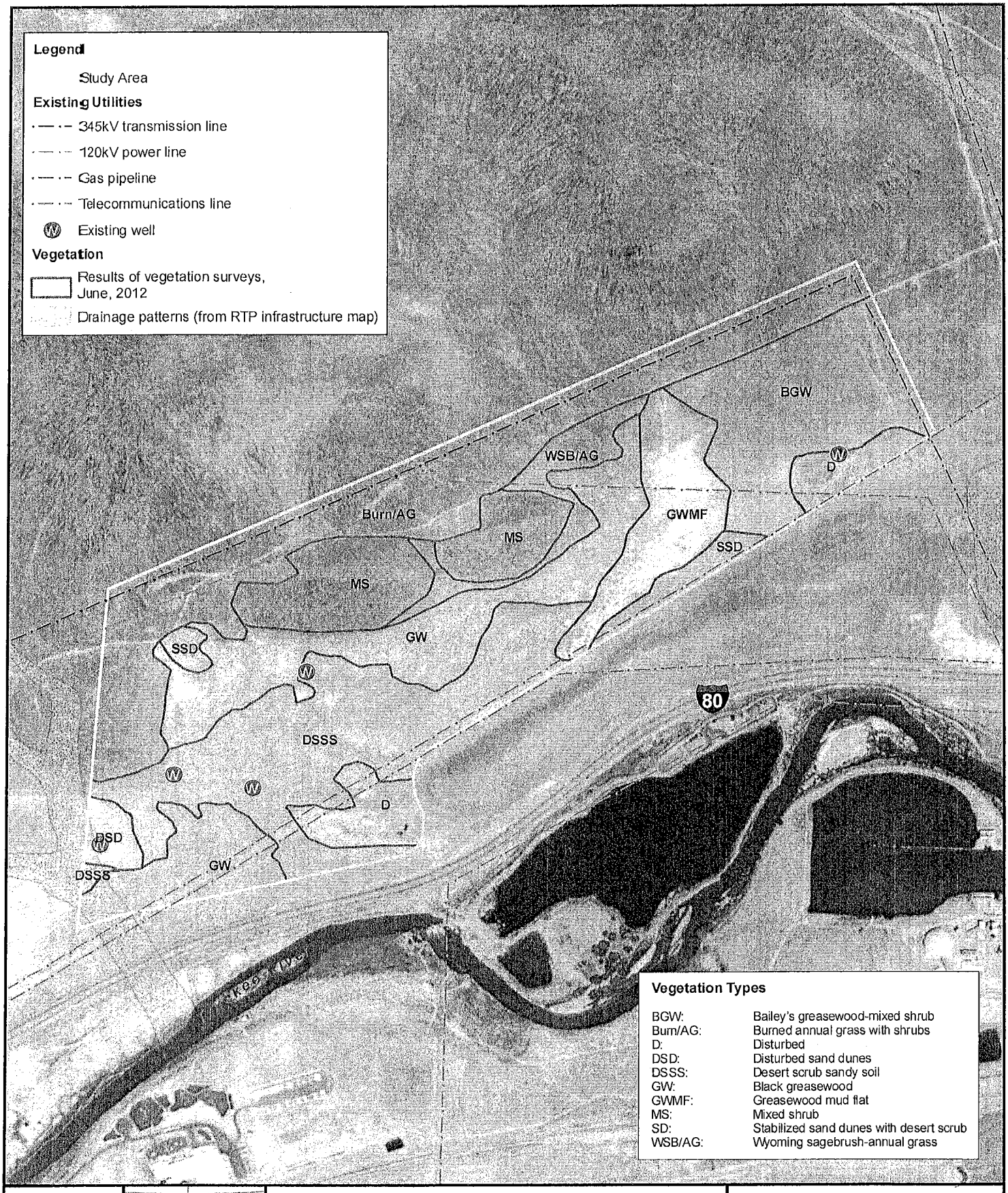
0 300 600 900 1,200 m

USGS 7.5' Quad: PATRICK (1980)
Legal Description: T20N R22E Sec 28-33

1:24,000
One in = 2000 ft

Figure 5
Study Area Soils
Reno, Washoe County, Nevada

June 2012



GANDA

Project Location

0 500 1,000 1,500 2,000 ft

0 125 250 375 500 m

USGS 7.5' Quad: PATRICK (1980)
Legal Description: T20N R22E Sec 28-33

1:12,000
One in = 1000 ft

Figure 6
Results of Vegetation Surveys
Reno, Washoe County, Nevada

June 2012

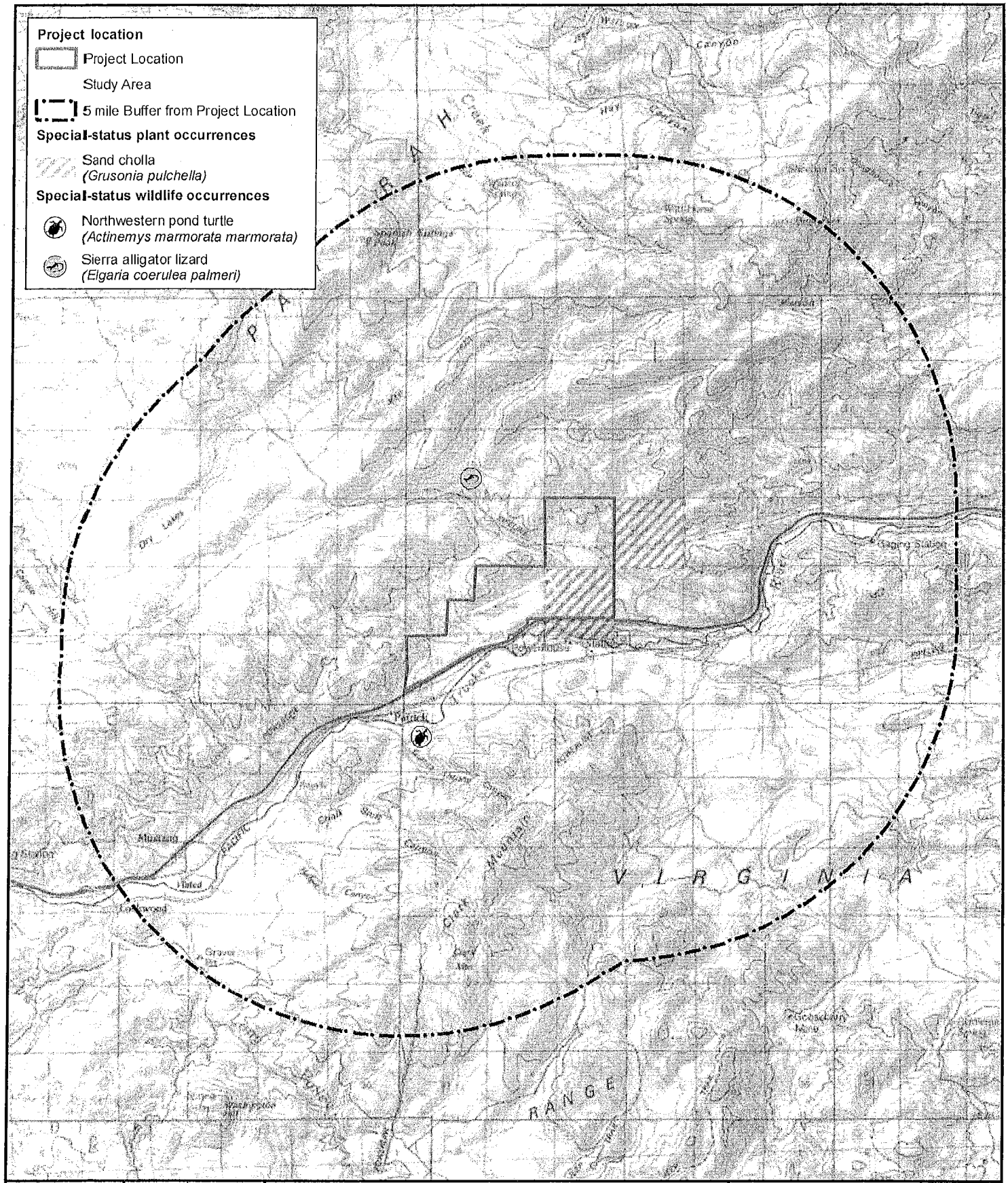


Figure 7: NNHP Special-Status Plant and Wildlife Occurrences Within the Study Area
Reno, Washoe County, Nevada

June 2012

Appendix B: NNHP, USFWS and NDOW Correspondence

LEO DROZDOFF
Director

Department of Conservation
and Natural Resources

JENNIFER E. NEWMARK
Administrator

BRIAN SANDOVAL
Governor

Nevada Natural Heritage Program
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Nevada Natural Heritage Program

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Nevada Natural Heritage Program

http://heritage.nv.gov

14 February 2012

Catherine Schnurrenberger
Garcia and Associates
11331 Star Pine
Truckee, CA 96161

RE: Data request received 09 February 2012

Dear Ms. Schnurrenberger:

We are pleased to provide the information you requested on endangered, threatened, candidate, and/or at risk plant and animal taxa recorded within or near the Sparks Energy Park Project in Washoe County. We searched our database and maps for the following, a five kilometer radius around:

The enclosed printout lists the taxa recorded within the given area. Please be aware that habitat may also be available for: the northern leopard frog, *Rana pipiens*, a Nevada Bureau of Land Management Sensitive Species; the Lemmon buckwheat, *Eriogonum lemmonii*, a Taxon determined to be Vulnerable by the Nevada Natural Heritage Program (NNHP); the Margaret's Rushy milkvetch, *Astragalus convallarius* var. *margaretiae*, a Taxon determined to be Imperiled by the NNHP; and the Nevada

viceroy, *Limenitis archippus lahontani*, a Taxon determined be Critically Imperiled by the NNHP. The Lahontan cutthroat trout, *Oncorhynchus clarkii henshawi*, a Federally Threatened Taxon, the cui-ui, *Chasmistes cujus*, a Federally Endangered Taxon, and the California floater, *Anodonta californiensis*, a Nevada Bureau of Land Management and a United States Forest Service (Region 5) Sensitive Species, occur in the Truckee River and should be considered if disturbances are anticipated in the area. The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact Chet Van Dellen, NDOW GIS Coordinator (775.688.1565) to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270).

Please note that our data are dependent on the research and observations of many individuals and organizations, and in most cases are not the result of comprehensive or site-specific field surveys. Natural Heritage reports should never be regarded as final statements on the taxa or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for checking with our program. Please contact us for additional information or further assistance.

Sincerely,

Eric S. Miskow
Biologist/Data Manager

Data Sensitive and At Risk Taxa Recorded Near the Sparks Energy Park Study Area
Compiled by the Nevada Natural Heritage Program for Garcia and Associates
14 February 2012

Scientific name	Common name	Usfws	Blm	Usfs	State	Srank	Grank	UTM E	UTM N	Prec	Last observed
Plants											
Grusonia pulchella	sand cholla				CY	S2S3	G4	T20N R22E Sec. 22		S	2002-05-17
Grusonia pulchella	sand cholla				CY	S2S3	G4	T20N R22E Sec. 28		S	2001-05-11
Reptiles											
Actinemys marmorata marmorata	northwestern pond turtle			C		S3	G3G4T3Q	279659.64	4380251.58	S	2003-06-03
Elgaria coerulea palmeri	Sierra alligator lizard		N		YES	S2S3	G5T4	280947.00	4386273.00	M	1998-08-12

Bureau of Land Management (Blm) Species Classification:

N Nevada Special Status Species - designated Sensitive by State Office

United States Forest Service (Usfs) Species Classification:

C Region 5 sensitive species, not yet known from Inyo NF or LTBMU

Nevada State Protected (State) Species Classification:

Fauna:
YES Species protected under NRS 501.
Flora:

CY Protected as a cactus, yucca, or Christmas tree (NRS 527.060-.120)

Precision (Prec) of Mapped Occurrence:

Precision, or radius of uncertainty around latitude/longitude coordinates:

S Seconds: within a three-second radius
M Minutes: within a one-minute radius, approximately 2 km or 1.5 miles
G General: within about 8 km or 5 miles, or to map quadrangle or place name

Nevada Natural Heritage Program Global (**Grank**) and State (**Srank**) Ranks for Threats and/or Vulnerability:

G Global rank indicator, based on worldwide distribution at the species level
T Global trinomial rank indicator, based on worldwide distribution at the infraspecific level
S State rank indicator, based on distribution within Nevada at the lowest taxonomic level
- 1 Critically imperiled and especially vulnerable to extinction or extirpation due to extreme rarity, imminent threats, or other factors
- 2 Imperiled due to rarity or other demonstrable factors
- 3 Vulnerable to decline because rare and local throughout its range, or with very restricted range
- 4 Long-term concern, though now apparently secure; usually rare in parts of its range, especially at its periphery
- 5 Demonstrably secure, widespread, and abundant
  - A Accidental within Nevada
  - B Breeding status within Nevada (excludes resident taxa)
  - H Historical; could be rediscovered
  - N Non-breeding status within Nevada (excludes resident taxa)
  - Q Taxonomic status uncertain
  - U Unrankable
  - Z Enduring occurrences cannot be defined (usually given to migrant or accidental birds)
  - ? Assigned rank uncertain

Catherine Schnurrenberger
Botanist
Garcia and Associates
11331 Star Pine Rd.
Truckee, CA 96161
530-448-6847
cadavis@ltol.com
Feb. 13th 2012

State Supervisor
U.S. Fish and Wildlife Service
Nevada Fish & Wildlife Office
1340 Financial Blvd., Suite 234
Reno, Nevada 89502

Dear Sir or Madame;

Garcia and Associates is preparing a Biological and Cultural Constraints Analysis for a portion of the proposed Reno Technology Park. This portion of the Reno Technology Park is located north of Interstate 80 on the Patrick USGS quadrangle within Township 20 north, Range 22 west, sections 21 and 28. The total area to be evaluated is approximately 160 acres in size and is located on a relatively steep south facing slope composed of basalt, see attached map.

We would appreciate a list of any species of concern known to occur within the Patrick USGS quadrangle and the surrounding 8 quadrangles and of any sensitive habitats known to occur in and around the project area. Please feel free to contact me if you have any questions regarding this project.

Sincerely;

Catherine Schnurrenberger
Botanist
Garcia and Associates

STATE OF NEVADA

DEPARTMENT OF WILDLIFE

1100 Valley Road
Reno, Nevada 89512
(775) 688-1500 • Fax (775) 688-1595

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Deputy Director

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June 24, 2011

Trevor Lloyd
Washoe County Community Development
1001 E. 9th Street Building A
Reno, NV 89520

Subject: Reno Technology Park and Sparks Energy Park Special Use Permit (SUP) Applications

Dear Mr. Lloyd;

Thank you for providing the Nevada Department of Wildlife (NDOW) with the opportunity to review and comment on the Reno Technology Park and Sparks Energy Park Special Use Permit Applications. NDOW's goal and responsibility is to identify potential impacts to wildlife prior to project implementation and to suggest mitigation measures to avoid and lessen impacts to wildlife. During our review of this project proposal, we have identified proposed measures to minimize and mitigate impacts to wildlife.

NDOW applauds Unique Infrastructure Group and Stonefield Inc. and Stantec Consulting Services Inc. for locating much of the energy park within disturbed habitat, near existing infrastructure and within the designated west-wide energy corridor. We believe this is appropriate for energy project logistics and is the most effective means of ensuring energy development and wildlife resource conservation compatibility. Although this project is well sited, wildlife resources do exist within and adjacent to the project site. For example, the project site is located within: mule deer and antelope crucial winter range, potential big horn sheep habitat, adjacent to golden eagle nest site locations and greater sage-grouse habitat, within 2.5 miles of four wildlife guzzlers/water developments (1 big game and 3 upland bird), and within habitat for a myriad non-game wildlife species. As such, the following measures should be incorporated into this project to avoid, minimize, and mitigate wildlife impacts.

NDOW is concerned regarding fire ignitions as a result of construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. A large portion of the project area is currently dominated by the invasive annual cheatgrass. With cheatgrass curing early in the growing season and occurring in a continuous arrangement (as opposed to the clumpy arrangement of native vegetation) it carries fire efficiently. If a fire ignition occurs during construction or operation of the energy facilities, it will likely carry upslope into currently

intact wildlife habitat. This poses a large risk to wildlife, especially the greater sage-grouse, as much of the habitat within the Pah Rah Range has been and is currently compromised. As such, NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation. For example, a fuel break and/or green strip can be effective at reducing the risk of fire spreading. In addition to cheatgrass carrying fire efficiently, it also successfully invades disturbed sites (e.g. following a fire, mechanical vegetation removal, etc.) by outcompeting native vegetation. Therefore, we encourage having fire suppression and re-seeding plans in place in the event that an ignition does occur.

NDOW encourages construction activities to occur outside the migratory bird nesting season (March 15 – July 31) within currently intact habitat. Limiting construction activities during this time will reduce the potential for taking of a migratory bird species. If ground disturbing activities must occur during this time frame within intact habitat, we request that appropriate migratory bird surveys are conducted by a qualified biologist. If a migratory bird nest is discovered, please contact the United States Fish and Wildlife Service (USFWS) for direction.

The Reno Technology Park and Sparks Energy Park (SUP) Applications state on page 20, "waste water with concentrated impurities will be discharged to evaporation ponds". NDOW requests to review the sampled water results to determine if water toxicity presents a hazard to wildlife. If the evaporation pond or any other water storage impoundments are toxic and present a hazardous risk to wildlife, we recommend obtaining an Industrial Artificial Pond Permit (IAPP) at that time. This is stated in NAS 502.390 which declares that "[Any] Person who develops or maintains an artificial or artificially created body of water, other than a body of water maintained for agricultural or recreational purposes, containing chemicals or substances in quantities which, with the normal use of the body of water, causes or will cause the death of any wildlife; must first obtain a permit from the Department authorizing the development or maintenance of the body of water." An IAPP permits the proponent to operate an industrial artificial pond that may cause death to wildlife. This permit provides the proponent with NDOW expertise in designing, operating and maintaining a facility to mitigate impacts to wildlife (fencing, netting, bird balls, etc). The permit requires that the proponent: 1) comply with the mitigation design, 2) keep a log and report all wildlife mortalities and injuries, 3) notify NDOW of any changes to the facility or ownership, and 4) allow NDOW access to the facility for site inspections (i.e. permit compliance). The objective of the IAPP program is to reduce the potential risk of wildlife mortalities associated with operating an industrial artificial pond.

The SUP applications state, "sludge [from evaporation pond] may be generated, concentrated in filter presses, and tucked off site for disposal" (page 20). We are not sure how to interpret "tucked off site for disposal"; however, we request that sludge is properly disposed to prevent sickening, killing, or attracting wildlife.

We understand that pre and post construction noise monitoring will occur. We would appreciate reviewing monitoring results to determine if wildlife impacts will occur as a

result of project implementation, especially since 4 wildlife water developments exists within 2.5 miles of the project site. If it is determined that the proposed project substantially increased noise levels in this area and such noise pollution could impact wildlife, then mitigation measures (e.g. muffler devices) to reduce noise levels will be necessary.

The SUP applications mention a 120 kV transmission line coming through the property from the approved Virginia Peak Wind Project. NDOW is currently unaware that this project was approved as stated in the document. It is our understanding that a significant golden eagle resource exists within the Pah Rah range; therefore, we recommend consulting with the USFWS as to the need for such a transmission corridor.

NDOW is available for further discussion regarding the Reno Technology Park and Sparks Energy Park project. Please let us know if you have any questions, concerns, or need additional information.

Sincerely,

Mark Freese
Supervisory Habitat Biologist

Cc: Cynthia J. Albright, Stantec Consulting Services Inc.

USFWS Follow-Up

On March 5, 2012, C. Schnurrenberger left a follow-up voicemail message with the Reno office of the USFWS regarding the query letter, dated February 13, 2012. No response has been received to date.

NNHP Follow-up

On June 29, 2012, C. Schnurrenberger contacted the NNHP office in Carson City and confirmed that the letter sent on February 14, 2012, is applicable to the current Study Area and that no new Species of Concern were identified within the current Study Area.

Appendix C: Biological Tables

Table 2: Special-Status Plant Species with Potential to Occur in Study Area
Table 3: Special-Status Wildlife Species with Potential to Occur in Study Area

Table 2. Special-Status Plant Species with Potential to Occur in Study Area						
Lifeform	Alien/ Native	Family	Scientific name**	Common name	* weed	Species of concern
Dicotyledon	Native	Asteraceae	*Artemisia spinescens*	budsage		
Dicotyledon	Native	Asteraceae	*Artemisia tridentata ssp. wyomingensis*	Wyoming sagebrush		
Dicotyledon	Native	Asteraceae	*Brickellia microphylla*	littleleaf brickellbush		
Dicotyledon	Native	Asteraceae	*Chrysothamnus nauseosus*	rubber rabbitbrush		
Dicotyledon	Native	Asteraceae	*Chrysothamnus viscidiflorus ssp. puberulus*	downy rabbitbrush		
Dicotyledon	Native	Asteraceae	*Chrrysothamnus viscidiflorus ssp. viscidiflorus*	green rabbitbrush		
Dicotyledon	Native	Asteraceae	*Gutierrezia sarothrae*	common snakeweed		
Dicotyledon	Native	Asteraceae	*Pectis papposa*	common cinchweed		
Dicotyledon	Native	Asteraceae	*Stephanomeria pauciflora*	wirelettuce		
Dicotyledon	Native	Asteraceae	*Tetradymia canescens*	hoary horsebrush		
Dicotyledon	Native	Asteraceae	*Tetradymia glabrata*	littleleaf horsebrush		
Dicotyledon	Native	Asteraceae	*Tetradymia tetrameres*	four parted horsebrush		
Dicotyledon	Native	Boraginaceae	*Amsinckia tesstellata*	bristly fiddleneck		
Dicotyledon	Native	Boraginaceae	*Cryptantha sp.*	popcorn flower		
Dicotyledon	Alien	Brassicaceae	*Descurainia sophia*	herb sophia	Invasive	
Dicotyledon	Alien	Brassicaceae	*Sisymbrium altissimum*	tumble mustard	Invasive	
Dicotyledon	Native	Cactaceae	*Grusonia pulchella*	sand cholla		State Protected
Dicotyledon	Native	Cactaceae	*Opuntia polyacantha*	plains pricklypear		State Protected
Dicotyledon	Native	Capperaceae	*Cleome lutea*	yellow spiderflower		
Dicotyledon	Native	Chenopodaceae	*Atriplex canescens*	foursquare saltbrush		
Dicotyledon	Native	Chenopodaceae	*Atriplex confertifolia*	shadescale		
Dicotyledon	Native	Chenopodaceae	*Atriplex torreyi*	Torrey's saltbrush		
Dicotyledon	Native	Chenopodaceae	*Bassia hyssopifolia*	fivehook bassia		
Dicotyledon	Native	Chenopodaceae	*Grayia spinosa*	spiny hopsage		
Dicotyledon	Native	Chenopodaceae	*Halogeton glomeratus*	salt lover	Noxious	
Dicotyledon	Alien	Chenopodaceae	*Kochia scoparia*	Mexican-fireweed	Invasive	
Dicotyledon	Native	Chenopodaceae	*Krascheninnikovia lanata*	winterfat		
Dicotyledon	Alien	Chenopodaceae	*Salsola tragus*	Russian thistle	Invasive	
Dicotyledon	Native	Chenopodaceae	*Sarcobatus baileyi*	Bailey's greasewood		
Dicotyledon	Native	Chenopodaceae	*Sarcobatus vermiculatus*	black greasewood		
Dicotyledon	Native	Euphorbiaceae	*Chamaesyce (serpyllifolia)*	spurge		
Dicotyledon	Native	Euphorbiaceae	*Croton setigerus*	turkey mullen		
Dicotyledon	Native	Fabaceae	*Astragalus lentiginosus var. floribundus*	freckled milkvetch		
Dicotyledon	Native	Fabaceae	*Psorothamnus nevadensis*	Nevada indigo bush		
Dicotyledon	Native	Loaceae	*Mentzelia albicaulis*	white stemmed blazing star		
Dicotyledon	Native	Malvaceae	*Sphaeralcea ambigua*	desert globe mallow		
Dicotyledon	Native	Nyctaginaceae	*Mirabilis bigelovii*	wishbone bush		
Dicotyledon	Native	Onagraceae	*Oenethera (deltoides)*	evening primrose		

Table 2. Special-Status Plant Species with Potential to Occur in Study Area						
Lifeform	Alien/ Native	Family	Scientific name**	Common name	* weed	Species of concern
Dicotyledon	Native	Polemoniaceae	*Gilia species*	gilia		
Dicotyledon	Native	Polygonaceae	*Eriogonum (deflexum)*	flat topped buckwheat		
Dicotyledon	Native	Polygonaceae	*Eriogonum nidularium*	bird's nest buckwheat		
Dicotyledon	Native	Polygonaceae	*Eriogonum vimineum*	wickerstem buckwheat		
Dicotyledon	Native	Rosaceae	*Prunus andersonii*	desert peach		
Gymnosperm	Native	Ephedraceae	*Ephedra nevadensis*	Nevada joint-fir		
Monocotyledon	Native	Lilliaceae	*Muilla transmontana*	Great Basin muilla		
Monocotyledon	Alien	Poaceae	*Achnatherum hymenoides*	Indian ricegrass		
Monocotyledon	Alien	Poaceae	*Achnatherum speciosum*	desert needlegrass		
Monocotyledon	Native	Poaceae	*Agropyron cristatum*	crested wheatgrass		
Monocotyledon	Alien	Poaceae	*Bromus tectorum*	cheatgrass	Invasive	
Monocotyledon	Native	Poaceae	*Elymus elymoides*	squirreltail grass		
Monocotyledon	Native	Poaceae	*Leymus cinereus*	Great Basin wildrye		
Monocotyledon	Native	Poaceae	*Sporobolus cryptandus*	sand dropseed		

* these weeds are listed as invasive nationally and in other states but have no legal weed status in Nevada

** Species in parenthesis are assumed but could not be positively identified due to phenology

Table 3. Summary of Special-Status Wildlife Species with Potential to Occur in the Study Area					
Type	Common Name *Scientific Name*	Status[1] USFWS STATE NNHP	Habitat and Elevation	Potential Presence in the Study Area	Actions Required
Invertebrates	Mono checkerspot *Euphydryas editha monoensis*	xC2 S1	Occurs in sagebrush habitats of the great basin.	Low	None
	Nevada viceroy, *Limenitis archippus lahontani*	CI S1S2	Occurs along riparian habitats of the great basin	Low	None
	Carson wandering skipper *Pseudocopaeodes eunus obscurus*	E S1	Occurs in open, salt grass meadows near springs or water and geothermal activity at elevations less than 5,000 feet.	Low	None
	Carson Valley silverspot *Speyeria nokomis carsonensis*	xC2 S1	Occurs in spring and seep-fed meadows and riparian habitats	Low	None
Reptiles	Northwestern pond turtle *Actinemys marmorata marmorata*	C S3	Occurs in aquatic and riparian habitats, including the Truckee River. May nest and aestivate in upland habitats.	Low	None
	Sierra alligator lizard *Elgaria coerulea palmer*	S2S3	Primarily inhabits woodland and forest habitats, but does occur in grassland and sagebrush habitats.	Low	None
Birds	Golden Eagle *Aquila chrysaetos*	S4	Inhabits a wide variety of habitat types including mountains, foothills, sagebrush and conifer forests. Nesting often associated with cliffs bordering rivers.	Moderate	None
	Western Burrowing Owl *Athene cunicularia hypugaea*	xC2 S3B	Prefers open grasslands and prairie habitats.	Moderate	None
	Ferruginous Hawk *Buteo regalis*	xC2 S3	Occurs in plains and prairies, sagebrush habitats.	Moderate	None
	Swainson's Hawk *Buteo swainsoni*	S2B	Occurs in plains, grasslands, and farmlands	Low	None
	Sage Grouse *Centrocercus urophasianus*	C S3S4B	Occurs in Sagebrush habitats.	Moderate	None
	Prairie Falcon *Falco mexicanus*	S4	Occurs in open hills, plains, prairies, and deserts. Forage on small mammals, especially ground squirrels, and birds. Nest on cliffs.	Low	None

Table 3. Summary of Special-Status Wildlife Species with Potential to Occur in the Study Area					
Type	**Common Name** *Scientific Name*	**Status[1] USFWS STATE NNHP**	**Habitat and Elevation**	**Potential Presence in the Study Area**	**Actions Required**
	Loggerhead Shrike *Lanius ludovicianus*	xC2N S3	Occurs in open to semi-open habitats, clearings, grassland, and desert habitats.	Moderate	None
	Macgillivray's Warbler *Oporornis tolmiei*	S4B	Occurs in dense undergrowth and shady thickets.	Low	None
	Osprey *Pandion haliaetus*	S2B	Dependent on aquatic habitats to forage. Nest in nearby trees and other nest platforms.	Low	None
	Vesper Sparrow *Pooecetes gramineus*	S4B	Summer breeder. Nests in various open shrub habitats from 5,500 to 9,000 feet.	Low	None
Mammals	pygmy rabbit *Brachylagus idahoensis*	xC2 S3?	Occur in areas of tall, dense sagebrush	Low	None
	Spotted Bat *Euderma maculatum*	xC2 S1S2	Roosts in high cliffs, forages over open and dense deciduous and coniferous forests, hay fields, deserts, marshes, riparian areas and dry shrub-steppe grasslands	Low	None
	western small-footed myotis *Myotis ciliolabrum*	xC2 S3B	Occurs in a range of habitats, including wooded areas, and occasionally in grassland/steppe habitats. Roosts in crevices and cracks in canyon walls, buildings, or behind loose tree bark.	Low	None
	long-eared myotis *Myotis evotis*	xC2 S4B	Common in coniferous forest, also occurs in riparian desert scrub. Roosts in various crevices.	Low	None
	fringed myotis *Myotis thysanodes*	xC2 S2B	Occurs in desert, grassland, and woodland habitats. Roosts in caves.	Low	None
	long-legged myotis *Myotis volans*	xC2 S4B	Typically occurs in wooded habitats. Roosts in crevices.	Low	None
	Yuma myotis *Myotis yumanensis*	xC2 S4B	Typically forage over water in riparian areas.	Low	None
	American pika *Ochotona princeps*	S3	Occur in high elevation, talus slopes.	Low	None
	Preble's shrew *Sorex preblei*	xC2 S2	Occurs in a variety of habitats, including arid and semiarid shrub-grass associations,	Low	None

EXHIBIT E-4

Phase I – Environmental Site Assessment and Results of Soil Sampling

(Approximate 160-Acre Property Reno, Washoe County, Nevada)

(March 2012)

(Consisting of the following 71 pages.)

CONFIDENTIAL

Phase I Environmental Site Assessment and Results of Soil Sampling

Approximate 160-Acre Property
Reno, Washoe County, Nevada
(EKI B20010.00)

27 March 2012

Erler & Kalinowski, Inc.

Consulting Engineers and Scientists
1870 Ogden Drive
Burlingame, California 94010
(650) 292-9100
Fax: (650) 552-9012

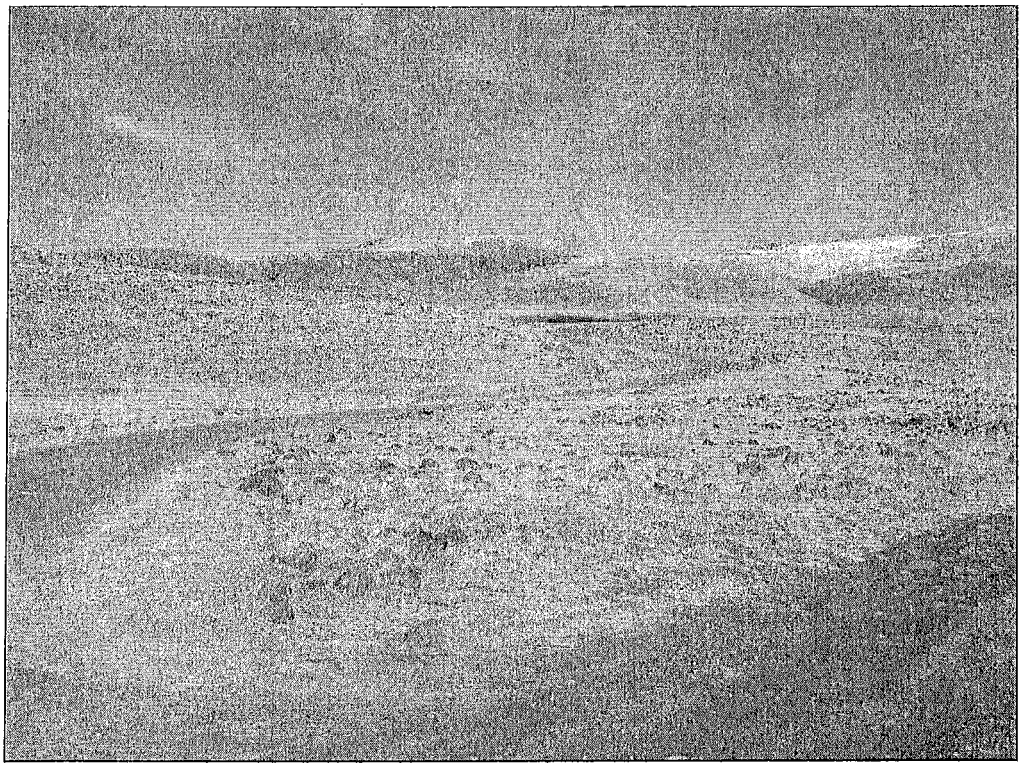
ATTACHMENT F

COPIES OF RECENTLY-PREPARED SITE DOCUMENTS

The EDR Environmental Lien Search Report, dated 13 February 2012

GANDA Cultural and Biological Constraints Analysis Report, dated March 2012

FINAL
CULTURAL AND BIOLOGICAL CONSTRAINTS ANALYSIS FOR AN APPROXIMATELY 160-ACRE PROPERTY, RENO, WASHOE COUNTY, NEVADA



Prepared For:
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GANDA
March 2012

Statement of Confidentiality

This report identifies the locations of cultural resources, which are confidential. As nonrenewable resources, archaeological sites can be significantly impacted by disturbances that can affect their cultural, scientific, and artistic values. Disclosure of this information to the public may be in violation of both federal and state laws. To discourage damage resulting from vandalism and artifact looting, cultural resources locations should be kept confidential and report distribution restricted. Applicable U.S. laws include, but are not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3).

TABLE OF CONTENTS

INTRODUCTION 2

CULTURAL RESOURCES INVESTIGATION 3

RECORDS SEARCH 3
LITERATURE REVIEW 3
NATIVE AMERICAN CONSULTATION 4
PEDESTRIAN SURVEY 5
GEOARCHAEOLOGICAL ANALYSIS 5
CONSTRAINTS ANALYSIS AND RECOMMENDATIONS 6
ACCIDENTAL DISCOVERY 6

BIOLOGICAL CONSTRAINTS ANALYSIS 8

METHODS 8
RESULTS 13
CONSTRAINTS ANALYSIS AND RECOMMENDATIONS 15
PERMITTING ANALYSIS 16

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY AND RECOMMENDATIONS 17

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY 17

REFERENCES 18

TABLES

Table 1. Special-Status Plant Species with Potential to Occur in the Study Area 9
Table 2. Summary of Special-Status Wildlife Species with Potential to Occur in the Study Area 10
Table 3. Summary of Cultural and Biological Constraints 17

APPENDICES

APPENDICES

Appendix A: Project Maps:
- Figure 1: Project Vicinity
- Figure 2: Project Location and Survey Area
- Figure 3: Study Area with Cultural Resource Locations
- Figure 4: Study Area Geology
- Figure 5: Observed Special-Status Cacti Occurrences Within the Study Area
- Figure 6: NNHP Special-Status Plant and Wildlife Occurrences Within the Study Area

Appendix B: Native American Correspondence

Appendix C: IMACS Historic Site Forms

Appendix D: NNHP, USFWS, and NDOW Correspondence

Appendix E: Biological Tables:
- Table 1: Special-Status Plant Species with Potential to Occur in Study Area
- Table 2: Special-Status Wildlife Species with Potential to Occur in Study Area
- Table 3: Plant List of Observed Species (February 2012)

INTRODUCTION

This Cultural and Biological Resources Constraints Analysis Report was prepared by Garcia and Associates (GANDA) to provide a constraints level analysis of potential cultural and biological resources issues for the approximately 160-acre Study Area, located east of Reno, Washoe County, Nevada (Appendix A: Figures 1 and 2). The project entails the construction of a computer data center facility on this 160-acre property. The property measures approximately 2,500 feet east to west and 3,300 north to south. All staging for construction equipment and vehicles will take place within the proposed boundaries of the Study Area.

The Study Area is situated east of the Sierra Nevada on the western edge of the Great Basin, and is approximately 14 miles east of the City of Reno, at an elevation of 4,640 feet (ft) above mean sea level (amsl) (Appendix A: Figures 1 and 2). The 160-acre Study Area is located in Sections 21 and 28, Township 20 North, Range 22 West, Mount Diablo Base Line and Meridian, as depicted on the *Patrick, Nevada,* 7.5-minute topographical quadrangle map (1980) (Appendix A: Figure 2). The nearest water source is the Truckee River, approximately 0.7 miles south of the Study Area.

GANDA prepared the cultural and biological resources constraints analysis portion of this report to (1) identify cultural resources that may meet the definition of a historic property[1] under the National Historic Preservation Act (NHPA) that may be affected by the proposed project; (2) identify any special-status species that may be present in the proposed Study Area; and (3) provide recommendations to avoid, minimize, or mitigate potentially adverse effects to cultural and biological resources.

Cultural Resources

The cultural resources analysis did not result in the identification of any significant cultural resources that have the potential for listing in the National Register of Historic Places (NRHP). Although two isolated historic-period artifacts were identified during the survey and were recorded on Intermountain Antiquities Computer System (IMACS) Historic Site forms (Appendix C), the artifacts are considered ineligible for listing in the National Register of Historic Places (see Survey Results). Consultation letters were sent to the Reno-Sparks Indian Colony, Washoe Tribe of Nevada and California, and the Pyramid Lake Paiute Tribe for information regarding Native American cultural resources within the Study Area. Follow-up telephone calls were completed on March 1, 2012, and no response has been received to date.

Biological Resources

The biological resources analysis did not result in the identification of potential constraints for 1) protected plants species, 2) listed plant or animal species, or 3) wetlands and waters of the United States. Please refer to the Biological Constraints Results and Recommendations section of this report for specific methods and results of the investigation.

---

[1] Historic Property is defined as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior (36 Code of Federal Regulations Part 800.16(l)(1))

CULTURAL RESOURCES INVESTIGATION

This section presents the results of a cultural resources records search at the Nevada State Historic Preservation Office, a literature review, Native American consultation, a pedestrian survey, and a desktop geoarchaeological analysis.

RECORDS SEARCH

On February 22, 2012, archaeologist Heather Blind M.A., conducted an online records search at the Nevada State Historic Preservation Office (a Division of the Nevada Department of Conservation and Natural Resources) in order to compile data regarding previously conducted surveys and recorded cultural resources within a ¼-mile of the Study Area. The Nevada State Historic Preservation Office in Carson City houses all pertinent information for counties in Nevada, including Washoe County.

The records search did not result in the identification of any previously recorded resources within the Study Area or within ¼-mile of the Study Area. The closest archaeological site is [illegible]a and is described as the following:

Five cultural resource studies have been completed within portions of the Study Area (Drews and Juell 1986; Johnson 1981; McGuire and Young 2001; Rusco and Seelinger 1974; Sterns 1991). Approximately 45 percent of the Study Area has been previously surveyed, which did not result in the identification of any archaeological resources within the Study Area.

LITERATURE REVIEW

As part of this constraints analysis, GANDA reviewed available publications and maps for archaeological, ethnographic, historical, and environmental information about the Study Area and surrounding vicinity. Below is a list of sources consulted during the literature review.

- *Reno, Nevada*, 30-minute topographic quadrangle (U.S. Geological Survey 1893);
- *General Highway Map, Washoe County, Nevada* (Nevada Department of Highways 1937);
- *General Highway Map, Washoe County, Nevada* (Nevada Department of Highways 1948);
- *Spanish Springs Valley, Nevada*, 15-minute topographic quadrangle (U.S. Geological Survey 1957);
- *General Highway Map, Washoe County, Nevada* (Nevada Department of Highways 1965);
- *Patrick, Nevada*, 7.5-minute topographic quadrangle (U.S. Geological Survey 1980);
- *Historic Trails – Donner Party* (Nevada Department of Highways 2002a);
- *Historic Trails – Emigrants* (Nevada Department of Highways 2002b);
- *Historic Trails – Explorers* (Nevada Department of Highways 2002c);
- *Historic Trails – Pony Express* (Nevada Department of Highways 2002d);

- *I-80/Patrick Interchange Improvements Project, Washoe County, Nevada (*FHA and Nevada Department of Transportation 2003); and
- *An Isolate Report for the Class II Cultural Resources Inventory of Approximately 100 Acres for the Reno Technology Park Project, Washoe County, Nevada* (Chambers Group Inc. 2011).

The literature review did not result in the identification of any prehistoric or historic resources within the Study Area, although it does indicate a potential for encountering historic archaeological resources in the vicinity. The following resource types (i.e., trails and railroad/roadway segments) were identified in the vicinity of the Study Area:

- The Donner Party emigrant trail is depicted in the vicinity of the Study Area (Nevada Department of Highways 2002a).
- The California-Humboldt River emigrant trail is depicted north and south of Highway 80 and appears to be south of the Study Area (Nevada Department of Highways 2002b).
- The Southern Pacific Railroad is approximately 0.95 miles south of the Study Area and is depicted on historic maps as early as 1893 (U.S. Geological Survey).
- Highway 80 is depicted in the approximate alignment of Highway 40 as early as 1937.

NATIVE AMERICAN CONSULTATION

Archaeologist, H. Blind contacted the Nevada Indian Commission (NIC) in Carson City on February 8, 2012, to initiate consultation regarding the potential for sensitive Native American sites and for information regarding local tribes to contact for site specific information. H. Blind was informed by the NIC receptionist that they do not keep information regarding the location of Native American resources and advised contacting the individual tribes with jurisdiction of the Study Area.

On March 1, 2012, H. Blind sent letters describing the project and maps depicting the Study Area to the Native American contacts on the list provided by the NIC, requesting information or concerns they might have about the Study Area (Appendix B). H. Blind placed follow-up telephone calls when no response was received within two weeks. A summary of these telephone calls is presented below:

Wayne Burke, Chairman, Pyramid Lake Paiute Tribe: On March 14, 2012, H. Blind left a voicemail message asking W. Burke to contact GANDA with any information or concerns regarding cultural resources within the Study Area. No response has been received to date.

Arlan Melendez, Chairman, Reno-Sparks Indian Colony: On March 14, 2012, H. Blind left a voicemail message asking A. Melendez to contact GANDA with any information or concerns regarding cultural resources within the Study Area. On March 22, 2012, H. Blind received a telephone call from Michon Eben, Cultural Resources Manager for the Reno-Sparks Indian Colony. During the telephone call M. Eben stated there were no Native American resources within the Study Area. M. Eben further stated that although no tribal resources were identified within the Study Area, the project was located very close to the Pah Rah Ranges which were of tribal concern if any future work is proposed in those areas. M. Eben requested a copy of this Cultural and Biological Constraints Analysis for tribal records and this request was forwarded to Erler & Kalinowski, Inc., for authorization on March 22, 2012.

Wanda E. Batchelor, Chairwoman, Washoe Tribe of Nevada and California. On March 14, 2012, H. Blind left a voicemail message asking W. Batchelor to contact GANDA with any information or concerns regarding

cultural resources within the Study Area. No response has been received to date.

If GANDA receives any additional responses following the completion of this report, the information and copies of the correspondence will be forwarded to Erler & Kalinowski, Inc.

PEDESTRIAN SURVEY

Archaeologists H. Blind and J. Plath, conducted a pedestrian survey of the Study Area on February 23 and 24, 2012. The ground surface throughout the Study Area was inspected using approximately 20-m wide transects. Areas of bare soil were reviewed for indicators of archaeological deposits. Small areas of soil surface were periodically cleared of obstructions by trowel, and rodent holes, road cuts, and banks were examined for archaeological deposits. Ground visibility was approximately 35 percent and was limited by vegetation, roadways, and numerous volcanic rocks. Archaeologists surveyed the entire Study Area intensively. The archaeologists documented the survey area and observations using field notes, maps, and photographs. All resources identified within the Study Area were mapped using a Trimble geo XT Datalogger.

Survey Results

No prehistoric cultural resources were identified during the pedestrian survey. Two isolated historic-period artifacts were identified as a result of the pedestrian survey and are briefly described below:

GEOARCHAEOLOGICAL ANALYSIS

Background research included a review of publications and maps to obtain archaeological and environmental information regarding the soils, geology, and sediments underlying the Study Area. This information was used to assess the sensitivity of the Study Area for buried prehistoric archaeological resources. A buried prehistoric

site refers to archaeological remains that are obscured by natural or artificial deposits and/or built environmental features. Soil development and deposition, the geomorphology of the Study Area, the presence of prehistoric archaeological sites recorded nearby, proximity to existing and historic watercourses, and modern and historic disturbances, are all important factors considered in the assessment of the sensitivity of the Study Area for the presence of surface and buried prehistoric archaeological resources. The analysis below presents data that informs both the sensitivity of buried and/or surface prehistoric deposits based on the mapped soil development and age of the underlying landform, considered with the other environmental and topographic factors.

CONSTRAINTS ANALYSIS AND RECOMMENDATIONS

Based on the background research and pedestrian survey completed for this report, two isolated historic-period artifacts were identified; these resources are considered ineligible for listing in the NRHP. This Study Area has low to moderate sensitivity for both surface and buried prehistoric resources and/or deposits based on the following factors:

- No previously recorded, or newly identified prehistoric sites within the Study Area;
- Proximity of the Study Area to natural watercourses;
- The presence of Holocene aged deposits and alluvium soils within the Study Area that are indicative of the appropriate age and depositional environment for buried prehistoric sites; and
- The results of the pedestrian survey.

As a result, no further recommended action pertaining to previously unidentified archaeological sites is warranted. If archaeological deposits are encountered during the course of the project, Accidental Discovery procedures (below) should be followed.

ACCIDENTAL DISCOVERY

If deposits of prehistoric or historical archaeological materials are encountered during project activities then all work within 25 feet of the discovery should be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the

discovery. Native American archaeological materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric sites often contain human remains. Historical materials can include wood, stone, concrete footings, walls, and other structural remains, as well as deposits of wood, glass, ceramics, metal, and other refuse.

BIOLOGICAL CONSTRAINTS ANALYSIS

METHODS

Known occurrences of special-status species from the Study Area were identified by searching both the Nevada Natural Heritage Program (NNHP 2012) and the United States Fish and Wildlife Service (USFWS 2012) websites (Tables 1 and 2; Appendix E). In addition, the Nevada Department of Wildlife (NDOW) was contacted to solicit concerns they may have for special-status species in or around the Study Area. The search area for this background research included an official query with the NNHP for special-status species within a 2.5-mile radius of the Study Area, a USFWS query for federally listed or candidate species known to occur within the *Patrick, Nevada,* 7.5-minute USGS topographic quadrangle map (1980), where the project is located, and the eight adjacent quadrangles (*Chalk Hills* (1967); *Derby Dam* (1985); *Griffith Canyon* (1980); *Martin Canyon* (1985); *Olinghouse* (1985); *Spanish Springs Peak* (1980); *Steamboat* (1994); *Vista* (1975)), and a website search of all special-status species listed for Washoe and Storey counties, that had any potential to occur in the Study Area. Correspondence with the NNHP and USFWS is presented in Appendix D. NNHP occurrence records within 2.5 miles of the Study Area, plotted on a map of the Study Area are presented in Appendix A: Figure 6.

Field reconnaissance surveys were conducted on February 10, 2012, by GANDA Wildlife Biologist Rob Aramayo, B.A., and on February 14, 2012, by GANDA Botanist Catherine Schnurrenberger, M.S. The purpose of the surveys was to: 1) identify and describe the onsite habitat conditions, 2) assess habitat for the potential presence of special-status species, and 3) to determine the presence or absence of Jurisdictional Wetlands and/or Waters of the United States (WOUS). Due to the seasonal timing of the surveys, a full floristic survey could not be conducted for all plant species. A list of plant species observed during these surveys is presented in Appendix E: Table 3.

Special-status Plant Species

The botanical surveys were conducted on foot; notes were taken concerning the dominant species in each plant community type, and a species list of plants encountered during the surveys was compiled. Potential special-status plant species include taxa that are designated as follows:

- listed as federally threatened, endangered, or candidate for listing;
- listed by the Nevada State Forester Firewarden as threatened with extinction; and
- protected from commercial harvest in the State of Nevada by the Nevada State Forester Firewarden (State of Nevada, 2012a).

In addition, the background list of special-status plant species included species listed as sensitive with the Nevada Natural Heritage Program. These species have no federal or state legal status or protection, and thus were not specifically targeted in the field surveys but any potential for such species to occur is noted in the findings and in Appendix E.

Special-status Wildlife Species

The survey to assess habitat suitability for special-status animals was conducted on foot. Emphasis was placed on the habitats present, and the potential for resident and migratory wildlife species to occur and/or breed in the Study Area. Special-status animal species include the following:

Table 1. Special-Status Plant Species with Potential to Occur in the Study Area

Common Name *Scientific Name*	Status[1] USFWS STATE NNHP Blooming Period	Habitat and Elevation	Potential Presence in the Project Corridor	Actions Required
Lemmon's buckwheat *Eriogonum lemmonii*	-- -- Sensitive Late Spring (May – June)	**Habitat:** silty, sandy, or clay clay soils on bluffs and badlands. **Elevation:** Between 4,200 and 5,400 feet.	**Unlikely**	None
Margaret rushy milkvetch *Astragalus convallarius* var. *margaretiae*	-- -- Sensitive Late Spring (May – June)	**Habitat:** Rocky slopes and flats. **Elevation:** Between 4,700 and 7,800 feet.	**Unlikely**	None
Oryctes *Oryctes nevadensis*	-- -- Sensitive Late Spring (May – June)	**Habitat:** Deep loose sand of stabilized dunes, washes, and valley flats, in various slopes and aspects. **Elevation:** between 3,900 and 5,960 feet.	**Unlikely**	None
Packard's Lomatium *Lomatium packerdiae*	-- -- Sensitive May - June	**Habitat:** Dry, open, rocky clay soils derived from rhyolite or volcanic ash deposits in the sagebrush zone. **Elevation:** Between 4,400 and 7,600 feet.	**Possible**	None
Plains Pricklypear Cactus *Opuntia polyacanthus*	-- Protected -- May - June	**Habitat:** Plains prickly-pear habitat is not well described within Nevada.	**Present**	1. Complete cactus survey 2. Harvest Permit **3.** Mitigation and Avoidance as required by Nevada state Forestry-Fire warden
Sand Cholla *Grusonia pulchella*	-- Protected Sensitive May - June	**Habitat:** Sand dunes, dry-lake borders, river bottoms, washes, valleys, and plains in the desert. **Elevation**: Between 3,950 and 6,300 feet.	**Present**	1. Complete cactus survey 2. Harvest Permit 3. Mitigation and Avoidance as required by Nevada state Forestry-Fire warden

Note. This table summarizes special-status plant species information that is presented in full in Appendix E Table 1.

Table 2. Summary of Special-Status Wildlife Species with Potential to Occur in the Study Area					
Type	**Common Name** *Scientific Name*	**Status[1] USFWS STATE NNHP**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
Invertebrates	Mono checkerspot *Euphydryas editha monoensis*	xC2 S1	Occurs in sagebrush habitats of the great basin.	Low	None
	Nevada viceroy, *Limenitis archippus lahontani*	CI S1S2	Occurs along riparian habitats of the great basin	Low	None
	Carson wandering skipper *Pseudocopaeodes eunus obscurus*	E S1	Occurs in open, salt grass meadows near springs or water and geothermal activity at elevations less than 5,000 feet.	Low	None
	Carson Valley silverspot *Speyeria nokomis carsonensis*	xC2 S1	Occurs in spring and seep-fed meadows and riparian habitats	Low	None
Reptiles	Northwestern pond turtle *Actinemys marmorata marmorata*	C S3	Occurs in aquatic and riparian habitats, including the Truckee River. May nest and aestivate in upland habitats.	Low	None
	Sierra alligator lizard *Elgaria coerulea palmer*	S2S3	Primarily inhabits woodland and forest habitats, but does occur in grassland and sagebrush habitats.	Low	None
Birds	Golden Eagle *Aquila chrysaetos*	S4	Inhabits a wide variety of habitat types including mountains, foothills, sagebrush and conifer forests. Nesting often associated with cliffs bordering rivers.	Moderate	None
	Western Burrowing Owl *Athene cunicularia hypugaea*	xC2 S3B	Prefers open grasslands and prairie habitats.	Moderate	None
	Ferruginous Hawk *Buteo regalis*	xC2 S3	Occurs in plains and prairies, sagebrush habitats.	Low	None

Table 2. Summary of Special-Status Wildlife Species with Potential to Occur in the Study Area					
Type	**Common Name** ***Scientific Name***	**Status[1]** **USFWS** **STATE** **NNHP**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
	Swainson's Hawk *Buteo swainsoni*	S2B	Occurs in plains, grasslands, and farmlands	Low	None
	Sage Grouse *Centrocercus urophasianus*	C S3S4B	Occurs in Sagebrush habitats.	Low	None
	Prairie Falcon *Falco mexicanus*	S4	Occurs in open hills, plains, prairies, and deserts. Forage on small mammals, especially ground squirrels, and birds. Nest on cliffs.	Low	None
	Loggerhead Shrike *Lanius ludovicianus*	xC2N S3	Occurs in open to semi-open habitats, clearings, grassland, and desert habitats.	Moderate	None
	Macgillivray's Warbler *Oporornis tolmiei*	S4B	Occurs in dense undergrowth and shady thickets.	Low	None
	Osprey *Pandion haliaetus*	S2B	Dependent on aquatic habitats to forage. Nest in nearby trees and other nest platforms.	Low	None
	Vesper Sparrow *Pooecetes gramineus*	S4B	Summer breeder. Nests in various open shrub habitats from 5,500 to 9,000 feet.	Low	None
Mammals	pygmy rabbit *Brachylagus idahoensis*	xC2 S3?	Occur in areas of tall, dense sagebrush	Low	None
	Spotted Bat *Euderma maculatum*	xC2 S1S2	Roosts in high cliffs, forages over open and dense deciduous and coniferous forests, hay fields, deserts, marshes, riparian areas and dry shrub-steppe grasslands	Low	None

Table 2. Summary of Special-Status Wildlife Species with Potential to Occur in the Study Area					
Type	**Common Name** *Scientific Name*	**Status[1] USFWS STATE NNHP**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
	western small-footed myotis *Myotis ciliolabrum*	xC2 S3B	Occurs in a range of habitats, including wooded areas, and occasionally in grassland/steppe habitats. Roosts in crevices and cracks in canyon walls, buildings, or behind loose tree bark.	Low	None
	long-eared myotis *Myotis evotis*	xC2 S4B	Common in coniferous forest, also occurs in riparian desert scrub. Roosts in various crevices.	Low	None
	fringed myotis *Myotis thysanodes*	xC2 S2B	Occurs in desert, grassland, and woodland habitats. Roosts in caves.	Low	None
	long-legged myotis *Myotis volans*	xC2 S4B	Typically occurs in wooded habitats. Roosts in crevices.	Low	None
	Yuma myotis *Myotis yumanensis*	xC2 S4B	Typically forage over water in riparian areas.	Low	None
	American pika *Ochotona princeps*	S3	Occur in high elevation, talus slopes.	Low	None
	Preble's shrew *Sorex preblei*	xC2 S2	Occurs in a variety of habitats, including arid and semiarid shrub-grass associations,	Low	None

Note. This table summarizes special-status wildlife species information that is presented in full in Appendix E Table 2.

- federally threatened, endangered, or candidate for listing; and
- species protected under Nevada law NRS 501, which includes species listed as sensitive, threatened or endangered with the State of Nevada (State of Nevada 2012b).

The wildlife survey also included a survey of suitable habitat for game species regulated by the State of Nevada (2012b), which the Nevada Department of Wildlife identified as having potential to occur in the project vicinity (Appendix D).

RESULTS

General Setting

The proposed Nevada Land Study Area encompasses approximately 160-acres on a south facing slope of about 5-12 degrees located above and to the north of the Truckee River. The proposed project is between 4,300 and 4,650 feet in elevation amsl. The substrate is composed of alluvial material derived from basalt flows. There are numerous rocky areas composed of basalt cobbles and boulders within the Study Area that form isolated and ill-defined gullies or drainages down the alluvial fan. Between these gullies or drainages the land has a slight convex relief, as is typical of alluvial fans. There are no wetland areas and no areas where water ponds or where water collects. No trees or rock outcrops were present. The whole area has been used extensively for livestock grazing and at present it is dominated by cheatgrass (*Bromus tectorum*), a non-native invasive annual grass.

Habitats

At present the whole Study Area can be classified as "Bromus tectorum Semi-natural Herbaceous Vegetation" as described in the *International Vegetation Classification Alliances and Associations Occurring in Nevada with Proposed Additions,* (Peterson 2008). This vegetation type is part of the larger "Cheatgrass Semi-natural Herbaceous Alliance." Peterson (2008) states that:

> This alliance is found throughout much of western North America from the western Great Plains to intermountain and southwestern United States Elevation ranges from sea level to 2,200 meters (7,216 feet). It occurs after disturbance of a natural shrub- or grass-dominated community resulting in the replacement of the natural vegetation by non-native, annual grass species of *Bromus*. *Bromus tectorum* typically dominates the community with over 80-90% of the total vegetation cover composed of this species, making it difficult to determine what natural community was formerly present.

Indeed, it is difficult to detect what the natural plant community would have been prior to livestock grazing and other disturbances. A few native shrubs are present such as Wyoming sagebrush (*Artemisia tridentata* ssp. *wyomingensis*), spiny horsebrush (*Tetradymia spinosa*), rubber rabbitbrush (*Chrysothamnus nauseosus*) and common snakeweed (*Gutierrezia sarothrae*), but these represent less than five percent of the total vegetative cover in the Study Area. Several native bunchgrass species are also present on the site; desert needlegrass (*Achnatherum speciosum*), Indian ricegrass (*Achnatherum hymenoides)* and squirreltail grass (*Elymus elymoides*), these represent less than five percent of the vegetative cover. Several non-native invasive annual weeds are ubiquitous throughout the site, the most widespread of these being Russian thistle (*Salsola tragus*). Other species found in the Study Area are listed in Appendix E: Tables 1, 2, and 3.

Special-status Plants

A review of existing information identified that suitable habitat is present in the Study Area for two special-status plant species protected from commercial harvest by the State of Nevada and one species listed as

sensitive with the Nevada Natural Heritage Program, but with no federal or state protection.

Listed Plant Species. No federally or state listed plant species have potential to occur within the Study Area due to lack of suitable habitat or the Study Area is outside the expected range of such species.

State Protected Plant Species. The two species protected from commercial harvest by the State of Nevada are: sand cholla (*Grusonia pulchella*), formerly known as *Opuntia pulchella*, and plains pricklypear cactus (*Opuntia polyacanthus*). Both species are cacti which are protected from unregulated commercial harvest under Nevada State Statute NRS 527 (State of Nevada 2012a). The locations of these species are shown in Appendix A: Figure 5. The habitat descriptions for these two cactus species are broad and there is potential for these species to occur throughout the Study Area. While NRS 527 states that these species are regulated in regards to harvesting and commercial resale, they are not regulated in regards to general impacts to the Study Area that would result in their destruction.

Sensitive Plants. The one special-status species with potential to occur in the Study Area, but without designated state or federal protection, is Packard's lomatium or Succor Creek Parsley (*Lomatium packardiae*). This species is listed as sensitive with the NNHP, which means it is considered by experts to be "critically imperiled and especially vulnerable to extinction or extirpation due to extreme rarity, imminent threats, or other factors" (NNHP 2012).

Special-Status Wildlife Species

A review of existing information identified that suitable habitat is present in the Study Area for three bird species protected by the State of Nevada to occur in the Study Area. These species may forage in the area, but are unlikely to breed in the project vicinity, due to lack of suitable habitat. These and other migratory species may move through the area seasonally.

Wildlife species that were fully aquatic (e.g., fish), dependant on riparian (e.g., yellow-billed cuckoo) or woodland/ forested habitats (e.g., northern goshawk) were excluded from the analysis, because these habitats are absent from the Study Area.

Listed Wildlife Species. Two federally-listed species are listed by the USFWS (Appendix D) that "may be impacted by actions occurring in the proposed project area:"

- Cui-ui (*Chasmistes cujus*), endangered; and
- Lahontan cutthroat trout (*Oncorhynchus clarkia henshawi*), threatened.

Both these species are aquatic and will not be directly or indirectly impacted by the proposed project. No state listed wildlife species have potential to occur within the Study Area because habitat for such species is not present or the Study Area is outside the expected range of such species.

State Protected Wildlife Species. Three state protected species that may occur within the Study Area are: the Golden Eagle (*Aquila chrysaetos*), Burrowing owl (*Athene cunicularia hypugaea*), and loggerhead shrike (*Lanius ludovicianus*). These species are all protected by Nevada State Statute NRS 501 (State of Nevada 2012b). None of these species were observed in the Study Area and no nests for these species were observed during the survey.

Game Species. The Nevada Department of Wildlife (NDOW), when reviewing the larger Project Location, identified the following upland game species that may utilize the Study Area for winter forage: mule deer (*Odocoileus hemionus*), pronghorn antelope (Antilocapra americana), big horn sheep (*Ovis canadensis*) and sage grouse (*Centrocercus urophasianus*) (Appendix D). Surveys of the site did not detect evidence of current use by any of these game species. One occurrence of mule deer pellets, over one year old, was observed in the Study Area. There are no areas with sufficient cover by sagebrush to provide habitat for sage grouse.

Wetlands and Water Features

The drainages present in the Study Area do not have defined beds or banks, show no signs of conveying flow (i.e. no sediment deposits), and have no connection to the Truckee River, the navigable waterway located down slope of the Study Area, as such this survey found no potentially jurisdictional wetlands and waters of the United States.

CONSTRAINTS ANALYSIS AND RECOMMENDATIONS

These investigations did not result in the identification of potential constraints for 1) protected plants species (i.e., cacti), 2) listed plant or animal species, or 3) wetlands and waters of the U.S. While no constraints regarding plant or animal species were identified, it should be noted that the State of Nevada requires that all construction projects ensure control and manage for noxious weed species. Construction vehicles and equipment can introduce weed species, and barren disturbed ground that is not protected and re-vegetated can provide habitat for invasive weeds. Methods recommended to prevent the introduction, spread, and establishment of invasive and noxious weed species are presented in the re-vegetation and weed management section below.

Wildlife Habitat

The NDOW presented concerns regarding controlling wildfire and noise in the vicinity of the Study Area. All suggestions, regarding control of wildfire, presented by NDOW should be employed during project construction and operation (Appendix D). Noise control measures are suggested only if there is a noticeable increase from current level, (Appendix D), which is not expected.

Re-Vegetation and Weed Management

Constraints. Specific re-vegetation requirements and standards have only been applied to mining activities in the State of Nevada, however management and control of noxious weed species is mandated by the State of Nevada.

Species listed as noxious weeds under Nevada Administrative Code Chapter 555.010 are prohibited and must be controlled (Nevada Revised Statute Chapter 555.010). Currently no species listed as noxious with the State of Nevada are present in the Study Area, however noxious weeds are present along access routes to the site and there is potential for weed species to establish on any disturbed ground.

Recommendations. Suitable re-vegetation and pro-active weed management are essential in minimizing "adverse effects" to the local environment. The methods outlined below should be followed in all areas receiving ground disturbance in order to minimize the establishment of weeds and non-native species, reduce the potential for erosion and maintain/restore native species.

- Clean all construction equipment prior to accessing site;
- Minimize or mitigate impacts to native vegetation;

- Determine a Reclaimed Desired Plant Community (RDPC) prior to disturbing local vegetation;
- Stockpile, manage, and store suitable local topsoil and/or growth medium;
- Re-establish vegetation as quickly as necessary to minimize erosion and invasion of species inconsistent with the desired plant community; and
- Use only certified weed free materials, preferably from local sources.

For more detailed guidelines for revegetation and restoration within the State of Nevada please access the NNHP website at: http://ndep.nv.gov/bmrr/reveg.pdf or the State of Nevada website at: http://heritage.nv.gov/reveg.htm. The species list presented in Appendix D notes which local species would be suitable for re-vegetation.

PERMITTING ANALYSIS

Wetlands or waters of the U.S do not occur within the Study Area, and no state- or federally-listed species will be "taken" as a result of the project.

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY AND RECOMMENDATIONS

Cultural

Based on the cultural background research and the intensive pedestrian survey completed for this report, two isolated historic-period resources were identified; neither of these resources are considered eligible for listing in the NRHP. In addition, the results of the geoarchaeological analysis indicate that the Study Area has low to moderate sensitivity for both surface and buried prehistoric resources. GANDA recommends no further actions pertaining to cultural resources within the Study Area.

Biological

Based on the biological background research and the field reconnaissance surveys completed for this report, no constraints were identified for: 1) protected plants species (i.e., cacti), 2) listed plant or animal species, or 3) wetlands and waters of the U.S. While no constraints regarding plant or animal species were identified, it should be noted that the State of Nevada requires that all construction projects ensure control and manage for noxious weed species. Construction vehicles and equipment can introduce weed species, and barren disturbed ground that is not protected and re-vegetated can provide habitat for invasive weeds. Methods recommended to prevent the introduction, spread, and establishment of invasive and noxious weed species are presented in the re-vegetation and weed management section below.

CULTURAL AND BIOLOGICAL CONSTRAINTS SUMMARY

Table 3 lists the cultural and biological constraints that were identified through this analysis:

Table 3. Summary of Cultural and Biological Constraints

Type	Constraints	Required Action
Cultural	None	Please follow accidental discovery procedures if cultural resources are identified during project implementation.
Biological	Wildlife	All suggestions, regarding control of wildfire, presented by NDOW should be employed during project construction and operation
		Noise control measures are suggested only if there is a noticeable increase from current level
Biological	Re-Vegetation and Weed Management	Clean all construction equipment prior to accessing site
		Minimize or mitigate impacts to native vegetation
		Determine a Reclaimed Desired Plant Community (RDPC) prior to disturbing local vegetation
		Stockpile, manage and store suitable local topsoil and/or growth medium
		Re-establish vegetation as quickly as necessary to minimize erosion and invasion of species inconsistent with the desired plant community
		Use only certified weed free materials, preferably from local sources.

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2012a Nevada Legislature, Nevada Revised Statutes: Forestry; Forest Products and Flora. Accessed at: http://www.leg.state.nv.us/NRS/NRS-527.html#NRS527

2012b Nevada Legislature, Nevada Administrative Codes N.A.C. 503. Accessed at: http://www.leg.state.nv.us/NAC/NAC-503.html#NAC503Sec020

Sterns, S.
1991 *Proposed Haul Road, Near the Patrick Exit.* On file at the NVCRIS, Carson City, Nevada.

U.C. Davis Soil Resource Laboratory
2012 Online Soil Survey. Accessed at https://casoilresource.lawr.ucdavis.edu/drupal/node/27.

United States Fish and Wildlife Service (USFWS)
2012 *United States Fish and Wildlife Service, Northern Nevada Ecological Services Office.* Accessed at: http://www.fws.gov/nevada/reno/index.htm

United States Geological Survey (USGS)
1983 *Reno, Nevada,* 30-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1957 *Spanish Springs Valley, Nevada,* 15-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1967 *Chalk Hills, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1975 *Vista, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1980 *Patrick, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1980 *Griffith Canyon, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1980 *Spanish Springs Peak, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1985 *Olinghouse, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1985 *Derby Dam, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1985 *Martin Canyon, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

1994 *Steamoat, Nevada,* 7.5-minute topographic quadrangle. U.S. Geological Survey, Washington, D.C.

Zerga, D., K Juell, N. Sharp, and T. Tucker
1985 IMACS Prehistoric Site form for 26WA3308. On file at the NVCRIS, Carson City, Nevada.

Appendix A: Project Maps

Figure 1: Project Vicinity
Figure 2: Project Location
Figure 3: Study Area with Cultural Resource Locations
Figure 4: Study Area Geology
Figure 5: Observed Special-Status Cacti Occurrences Within the Study Area
Figure 6: NNHP Special-Status Plant and Wildlife Occurrences Within the Study Area

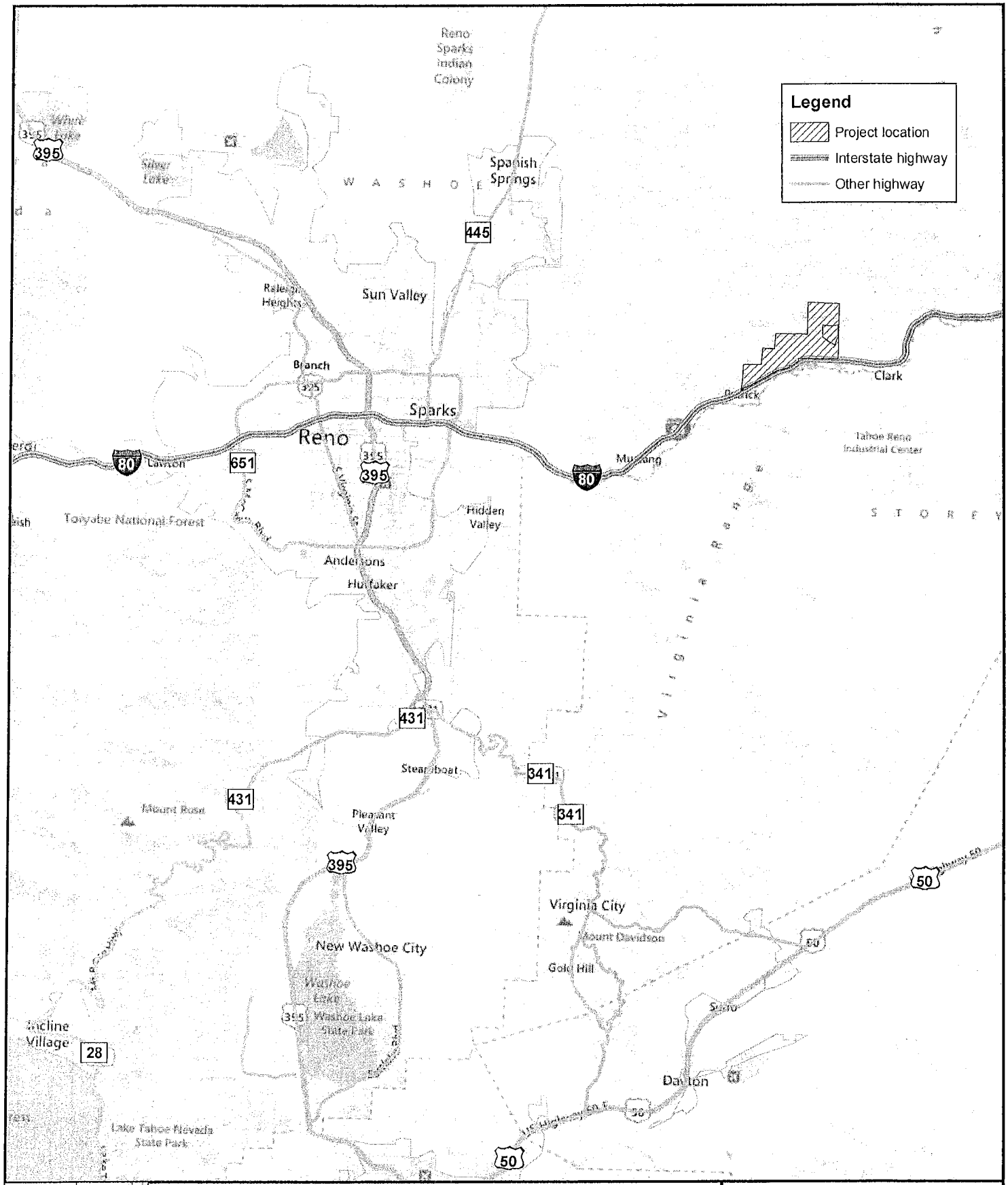


Figure 1: Project Vicinity
Reno, Washoe County, Nevada

March 2012

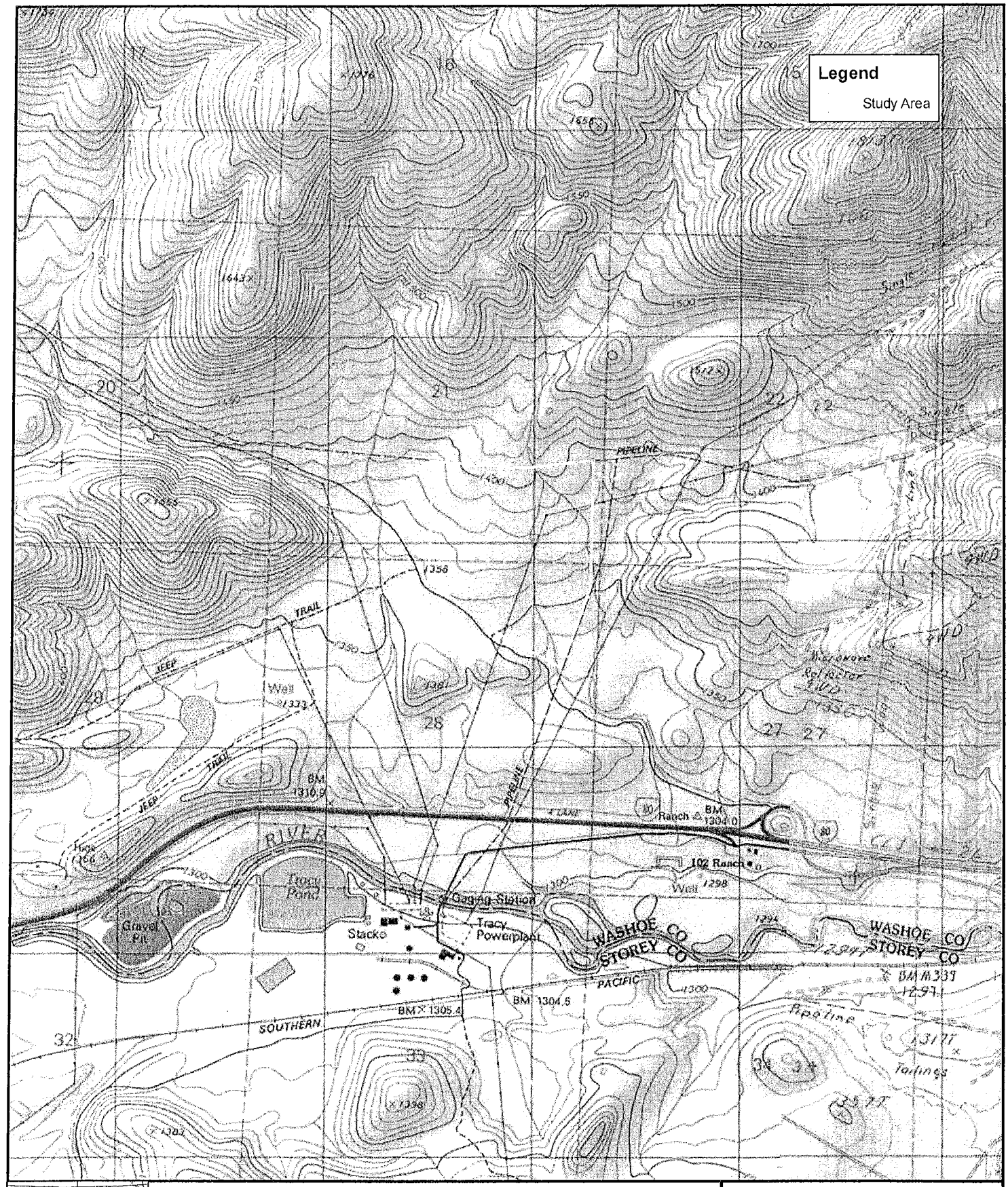
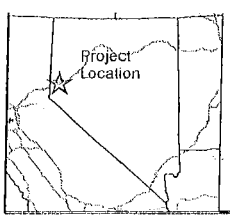


Figure 2: Project Location and Survey Area Map
Reno, Washoe County, Nevada

March 2012



GANDA

0 250 500 750 1,000 Ft

0 75 150 225 300 M

USGS 7.5' Quad: PATRICK (1980)
Legal Description: T20N R22W Sec 21, 28

1:6,000
One in = 500 ft

Figure 3: Study Area with
Cultural Resource Locations
Reno, Washoe County, Nevada

March 2012

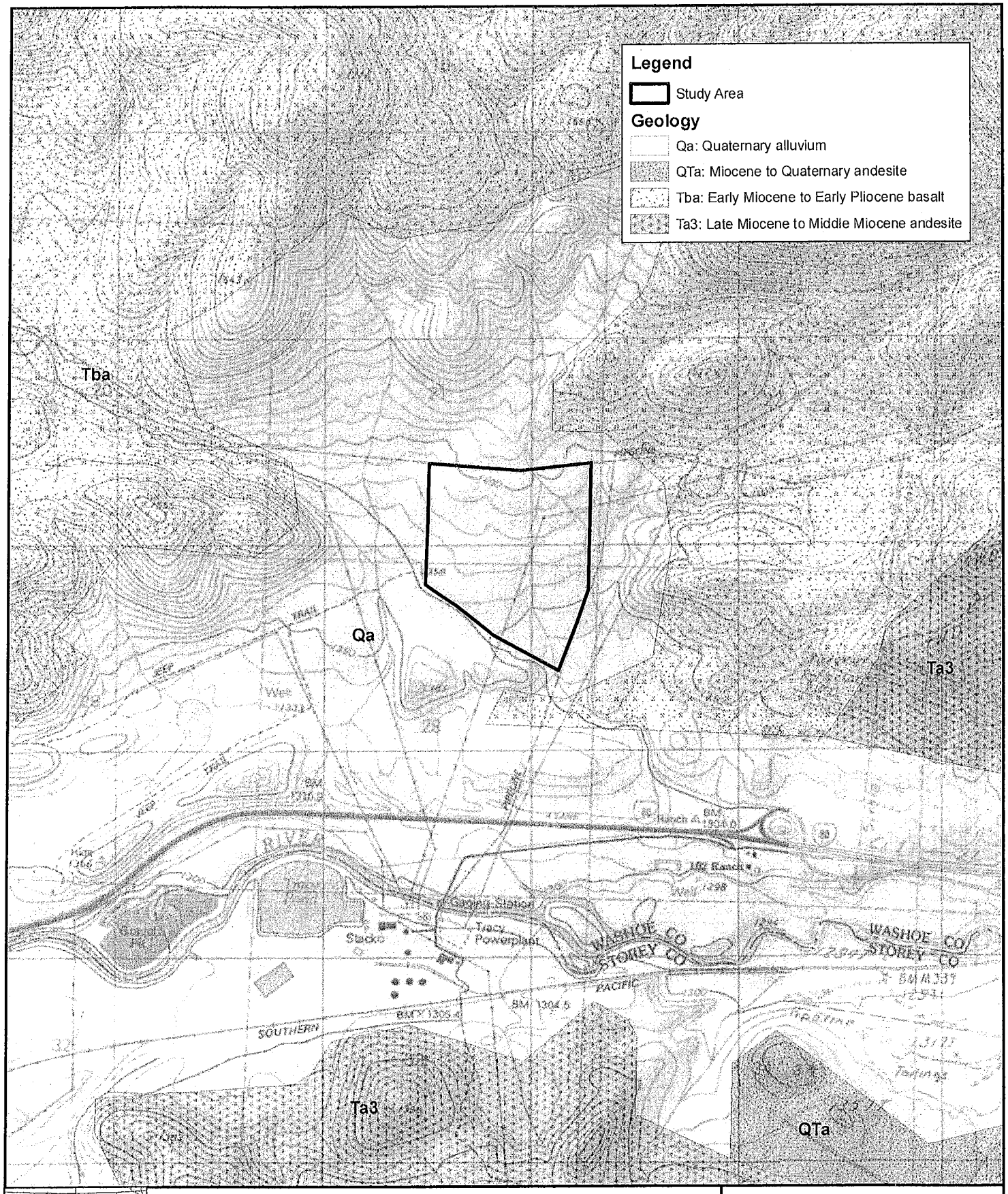


Figure 4: Study Area Geology
Reno, Washoe County, Nevada

March 2012

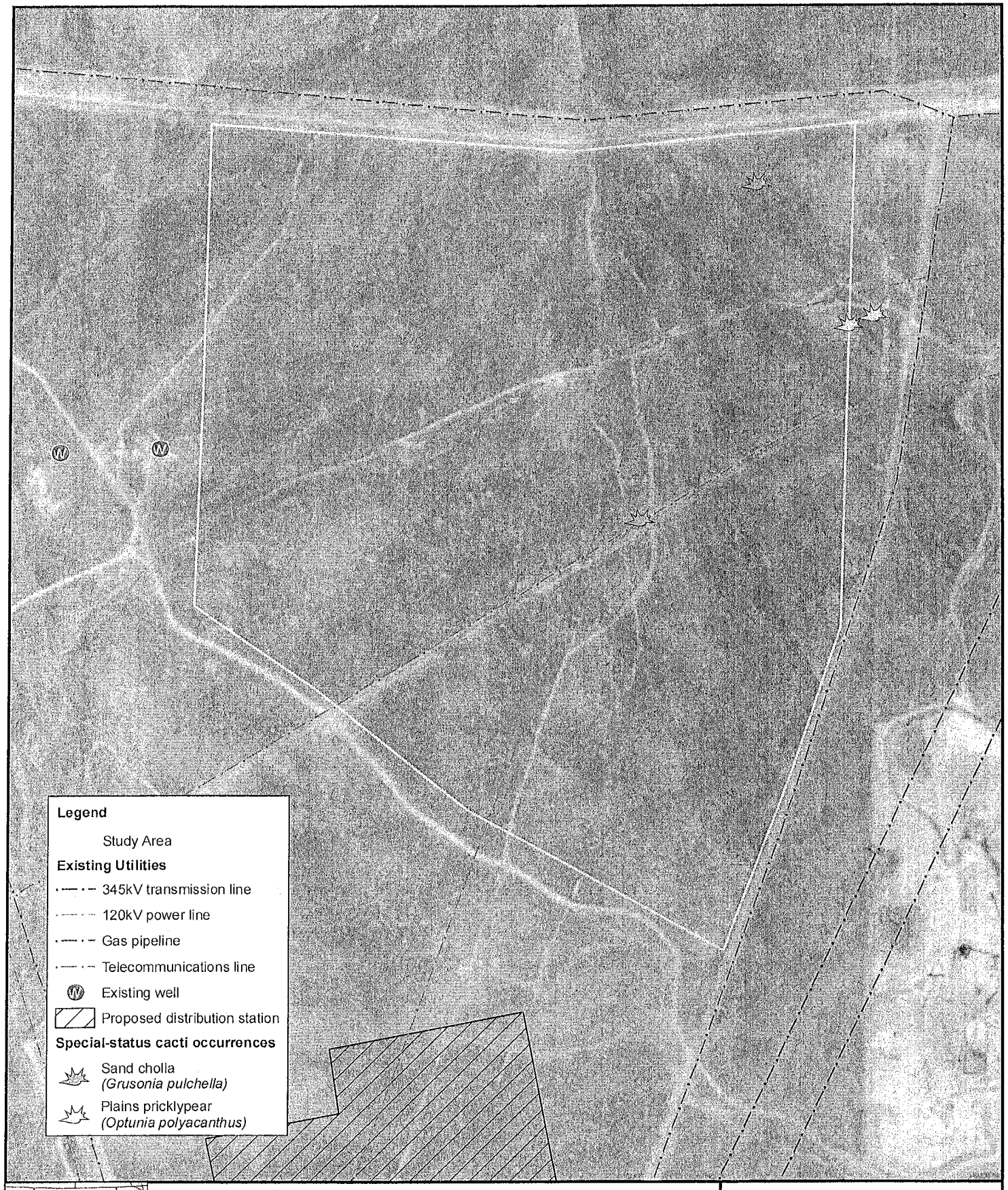


Figure 5:
Observed Special-status Cacti Occurrences Within the Study Area
Reno, Washoe County, Nevada

March 2012

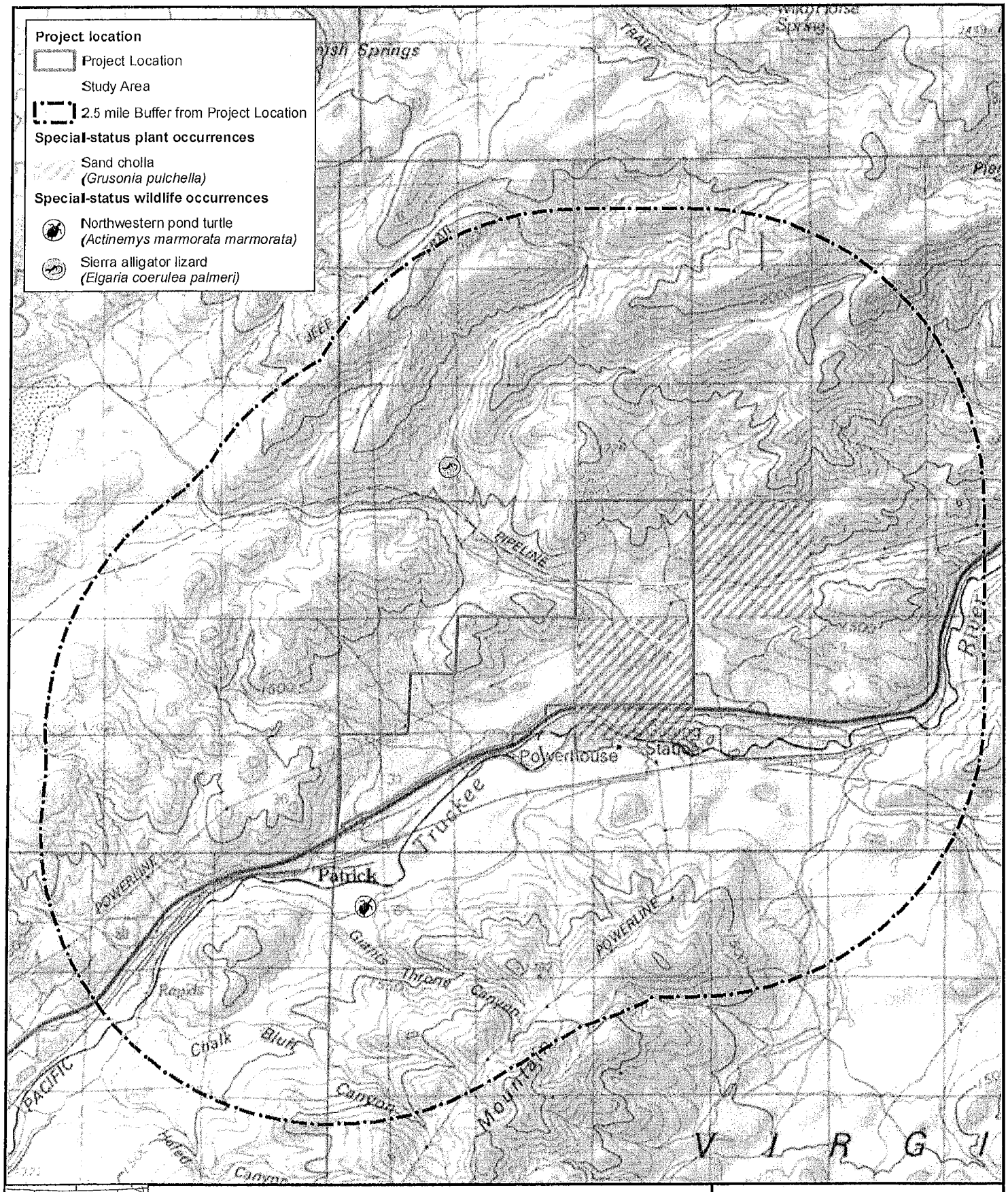


Figure 6: NNHP Special-Status Plant and Wildlife Occurrences Within the Study Area Reno, Washoe County, Nevada

March 2012

Appendix B: Native American Correspondence

NEVADA TRIBES, ITCN & URBAN ORGANIZATIONS

(Tribal Chair Name, Office Address and Phone)

Battle Mountain Band Council
Michael Price, Chairman
37 Mountain View Drive, #C
Battle Mountain, NV 89820
Ph: 775-635-2004 Fx: 775-635-8016

Carson Colony Community Council
W. Gary Nevers, Chairman
2900 South Curry St.
Carson City, NV 89703
Ph: 775-883-6459 Fx: 775-883-6467

Dresslerville Community Council
Lloyd L. Wyatt, Chairman
919 Highway 395 South
Gardnerville, NV 89410
Ph: 775-265-4191 Fx: 775-265-6240

Duck Valley Shoshone-Paiute Tribes
Terry Gibson, Chairman
P.O. Box 219
Owyhee, NV 89832
Ph: 208-759-3100 Fx: 208-759-3103
Website: www.shopaitribes.org

Duckwater Shoshone Tribe
Virginia Sanchez, Chairwoman
P.O. Box 140068
Duckwater, NV 89314
Ph: 775-863-0227 Fx: 775-863-0301

Elko Band Council
Gerald Temoke, Chairman
511 Sunset Street
Elko, NV 89803
Ph: 775-738-8889 Fx: 775-753-5439
Website: www.elkobandcouncil.org

Ely Shoshone Tribe
Alvin S. Marques, Chairman
16 Shoshone Circle
Ely, NV 89301
Ph: 775-289-3013 Fx: 775-289-3156

Fallon Paiute Shoshone Tribe
Alvin Moyle, Chairman
565 Rio Vista Dr.
Fallon, NV 89406
Ph: 775-423-6075 Fx: 775-423-5202
Website: www.fpst.org

Ft. McDermitt Paiute-Shoshone Tribe
Billy A. Bell, Chairman
P.O. Box 457
McDermitt, NV 89421
Ph: 775-532-8259 Fx: 775-532-8487

Confederated Tribes of Goshute
Amos Murphy, Chairman
P.O. Box 6104
Ibapah, UT 84034
Ph: 435-234-1138 Fx: 435-234-1162
Website: www.goshutetribe.com

Las Vegas Paiute Tribe
Tonia Means, Chairwoman
1 Paiute Drive
Las Vegas, NV 89030
Ph: 702-386-3926 Fx: 702-383-4019
Website: www.lvpaiutetribe.com

Lovelock Paiute Tribe
Victor Mann Chairman
P.O. Box 878
Lovelock, NV 89419
Ph: 775-273-7861 Fx: 775-273-5151

Moapa Band of Paiutes
William Anderson, Chairman
P.O. Box 340
Moapa, NV 89025
Ph: 702-865-2787 Fx: 702-865-2875
Website: www.moapapaiutes.com

Pyramid Lake Paiute Tribe
Wayne Burke, Chairman
P.O. Box 256
Nixon, NV 89424
Ph: 775-574-1000 Fx: 775-574-1008
Website: www.pyramidlake.us

Reno-Sparks Indian Colony
Arlan Melendez, Chairman
98 Colony Road
Reno, NV 89502
Ph: 775-329-2936 Fx: 775-329-8710
Website: www.rsic.org

South Fork Band Council
Brandon Reynolds, Chairman
HC 30 Box B-13
Spring Creek, Nevada 89815
Ph: 775-744-4273 Fx: 775-744-4523

Stewart Community Council
David L. Tom, Chairman
919 U. S. Highway 395 South
Gardnerville, NV 89410
Ph: 775-883-7794 Fx: 775-883-5679

Summit Lake Paiute Tribe
Warner Barlese, Chairman
1708 H Street
Sparks, NV 89431
Ph: 775-827-9670 Fx: 775-827-9678
Website: www.summitlaketribe.org

Te-Moak Tribe of Western Shoshone
Bryan Cassadore, Chairman
525 Sunset Street
Elko, NV 89801
Ph: 775-738-9251 Fx: 775-738-2345
Website: www.temoaktribe.com

Timbisha Shoshone Tribe
George Gholson, Chairman
1349 Rocking W. Dr.
Bishop, CA 93514
Ph: 760-872-3614 Fx: 760-690-4486
Website: www.timbisha.org

Walker River Paiute Tribe
Melanie McFalls, Chairwoman
P.O. Box 220
Schurz, NV 89427
Ph: 775-773-2306 Fx: 775-773-2585
Website: www.wrpt.us

Washoe Tribe of Nevada & California
Wanda E. Batchelor, Chairwoman
919 Highway 395 South
Gardnerville, NV 89410
Ph: 775-265-4191 Fx: 775-265-6240
Website: www.washoetribe.us

Wells Band Council
Paula Salazar, Chairwoman
P.O. Box 809
Wells, NV 89835
Ph: 775-752-3045 Fx: 775-752-2179

Winnemucca Colony Council
Chairperson
P.O. Box 1370
Winnemucca, NV 89446
Ph: 775-623-0888 Fx: 775-623-6918

Woodfords Community Council
DeAnn Roberts, Chairwoman
96A Washoe Blvd.
Markleeville, CA 96120
Ph: 530-694-2170 Fx: 530-694-1890

Yerington Paiute Tribe
Linda Howard, Chairwoman
171 Campbell Lane
Yerington, NV 89447
Ph: 775-463-3301 Fx: 775-463-2416
www.ypt-nsn.gov

Yomba Shoshone Tribe
Wayne Dyer, Chairman
HC61 Box 6275
Austin, NV 89310
Ph: 775-964-2463 Fx: 775-964-2443

Inter-Tribal Council of Nevada
Daryl Crawford, Executive Director
680 Greenbrae Drive
Sparks, NV 89431
Ph: 775-355-0600 X131 Fx: 775-355-0648
Website: www.itcn.org

Las Vegas Indian Center, Inc.
Debra Reed, Executive Director
2300 W. Bonanza Road
Las Vegas, NV 89107
Ph: 702-647-5842 Fx: 702-647-4497
Website: www.lasvegasindiancenter.org

Nevada Indian Commission
Sherry L. Rupert, Executive Director
5366 Snyder Ave.
Carson City, NV 89701
Ph: 775-687-8333 Fx: 775-687-8330
Website: www.nic.nv.gov

Nevada Urban Indians, Inc.
Norma Davis, Interim Executive Director
1475 Terminal Way, Ste B
Reno, NV 89502
Ph: 775-788-7600 Fx: 775-788-7611
Website: www.nevadaurbanindians.org

Nevada Indian Commission
Updated 7/13/11

GARCIA AND ASSOCIATES 1 SAUNDERS AVENUE PHONE 415.458.5803
SAN ANSELMO, CA 94960 FAX 415.458.5829

March 1, 2012

Wayne Burke, Chairman
Pyramid Lake Paiute Tribe
P.O. Box 256
Nixon, Nevada 89424

Project: 160-Acre Parcel, Washoe County, Nevada (GANDA #560-3)

Garcia and Associates (GANDA) is conducting a cultural resources investigation for a proposed project in Washoe County, Nevada. An important element of our investigation is to identify sites, resources, or locations of cultural importance to the local Native American community. We would appreciate receiving any information you have concerning any resources in or near the project area.

The project area is in Sections 21 and 28, Township 20 North/Range 22 West, Mount Diablo Base Line and Meridian, as depicted on the *Patrick, Nevada* 7.5' topographical quadrangle map (Figures 1 and 2).

A records search of files retained by the Nevada SHPO did not identify any previously recorded cultural resources within the project area. A pedestrian survey was conducted by qualified archaeologists on February 23 and 24, 2012, and did not identify any Native American cultural resources within the project area.

Please notify us if you or your organization has any information or concerns about the project area. To reach GANDA, please contact myself at the address and phone number above or via email (hblind@garciaandassociates.com). We look forward to hearing from you. Thank you.

Sincerely,

Garcia and Associates

Heather Blind
Senior Archaeologist

GARCIA AND ASSOCIATES 1 SAUNDERS AVENUE PHONE 415.458.5800
SAN ANSELMO, CA 94960 FAX 415.458.5829

March 1, 2012

Arlan Melendez, Chairman
Reno-Sparks Indian Colony
98 Colony Road
Reno, Nevada 89502

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Garcia and Associates

Heather Blind
Senior Archaeologist

GARCIA AND ASSOCIATES 1 SAUNDERS AVENUE PHONE 415.458.5803
SAN ANSELMO, CA 94960 FAX 415.458.5849

March 1, 2012

Wanda E. Batchelor, Chairwoman
919 Highway 395 South
Gardnerville, Nevada 89410

Project: 160-Acre Parcel, Washoe County, Nevada (GANDA #560-3)

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Sincerely,

Garcia and Associates

Heather Blind
Senior Archaeologist

Appendix C: IMACS Historic Site Forms

Historic Isolate 1
Historic Isolate 2

IMACS SITE FORM
INTERMOUNTAIN ANTIQUITIES COMPUTER SYSTEM

Form approved for use by
BLM - Utah, Idaho, Wyoming, Nevada
Division of State History - Utah, Wyoming
USFS - Intermountain Region
NPS - Utah, Wyoming

*1. State No. 26WA
*2. Agency No.
3. Temp. No.

Part A - Administrative Data

4. **State:** Nevada **County:** Washoe

5. **Project:** Cultural Constraints Analysis for an 160-Acre Parcel, Washoe County, Nevada
*6. **Report No.:** None
7. **Site Name / Property Name:** GANDA Historic Isolate 1

8. **Class:** [ ] Prehistoric [×] Historic [ ] Paleontologic [ ] Ethnographic

9. **Site Type:**

*10. **Elevation:** 4,528 ft amsl

*11. **UTM Grid**

*12. **Legal Description:** Township 20 North/Range 22 West, Section 21

*13. **Meridian:** Diablo Base Meridian (7)

*14. **Map Reference:** *Patrick, Nevada*, 7.5-minute topographic quadrangle

15. **Aerial Photo:** None

*17. **Land Owner:** Private (PR)

*18. **Federal Administrative Units:** N/A

*19. **Location of Curated Materials:** N/A

*21. **Site Condition:** [ ] Excellent (A) [×] Good (B) [ ] Fair (C) [ ] Poor (D)

*22. **Impact Agent(s):** Grazing (GR)

*23. **National Register Status:** [ ] Significant (C) [×] Non-Significant (D) [ ] Unevaluated (Z)

Justify:

List of Attachments: [ ] Part B [X] Part C [ ] Part E [X] Topo Map [ ] Site Sketch [X] Photos [ ] Artifact/Feature Sketch [ ] Continuation Sheets [ ] Other:

*Encoded Data Items

BLM 8100-1
FS R-4 2300-2
3/90

Part A - Administrative Data

State No.
Agency No.
Temp. No.

24. **Photos:** Please see continuation page

25. **Recorded by:** H. Blind

*26. **Survey Organization:** Garcia and Associates (GANDA), 1 Saunders Avenue, San Anselmo, California.

27. **Assisting Crew Members:** J. Plath

*28. **Survey Date:** February 23 and 24, 2012
*29. **Slope:** 4% **Aspect:** 120

*30. **Distance to Permanent Water:** 1.2 miles
*Type of Water Source [ ] Spring/Seep (A) [×] Stream/River (B) [ ] Lake (C) [ ] Other (D)
Name of Water Source: Truckee River

*31. **Geographic Unit:** Truckee River Basin

*32. **Topographic Location** - *See Guide for additional information*

PRIMARY LANDFORM

[ ] Mountain spine (A)
[ ] Hill (B)
[ ] Tableland/Mesa (C)
[ ] Ridge (D)
[ ] Valley (E)
[ ] Plain (F)
[ ] Canyon (G)
[ ] Island (H)
[×] Alluvial fan (A)
[ ] Alcove/Rock Shelter (B)
[ ] Arroyo (C)
[ ] Basin (D)
[ ] Cave (E)
[ ] Cliff (F)
[ ] Delta (G)
[ ] Detached Monolith (H)

SECONDARY LANDFORM

[ ] Dune (I)
[ ] Floodplain (J)
[ ] Ledge (K)
[ ] Mesa/Butte (L)
[ ] Playa (M)
[ ] Port.Geo.Feature (N)
[ ] Plain (O)
[ ] Ridge/Knoll (P)
[X] Slope (Q)
[ ] Terrace/Bench (R)
[ ] Talus Slope (S)
[ ] Island (T)
[ ] Outcrop (U)
[ ] Spring Mound/Bog (V)
[ ] Valley (W)
[ ] Cutbank (X)
[ ] Riser (Y)
[ ] Multiple S.Landforms (1)
[ ] Bar (2)
[ ] Lagoon (3)
[ ] Ephemeral Wash (4)
[ ] Kipuka (5)
[ ] Saddle/Pass (6)
[ ] Graben (7)

*33. **On-site Depositional Context**

[×] Fan (A)
[ ] Talus (B)
[ ] Dune (C)
[ ] Stream Terrace (D)
[ ] Playa (E)
[ ] Outcrop (Q)
[ ] Extinct Lake (F)
[ ] Extant Lake (G)
[ ] Alluvial Plain (H)
[ ] Colluvium (I)
[ ] Moraine (J)
[ ] Flood Plain (K)
[ ] Marsh (L)
[ ] Landslide/Slump (M)
[ ] Delta (N)
[ ] Desert Pavement (P)
[ ] Stream Bed (R)
[ ] Aeolian (S)
[ ] None (T)
[ ] Residual (U)

*34. **Vegetation**

*a. **Life Zone** [ ] Arctic-Alpine (A) [ ] Hudsonian (B) [ ] Canadian (C) [ ] Transitional (D) [ ] Upper Sonoran (E) [×] Lower Sonoran (F)

*b. **Community: (M)** **Primary On-Site** • **Secondary On-Site** O **Surrounding Site** O

Aspen (A)
Spruce-Fir (B)
Douglas Fir (C)
Alpine Tundra (D)
Ponderosa Pine (E)
Riparian (L)
Other/Mixed Conifer (G)
Pinyon-Juniper Woodland (H)
Wet Meadow (I)
Dry Meadow (J)
Oak-Maple Shrub (K)
Barren (R)
Grassland/Steppe (M)
Desert Lake Shore (N)
Shadscale Community (O)
Tall Sagebrush (P)
Low Sagebrush (Q)
Marsh/Swamp (S)
Lake/Reservoir (T)
Agriculture (U)
Blackbrush (V)
Lodgepole Pine (F)

*35. **Miscellaneous Text:**

36. **Comments/Continuations:**

*Encoded Data Items

Part C - Historic Sites

State No.
Agency No.
Temp No.

1. **Site Type:**

*2. **Historic Theme(s):** Unknown (ZZ)

	CULTURAL AFFILIATION	DATING METHOD
*3. **Culture:**	Unknown (ZZ)	Diagnostic Artifact (F)

*4. **Oldest Date:** **Recent Date:**

How Determined? F

5. **Site Dimensions:** Isolate – N/A *Area:

*6. **Surface Collection Method** [×] None (A) [ ] Designed Sample (C)
[ ] Grab Sample (B) [ ] Complete Collection (D)

Sampling Method: N/A

*7. **Estimated Depth of Cultural Fill** [×] Surface (A) [ ] 20-100 cm (C) [ ] Fill noted but unknown (E)
[ ] 0-20 cm (B) [ ] 100 cm + (D) [ ] Depth Suspected, but not tested (F)

How Estimated:

*8. **Excavation Status** [ ] Excavated (A) [ ] Tested (B) [×] Unexcavated (C)

*9. **Summary of Artifacts and Debris** ***(Refer to Guide for additional categories)***

[×] Glass (GL)	[ ] Bone (BO)	[ ] Leather (LE)	[ ] Ammunition (AM)	[ ] Personal Items (PI)
[ ] Metal (ME)	[ ] Ceramics (CS)	[ ] Wire (WI)	[ ] Wood (WD)	[ ] Kitchen Utensils (KU)
[ ] Nails (NC, NW)	[ ] Fabric (FA)	[ ] Tin Cans (TC)	[ ] Rubber (RB)	[ ] Clothing items (CL)
[ ] Stove Parts (SP)	[ ] Mining/Milling Machinery (MN)	[ ] Mining Tools (MT)	[ ] Shoes (SO)	[ ] Brick (BR)
[ ] Insulators (IN)	[ ] Building Hardware (BH)	[ ] Tar Paper (TP)	[ ] Tobacco Tins (TO)	[ ] Clock Parts (CT)

10. **Ceramic Artifacts:** N/A

11.

12. **Maximum Density - #/sq.m (glass and ceramics):** N/A

13. **Tin Cans:** N/A

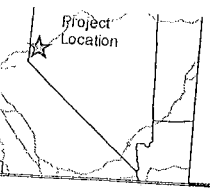
*14. **Landscape and Constructed Features (locate on site map) -** ***(See Guide for additional categories)***

[ ] Trail/Road (TR)	[ ] Dump (DU)	[ ] Dam, Earthen (DA)	[ ] Hearth/Campfire (HE)
[ ] Tailings (MT, ML)	[ ] Depression (DE)	[ ] Ditch (DI)	[ ] Quarry (QU)
[ ] Rock Alignment (RA)	[ ] Cemetery/Burial (CB)	[ ] Inscriptions (IN)	[ ] Other (OT)
[ ] Cairn (AI)	[ ] Prospect Hole (PH)		

Describe: None

*15. **Buildings and Structures (locate on site map):** None

16. **Comments/Continuations:** None



CANADA

0 1,000 2,000 3,000 4,000 ft

0 300 600 900 1,200 m

Legal Description: 1

1:24,000
One in = 2000 ft

Location of Historic Isolate 1

Washoe County, NV
February 2012

IMACS SITE FORM
INTERMOUNTAIN ANTIQUITIES COMPUTER SYSTEM

*1. State No. 26WA
*2. Agency No.
3. Temp. No.

Form approved for use by
BLM - Utah, Idaho, Wyoming, Nevada
Division of State History - Utah, Wyoming
USFS - Intermountain Region
NPS - Utah, Wyoming

Part A - Administrative Data

4. **State:** Nevada **County:** Washoe

5. **Project:** Cultural Constraints Analysis for an 160-Acre Parcel, Washoe County, Nevada
*6. **Report No.:** None
7. **Site Name / Property Name:** GANDA Historic Isolate 2

8. **Class:** [ ] Prehistoric [×] Historic [ ] Paleontologic [ ] Ethnographic

9. **Site Type:** Historic Isolate

*10. **Elevation:** 4,404 ft amsl

*11. **UTM Grid**

*12. **Legal Description:**

*13. **Meridian:** Diablo Base Meridian (7)

*14. **Map Reference:** *Patrick, Nevada*, 7.5-minute topographic quadrangle

15. **Aerial Photo:** None

16. **Location and Access:** I

*17. **Land Owner:** Private (PR)

*18. **Federal Administrative Units:** N/A

*19. **Location of Curated Materials:** N/A

20. **Site Description:**

*21. **Site Condition:** [ ] Excellent (A) [×] Good (B) [ ] Fair (C) [ ] Poor (D)

*22. **Impact Agent(s):** Grazing (GR)

*23. **National Register Status:** [ ] Significant (C) [×] Non-Significant (D) [ ] Unevaluated (Z)

Justify: Isolated artifacts that lacks association with a larger historic site or deposit

24. **Photos:** Please see continuation page

25. **Recorded by:** H. Blind

List of Attachments: [ ] Part B [X] Topo Map [X] Photos [ ] Continuation Sheets
[X] Part C [ ] Site Sketch [ ] Artifact/Feature Sketch [ ] Other:
[ ] Part E

*Encoded Data Items

BLM 8100-1
FS R-4 2300-2
3/90

Part A - Administrative Data

State No.
Agency No.
Temp. No.

*26. **Survey Organization:** Garcia and Associates (GANDA), 1 Saunders Avenue, San Anselmo, California.

27. **Assisting Crew Members:** J. Plath

*28. **Survey Date:** February 23 and 24, 2012
*29. **Slope:** 2% **Aspect:** 145

*30. **Distance to Permanent Water:** 0.7 miles
*Type of Water Source [ ] Spring/Seep (A) [×] Stream/River (B) [ ] Lake (C) [ ] Other (D)
Name of Water Source: Truckee River

*31. **Geographic Unit:** Truckee River Basin

*32. **Topographic Location** - *See Guide for additional information*

PRIMARY LANDFORM		SECONDARY LANDFORM		
[ ] Mountain spine (A)	[×] Alluvial fan (A)	[ ] Dune (I)	[X] Slope (Q)	[ ] Riser (Y)
[ ] Hill (B)	[ ] Alcove/Rock Shelter (B)	[ ] Floodplain (J)	[ ] Terrace/Bench (R)	[ ] Multiple S.Landforms (1)
[ ] Tableland/Mesa (C)	[ ] Arroyo (C)	[ ] Ledge (K)	[ ] Talus Slope (S)	[ ] Bar (2)
[ ] Ridge (D)	[ ] Basin (D)	[ ] Mesa/Butte (L)	[ ] Island (T)	[ ] Lagoon (3)
[ ] Valley (E)	[ ] Cave (E)	[ ] Playa (M)	[ ] Outcrop (U)	[ ] Ephemeral Wash (4)
[ ] Plain (F)	[ ] Cliff (F)	[ ] Port.Geo.Feature (N)	[ ] Spring Mound/Bog (V)	[ ] Kipuka (5)
[ ] Canyon (G)	[ ] Delta (G)	[ ] Plain (O)	[ ] Valley (W)	[ ] Saddle/Pass (6)
[ ] Island (H)	[ ] Detached Monolith (H)	[ ] Ridge/Knoll (P)	[ ] Cutbank (X)	[ ] Graben (7)

*33. **On-site Depositional Context**

[×] Fan (A)	[ ] Outcrop (Q)	[ ] Moraine (J)	[ ] Desert Pavement (P)
[ ] Talus (B)	[ ] Extinct Lake (F)	[ ] Flood Plain (K)	[ ] Stream Bed (R)
[ ] Dune (C)	[ ] Extant Lake (G)	[ ] Marsh (L)	[ ] Aeolian (S)
[ ] Stream Terrace (D)	[ ] Alluvial Plain (H)	[ ] Landslide/Slump (M)	[ ] None (T)
[ ] Playa (E)	[ ] Colluvium (I)	[ ] Delta (N)	[ ] Residual (U)

*34. **Vegetation**

*a. **Life Zone** [ ] Arctic-Alpine (A) [ ] Hudsonian (B) [ ] Canadian (C) [ ] Transitional (D) [ ] Upper Sonoran (E) [×] Lower Sonoran (F)

*b. **Community: (M)** **Primary On-Site** • **Secondary On-Site** O **Surrounding Site** O

Aspen (A)	Other/Mixed Conifer (G)	Grassland/Steppe (M)	Marsh/Swamp (S)
Spruce-Fir (B)	Pinyon-Juniper Woodland (H)	Desert Lake Shore (N)	Lake/Reservoir (T)
Douglas Fir (C)	Wet Meadow (I)	Shadscale Community (O)	Agriculture (U)
Alpine Tundra (D)	Dry Meadow (J)	Tall Sagebrush (P)	Blackbrush (V)
Ponderosa Pine (E)	Oak-Maple Shrub (K)	Low Sagebrush (Q)	Lodgepole Pine (F)
Riparian (L)	Barren (R)		

*35. **Miscellaneous Text:**

36. **Comments/Continuations:**

*Encoded Data Items

Part C - Historic Sites

State No.
Agency No.
Temp No.

1. **Site Type:** Isolate

*2. **Historic Theme(s):** Unknown (ZZ)

	CULTURAL AFFILIATION	DATING METHOD
*3. **Culture:**	Unknown (ZZ)	Diagnostic Artifact (F)

*4. **Oldest Date:** ---- **Recent Date:** c

How Determined?

5. **Site Dimensions:** Isolate – N/A *Area:

*6. **Surface Collection Method** [×] None (A) [ ] Designed Sample (C) [ ] Grab Sample (B) [ ] Complete Collection (D)

Sampling Method: N/A

*7. **Estimated Depth of Cultural Fill** [×] Surface (A) [ ] 20-100 cm (C) [ ] Fill noted but unknown (E) [ ] 0-20 cm (B) [ ] 100 cm + (D) [ ] Depth Suspected, but not tested (F)

How Estimated:

*8. **Excavation Status** [ ] Excavated (A) [ ] Tested (B) [×] Unexcavated (C)

*9. **Summary of Artifacts and Debris** *(Refer to Guide for additional categories)*

[×] Glass (GL)	[ ] Bone (BO)	[ ] Leather (LE)	[ ] Ammunition (AM)	[ ] Personal Items (PI)
[ ] Metal (ME)	[ ] Ceramics (CS)	[ ] Wire (WI)	[ ] Wood (WD)	[ ] Kitchen Utensils (KU)
[ ] Nails (NC, NW)	[ ] Fabric (FA)	[ ] Tin Cans (TC)	[ ] Rubber (RB)	[ ] Clothing items (CL)
[ ] Stove Parts (SP)	[ ] Mining/Milling Machinery (MN)	[ ] Mining Tools (MT)	[ ] Shoes (SO)	[ ] Brick (BR)
[ ] Insulators (IN)	[ ] Building Hardware (BH)	[ ] Tar Paper (TP)	[ ] Tobacco Tins (TO)	[ ] Clock Parts (CT)

10. **Ceramic Artifacts**: N/A

11. **Glass:** N/A

12. **Maximum Density - #/sq.m (glass and ceramics):** N/A

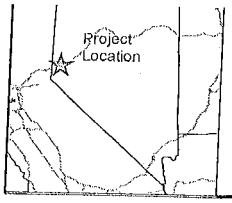
13.

*14. **Landscape and Constructed Features (locate on site map)** - *(See Guide for additional categories)*

[×] Trail/Road (TR)	[ ] Dump (DU)	[ ] Dam, Earthen (DA)	[ ] Hearth/Campfire (HE)
[ ] Tailings (MT, ML)	[ ] Depression (DE)	[ ] Ditch (DI)	[ ] Quarry (QU)
[ ] Rock Alignment (RA)	[ ] Cemetery/Burial (CB)	[ ] Inscriptions (IN)	[ ] Other (OT)
[ ] Cairn (AI)	[ ] Prospect Hole (PH)		

*15. **Buildings and Structures (locate on site map):** None

16. **Comments/Continuations:** None



CANADA

0 1,000 2,000 3,000 4,000 ft

0 300 600 900 1,200 m

1:24,000
One in = 2000 ft

Location of Historic Isolate 2

Washoe County, NV
February 2012

Appendix D: NNHP, USFWS and NDOW Correspondence

LEO DROZDOFF
Director

Department of Conservation
and Natural Resources

JENNIFER E. NEWMARK
Administrator

BRIAN SANDOVAL
Governor

Nevada Natural Heritage Program
Richard H. Bryan Building
901 S. Stewart Street, suite 5002
Carson City, Nevada 89701-5245
U.S.A.

tel: (775) 684-2900
fax: (775) 684-2909

Nevada Natural Heritage Program

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Nevada Natural Heritage Program

http://heritage.nv.gov

14 February 2012

Catherine Schnurrenberger
Garcia and Associates
11331 Star Pine
Truckee, CA 96161

RE: Data request received 09 February 2012

Dear Ms. Schnurrenberger:

We are pleased to provide the information you requested on endangered, threatened, candidate, and/or at risk plant and animal taxa recorded within or near the Sparks Energy Park Project in Washoe County. We searched our database and maps for the following, a five kilometer radius around:

Township 19N Range 21E Section 01
Township 19N Range 22E Sections 02-06
Township 20N Range 21E Sections 24, 25 and 36
Township 20N Range 22E Sections 13-36
Township 20N Range 23E Sections 18, 19, 30 and 31

The enclosed printout lists the taxa recorded within the given area. Please be aware that habitat may also be available for: the northern leopard frog, *Rana pipiens*, a Nevada Bureau of Land Management Sensitive Species; the Lemmon buckwheat, *Eriogonum lemmonii*, a Taxon determined to be Vulnerable by the Nevada Natural Heritage Program (NNHP); the Margaret's Rushy milkvetch, *Astragalus convallarius* var. *margaretiae*, a Taxon determined to be Imperiled by the NNHP; and the Nevada

viceroy, *Limenitis archippus lahontani*, a Taxon determined be Critically Imperiled by the NNHP. The Lahontan cutthroat trout, *Oncorhynchus clarkii henshawi*, a Federally Threatened Taxon, the cui-ui, *Chasmistes cujus*, a Federally Endangered Taxon, and the California floater, *Anodonta californiensis*, a Nevada Bureau of Land Management and a United States Forest Service (Region 5) Sensitive Species, occur in the Truckee River and should be considered if disturbances are anticipated in the area. The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact Chet Van Dellen, NDOW GIS Coordinator (775.688.1565) to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270).

Please note that our data are dependent on the research and observations of many individuals and organizations, and in most cases are not the result of comprehensive or site-specific field surveys. Natural Heritage reports should never be regarded as final statements on the taxa or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for checking with our program. Please contact us for additional information or further assistance.

Sincerely,

Eric S. Miskow
Biologist/Data Manager

Data Sensitive and At Risk Taxa Recorded Near the Sparks Energy Park Study Area
Compiled by the Nevada Natural Heritage Program for Garcia and Associates
14 February 2012

Scientific name	Common name	Usfws	Blm	Usfs	State	Srank	Grank	UTM E	UTM N	Prec	Last observed
Plants											
Grusonia pulchella	sand cholla				CY	S2S3	G4	T20N R22E Sec. 22		S	2002-05-17
Grusonia pulchella	sand cholla				CY	S2S3	G4	T20N R22E Sec. 28		S	2001-05-11
Reptiles											
Actinemys marmorata marmorata	northwestern pond turtle			C		S3	G3G4T3Q	279659.64	4380251.58	S	2003-06-03
Elgaria coerulea palmeri	Sierra alligator lizard		N		YES	S2S3	G5T4	280947.00	4386273.00	M	1998-08-12

Bureau of Land Management (Blm) Species Classification:

N Nevada Special Status Species - designated Sensitive by State Office

United States Forest Service (Usfs) Species Classification:

C Region 5 sensitive species, not yet known from Inyo NF or LTBMU

Nevada State Protected (State) Species Classification:

Fauna:

YES Species protected under NRS 501.

Flora:

CY Protected as a cactus, yucca, or Christmas tree (NRS 527.060-.120)

Precision (Prec) of Mapped Occurrence:

Precision, or radius of uncertainty around latitude/longitude coordinates:

S Seconds: within a three-second radius
M Minutes: within a one-minute radius, approximately 2 km or 1.5 miles
G General: within about 8 km or 5 miles, or to map quadrangle or place name

Nevada Natural Heritage Program Global (**Grank**) and State (**Srank**) Ranks for Threats and/or Vulnerability:

G Global rank indicator, based on worldwide distribution at the species level
T Global trinomial rank indicator, based on worldwide distribution at the infraspecific level
S State rank indicator, based on distribution within Nevada at the lowest taxonomic level
- 1 Critically imperiled and especially vulnerable to extinction or extirpation due to extreme rarity, imminent threats, or other factors
- 2 Imperiled due to rarity or other demonstrable factors
- 3 Vulnerable to decline because rare and local throughout its range, or with very restricted range
- 4 Long-term concern, though now apparently secure; usually rare in parts of its range, especially at its periphery
- 5 Demonstrably secure, widespread, and abundant
  - A Accidental within Nevada
  - B Breeding status within Nevada (excludes resident taxa)
  - H Historical; could be rediscovered
  - N Non-breeding status within Nevada (excludes resident taxa)
  - Q Taxonomic status uncertain
  - U Unrankable
  - Z Enduring occurrences cannot be defined (usually given to migrant or accidental birds)
  - ? Assigned rank uncertain

Catherine Schnurrenberger
Botanist
Garcia and Associates
11331 Star Pine Rd.
Truckee, CA 96161
530-448-6847
cadavis@ltol.com
Feb. 13th 2012

State Supervisor
U.S. Fish and Wildlife Service
Nevada Fish & Wildlife Office
1340 Financial Blvd., Suite 234
Reno, Nevada 89502

Dear Sir or Madame;

Garcia and Associates is preparing a Biological and Cultural Constraints Analysis for a portion of the proposed Reno Technology Park. This portion of the Reno Technology Park is located north of Interstate 80 on the Patrick USGS quadrangle within Township 20 north, Range 22 west, sections 21 and 28. The total area to be evaluated is approximately 160 acres in size and is located on a relatively steep south facing slope composed of basalt, see attached map.

We would appreciate a list of any species of concern known to occur within the Patrick USGS quadrangle and the surrounding 8 quadrangles and of any sensitive habitats known to occur in and around the project area. Please feel free to contact me if you have any questions regarding this project.

Sincerely;

Catherine Schnurrenberger
Botanist
Garcia and Associates

USFWS Follow-Up:

On March 5, 2012, Schnurrenberger left a follow-up voicemail message with the Reno office of the USFWS regarding the query letter, dated February 13th, 2012.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Nevada Fish and Wildlife Office
1340 Financial Blvd., Suite 234
Reno, Nevada 89502
Ph: (775) 861-6300 ~ Fax: (775) 861-6301

March 13, 2012
File No. 2012-SL-0122

Catherine Schnurrenberger
Garcia and Associates
11331 Star Pine Road
Truckee, California 96161

Dear Ms. Schnurrenberger:

Subject: Species List Request for the Reno Technology Park, Washoe County, Nevada.

This responds to your letter received February 14, 2012, requesting a species list for your proposed action in the Reno Technology Park located in Washoe County, Nevada. The following federally-listed species may be impacted by actions occurring in the proposed project area:

- Cui-ui (*Chasmistes cujus*), endangered;
- Lahontan cutthroat trout (*Oncorhynchus clarkii henshawi*), threatened;

This list fulfills the requirement of the Fish and Wildlife Service to provide information on listed species pursuant to section 7 (c) of the Endangered Species Act of 1973 (ESA), as amended, for projects that are authorized, funded, or carried out by a Federal agency.

Enclosure A provides a discussion of the responsibilities Federal agencies have under section 7 of the ESA and the conditions under which a biological assessment (BA) must be prepared by the lead Federal agency or its designated non-Federal representative. If it is determined by the responsible Federal agency that a listed or proposed species may be affected by the proposed project, then consultation should be initiated pursuant to 50 CFR § 402.14. Informal consultation may be utilized prior to a written request for formal consultation to exchange information and resolve conflicts with respect to listed species. If a BA is required and it is not initiated within 90 days of the receipt of this letter, you should informally verify the accuracy of

TAKE PRIDE IN AMERICA

this list with our office. If, through informal consultation or development of a BA, it is determined that a proposed action is not likely to adversely affect the listed species, and the Service concurs in writing, then the consultation process is terminated and formal consultation is not required.

Your proposed project is located in proximity to a potential and existing metapopulation for Lahontan cutthroat trout (LCT), and as such, the area is necessary for the species' recovery. The LCT Truckee River Recovery Implementation Team (TRIT) has finalized a *Short-Term Action Plan* for the species in the Truckee River basin (http://www.fws.gov/nevada/protected_species/fish/documents/lct/final_trit.pdf). This *Short-Term Action Plan* (2003) identifies priority areas with current or potential opportunities to support LCT or important habitats that would sustain various life history stages. Under the ESA, completed projects should not preclude future recovery and survival of this species. We recommend that projects be reviewed for all direct and indirect impacts that they may have on riparian and aquatic habitats as they relate to LCT, and that you consult with the Service accordingly under section 7 of the ESA.

The Nevada Fish and Wildlife Office no longer provides species of concern lists. Most of these species for which we have concern are also on the Animal and Plant At-Risk Tracking List for Nevada (At-Risk list) maintained by the State of Nevada's Natural Heritage Program (Heritage). Instead of maintaining our own list, we adopted Heritage's At-Risk list and are partnering with them to provide distribution data and information on the conservation needs for at-risk species to agencies or project proponents. The mission of Heritage is to continually evaluate the conservation priorities of native plants, animals, and their habitats, particularly those most vulnerable to extinction or in serious decline. In addition, in order to avoid future conflicts, we ask that you consider these at-risk species early in your project planning and explore management alternatives that provide for their long-term conservation.

For a list of at-risk species by county, visit Heritage's website (http://heritage.nv.gov). For a specific list of at-risk species that may occur in the project areas, you can obtain a data request form from the website (http://heritage.nv.gov/forms.htm) or by contacting the Administrator of Heritage at 901 South Stewart Street, Suite 5002, Carson City, Nevada 89701-5245, (775) 684-2900. Please indicate on the form that your request is being obtained as part of your coordination with the Service under the ESA. During your project analysis, if you obtain new information or data for any Nevada sensitive species, we request that you provide the information to Heritage at the above address.

Furthermore, certain species of fish and wildlife are classified as protected by the State of Nevada (http://www.leg.state.nv.us/NAC/NAC-503.html). You must first obtain the appropriate license, permit, or written authorization from the Nevada Department of Wildlife (NDOW) to take, or possess any parts of protected wildlife species. Please visit http://www.ndow.org or contact NDOW at (775) 688-1500.

If bald eagles (*Haliaeetus leucocephalus*) and/or golden eagles (*Aquila chrysaetos*) occur in the project area or within 10 miles of the proposed project area boundary, we recommend you analyze project impacts to the affected individuals, their habitats, and regional populations. While the bald eagle has been removed from the Federal list of threatened and endangered species (August 8, 2007; 72 FR 37346), it remains classified as endangered by the States of Nevada and California. Further, the bald eagle along with the golden eagle continues to be protected under the Bald and Golden Eagle Protection Act (BGEPA) of 1940, as amended (16 U.S.C. 668-668d) and the Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). Both the BGEPA and the MBTA prohibit take as defined as pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, disturb, or otherwise harm eagles, their nests, or their eggs. Under the BGEPA, "disturb" means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available: 1) injury to an eagle, 2) decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. On September 11, 2009 (74 FR 46836), the Service set in place rules establishing two new permit types: 1) take of bald and golden eagles that is associated with, but not the purpose of, the activity; and 2) purposeful take of eagle nests that pose a threat to human or eagle safety. We recommend you coordinate with State and Federal wildlife officials early in the planning process to ensure compliance with State and Federal regulations and to develop a survey protocol to evaluate the potential risk and the likelihood of take of eagles. If take is reasonably anticipated to occur, we recommend you develop a Bird Conservation Strategy (BCS) in coordination with State wildlife agencies and the Service. A BCS is intended to avoid, minimize, or mitigate impacts to these species.

Based on the Service's conservation responsibilities and management authority for migratory birds under MBTA, as amended, we are concerned about potential impacts the proposed project may have on migratory birds in the area. Given these concerns, we recommend that any land clearing or other surface disturbance associated with proposed actions within the project area be timed to avoid potential destruction of bird nests or young, or birds that breed in the area. Such destruction may be in violation of the MBTA. Under the MBTA, nests with eggs or young of migratory birds may not be harmed, nor may migratory birds be killed. Therefore, we recommend land clearing be conducted outside the avian breeding season. If this is not feasible, we recommend a qualified biologist survey the area prior to land clearing. If nests are located, or if other evidence of nesting (i.e., mated pairs, territorial defense, carrying nesting material, transporting food) is observed, a protective buffer (the size depending on the habitat requirements of the species) should be delineated and the entire area avoided to prevent destruction or disturbance to nests until they are no longer active.

Because wetlands, springs, or streams may be present within the project area, we ask that you be aware of potential impacts project activities may have on these habitats. Discharge of fill material into wetlands or waters of the United States is regulated by the U.S. Army Corps of Engineers (ACOE) pursuant to section 404 of the Clean Water Act of 1972, as amended. We recommend you contact the ACOE's Regulatory Section [300 Booth Street, Room 3060, Reno, Nevada 89509, (775) 784-5304] regarding the possible need for a permit.

ENCLOSURE A

FEDERAL AGENCIES' RESPONSIBILITIES UNDER SECTIONS 7 (a) AND (c) OF THE ENDANGERED SPECIES ACT

SECTION 7 (a): Consultation/Conference
Requires:

1) Federal agencies to utilize their authorities to carry out programs to conserve endangered and threatened species;

2) Consultation with the Fish and Wildlife Service (Service) when a Federal action may affect a listed endangered or threatened species to insure that any action authorized, funded or carried out by a Federal agency is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. The process is initiated by the Federal agency after determining the action may affect a listed species or critical habitat;

3) Conference with the Service when a Federal action is likely to jeopardize the continued existence of a proposed species or result in destruction or adverse modification of proposed critical habitat.

SECTION 7 (c): Biological Assessment - Major Construction Activity 1/
Requires Federal agencies or their designees to prepare a Biological Assessment (BA) for major construction activities. The BA analyzes the effects of the action on listed and proposed species. The process begins with a Federal agency requesting from the Service a list of proposed and listed threatened and endangered species. The BA should be completed within 180 days after its initiation (or within such a time period as is mutually agreeable). If the BA is not initiated within 90 days of receipt of the list, the accuracy of the species list should be informally verified with the Service. No irreversible commitment of resources is to be made during the BA process which would foreclose reasonable and prudent alternatives to protect endangered species. Planning, design, and administrative actions may proceed; however, no construction may begin.

We recommend the following for inclusion in the BA:

1. An onsite inspection of the area affected by the proposal which may include a detailed survey of the area to determine if the species or suitable habitat are present.

2. A review of literature and scientific data to determine species distribution, habitat needs, and other biological requirements.

3. Interviews with experts, including those within the Service, State conservation departments, universities, and others who may have data not yet published in scientific literature.

4. An analysis of the effects of the proposal on the species in terms of individuals and populations, including consideration of cumulative effects of the proposal on the species and its habitat.

5. An analysis of alternative actions considered.

6. Documentation of study results, including a discussion of study methods used, any problems encountered, and other relevant information.

7. Conclusion as to whether or not a listed or proposed species will be affected.

Upon completion, the BA should be forwarded to our office with a request for consultation, if required.

1/ A construction project (or other major undertaking having similar physical impacts) is a major Federal action significantly affecting the quality of the human environment as referred to in NEPA (42 U.S.C. 4332 (2) C).

STATE OF NEVADA

DEPARTMENT OF WILDLIFE

1100 Valley Road
Reno, Nevada 89512
(775) 688-1500 • Fax (775) 688-1595

BRIAN SANDOVAL
Governor

KENNETH E. MAYER
Director

RICHARD L. HASKINS, II
Deputy Director

PATRICK O. CATES
Deputy Director

June 24, 2011

Trevor Lloyd
Washoe County Community Development
1001 E. 9th Street Building A
Reno, NV 89520

Subject: Reno Technology Park and Sparks Energy Park Special Use Permit (SUP) Applications

Dear Mr. Lloyd;

Thank you for providing the Nevada Department of Wildlife (NDOW) with the opportunity to review and comment on the Reno Technology Park and Sparks Energy Park Special Use Permit Applications. NDOW's goal and responsibility is to identify potential impacts to wildlife prior to project implementation and to suggest mitigation measures to avoid and lessen impacts to wildlife. During our review of this project proposal, we have identified proposed measures to minimize and mitigate impacts to wildlife.

NDOW applauds Unique Infrastructure Group and Stonefield Inc. and Stantec Consulting Services Inc. for locating much of the energy park within disturbed habitat, near existing infrastructure and within the designated west-wide energy corridor. We believe this is appropriate for energy project logistics and is the most effective means of ensuring energy development and wildlife resource conservation compatibility. Although this project is well sited, wildlife resources do exist within and adjacent to the project site. For example, the project site is located within: mule deer and antelope crucial winter range, potential big horn sheep habitat, adjacent to golden eagle nest site locations and greater sage-grouse habitat, within 2.5 miles of four wildlife guzzlers/water developments (1 big game and 3 upland bird), and within habitat for a myriad non-game wildlife species. As such, the following measures should be incorporated into this project to avoid, minimize, and mitigate wildlife impacts.

NDOW is concerned regarding fire ignitions as a result of construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. A large portion of the project area is currently dominated by the invasive annual cheatgrass. With cheatgrass curing early in the growing season and occurring in a continuous arrangement (as opposed to the clumpy arrangement of native vegetation) it carries fire efficiently. If a fire ignition occurs during construction or operation of the energy facilities, it will likely carry upslope into currently

intact wildlife habitat. This poses a large risk to wildlife, especially the greater sage-grouse, as much of the habitat within the Pah Rah Range has been and is currently compromised. As such, NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation. For example, a fuel break and/or green strip can be effective at reducing the risk of fire spreading. In addition to cheatgrass carrying fire efficiently, it also successfully invades disturbed sites (e.g. following a fire, mechanical vegetation removal, etc.) by outcompeting native vegetation. Therefore, we encourage having fire suppression and re-seeding plans in place in the event that an ignition does occur.

NDOW encourages construction activities to occur outside the migratory bird nesting season (March 15 – July 31) within currently intact habitat. Limiting construction activities during this time will reduce the potential for taking of a migratory bird species. If ground disturbing activities must occur during this time frame within intact habitat, we request that appropriate migratory bird surveys are conducted by a qualified biologist. If a migratory bird nest is discovered, please contact the United States Fish and Wildlife Service (USFWS) for direction.

The Reno Technology Park and Sparks Energy Park (SUP) Applications state on page 20, "waste water with concentrated impurities will be discharged to evaporation ponds". NDOW requests to review the sampled water results to determine if water toxicity presents a hazard to wildlife. If the evaporation pond or any other water storage impoundments are toxic and present a hazardous risk to wildlife, we recommend obtaining an Industrial Artificial Pond Permit (IAPP) at that time. This is stated in NAS 502.390 which declares that "[Any] Person who develops or maintains an artificial or artificially created body of water, other than a body of water maintained for agricultural or recreational purposes, containing chemicals or substances in quantities which, with the normal use of the body of water, causes or will cause the death of any wildlife; must first obtain a permit from the Department authorizing the development or maintenance of the body of water." An IAPP permits the proponent to operate an industrial artificial pond that may cause death to wildlife. This permit provides the proponent with NDOW expertise in designing, operating and maintaining a facility to mitigate impacts to wildlife (fencing, netting, bird balls, etc). The permit requires that the proponent: 1) comply with the mitigation design, 2) keep a log and report all wildlife mortalities and injuries, 3) notify NDOW of any changes to the facility or ownership, and 4) allow NDOW access to the facility for site inspections (i.e. permit compliance). The objective of the IAPP program is to reduce the potential risk of wildlife mortalities associated with operating an industrial artificial pond.

The SUP applications state, "sludge [from evaporation pond] may be generated, concentrated in filter presses, and tucked off site for disposal" (page 20). We are not sure how to interpret "tucked off site for disposal"; however, we request that sludge is properly disposed to prevent sickening, killing, or attracting wildlife.

We understand that pre and post construction noise monitoring will occur. We would appreciate reviewing monitoring results to determine if wildlife impacts will occur as a

result of project implementation, especially since 4 wildlife water developments exists within 2.5 miles of the project site. If it is determined that the proposed project substantially increased noise levels in this area and such noise pollution could impact wildlife, then mitigation measures (e.g. muffler devices) to reduce noise levels will be necessary.

The SUP applications mention a 120 kV transmission line coming through the property from the approved Virginia Peak Wind Project. NDOW is currently unaware that this project was approved as stated in the document. It is our understanding that a significant golden eagle resource exists within the Pah Rah range; therefore, we recommend consulting with the USFWS as to the need for such a transmission corridor.

NDOW is available for further discussion regarding the Reno Technology Park and Sparks Energy Park project. Please let us know if you have any questions, concerns, or need additional information.

Sincerely,

Mark Freese
Supervisory Habitat Biologist

Cc: Cynthia J. Albright, Stantec Consulting Services Inc.

Appendix E: Biological Tables

Table 1: Special-Status Plant Species with Potential to Occur in Study Area
Table 2: Special-Status Wildlife Species with Potential to Occur in Study Area
Table 3: Plant List of Observed Species (February 2012)

Table 1. Special-status Plant Species with Potential to Occur in the Study Area				
Common Name ***Scientific Name***	**Status[1]** **USFWS** **STATE** **NNHP** **Blooming Period**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
Lemmon's buckwheat *Eriogonum lemmonii*	-- -- Sensitive (S3) Late Spring (May – June)	Open, light-colored, sometimes silty or sandy, sometimes gypsiferous shrink-swell clay soils on bluffs and badlands derived from fluviolacustrine silt and volcanic ash deposits in the shadscale zone. Found at between 4,200 and 5,400 feet in elevation.	**Unlikely.** This species has been found along the Truckee River within 10 miles of the Study Area, however no habitat for this species exists on the Study Area.	None
Margaret rushy milkvetch *Astragalus convallarius* var. *margaretiae*	-- -- Sensitive (S2) Late Spring (May – June)	Rocky slopes and flats among sagebrush in the pinyon-juniper and sagebrush zones. Found at elevations between 4,700 and 7,800 feet in elevation.	**Unlikely.** The closest known occurrence of this species is approximately 15 miles to the west, south of Interstate 80. There is only marginal habitat present for this species in the Study Area.	None

Table 1. Special-status Plant Species with Potential to Occur in the Study Area				
Common Name *Scientific Name*	**Status[1]** **USFWS** **STATE** **NNHP** **Blooming Period**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
Oryctes *Oryctes nevadensis*	-- -- Sensitive (S2) Late Spring (May – June)	Deep loose sand of stabilized dunes, washes, and valley flats, in various slopes and aspects, variously associated with Psorothamnus polydenius, Tetradymia tetrameres, T. glabrata, Sarcobatus vermiculatus, S. baileyi, Atriplex canescens, A. confertifolia, Krascheninnikovia lanata, Grayia spinosa, Eriogonum nummulare, Achnatherum hymenoides, Hesperostipa comata, Oenothera deltoides, Cymopterus corrugatus, Penstemon arenarius, Gilia micromeria, Astragalus geyeri, Phacelia bicolor, Nama densum, N. aretioides, etc. Dependent on sand dunes or deep sand in Nevada. Found at between 3,900 and 5,960 feet in elevation.	**Unlikely.** This species has been found within 10 miles of the Study Area in deep sand along the Truckee River but no habitat for this species is present in the Study Area.	None
Packard's Lomatium *Lomatium packerdiae*	-- -- Sensitive (S1) May - June	Dry, open, rocky clay soils derived from rhyolite or volcanic ash deposits in the sagebrush zone at elevations between 4,400 and 7,600 feet.	**Possible.** The closest reported occurrence of this species within Washoe county Nevada over 50 miles to the northeast of the Study Area, however this species has not been extensively surveyed for and knowledge of its range is incomplete.	None

Table 1. Special-status Plant Species with Potential to Occur in the Study Area				
Common Name *Scientific Name*	**Status[1]** **USFWS** **STATE** **NNHP** **Blooming Period**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
Plains Pricklypear Cactus *Opuntia polyacanthus*	-- Protected (CY) -- May - June	Plains prickly-pear grows in the northern and southern Great Plains, the shrub- and woodlands of the Great Basin and the eastern Sierra Nevada. Its habitat is not well described within Nevada.	**Present.** This species is present on the project site at two or more locations.	• Complete cactus survey • Harvest Permit • Mitigation and Avoidance as required by Nevada state Forestry-Fire warden
Sand Cholla *Grusonia pulchella*	-- Protected (CY) Sensitive (S1) May - June	Sand of dunes, dry-lake borders, river bottoms, washes, valleys, and plains in the desert. Dependent on sand dunes or sand in Nevada at elevations between 3,950 and 6,300 feet.	**Present.** This species is present on the project site at two or more locations.	• Complete cactus survey • Harvest Permit • Mitigation and Avoidance as required by Nevada state Forestry-Fire warden

1.
U. S. Fish and Wildlife Service (USFWS) Categories for Listing under the Endangered Species Act:
LE - Listed Endangered - in danger of extinction in all or a significant portion of its range
LT - Listed Threatened - likely to be classified as Endangered in the foreseeable future if present trends continue
PE - Proposed Endangered
PT - Proposed Threatened
C - Candidate
_XN Nonessential experimental population
RI- Former Category 1 Candidate/ proposed species, now species of concern for which there is insufficient evidence of vulnerability and threats
RA - Former Candidate or Proposed species; now a species of concern for which current information indicates the species to be more abundant or widespread, or has demonstrated a lack of identifiable threats;
_SA Similarity of appearance species

Nevada State Protected (STATE) Species Classification:
CE - Critically endangered - species whose survival requires assistance because of overexploitation, disease or other factors or because their habitat is threatened with destruction, drastic modification or severe curtailment (NRS 527.260-.300)
CE# - Recommended for listing as critically endangered
CY - Protected as a cactus, yucca, or Christmas tree (NRS 527.060-.120)

Nevada Natural Heritage Program Global (GRANK) and State (SRANK) Ranks for Threats and/ or Vulnerability:
G - Global rank indicator, based on worldwide distribution at the species level
T- Global trinomial rank indicator, based on worldwide distribution at the infraspecific level
S - State rank indicator, based on distribution within Nevada at the lowest taxonomic level

1 - Critically imperiled and especially vulnerable to extinction or extirpation due to extreme rarity, imminent threats, or other factors
2 - Imperiled due to rarity or other demonstrable factors
3 - Vulnerable to decline because rare and local throughout its range, or with very restricted range
4 - Long-term concern, though now apparently secure; usually rare in parts of its range, especially at its periphery
5 - Demonstrably secure, widespread, and abundant
_H Historical; could be rediscovered
_P Potential within Nevada
_Q Taxonomic status uncertain
_NA Rank not applicable usually due to species being accidental or exotic
_NR Species not yet ranked
_U Unrankable
_X Presumed extirpated or extinct
_? Assigned rank uncertain

Table 2. Special-status Wildlife Species with Potential to Occur in the Study Area.				
Common Name *Scientific Name*	Status[1] USFWS STATE NNHP	Habitat and Elevation	Potential Presence in the Project Corridor	Actions Required
Invertebrates				
Mono checkerspot *Euphydryas editha monoensis*	xC2 S1	Occurs in sagebrush habitats of the great basin.	Low. Insufficient sagebrush present in the Study Area.	None
Nevada viceroy, *Limenitis archippus lahontani*	CI S1S2	Occurs along riparian habitats of the great basin	Low. No riparian habitats are present within the Study Area.	None
Carson wandering skipper *Pseudocopaeodes eunus obscurus*	E S1	Occurs in open, salt grass meadows near springs or water and geothermal activity at elevations less than 5,000 feet.	Low. No suitable habitats are present within the Study Area.	None
Carson Valley silverspot *Speyeria nokomis carsonensis*	xC2 S1	Occurs in spring and seep-fed meadows and riparian habitats	Low. No suitable habitats are present within the Study Area.	None
Reptiles				
northwestern pond turtle *Actinemys marmorata marmorata*	C S3	Occurs in aquatic and riparian habitats, including the Truckee River. May nest and aestivate in upland habitats.	Low. No riparian or aquatic habitats are present within the Study Area. The upland habitat present is not suitable for turtle nesting or aestivation	None
Sierra alligator lizard *Elgaria coerulea palmer*	S2S3	Primarily inhabits woodland and forest habitats, but does occur in grassland and sagebrush habitats.	Low. Habitat is too xeric with insufficient sagebrush to support species.	None
Birds				
Golden Eagle *Aquila chrysaetos*	S4	Inhabits a wide variety of habitat types including mountains, foothills, sagebrush and conifer forests. Nesting often associated with cliffs bordering rivers.	Moderate. May forage in the vicinity. Available habitats are unsuitable for nesting.	None

Table 2. Special-status Wildlife Species with Potential to Occur in the Study Area.				
Common Name *Scientific Name*	**Status[1]** USFWS STATE NNHP	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
Western Burrowing Owl *Athene cunicularia hypugaea*	xC2 S3B	Prefers open grasslands and prairie habitats.	Moderate. Habitat is generally too rocky. No evidence of burrows present.	None
Ferruginous Hawk *Buteo regalis*	xC2 S3	Occurs in plains and prairies, sagebrush habitats.	Low. May occur during migrations. Breed in northeastern Nevada. No suitable nesting sites are present.	None
Swainson's Hawk *Buteo swainsoni*	 S2B	Occurs in plains, grasslands, and farmlands	Low. May stop by during migration. No suitable nesting habitat is present	None
Sage Grouse *Centrocercus urophasianus*	C S3S4B	Occurs in Sagebrush habitats.	Low. Insufficient Sage / shrub cover for species.	None
Prairie Falcon *Falco mexicanus*	 S4	Occurs in open hills, plains, prairies, and deserts. Forage on small mammals, especially ground squirrels, and birds. Nest on cliffs.	Low. May pass through the area, as they occur throughout Nevada. No nesting habitat is present. No ground squirrel or other small mammals colonies were observed as a forage base.	None
Loggerhead Shrike *Lanius ludovicianus*	xC2N S3	Occurs in open to semi-open habitats, clearings, grassland, and desert habitats.	Moderate. Unlikely to nest in the Study Area, since nesting trees / shrubs are absent. May forage in the vicinity.	None
Macgillivray's Warbler *Oporornis tolmiei*	 S4B	Occurs in dense undergrowth and shady thickets.	Low. No suitable habitats are present.	None
Osprey *Pandion haliaetus*	 S2B	Dependant on aquatic habitats to forage. Nest in nearby trees and other nest platforms.	Low. May roost on nearby power poles. No foraging habitat present.	None
Vesper Sparrow *Pooecetes gramineus*	 S4B	Summer breeder. Nests in various open shrub habitats from 5,500 to 9,000 feet.	Low. May migrate through the area. Unlikely to nest in the Study Area.	None
Mammals				

Table 2. Special-status Wildlife Species with Potential to Occur in the Study Area.				
Common Name *Scientific Name*	**Status[1]** **USFWS** **STATE** **NNHP**	**Habitat and Elevation**	**Potential Presence in the Project Corridor**	**Actions Required**
pygmy rabbit *Brachylagus idahoensis*	xC2 S3?	Occur in areas of tall, dense sagebrush	Low. No suitable stands of sagebrush in the Study Area.	None
Spotted Bat *Euderma maculatum*	xC2 S1S2	Roosts in high cliffs, forages over open and dense deciduous and coniferous forests, hay fields, deserts, marshes, riparian areas and dry shrub-steppe grasslands	Low. No roost habitats occur within the project vicinity.	None
western small-footed myotis *Myotis ciliolabrum*	xC2 S3B	Occurs in a range of habitats, including wooded areas, and occasionally in grassland or steppe habitats. Typically roost in crevices and cracks in canyon walls, buildings, or behind loose tree bark.	Low. No roost habitats occur within the Study Area	None
long-eared myotis *Myotis evotis*	xC2 S4B	Common in coniferous forest, also occurs in riparian desert scrub. Roosts in various crevices.	Low. No wooded habitats are present in the project vicinity. Study Area is also unlikely to provide adequate roost sites.	None
fringed myotis *Myotis thysanodes*	xC2 S2B	Occurs in desert, grassland, and woodland habitats. Roosts in caves.	Low. No roost sites available near the Study Area.	None
long-legged myotis *Myotis volans*	xC2 S4B	Typically occurs in wooded habitats. Roosts in crevices.	Low. No wooded areas within the Study Area.	None
Yuma myotis *Myotis yumanensis*	xC2 S4B	Typically forage over water in riparian areas.	Low. No suitable habitat within the Study Area.	None
American pika *Ochotona princeps*	 S3	Occur in high elevation, talus slopes.	Low. No suitable habitats present.	None
Preble's shrew *Sorex preblei*	xC2 S2	Occurs in a variety of habitats, including arid and semiarid shrub-grass associations,	Low. No suitable habitats present within the project vicinity.	None

1.

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_Q Taxonomic status uncertain
_NA Rank not applicable usually due to species being accidental or exotic
_NR Species not yet ranked
_U Unrankable
_X Presumed extirpated or extinct
_? Assigned rank uncertain

Table 3. Plant List of Observed Species (February 2012)

Lifeform	Alien/ Native	Family	Scientific name**	Common name	* weed	Species of concern
Dicotyledon	Native	Asteraceae	*Artemisia tridentata ssp. wyomingensis*	Wyoming sagebrush***		
Dicotyledon	Native	Asteraceae	*Brickellia microphylla*	littleleaf brickellbush***		
Dicotyledon	Native	Asteraceae	*Chrysothamnus nauseosus*	rubber rabbitbrush		
Dicotyledon	Native	Asteraceae	*Gutierrezia sarothrae*	common snakeweed***		
Dicotyledon	Native	Asteraceae	*Pectis papposa*	common cinchweed		
Dicotyledon	Native	Asteraceae	*Stephanomeria exigua*	small wirelettuce		
Dicotyledon	Native	Asteraceae	*Tetradymia glabrata*	littleleaf horsebrush		
Dicotyledon	Native	Asteraceae	*Tetradymia spinosa*	spiny horsebrush***		
Dicotyledon	Native	Boraginaceae	*Amsinckia tesstellata*	bristly fiddleneck		
Dicotyledon	Alien	Brassicaceae	*Descurainia sophia*	herb sophia	Invasive	
Dicotyledon	Alien	Brassicaceae	*Sisymbrium altissimum*	tumble mustard	Invasive	
Dicotyledon	Native	Cactaceae	*Grusonia pulchella*	sand cholla		State Protected
Dicotyledon	Native	Cactaceae	*Opuntia polyacantha*	plains pricklypear		State Protected
Dicotyledon	Native	Chenopodaceae	*Atriplex canescens*	foursquare saltbrush***		
Dicotyledon	Native	Chenopodaceae	*Atriplex confertifolia*	Shadescale***		
Dicotyledon	Native	Chenopodaceae	*Grayia spinosa*	spiny hopsage		
Dicotyledon	Alien	Chenopodaceae	*Kochia scoparia*	Mexican-fireweed	Invasive	
Dicotyledon	Alien	Chenopodaceae	*Salsola tragus*	Russian thistle	Invasive	
Dicotyledon	Native	Ephedraceae	*Ephedra nevadensis*	Nevada joint-fir***		
Dicotyledon	Native	Euphorbiaceae	*Chamaesyce species (serpyllifolia)*	spurge		
Dicotyledon	Native	Euphorbiaceae	*Croton setigerus*	turkey mullen		
Dicotyledon	Native	Malvaceae	*Sphaeralcea ambigua*	desert globe mallow		
Monocotyledon	Alien	Poaceae	*Achnatherum hymenoides*	Indian ricegrass***		
Monocotyledon	Alien	Poaceae	*Achnatherum speciosum*	desert needlegrass***		
Monocotyledon	Native	Poaceae	*Agropyron cristatum*	crested wheatgrass		
Monocotyledon	Alien	Poaceae	*Bromus tectorum*	cheatgrass	Invasive	
Monocotyledon	Native	Poaceae	*Elymus elymoides*	squirreltail grass***		
Monocotyledon	Native	Poaceae	*Leptochloa filiformis*	sprangletop		
Monocotyledon	Native	Poaceae	*Pseudoroegneria spicata*	bluebunch wheatgrass***		
Dicotyledon	Native	Polygonaceae	*Eriogonum nidularium*	bird's nest buckwheat***		

Table 3. Plant List of Observed Species (February 2012)

Lifeform	Alien/ Native	Family	Scientific name**	Common name	* weed	Species of concern
Dicotyledon	Native	Polygonaceae	*Eriogonum species (deflexum)*	flat topped buckwheat		

* These weeds are listed as invasive nationally and in other states but have no legal weed status in Nevada

** Species in parenthesis are assumed but could not be positively identified due to phenology*** Species suitable for re-vegetation

EXHIBIT E-5

An Isolate Report For The Class III Cultural Resources Inventory Of Approximately 100 Acres For The Reno Technology Park Project, Washoe County, Nevada (Dated July 6, 2011)

(Consisting of the following 12 pages.)

AN ISOLATE REPORT FOR THE CLASS III CULTURAL RESOURCES INVENTORY OF APPROXIMATELY 100 ACRES FOR THE RENO TECHNOLOGY PARK PROJECT, WASHOE COUNTY, NEVADA

PREPARED FOR:
Redhorse Corporation
1755 East Plumb Lane, Suite 100
Reno, NV. 89502

Prepared by:

Chambers Group, Inc.
1755 East Plumb Lane, Suite 260
Reno, NV. 89502
(775) 323-3555
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July 6, 2011

CHAMBERS GROUP, INC.

1755 E. Plumb Lane, Suite 260
Reno, NV 89502
(775) 323-3555
(775) 323-3554 FAX

July 8, 2011

Aaron Mann
Redhorse Corporation
1755 East Plumb Lane, Suite 100
Reno, NV. 89502

Subject: **An Isolate Report for the Class III Cultural Resources Inventory of Approximately 100 Acres for the Reno Technology Park Project, Washoe County, Nevada.**

Dear Mr Mann:

Chambers Group, Inc. is submitting this letter report detailing the results of the recent negative Class III Cultural Resources Inventory for the Reno Technology Park Project, Storey County Nevada. On June 2 and 7 of 2011, Chambers Group, Inc. personnel conducted a Class III Cultural Resources Inventory of approximately 100 acres for a proposed power plant and associated access road and power lines. Three isolated artifacts were encountered during the inventory.

The project area lies on the *Patrick, Nevada*, 7.5' USGS topographic quadrangle (Figures 1 and 2). The project area is located in Section 28 of Township 20 North, Range 22 East.

PREFIELD RESEARCH

Prior to fieldwork, a literature search of previous archaeological investigations conducted in the area was performed and historic documents were examined. Existing contexts related to the project area and listings of properties on the National Register of Historic Places were also consulted. Inventory expectations were compiled from these resources.

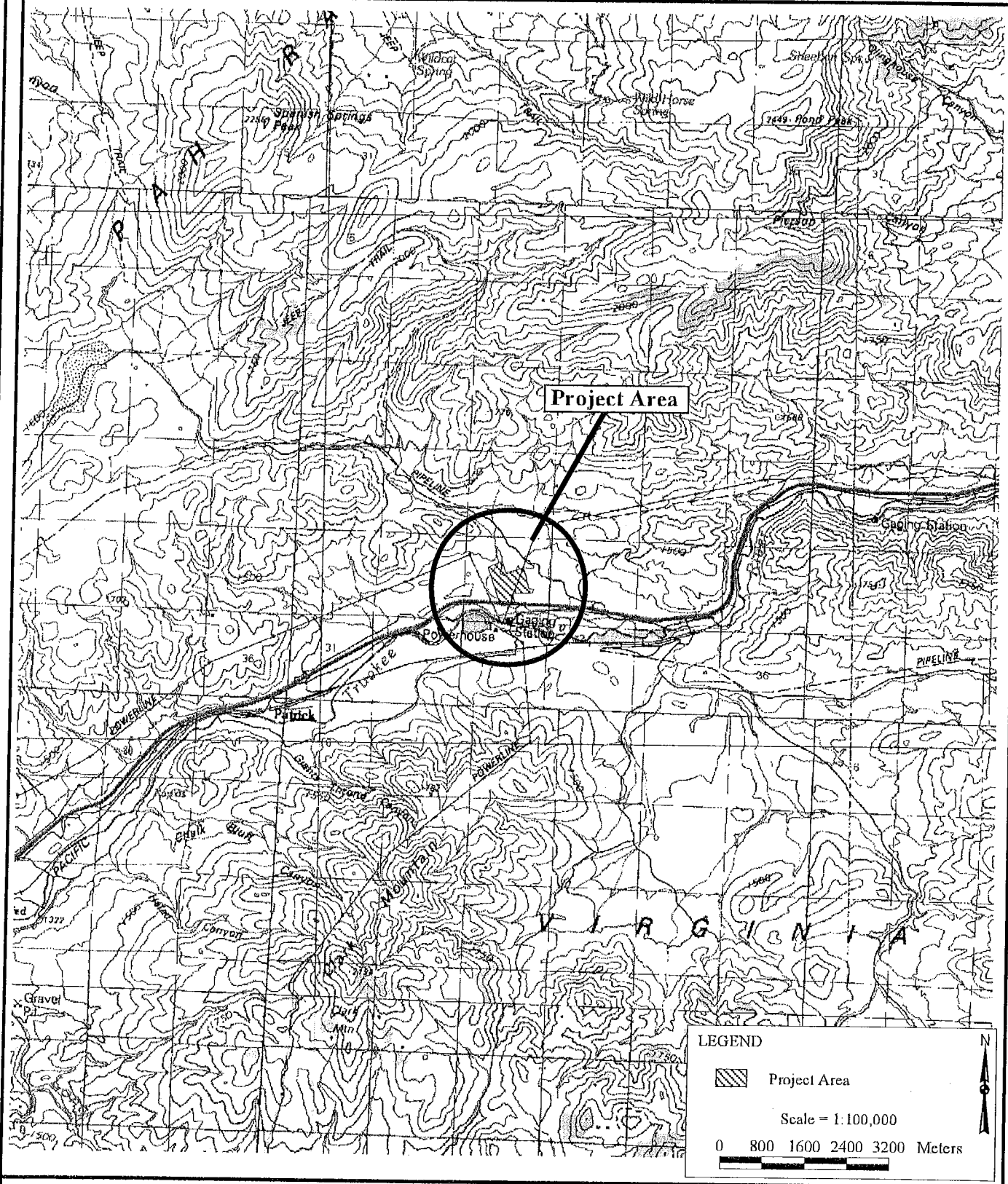


Figure 1. Project Vicinity Map Reno Technology Park Project	Map Reference: USGS 7.5' Quad. Patrick, Nev. 1980 T20N, R22E, Sec. 28	Chambers Group, Inc.

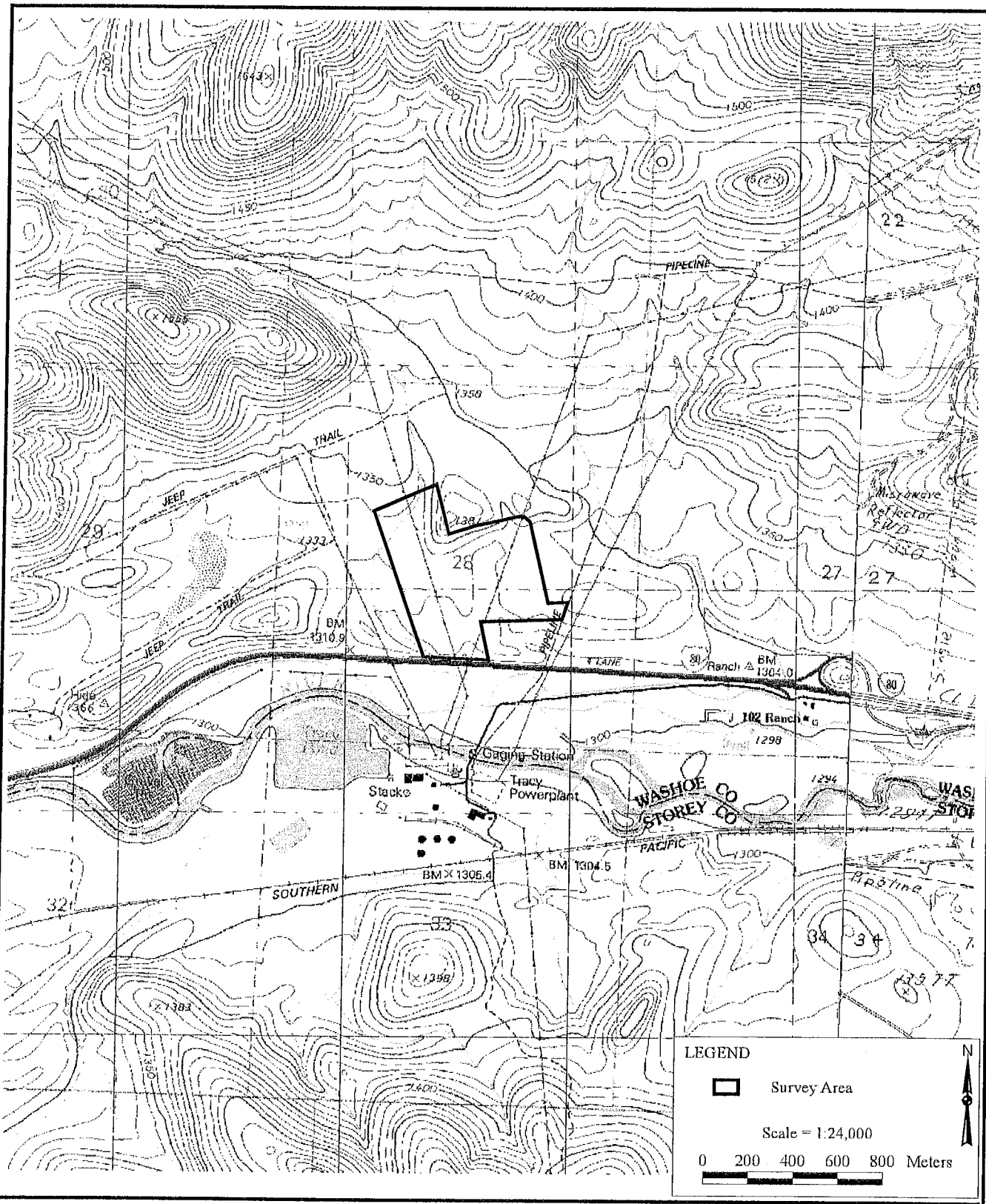


Figure 2. Project Location Map Reno Technology Park Project	Map Reference: USGS 7.5' Quad. Patrick, Nev. 1980 T20N, R22E, Sec. 28	Chambers Group, Inc.

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Chambers Group personnel conducted a literature search of previous cultural resource investigations within a one-mile radius of the project area. The records search was conducted online through the Nevada Cultural Resource Information System (NVCRIS) database, and at the Nevada State Museum. A total of sixteen cultural resources investigations have been conducted within one mile of the project area (Table 1). Three previously identified archaeological sites have been recorded within the project area (Table 2). Historic maps, such as General Land Office (GLO) survey Plats were also examined (see Figure 3). No historic roads or resources were identified within the project area.

Table 1. Previous Cultural Resource Inventories and Sites Within One Mile of the Project Area

Agency Report No.	NSM Report No.	Report Title	Author	Date	Sites Within One Mile
CRR 2-083	18-009	Report of Archaeological Reconnaissance Along Proposed 230 kV Transmission Line Right-of Way of Sierra Pacific Power Company, Part I, Tracy, Nevada to Valmy, Nevada	Rusco, M., and E. Seelinger	1974	
CRR 3-236	16-086	Tracy-Valley Road 345 kV Line	Harrigan, William A.	1978	
CRR 3-470		Material and Testing Survey Patrick Area, NDOT Report 070-79P	Turner, H.	1979	
CRR 3-657	16-113	Archaeological Reconnaissance of Existing and Proposed Roadways for the Patrick Development Lower Pah-Rah Mountains, Washoe County, Nevada: A Cultural Resources Report	Johnson, David S.	1981	
CRR 3-996	16-285	Cultural Resource Survey of the Proposed Patrick Reroute Transmission Line, Washoe County, Nevada	Peak, Ann S.	1985	
CRR 3-1107	16-331	An Archaeological Reconnaissance of Proposed Fiber Optic Cable Construction for Nevada Bell	Stornetta, S.	1987	
CRR 3-1011	16-289-1; 16-289-2	An Intensive Survey of the Tracy Development- BLM Land Exchange. *and* An Intensive Evaluation of Archaeological Sites 26WA3236 and 26WA3308 in the Truckee River Canyon, Washoe County, Nevada	Drews, M., and K. E. Juell	1985 1986	
CRR 3-1427	16-520	Proposed Haul Road, near the Patrick Exit.	Sterns, S.	1991	
CRR 3-1583	16-751	Tuscarora Pipeline Project: Phase I	Price, B	1994	
CRR 3-1583B	16-766	Malin to Tracy: Ancillary Survey along the Tuscarora Pipeline	Far Western	1995	

Agency Report No.	NSM Report No.	Report Title	Author	Date	Sites Within One Mile
CRR 3-2038	16-975	A Class III Cultural Resources Inventory for the Proposed Tuscarora 2002 Expansion Project/White Horse to Tracy 345-kV Line Project, California and Nevada.	McGuire K. R., and D. Craig Young	2001	
CRR 3-2113	3-2113	A Class III Cultural Resource Inventory of Six Alternative Routes for the Proposed Tracy/Silver Lake 120kVB Transmission Line, Washoe County, Nevada *and* Historic Resource Evaluation and Treatment Plan for the Calle de la Plata APE of the Tracy to Silver Lake 120kV Transmission Line	Young, D. Craig	2003 2005	
CRR 3-342	18-72	Class III Cultural Resources Inventory of the Sierra Pacific Power Company's Transmission Line Corridor: Valmy to Mira Loma, Nevada	Busby, C. I., J. C. Bard, B. Dawson, and P. H. Ogrey	1979	
CRR 3-2365		A Class III Cultural Resources Inventory of the Truckee River Restoration Project, Washoe and Storey Counties, Nevada	Chambers Group, Inc	2007	
CRR 3-1433		The Southwest Gas Pipeline Project: An Archaeological Survey of Approximately 13 Miles of Pipeline Between Sparks and Wadsworth and Two Valve Assembly Locations in Washoe and Lyon Counties, Nevada	Lumos & Associates	1991	
CRR 3-2359		A Cultural Resources Inventory Along the Truckee River Canyon, Near the Tracy Power Plant, Washoe County, Nevada	Simmons, et al	2007	

Table 2. Previously Identified Sites Within the Project Area

Site	Description	NRHP Status
		Not-eligible
		Not-eligible
		Not-eligible

NATIONAL REGISTER LISTINGS

The National Register of Historic Places (NRHP) does not list any properties within or near the project area.

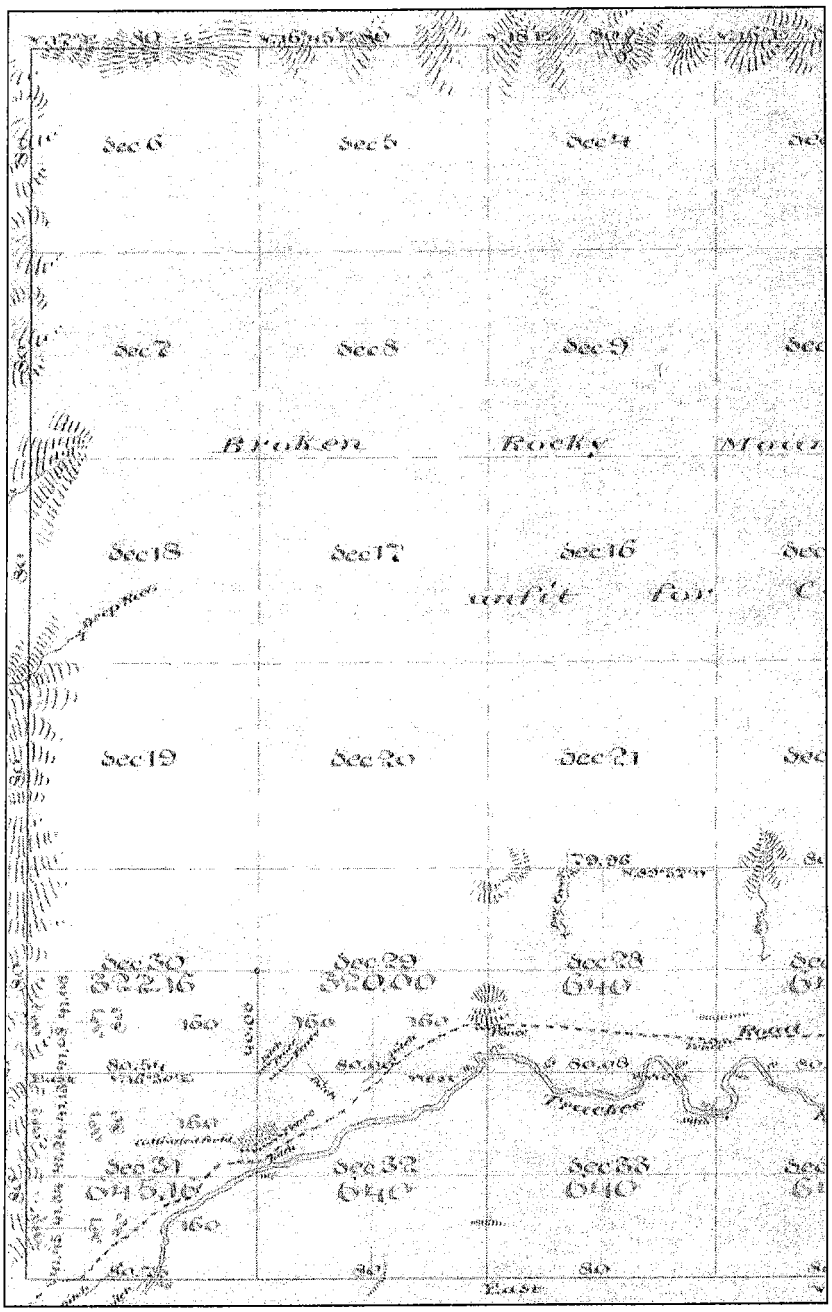


Figure 3. A portion of the 1865 GLO Map for T20N, R22E.

FIELD EXPECTATIONS

Based on prior archaeological investigations and historic maps for this area, mainly prehistoric cultural resources were expected. Prehistoric sites within the project area were expected to be mainly small to moderately sized open lithic scatters containing debitage, projectile points, bifaces, and possibly ground stone.

INVENTORY METHODS

The background research conducted for this project was used to compile information about the prehistory and history of the project area. Additionally, information gained from the literature search was used to help identify previously recorded sites and form expectations about site density in the project area. GLO plats and other historic maps, historical indexes, and land patents were also consulted prior to the fieldwork to identify potential historic resources. All reasonable measures were made to identify and relocated previously recorded sites within the project area.

The entire project area was inventoried to BLM Class III standards, as defined in the BLM Cultural Resources Inventory General Guidelines (Barker 1990). The project area was examined by means of a pedestrian survey, with transects no more than 30 meters apart. Coverage was completed using cardinal transect techniques, either surveying east to west or north to south. A *Thales Mobile Mapper* GPS unit with sub-meter accuracy was used to map the boundaries of each survey area and record and cultural materials identified. All data was recorded in the field and no cultural materials were collected.

INVENTORY RESULTS

On June 2 and 7 of 2011, Chambers Group, Inc. personnel conducted a Class III Inventory of approximately 100 acres for the proposed action. A dedicated attempt was made to relocate previously recorded sites , located in the of project area on the of the existing Neither site could be relocated in the field. No attempt was made to relocate , an . Isolated finds are categorically not eligible for the NRHP per the State Protocol Agreement between the BLM and Nevada SHPO (2009: Appendix E).

A large disturbed area (from the Tuscarora pipeline installation) is present just east of, and parallel to, the powerline (see Figure 4). The site record maps and UTM coordinates of and place both sites at least partially (if not entirely) within this disturbance. There is also evidence of drilling disturbances in the area, notably within the boundary of . Given the degree of disturbed ground across these two sites, and the lack of cultural materials identified during the inventory, it seems likely that they have been destroyed.

Three isolated artifacts were observed during the inventory (Table 3 and Figures 5, 6 and 7).

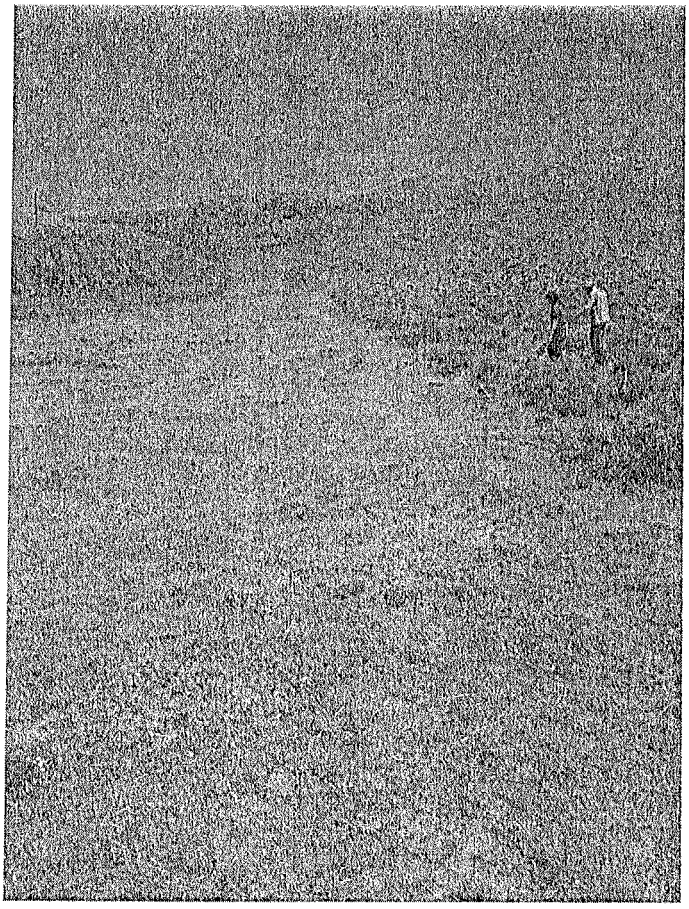


Figure 4. Overview of Tuscarora Pipeline construction disturbance. would be in midground. would be in mid-background at the base of the hill. Looking north.

Table 3. Isolated Artifacts

Isolate #	Description	NAD83 UTM Coordinates	
		Easting	Northing
1			
2			
3			

Since no cultural resources will be impacted by the proposed project, there will be no effect on cultural resources within the project area. All requirements have been met under Section 106 of the National Historic Preservation Act, and no further treatment is required. The State Protocol Agreement VIII (B) between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Office (2009) stipulates that if cultural or paleontological resources are inadvertently discovered, the BLM Carson City District manager will be immediately contacted.

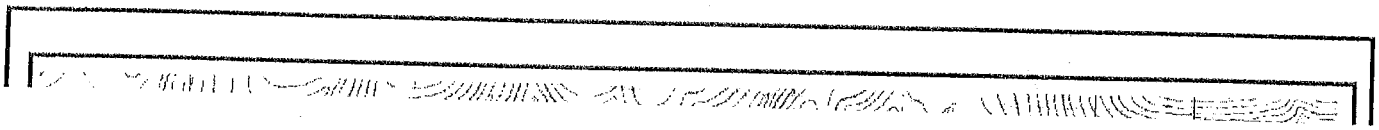


Figure 5. Isolate Location Map Reno Technology Park Project	Map Reference: 1 Patrick, Nev. 1980	Chambers Group, Inc.

REFERENCES CITED

Barker, J. P.
1990 Cultural Resources Inventory General Guidelines. USDOI, Bureau of Land Management, Nevada State Office, Reno. Fourth edition (revised).

SHPO and BLM (State Historic Preservation Office and the Bureau of Land Management)
2009 State Protocol Agreement. Between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Office.

Chambers Group, Inc.
Reno Office
1755 E. Plumb Lane Ste. 260
Reno, NV 89502

Exhibit F

Tank Sites

(Consisting of the following 1 page.)

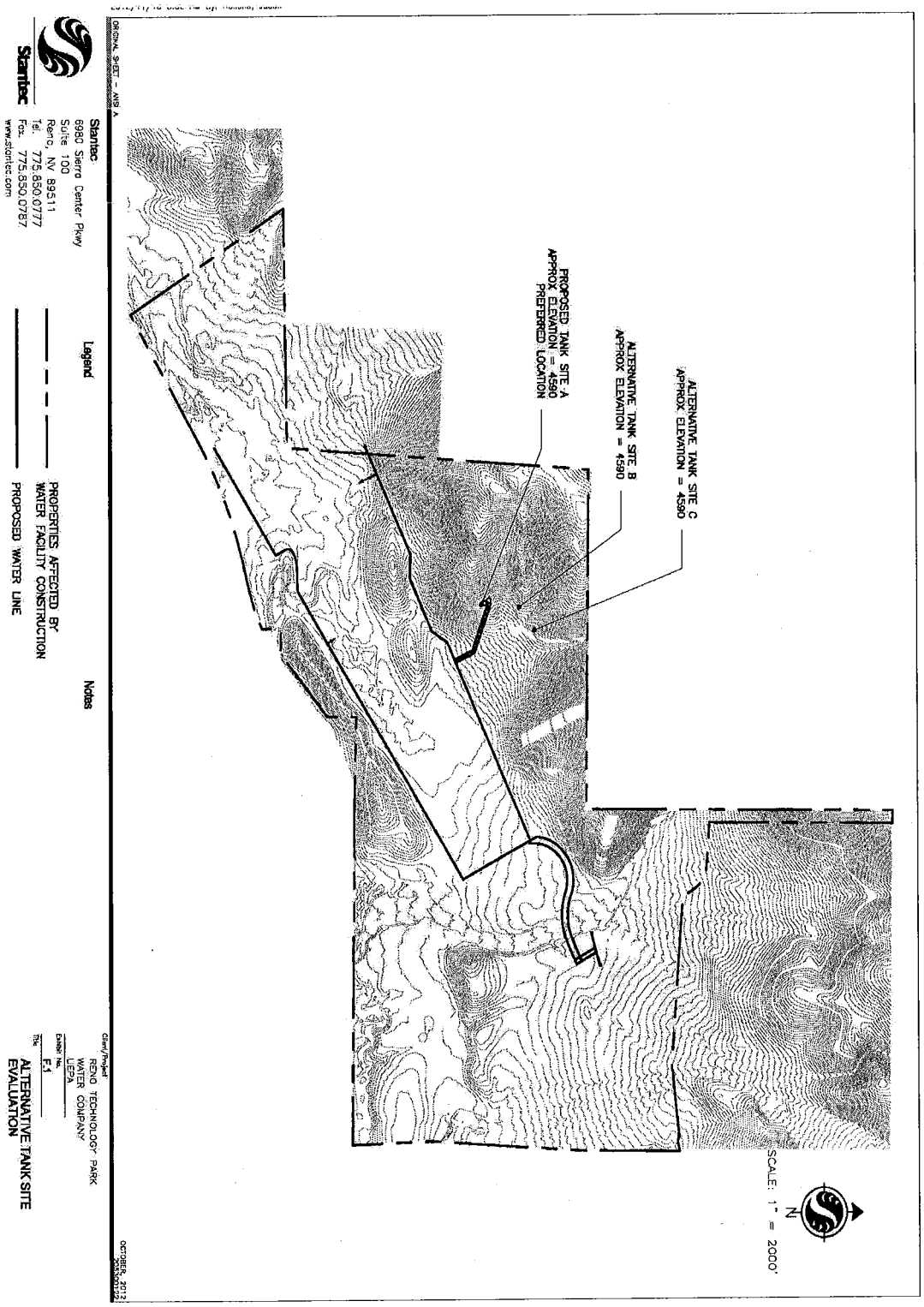

PROPOSED TANK SITE A
APPROX. ELEVATION = 4590
PREFERRED LOCATION
ALTERNATIVE TANK SITE B
APPROX. ELEVATION = 4590
ALTERNATIVE TANK SITE C
APPROX. ELEVATION = 4590
SCALE: 1" = 2000'
N
Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
PROPERTIES AFFECTED BY WATER FACILITY CONSTRUCTION
PROPOSED WATER LINE
Notes
RENO TECHNOLOGY PARK
WATER COMPANY
LIEPA
EXHIBIT No.
F-1
ALTERNATIVE TANK SITE EVALUATION
OCTOBER, 2012

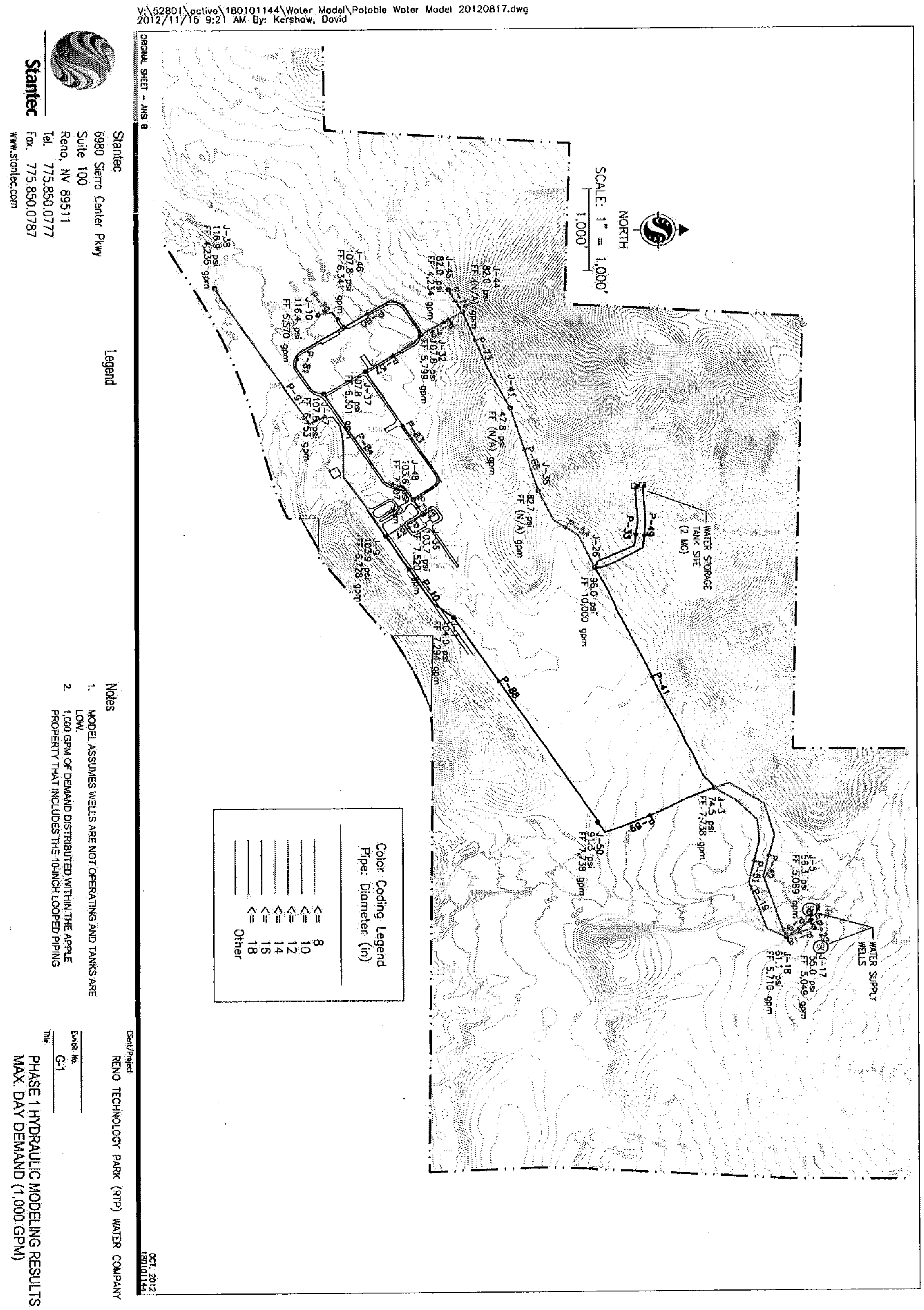
Exhibit G

Water Modeling Results

(Consisting of the following 4 pages.)

Reno Technology Center Project Water System Model
Scenario: Maximum Day Demand (1,000 gpm) Fire Flow Analysis, Wells Off, Tank Low
Fire Flow Results

Label	Zone	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Zone Lower Limit) (psi)	Pressure (Calculated Zone Lower Limit) (psi)	Junction w/ Minimum Pressure (Zone)	Pressure (Calculated System Lower Limit) (psi)	Junction w/ Minimum Pressure (System)
J-1	Fire	3,000	7,294	3,000	7,294	20	20	20	20	J-9	18.2	J-17
J-3	Fire	3,000	7,738	3,000	7,738	20	33.4	20	20	J-18	13.9	J-17
J-9	Fire	3,000	6,728	3,000	6,728	20	20	20	29.3	J-18	23.3	J-17
J-10	Fire	3,000	5,570	3,167	5,737	20	20	20	25.4	J-41	25.4	J-41
J-18	Fire	3,000	5,710	3,000	5,710	20	20	20	42.7	J-41	13.9	J-17
J-26	Fire	3,000	10,000	3,000	10,000	20	87.7	20	39.5	J-41	39.5	J-41
J-32	Fire	3,000	5,799	3,167	5,966	20	60	20	20	J-41	20	J-41
J-36	Fire	3,000	7,520	3,000	7,520	20	39.6	20	20	J-41	20	J-41
J-37	Fire	3,000	6,301	3,333	6,634	20	34.7	20	20	J-41	20	J-41
J-38	Fire	3,000	4,235	3,000	4,235	20	20	20	43.9	J-41	41.5	J-17
J-46	Fire	3,000	6,341	3,000	6,341	20	20	20	20.1	J-41	20.1	J-41
J-47	Fire	3,000	6,153	3,167	6,320	20	20	20	23.1	J-41	23.1	J-41
J-48	Fire	3,000	7,307	3,167	7,473	20	40.3	20	20	J-41	20	J-41
J-50	Fire	3,000	7,738	3,000	7,738	20	32.7	20	20	J-18	13.9	J-17


V:\52801\active\180101144\Water Model\Potable Water Model 20120817.dwg
2012/11/15 9:21 AM By: Kershaw, David
ORIGINAL SHEET - ANSI B
Stantec
Stantec
6980 Sierra Center Pkwy
Suite 100
Reno, NV 89511
Tel. 775.850.0777
Fax. 775.850.0787
www.stantec.com
Legend
Notes
1. MODEL ASSUMES WELLS ARE NOT OPERATING AND TANKS ARE LOW.
2. 1,000 GPM OF DEMAND DISTRIBUTED WITHIN THE APPLE PROPERTY THAT INCLUDES THE 10-INCH LOOPED PIPING
Client/Project
RENO TECHNOLOGY PARK (RTP) WATER COMPANY
OCT. 2012
180101144
Exhibit No.
G-1
Title
PHASE 1 HYDRAULIC MODELING RESULTS
MAX. DAY DEMAND (1,000 GPM)
NORTH
SCALE: 1" = 1,000'
1,000'
Color Coding Legend
Pipe: Diameter (in)
<= 8
<= 10
<= 12
<= 14
<= 16
<= 18
Other
WATER STORAGE
TANK SITE
(2 MG)
WATER SUPPLY
WELLS
J-44
82.0 psi
FF (N/A) gpm
J-45
82.0 psi
FF 4,234 gpm
J-46
107.8 psi
FF 6,341 gpm
J-38
116.9 psi
FF 4,235 gpm
J-10
116.4 psi
FF 5,570 gpm
J-32
107.8 psi
FF 5,799 gpm
J-37
107.8 psi
FF 6,301 gpm
J-47
107.8 psi
FF 6,153 gpm
J-41
47.8 psi
FF (N/A) gpm
J-48
103.6 psi
J-35
82.7 psi
FF (N/A) gpm
J-36
103.7 psi
FF 7,520 gpm
J-9
103.9 psi
FF 6,728 gpm
104.0 psi
FF 7,294 gpm
J-26
96.0 psi
FF 10,000 gpm
J-3
74.5 psi
FF 7,738 gpm
J-50
91.3 psi
FF 7,738 gpm
J-5
56.3 psi
FF 5,089 gpm
J-17
55.0 psi
FF 5,049 gpm
J-18
61.1 psi
FF 5,710 gpm
P-13
P-65
P-83
P-84
P-81
P-91
P-10
P-88
P-41
P-49
P-33
P-51
P-19

7606100.2

Reno Technology Center Project Water System Model

Scenario: Maximum Day Demand (1,000 gpm), Wells Off, Tank Low

Junction Summary

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	4,350	0	4,590	104
J-3	4,419	0	4,591	74.5
J-5	4,461	0	4,591	56.3
J-9	4,350	0	4,590	103.9
J-10	4,320	167	4,589	116.4
J-17	4,464	0	4,591	55
J-18	4,450	0	4,591	61.1
J-26	4,370	0	4,592	96
J-32	4,340	167	4,589	107.8
J-35	4,400	0	4,591	82.7
J-36	4,350	0	4,590	103.7
J-37	4,340	333	4,589	107.8
J-38	4,320	0	4,590	116.9
J-41	4,480	0	4,590	47.8
J-44	4,400	0	4,590	82
J-45	4,400	0	4,590	82
J-46	4,340	0	4,589	107.8
J-47	4,340	167	4,589	107.8
J-48	4,350	167	4,590	103.6
J-50	4,380	0	4,591	91.3

Reno Technology Center Project Water System Model
Scenario: Maximum Day Demand (1,000 gpm), Wells Off, Tank Low
Piping Summary

Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Has Check Valve?	Flow (gpm)	Velocity (ft/s)
P-10	1,268	J-1	J-9	16	Ductile Iron	130	FALSE	530	0.85
P-18	325	J-17	J-18	12	Ductile Iron	130	FALSE	2	0
P-22	98	J-5	J-17	12	Ductile Iron	130	FALSE	2	0
P-33	1,265	T-3	J-26	16	Ductile Iron	130	FALSE	510	0.81
P-41	3,014	J-26	J-3	16	Ductile Iron	130	FALSE	530	0.85
P-42	2,353	J-3	J-18	12	Ductile Iron	130	FALSE	0	0
P-49	1,361	T-6	J-26	16	Ductile Iron	130	FALSE	490	0.78
P-51	2,248	J-3	J-18	12	Ductile Iron	130	FALSE	0	0
P-54	1,164	J-35	J-26	12	Ductile Iron	130	FALSE	-469	1.33
P-57	766	J-37	J-32	10	Ductile Iron	130	FALSE	-161	0.66
P-66	1,064	J-41	J-35	12	Ductile Iron	130	FALSE	-469	1.33
P-67	488	J-9	J-36	12	Ductile Iron	130	TRUE	530	1.5
P-72	536	J-44	J-32	12	Ductile Iron	130	TRUE	469	1.33
P-73	1,297	J-44	J-41	12	Ductile Iron	130	FALSE	-469	1.33
P-74	315	J-44	J-45	12	Ductile Iron	130	FALSE	0	0
P-79	384	J-10	J-46	10	Ductile Iron	130	FALSE	-167	0.68
P-80	1,178	J-46	J-32	10	Ductile Iron	130	FALSE	-142	0.58
P-81	1,247	J-46	J-47	10	Ductile Iron	130	FALSE	-25	0.1
P-82	211	J-36	J-48	12	Ductile Iron	130	FALSE	530	1.5
P-83	1,949	J-48	J-37	10	Ductile Iron	130	FALSE	172	0.7
P-84	1,690	J-47	J-48	10	Ductile Iron	130	FALSE	-192	0.78
P-88	2,966	J-1	J-50	16	Ductile Iron	130	FALSE	-530	0.85
P-89	1,468	J-50	J-3	16	Ductile Iron	130	FALSE	-530	0.85
P-91	3,870	J-9	J-38	12	Ductile Iron	130	FALSE	0	0
P-93	341	J-5	J-18	12	Ductile Iron	130	FALSE	-2	0

Exhibits H-1 and H-2

Materials Supporting Economic and Employee Benefits of RTP

(Consisting of the following 17 pages.)

WASHOE COUNTY

"Dedicated To Excellence in Public Service"
www.co.washoe.nv.us

CM/ACM____
Finance____
DA NA
Risk Mgt. NA
HR NA
Other NA

STAFF REPORT
BOARD MEETING DATE: June 26, 2012

DATE: June 18, 2012

TO: Board of County Commissioners

FROM: Sheri Mendez, Finance Director
328-2070, smendez@washoecounty.us

THROUGH: Katy Simon, County Manager

SUBJECT: **Discussion and possible action on application for endorsement of an application to the Nevada Commission on Economic Development for abatement of one or more taxes imposed on personal property and sales taxes for a new business to be located at Reno Technology Park, an area eligible for Community Development Block Grants and therefore qualified for such an application—District Attorney/Finance. (All Commission Districts)**

SUMMARY

Discussion and possible action on application for endorsement of an application to the Nevada Commission on Economic Development for abatement of one or more taxes imposed on personal property and sales taxes for a new business to be located at Reno Technology Park, an area eligible for Community Development Block Grants and therefore qualified for such an application.

Strategic Objective supported by this item: Sustainable Resources, Regional Prosperity and Regional Collaboration

Strategic Outcome supported by this item: Sustainable financial relationship between revenue and expenses; sustainable resources linked to the needs of the public.

PREVIOUS ACTION

None

BACKGROUND

The Nevada Revised Statute (NRS) 274.310 provides for abatements of one or more of the taxes imposed pursuant to chapter 361 or 374 of NRS, inclusive of property, sales, and use taxes, for businesses in certain areas of economic development. This statute requires a person who intends to locate a business in this State to submit a request to the governing body of the county, city, or town in which the business would operate for an endorsement of an application by the person to

AGENDA ITEM # 31

the Commission on Economic Development for a partial abatement of one or more of the taxes imposed pursuant to chapter 361 or 374 of NRS.

The County is in receipt of a request for endorsement that seeks 85% abatement of personal property taxes for three renewable 10-year deals, with a re-evaluation to meet high investment thresholds each 10 years. The request has been evaluated based on information provided by the State of Nevada and Applied Economics using the IMPLAN Model for the economic analysis. Real property taxes are not being requested to be abated and will continue to be collected at 100%.

The following table shows the estimated abatement on personal property tax by entity:

Table 1

	PERSONAL PROPERTY TAX						
	NPV*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10
Assessed Valuation	$ 525,784,897	$ 29,798,833	$ 47,678,133	$ 58,512,975	$ 65,265,395	$ 69,410,437	$ 355,023,333
Taxes Assessed without abatement	16,675,268	945,070	1,512,112	1,855,739	2,069,892	2,201,352	11,259,565
Entity							
Washoe County School District	5,986,061	339,260	542,815	666,170	743,046	790,238	4,041,940
Washoe County	7,317,348	414,710	663,537	814,325	908,299	965,985	4,940,860
State of Nevada	893,834	50,658	81,053	99,472	110,951	117,998	603,540
Truckee Meadows Fire District	2,478,025	140,442	224,707	275,772	307,596	327,131	1,673,225
Total Levy Before Abatement	$ 16,675,268	$ 945,070	$ 1,512,112	$ 1,855,739	$ 2,069,892	$ 2,201,352	$ 11,259,565
Taxes Abated @ 85% abatement							
Washoe County School District	$ 5,088,152	$ 288,371	$ 461,393	$ 566,245	$ 631,589	$ 671,712	$ 3,435,649
Washoe County	6,219,746	352,504	564,006	692,176	772,054	821,087	4,199,731
State of Nevada	759,759	43,059	68,895	84,551	94,308	100,298	513,009
Truckee Meadows Fire District	2,106,321	119,376	191,001	234,406	261,457	278,061	1,422,241
Total Revenue Lost to Abatement	$ 14,173,978	$ 803,310	$ 1,285,295	$ 1,577,378	$ 1,759,408	$ 1,871,148	$ 9,570,630
Net Tax @ 15%							
Washoe County School District	$ 897,909	$ 50,889	$ 81,422	$ 99,925	$ 111,457	$ 118,536	$ 606,291
Washoe County	1,097,602	62,206	99,531	122,149	136,245	144,898	741,129
State of Nevada	134,075	7,599	12,158	14,921	16,643	17,700	90,531
Truckee Meadows Fire District	371,704	21,066	33,706	41,366	46,139	49,070	250,984
Total Revenue	$ 2,501,290	$ 141,760	$ 226,817	$ 278,361	$ 310,484	$ 330,204	$ 1,688,935
*DR - 3%							

While the above table shows a loss of revenue as a result of abatement, it is important to note that the personal property tax revenue would only be lost if the Applicant moves their operation to the County and without any abatement. The County is not currently receiving these revenues. The net present value of increased property tax revenues to Washoe County if the Applicant expands their operation in Washoe County is $1.1 million.

Based on an evaluation of the estimated power usage by the Applicant, an analysis was completed by Applied Economics on behalf of the State and verified by the County Finance Department on the increase in electric franchise fees to the County assuming the Applicant buys retail power for five years. The analysis is shown in the table below.

Table 2:

Washoe County Project Jonathan - 5 year Franchise Fees Projections June 18, 2012						
		Fiscal Year				
Assumptions	NPV *	2012/13	2013/14	2014/15	2015/16	2016/17
Megawatts per year		15	20	25	30	35
kWh hours per year (constant load)		8,760	8,760	8,760	8,760	8,760
Facility's megawatt hours per year		131,400	175,200	219,000	262,800	306,600
kWh per megawatt hour		1,000	1,000	1,000	1,000	1,000
Facility's kWh per year		131,400,000	175,200,000	219,000,000	262,800,000	306,600,000
Average effective commercial rate (source: NV Energy)		0.08	0.08	0.08	0.08	0.08
Annual Revenue Generated @ 80% load	$ 63,430,521	$ 8,409,600	$ 11,212,800	$ 14,016,000	$ 16,819,200	$ 19,622,400
Washoe County Franchise Fee	5%	5%	5%	5%	5%	5%
Total Franchise Fee Revenue @ 80% load	$ 3,171,526	$ 420,480.00	$ 560,640.00	$ 700,800.00	$ 840,960.00	$ 981,120.00
*DR - 3%						

Additional fiscal impacts both direct and indirect are provided in Attachments A and B.

FISCAL IMPACT

The endorsement of the request for abatement by itself has no fiscal impact. However, if the Commission on Economic Development approves the application, the County would see an increase in franchise fee revenue of approximately $420,000 in the first year. The amount continues annually for as long as the Applicant purchases retail power at the estimated usage identified above. Since the County is not currently receiving revenues from the personal property that has yet to be deployed, no loss of revenue currently exists.

RECOMMENDATION

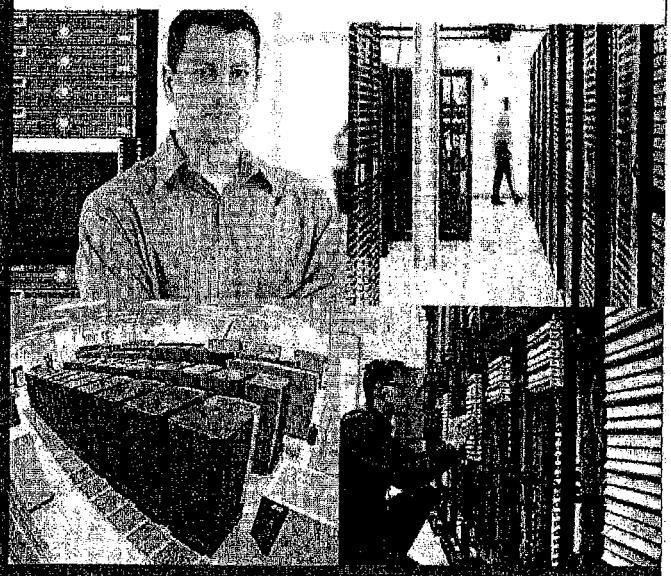
It is recommended that the Board approve the endorsement of an application to the Nevada Commission on Economic Development for abatement of one or more taxes imposed on personal property and sales taxes for a new business to be located at Reno Technology Park, an area eligible for Community Development Block Grants and therefore qualified for such an application.

POSSIBLE MOTION

Should the Board agree with staff's recommendation a possible motion would be: "move to approve the endorsement of an application to the Nevada Commission on Economic Development for abatement of one or more taxes imposed on personal property and sales taxes for a new business to be located at Reno Technology Park, an area eligible for Community Development Block Grants and therefore qualified for such an application."

Attachment A

Economic Impact of Project Jonathan on Washoe County



Prepared By:

APPLIED ECONOMICS

June 2012

TABLE OF CONTENTS

INTRODUCTION 1

IMPACT SUMMARY 2

ECONOMIC IMPACT ANALYSIS 6

- Construction Impacts 6
- Operations Impacts 7
- Revenue Impacts 8
- Summary 12

INTRODUCTION

Applied Economics has been contracted to perform a third party economic analysis of a data center campus in Washoe County, Nevada, referred to as Project Jonathon, in order to quantify the impacts of their operations on the city, county and state relative to the amount of abatements and reimbursements being offered to the company. This analysis is intended to provide a framework for understanding the economic and revenue impacts of the company's proposed location in Washoe County.

The information and observations contained in this report are based on our present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Estimates made in this analysis are based on hypothetical assumptions, current tax policies, and the current economic structure of the region. However, even if the assumptions outlined in this report were to occur, there will usually be differences between the estimates and the actual results because events and circumstances frequently do not occur as expected. This analysis is based on the best available information and is intended to aid the State of Nevada in quantifying the impacts of Project Jonathan the local economy. In no way will Applied Economics be held responsible or have any liability or be subject to damages as a result of this analysis. This report may be used only for the purposes that it was intended.

Project Summary

Based on the assumptions used in this analysis, the company would initially create 35 direct jobs at an average wage of $36.06 per hour, and would also employ 200 independent contractors on a long term basis at an average wage of $19.83 per hour. They would add 6 more employees within the second four years of operations.[1] Under the pro-forma shown here, the company would purchase land in Washoe County valued at $8.625 million. They would make a $6.0 million investment in buildings and electric feed on that site. They would also invest $64.6 million in backbone infrastructure and related fiber optic and distribution networks to support the data center. In terms of equipment, the analysis assumes they would invest $100.0 million in computer and power equipment each year. The results show the overall impacts of Project Jonathan over the next ten years.

[1] Based on the sales tax abatement terms, the company would be required to meet two of the three following criteria in the second four years of operations in order to qualify for an additional 4 year abatement term: 1) increase full time employment by a minimum of 6 employees or 10%, whichever is greater; 2) expand the project by 20% of the value of depreciated assets; 3) maintain an average wage for employees the higher of either the average state or average Washoe County wage during the abatement period.

IMPACT SUMMARY

The development and operation of Project Jonathan in Washoe County would provide a variety of economic benefits to the region. These benefits, or economic impacts, are derived from expenditures made in the local economy. These economic impacts include direct and indirect jobs, personal income, and economic activity that are generated by the data center project. Project Jonathan would result in a major capital investment in Washoe County as well as generating a sizeable number of new jobs that would provide economic benefits to the region.

Summary of Key Findings

Jobs and Income Created	Jobs	Annual Personal Income
Data Center Employees	35 to 41	$2.6 million to $3.1 million
Long-term, independent contractors	200	$8.2 million
Indirect	88	$3.7 million
Total	329	$15.0 million
10 Year Total Output Impact	$342.9 million	
Construction Impact		
Direct Jobs	580	
Indirect Jobs	270	
One-time Economic Impact	$103.2 million	
Capital Investment		
Land and Construction	$14.6 million	
Backbone Infrastructure	$64.6 million	
Equipment	$1.0 billion	
Year One Tax Revenue		
State of Nevada	$1.4 million	
Washoe County/Other Local Govt	$1.7 million	
Washoe County School District	$1.0 million	
Ten Year Tax Revenue		
State of Nevada	$7.1 million	
Washoe County/Other Local Govt	$6.5 million	
Washoe County School District	$2.4 million	

The operations of Project Jonathan in Washoe County would provide a variety of economic benefits to the region. Economic impacts measure the effects of economic stimuli, or expenditures, in the local economy. These impacts include direct and indirect jobs, personal income, and economic activity, or output that are generated by Project Jonathan. Indirect impacts are the result of the multiplier effect and capture supported supplier and consumer businesses and their employees that would benefit from this type of facility.

Project Jonathan would make a major capital investment in Washoe County as well as generating a sizeable number of new jobs that would provide economic benefits to the region.

Economic Impacts

- **Overall Operations Impacts.** All total, Project Jonathan could create an economic impact of $342.9 million on Washoe County over the next 10 years. Their operations would directly and indirectly support an estimated 329 jobs (based on 241 direct jobs) and $15.0 million in personal income each year in the county.

- **Jobs and Income.** The facility would directly employ about 35 people with a payroll of $2.6 million annually, increasing to 41 people and a payroll of $3.1 million by 2016. They would also hire 200 contract employees at a cost of $8.2 million. Through the multiplier effect, an additional 88 jobs and $3.7 million in annual payroll could be supported at other local businesses. The additional jobs and payroll at other local businesses stem from direct and indirect impacts of supplier demand created by Project Jonathan and consumer demand created by its employees.

- **Construction Impacts.** About 580 direct construction jobs and 270 additional indirect jobs would be created in Washoe County through the new construction activity associated with the backbone infrastructure, building and site improvements for the data center. This would result in a one-time economic impact of $103.2 million. A total of about $2.8 million in one-time construction sales tax would also be generated during the construction phase. These construction impacts are in addition to the operations impact detailed above.

- **Supported Population.** The 241 jobs and 88 indirect jobs associated with Project Jonathan's operations would support a population (including families) of about 700 people in Washoe County. This estimate assumes that approximately 96 percent of the workforce would be likely to live in the county.

Revenue Impacts

- **Direct Revenue Impacts.** Project Jonathan would also generate significant tax revenues to the county, school district and state in addition to the economic impacts described above. They would generate a modest amount of sales tax on on-going equipment purchases, net of abatements and reimbursements, as well as sales and franchise tax on utility usage, and one-time construction sales tax for a total of $11.3 million over 10 years, net of abatements and reimbursements. The new construction and equipment purchases would result in increased property value that would translate into additional property taxes for the county, school district and state estimated at $3.5 million over 10 years, net of abatements and reimbursements. They would also generate $1.2 million in modified business taxes to the state. All total, the company would generate about $16.0 million in direct revenues the next 10 years.

- **Indirect Revenue Impacts.** In addition to direct revenues, Project Jonathan and its employees would generate indirect property and sales tax revenues through employee spending and property ownership. Indirect revenues are estimated at $8.1 million over 10 years.

- **Value of Abatements and Reimbursements.** Over the 10 year period, the company could generate a total of $24.1 million in direct and indirect revenues in Nevada, net of abatements and reimbursements. The proposed package of abatements and reimbursements would total $89.1 million over 10 years, effectively reducing the company's tax burden by 79 percent. The abatements include an 85 percent personal property abatement for 10 to 30 years, and an abatement of sales and use taxes imposed under Chapters 374, 374A, 376A, 377, 377A and 377B of the Nevada Revised Statutes. Although not a part of the State Economic Development abatements, the applicant will receive a reimbursement of the 75% pledge of an amount equal to the proceeds of the taxes imposed under NRS 372.105 and NRS 372.185 in compliance with the City of Reno Ordinance 6127 dated September 23, 2009 on certain equipment purchases for up to 17 years. *The figures shown in this analysis only include data for the first 10 years.*

Project Jonathan would be an important contributor to the region's economy at a time when job growth and investment is critically needed to spur economic recovery in the state. All of the jobs created by the data center would be net new jobs thereby growing the economy both locally and regionally. The attraction of this company to Washoe County would not only create new quality jobs in the community, but also support a sizeable amount of additional economic activity, jobs and payroll at related local supplier and consumer businesses.

FIGURE 1
PROJECT DESCRIPTION

Year	Jobs	Payroll	Capital Investment		
			Construction	Land	Equipment
2012	235	$10,874,448	$6,000,000	$8,625,000	$100,000,000
2013	235	$10,874,448	$0	$0	$100,000,000
2014	235	$10,874,448	$0	$0	$100,000,000
2015	235	$10,874,448	$0	$0	$100,000,000
2016	241	$11,324,477	$0	$0	$100,000,000
2017	241	$11,324,477	$0	$0	$100,000,000
2018	241	$11,324,477	$0	$0	$100,000,000
2019	241	$11,324,477	$0	$0	$100,000,000
2020	241	$11,324,477	$0	$0	$100,000,000
2021	241	$11,324,477	$0	$0	$100,000,000
Total	241	$111,444,653	$6,000,000	$8,625,000	$1,000,000,000

ECONOMIC IMPACT ANALYSIS

The economic benefits resulting from the attraction of Project Jonathan to Washoe County can be measured in terms of both the one-time construction impacts and on-going operations impacts. These impacts include direct and indirect jobs, personal income and economic activity, or output that would be generated by the project. Indirect impacts are the result of the multiplier effect and capture supported supplier and consumer businesses and employees in Washoe County that would benefit from the new facility.

Construction Impacts

Total personal income, or earnings, from construction and the total increase in economic activity from new construction expenditures are shown in Figure 2. The building and electric feed improvements associated with this project would result in direct construction expenditures of about $6.0 million. Additional backbone infrastructure construction would also be required to support the data center. This would include site prep and improvements as well as the installation of the fiber optic network, power distribution network and security system. The total cost of these items is estimated at $96.1 million. However, the cost of equipment such as the power distribution equipment, that is purchased out of state does not create local economic impacts in terms of jobs and payroll and is excluded. The resulting impacts are based on local costs of $64.6 million.

The multiplier effect of this spending would result in a total increase in economic activity of about $103.2 million throughout the county. The approximately 850 direct and indirect jobs created locally by the construction project could result in close to $44.3 million in personal income over the construction period.

FIGURE 2
CONSTRUCTION IMPACT OF PROJECT JONATHAN
ON WASHOE COUNTY

	Direct			Total		
	Construction Expenditures	Jobs	Personal Income	Output	Jobs	Personal Income
Building Construction	$6,000,000	49	$2,944,297	$8,769,713	72	$3,763,622
Site Prep & Backbone Infrastructure	$27,798,447	228	$13,641,149	$40,630,733	334	$17,437,140
On-Site Fiber Optic Network	$5,000,000	41	$2,453,581	$7,308,094	60	$3,136,351
On-Site Power Distribution Network	$27,000,000	222	$13,249,338	$39,463,707	324	$16,936,298
Security	$4,800,000	39	$2,355,438	$7,015,770	58	$3,010,897
Total	$70,598,447	580	$34,643,803	$103,188,017	847	$44,284,308

Operations Impacts

The on-going economic impacts from the operations of Project Jonathan over the next 10 years are shown in Figure 3. The company would open with about 235 jobs (including independent contractors) and $10.9 million in payroll. By 2016, they would expand to 241 jobs (including independent contractors) and $11.3 million in payroll. Through their local supplier purchases, as well as employee spending, they could create an annual economic impact of $34.8 million, indirectly supporting about 88 additional jobs and $3.7 million in additional personal income in Washoe County.

The multiplier effect of the data center operations on the county would result in a total economic impact of $342.9 million over the next 10 years, based on direct employment of 235 to 241 jobs. Should the number of jobs increase, the economic impacts would increase proportionally.

FIGURE 3
ANNUAL OPERATIONS IMPACT OF PROJECT JONATHAN ON WASHOE COUNTY

	Direct			Total		
	Output	Jobs	Personal Income	Output	Jobs	Personal Income
2012	$23,278,448	235	$10,874,448	$33,454,658	319	$14,396,268
2013	$23,278,448	235	$10,874,448	$33,454,658	319	$14,396,268
2014	$23,278,448	235	$10,874,448	$33,454,658	319	$14,396,268
2015	$23,278,448	235	$10,874,448	$33,454,658	319	$14,396,268
2016	$24,241,805	241	$11,324,477	$34,839,147	329	$14,992,044
2017	$24,241,805	241	$11,324,477	$34,839,147	329	$14,992,044
2018	$24,241,805	241	$11,324,477	$34,839,147	329	$14,992,044
2019	$24,241,805	241	$11,324,477	$34,839,147	329	$14,992,044
2020	$24,241,805	241	$11,324,477	$34,839,147	329	$14,992,044
2021	$24,241,805	241	$11,324,477	$34,839,147	329	$14,992,044
10 Year Total	$238,564,621	241	$111,444,653	$342,853,515	329	$147,537,332

The new jobs generated directly and indirectly by the data center would support a total local population of about 700 people. This includes families of direct employees and independent contractors, as well as families of employees at related supplier and consumer businesses supported through the multiplier effect. This assumes that about 96 percent of the employees will work and live in Washoe County.

The secondary or indirect impacts described here are called multiplier effects. Multiplier effects are a way of representing the larger economic effects on the local economy. The multiplier effects translate an increase in output (loosely defined as sales, less profits) into a corresponding increase in jobs and personal income. In essence, the multiplier effect

represents the recycling of local spending. This recycling process creates new business opportunities.

The multipliers used in this analysis are from IMPLAN, a national vendor of economic impact software, and are specific to the Washoe County. Industry specific multipliers for data processing and information services as well as for commercial construction were used in the analysis. The average output multiplier for operations is 1.44. This means that for every $1 million of output created by the company, an additional $440,000 in economic activity is generated in the local economy, along with 4 jobs and about $151,000 in payroll at other local businesses.

Revenue Impacts

In addition to supporting jobs and output at related businesses in the area through multiplier effects, Project Jonathan would also generate state and local tax revenues to Washoe County and other local governments, the school district and the state (Figure 4). All total, the company could generate $24.1 million in new direct and indirect tax revenues in Nevada, net of abatements and reimbursements, over the next 10 years.

Direct Revenues

Total direct property tax revenues are estimated at $3.5 million over the first 10 years of operations, including about $1.5 million to the Washoe County School District, $1.8 million to the county and $221,000 to the state (Figure 4). Direct property taxes are based on the depreciated value of tenant improvements and equipment purchases. There is no abatement on real property. Personal property taxes are net of an 85 percent abatement for 10 years. Additional personal property abatements could apply for up to two more 10 year periods.

FIGURE 4
DIRECT REVENUE IMPACT OF PROJECT JONATHAN
NET OF ABATEMENTS AND REIMBURSEMENTS
ON WASHOE COUNTY AND THE STATE

	School		County and Other Local Govts			State			Total
Year	Property Tax [2]	Sales Tax[1]	Property Tax [2]	Franchise Fees	Sales Tax[1]	Sales Tax[1]	Property Tax [2]	MBT	Direct Revenues
2012	$83,680	$947,414	$102,290	$420,480	$1,138,718	$1,228,780	$12,495	$116,672	$4,050,529
2013	$119,655	$0	$146,266	$560,640	$0	$500,000	$17,867	$116,672	$1,461,100
2014	$141,022	$0	$172,385	$700,800	$0	$500,000	$21,057	$116,672	$1,651,936
2015	$154,429	$0	$188,773	$840,960	$0	$500,000	$23,059	$116,672	$1,823,893
2016	$162,149	$0	$198,210	$981,120	$0	$500,000	$24,212	$121,622	$1,987,312
2017	$165,202	$0	$201,942	$0	$0	$500,000	$24,668	$121,622	$1,013,433
2018	$164,615	$0	$201,225	$0	$0	$500,000	$24,580	$121,622	$1,012,041
2019	$164,249	$0	$200,778	$0	$0	$500,000	$24,526	$121,622	$1,011,174
2020	$163,883	$0	$200,330	$0	$0	$500,000	$24,471	$121,622	$1,010,306
2021	$163,517	$0	$199,883	$0	$0	$500,000	$24,416	$121,622	$1,009,439
Total	$1,482,400	$947,414	$1,812,083	$3,504,000	$1,138,718	$5,728,780	$221,351	$1,196,418	$16,031,164

Note: All figures are in constant 2012 dollars. Analysis assumes 96% of employees live in the Washoe County for the calculation of indirect revenues.

[1] Includes nonrecurring construction sales tax on tenant improvments in first year. This analysis assumes an abatement of sales and use taxes imposed under Chapters 374, 374A, 376A, 377, 377A and 377B of the Nevada Revised Statutes. Although not a part of the State Economic Development abatements, the applicant will receive a reimbursement of the 75% pledge of an amount equal to the proceeds of the taxes imposed under NRS 372.105 and NRS 372.185 in compliance with the City of Reno Ordinance 6127 dated September 23, 2009.

[2] Property tax assumes 85% abatement of personal property.

In addition to property taxes, the company would generate one-time sales taxes from new construction estimated at $2.8 million, plus on-going sales taxes on annual equipment purchases. This analysis assumes an abatement of sales and use taxes imposed under Chapters 374, 374A, 376A, 377, 377A and 377B of the Nevada Revised Statutes. Although not a part of the State Economic Development abatements, the applicant will receive a reimbursement of the 75% pledge of an amount equal to the proceeds of the taxes imposed under NRS 372.105 and NRS 372.185 in compliance with the City of Reno Ordinance 6127 dated September 23, 2009 The remaining portion of sales tax would total about $5.0 million in state revenues over 10 years. All total, the company would directly generate about $7.8 million in state and local sales tax revenues over 10 years, net of abatements.

Other direct revenues include franchise taxes paid to the county on electricity expenditures at a rate of 5 percent totaling $3.5 million over 10 years. There would be no additional franchise tax revenues after the 5th year based on the assumptions used in this analysis. The company would also pay modified business tax to the state estimated at $1.2 million over 10 years. Note that while the company would only be responsible for modified business taxes on its own employees, this estimate includes taxes on independent contractors that would also result in new revenue to the state.

Indirect Revenues

Along with the direct taxes paid by the data center, there are also indirect taxes generated by employees and independent contractors. Using the results from the economic impact analysis, it is possible to estimate indirect tax impacts. All total, the direct and indirect employees associated with this project could generate $8.1 million in indirect revenues over the next 10 years.

Indirect property tax revenues were based on average residential assessed per capita in Washoe County, times the annual supported population, times a property tax rate of 2.7002 percent. Indirect property taxes are estimated at about $179,000 per year to the school district, $219,000 to the county and $27,000 to the state (Figure 5). All total the company would generate about $4.2 million in indirect property tax revenues to all jurisdictions combined over 10 years based on the assumptions used in this analysis.

FIGURE 5
INDIRECT REVENUE IMPACT OF PROJECT JONATHAN
NET OF ABATEMENTS AND REIMBURSEMENTS
ON WASHOE COUNTY AND THE STATE

	School		County and Other Local Govts		State			Total
Year	Property Tax	Sales Tax	Property Tax	Sales Tax	Sales Tax	Property Tax	MBT	Indirect Revenues
2012	$174,228	$111,393	$212,976	$133,885	$89,257	$26,016	$41,205	$788,960
2013	$174,228	$111,393	$212,976	$133,885	$89,257	$26,016	$41,205	$788,960
2014	$174,228	$111,393	$212,976	$133,885	$89,257	$26,016	$41,205	$788,960
2015	$174,228	$111,393	$212,976	$133,885	$89,257	$26,016	$41,205	$788,960
2016	$179,404	$116,002	$219,304	$139,426	$92,951	$26,789	$42,911	$816,786
2017	$179,404	$116,002	$219,304	$139,426	$92,951	$26,789	$42,911	$816,786
2018	$179,404	$116,002	$219,304	$139,426	$92,951	$26,789	$42,911	$816,786
2019	$179,404	$116,002	$219,304	$139,426	$92,951	$26,789	$42,911	$816,786
2020	$179,404	$116,002	$219,304	$139,426	$92,951	$26,789	$42,911	$816,786
2021	$179,404	$116,002	$219,304	$139,426	$92,951	$26,789	$42,911	$816,786
Total	$1,773,340	$1,141,585	$2,167,727	$1,372,097	$914,731	$264,794	$422,284	$8,056,558

Note: All figures are in constant 2012 dollars. Analysis assumes 96% of employees live in the Washoe County for the calculation of indirect revenues.

Indirect sales tax revenues include sales taxes from direct employees and independent contractors and employees at supported local businesses. Indirect sales taxes are estimated by multiplying total personal income times 31 percent (share of taxable expenditures), times a residency ratio of 96 percent for the county, times the local sales tax rate.[2] No residency ratio is used for state indirect sales tax. Indirect sales taxes generated to the county, other local governments and school district at estimated at $255,000 per year or $2.5 million over the next 10 years. Finally, revenues to the state are estimated at $93,000 per year, or $915,000 over 10

[2] *According to the Census Bureau Consumer Expenditure Survey, persons in the median income range spend about 31 percent of their income on taxable goods.*

years.[3] All total, the company could generate $3.4 million in indirect sales tax revenues over the next 10 years.

In terms of state modified business tax, direct and indirect employees could generate approximately $422,000 in new revenues over 10 years. For this calculation a rate of 1.17% is applied to total personal income from the economic impacts.

Value of Abatements and Reimbursements

In total, Project Jonathan could generate $24.1 million in direct and indirect tax revenues, net of abatements and reimbursements, to state and local governments in Nevada over 10 years. Figure 6 shows the value of the sales and property tax abatements and reimbursements provided by each jurisdiction. These total $73.1 million at the local level and $16.1 million at the state level over 10 years.

The summary shows the value of an 85 personal tax abatement for 10 years. The sales tax information shows the value of a 75 percent local reimbursement of the amount over 2 percent, and a 75 percent state tax abatement of the remaining 2 percent for 10 years. Under the assumptions shown here, the company's state and local tax burden would be reduced by 79 percent.

FIGURE 6
ABATEMENTS AND REIMBURSEMENTS SUMMARY
PROJECT JONATHAN

	Property			Sales			Total	
Year	County	School District	State	County/Other Local	School District	State	Local	State
2012	$414,031	$338,704	$50,575	$3,125,000	$2,600,000	$1,500,000	$6,477,735	$1,550,575
2013	$662,449	$541,926	$80,920	$3,125,000	$2,600,000	$1,500,000	$6,929,375	$1,580,920
2014	$812,991	$665,079	$99,309	$3,125,000	$2,600,000	$1,500,000	$7,203,069	$1,599,309
2015	$906,810	$741,829	$110,769	$3,125,000	$2,600,000	$1,500,000	$7,373,639	$1,610,769
2016	$964,402	$788,943	$117,804	$3,125,000	$2,600,000	$1,500,000	$7,478,344	$1,617,804
2017	$986,552	$807,063	$120,510	$3,125,000	$2,600,000	$1,500,000	$7,518,616	$1,620,510
2018	$986,552	$807,063	$120,510	$3,125,000	$2,600,000	$1,500,000	$7,518,616	$1,620,510
2019	$986,552	$807,063	$120,510	$3,125,000	$2,600,000	$1,500,000	$7,518,616	$1,620,510
2020	$986,552	$807,063	$120,510	$3,125,000	$2,600,000	$1,500,000	$7,518,616	$1,620,510
2021	$986,552	$807,063	$120,510	$3,125,000	$2,600,000	$1,500,000	$7,518,616	$1,620,510
Total	$8,693,445	$7,111,797	$1,061,928	$31,250,000	$26,000,000	$15,000,000	$73,055,242	$16,061,928

Note: Property taxes include an 85% abatement on personal property. This analysis also assumes an abatement of sales and use taxes imposed under Chapters 374, 374A, 376A, 377, 377A and 377B of the Nevada Revised Statutes. Although not a part of the State Economic Development abatements, the applicant will receive a reimbursement of the 75% pledge of an amount equal to the proceeds of the taxes imposed under NRS 372.105 and NRS 372.185 in compliance with the City of Reno Ordinance 6127 dated September 23, 2009.

[3] *Reflects state sales tax rate of 2 percent.*

Summary

The operations of the data center described in this analysis would create significant economic benefits for Washoe County. The company would not only create new basic jobs and payroll in Washoe County, but would also create additional demand for other local businesses based on supplier purchases and employee spending.

Given the capital intensive nature of their operations, the assumed capital investment of $1.0 billion over 10 years would generate significant tax revenues. In addition to the $1.0 billion capital investment, the company would spend $65 million on the backbone infrastructure to support the data center including site improvements, fiber optic network installation, a power distribution network and a security system. These investments would generate additional construction sales tax revenues.

The data center would generate new local tax revenues to the city, county and school district as well as to the state in the form of increased sales and property taxes. It is also likely that investing in attracting this type of well known company to Washoe County will seed additional related economic development activity locally and throughout the region.

Exhibit I

Proof of Publication of Public Notice of Application

(Consisting of the following 3 pages.)

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STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **11/16/2012 - 11/16/2012**, for exact publication dates please see last line of Proof of Publication below.

Signed: _____

NOV 16 2012

Subscribed and sworn to before me

GINA BRILES
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 11-6105-2 - Expires October 10, 2015

Proof of Publication

BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA NOTICE OF APPLICATION FOR A PERMIT TO CONSTRUCT UTILITY FACILITY UNDER THE UTILITY ENVIRONMENTAL PROTECTION ACT Unique Infrastructure Group, LLC ("UIG") is submitting, pursuant to the Nevada Utility Environmental Protection Act ("UEPA"), an application (the "Application") to the Public Utilities Commission of Nevada (the "Commission") for authority and a permit to construct the initial phase of the Reno Technology Park water system ("Proposed Utility Facility") under Nevada Revised Statutes, Chapter 704, Sections .820 to .900, and Nevada Administrative Code, Chapter 703, Section 415 to 427. The Proposed Utility Facility will be located in Southeastern Washoe County, in the vicinity of Tracy, Nevada. UIG is the developer of the Reno Technology Park. As part of such development, UIG has caused to be formed the Reno Technology Park Water Company ("Water Company"), which will be responsible for providing water service to the Water Company's members for the use and enjoyment of such members' parcels of land located in the Reno Technology Park, as such parcels of land are improved for commercial uses as data processing centers and facilities. The Proposed Utility Facility will include: (1) two 1,000 gallon per minute production wells and wellhouses, (2) two 1,000,000 gallon water storage tanks, (3)

approximately 11,400 linear feet of 16-inch diameter water main, and (4) approximately 13,000 linear feet of 12-inch water main. Upon completion of construction of the Proposed Utility Facility by UIG. UIG will transfer, convey and dedicate the Proposed Utility Facility to the Water Company, which then will own and operate the Proposed Utility Facility for the use and benefit of the Water Company's members. The contents of the UEPA Application will include, but are not limited to: 1.A general description of the location of the Proposed Utility Facility, including: (a) a regional map that identifies the location of the Proposed Utility Facility; (b) a legal description of the site of the Proposed Utility Facility; and (c) appropriately scaled site drawings of the Proposed Utility Facility, vicinity maps, and routing maps; 2.A general description of the Proposed Utility Facility, including: (a) the size and nature of the Proposed Utility Facility; (b) the natural resources that will be used during the construction and operation of the Proposed Utility Facility; (c) layout diagrams of the structures comprising the Proposed Utility Facility and its associated equipment: and (d) scaled diagrams of the structures at the Proposed Utility Facility; 3.A copy and summary of any studies which have been made of the environmental impact of the Proposed Utility Facility; 4.4, A description of reasonable alternative locations for the Proposed Utility Facility, a description of comparative merits or detriments of each location submitted and a statement of the reasons why the location is best suited for the Proposed Utility Facility; 5.An explanation of the nature of the Proposed Utility Facility's probable effect on the environment, including: (a) a reference to any studies; (b) an environmental statement including the name, qualifications, professions, and contact information of each person with primary responsibility for the preparation of the environmental statement, each person who provided comments or input in the preparation of the environmental statement, and a bibliography of materials used in the preparation of the environmental statement; 6.A description of the environmental characteristics of the project area existing at the time the Application or amended application is filed with the Commission and the environmental impacts that the construction and operation of the Proposed Utility Facility will have before and after mitigation; 7.An explanation of the extent to which the Proposed Utility Facility is needed to ensure reliable utility service to customers of this State; 8.An explanation of how the need for the Proposed Utility Facility balances any adverse effects on the environment; 9.An explanation of how the Proposed Utility Facility represents the minimum adverse effect on the environment, including: (a) the state of available technology; (b) the nature of various alternatives; and (c) the economics of various alternatives; 10.An explanation of how the location of the Proposed Utility Facility conforms to applicable state and local laws and regulations, including a list of all permits, licenses, and approvals required by federal, state and local statutes, regulations and ordinances, including all permits, licenses, and approvals the Company has obtained and is in the process of obtaining; and 11.An explanation of how the Proposed Utility Facility will serve the public interest, including: (a) the economic benefits that the Proposed Utility Facility will bring to UIG, the Water Company and the state; (b) the nature of the probable effect on the environment in this state if the Proposed Utility Facility is constructed; and (c) the nature of the probable effect on the public health, safety and welfare of the residents of this state if the Proposed Utility Facility is constructed. A copy of the Application will be available on the Commission's website following UIG's filing of the Application. Additional information about the UEPA process and a person's right to participate in that process can be found in Chapter 704 of the Nevada Revised Statutes and Chapter 703 of the Nevada Administrative Code. No. 790951 Nov 16, 2012

Ad Number: 1000790951

BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA
NOTICE OF APPLICATION FOR A PERMIT TO CONSTRUCT UTILITY FACILITY UNDER THE UTILITY ENVIRONMENTAL PROTECTION ACT

Unique Infrastructure Group, LLC ("UIG") is submitting, pursuant to the Nevada Utility Environmental Protection Act ("UEPA"), an application (the "Application") to the Public Utilities Commission of Nevada (the "Commission") for authority and a permit to construct the initial phase of the Reno Technology Park water system ("Proposed Utility Facility") under Nevada Revised Statutes, Chapter 704, Sections .820 to .900, and Nevada Administrative Code, Chapter 703, Section 415 to 427. The Proposed Utility Facility will be located in Southeastern Washoe County, in the vicinity of Tracy, Nevada.

UIG is the developer of the Reno Technology Park. As part of such development, UIG has caused to be formed the Reno Technology Park Water Company ("Water Company"), which will be responsible for providing water service to the Water Company's members for the use and enjoyment of such members' parcels of land located in the Reno Technology Park, as such parcels of land are improved for commercial uses as data processing centers and facilities. The Proposed Utility Facility will include: (1) two 1,000 gallon per minute production wells and wellhouses, (2) two 1,000,000 gallon water storage tanks, (3) approximately 11,400 linear feet of 16-inch diameter water main, and (4) approximately 13,000 linear feet of 12-inch water main. Upon completion of construction of the Proposed Utility Facility by UIG, UIG will transfer, convey and dedicate the Proposed Utility Facility to the Water Company, which then will own and operate the Proposed Utility Facility for the use and benefit of the Water Company's members.

The contents of the UEPA Application will include, but are not limited to:
1.A general description of the location of the Proposed Utility Facility, including: (a) a regional map that identifies the location of the Proposed Utility Facility; (b) a legal description of the site of the Proposed Utility Facility; and (c) appropriately scaled site drawings of the Proposed Utility Facility, vicinity maps, and routing maps;
2.A general description of the Proposed Utility Facility, including: (a) the size and nature of the Proposed Utility Facility; (b) the natural resources that will be used during the construction and operation of the Proposed Utility Facility; (c) layout diagrams of the structures comprising the Proposed Utility Facility and its associated equipment; and (d) scaled diagrams of the structures at the Proposed Utility Facility;
3.A copy and summary of any studies which have been made of the environmental impact of the Proposed Utility Facility;
4.4. A description of reasonable alternative locations for the Proposed Utility Facility, a description of comparative merits or detriments of each location submitted and a statement of the reasons why the location is best suited for the Proposed Utility Facility;
5.An explanation of the nature of the Proposed Utility Facility's probable effect on the environment, including: (a) a reference to any studies; (b) an environmental statement including the name, qualifications, professions, and contact information of each person with primary responsibility for the preparation of the environmental statement, each person who provided comments or input in the preparation of the environmental statement, and a bibliography of materials used in the preparation of the environmental statement;
6.A description of the environmental characteristics of the project area existing at the time the Application or amended application is filed with the Commission and the environmental impacts that the construction and operation of the Proposed Utility Facility will have before and after mitigation;
7.An explanation of the extent to which the Proposed Utility Facility is needed to ensure reliable utility service to customers of this State;
8.An explanation of how the need for the Proposed Utility Facility balances any adverse effects on the environment;
9.An explanation of how the Proposed Utility Facility represents the minimum adverse effect on the environment, including: (a) the state of available technology; (b) the nature of various alternatives; and (c) the economics of various alternatives;
10.An explanation of how the location of the Proposed Utility Facility conforms to applicable state and local laws and regulations, including a list of all permits, licenses, and approvals required by federal, state and local statutes, regulations and ordinances, including all permits, licenses, and approvals the Company has obtained and is in the process of obtaining; and
11.An explanation of how the Proposed Utility Facility will serve the public interest, including: (a) the economic benefits that the Proposed Utility Facility will bring to UIG, the Water Company and the state; (b) the nature of the probable effect on the environment in this state if the Proposed Utility Facility is constructed; and (c) the nature of the probable effect on the public health, safety and welfare of the residents of this state if the Proposed Utility Facility is constructed.
A copy of the Application will be available on the Commission's website following UIG's filing of the Application. Additional information about the UEPA process and a person's right to participate in that process can be found in Chapter 704 of the Nevada Revised Statutes and Chapter 703 of the Nevada Administrative Code.

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