

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**SPANISH SPRINGS BUSINESS CENTER, APN 530-280-04**  
**SPANISH SPRINGS, WASHOE COUNTY, NEVADA**

Prepared For

Hawco/Hidcil/Ecdai  
PMB 444  
9732 State Route 445  
Sparks, Nevada 89436

Job No. 489.53K

August 31, 1999  
Job No. 489.53K

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Sparks, Nevada 89436

Attention: Mr. Gary Hall

RE: Phase I Environmental Site Assessment, Spanish Springs Business Center, Washoe County Assessor Parcel Number 530-280-04, Spanish Springs, Nevada

Dear Mr. Hall,

The attached report presents the results of our Phase I Environmental Site Assessment for Spanish Springs Business Center, portions of Washoe County Assessor Parcel Number 530-280-04, Spanish Springs, Nevada. This report provides information on historical and present land uses, and represents a due diligence evaluation of the environmental status of the property.

We appreciate having been selected to perform this investigation and trust that the results will fulfill your requirements at this time. If you have any questions, please contact us.

Respectfully,  
PEZONELLA ASSOCIATES, INC.

Randolph D. Judge, C.E.M.  
Senior Environmental Geologist

Raymond M. Pezonella  
Civil Engineer-4186

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By

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## 1.0 INTRODUCTION

### 1.1 Purpose

This report presents the results of our Phase I Environmental Site Assessment for Spanish Springs Business Center, Washoe County Assessor Parcel Number (APN) 530-280-04, Spanish Springs, Nevada (Site). The purpose of our work was to evaluate site conditions as well as surrounding properties for indications of potential environmental impacts to the subject property.

### 1.2 Special Terms and Conditions

This site assessment was non-invasive in nature. Sampling of air, water, soil, or construction materials was not part of the scope of this assessment. Consequently, opinions and conclusions concerning the possible presence of hydrocarbons, polychlorinated biphenyls (PCBs), or other hazardous substances at the Site are based on published information, interviews, and site reconnaissance.

### 1.3 Limitations and Exceptions

Services were performed in accordance with the ASTM Standard E 1527-97, standard practice for phase I environmental site assessments. Environmental assessments are subject to limitations and are by nature non-comprehensive. Therefore, judgments rendered herein are generally made with incomplete knowledge of subsurface and/or historic conditions associated with the subject property. This report is not comprehensive in nature and may not identify all potential environmental concerns associated with the site and surrounding properties. This investigation included only 411 acres of APN 530-280-04.

In addition, because of the evolving knowledge in the field of environmental engineering and the ever changing laws and regulations governing hazardous substances, our conclusions and recommendations may be invalidated, partially or in whole, by changes outside of our control and by subsequent acts occurring on the site after field reconnaissance. Consequently, this report may be subject to review and revision at any time. The client may read and rely upon the information contained in the report, for loan underwriting purposes, subject only to the conditions and limitations identified in the report.

#### **1.4 Methods of Investigation**

Various investigative methods were used to accomplish the assessment. Specific items accomplished using these methods include the following, except for those noted in Section 1.3.

- A visual on-site inspection of recognized environmental concerns and evidence of spills or leaks from hazardous substances or petroleum products.
- A visual drive-by reconnaissance of adjoining properties and surrounding land, identifying past and current recognized environmental concerns;
- Evaluation of topographic, geologic, and hydrologic features of the Site and surrounding land that may influence hazardous substance or petroleum product migration;
- A records search of known or reported past and current leaks or spills using federal, state, and county data bases (Appendix A);
- Identification of past and current use of the Site and adjoining properties that indicate recognized environmental concerns;
- Review of available aerial photographs between the years of 1946 and 1994 to determine past Site and neighboring land use; and
- This report summarizing results from the assessment.

## **2.0 SITE DESCRIPTION**

### **2.1 Location**

The Site is located on the west side of Pyramid Lake Road (State Route 445) north of Calle De La Plata Road. The Site lies in the majority of Section 23 and portions of Sections 14 and 22, Township 21 North, Range 20 East, Mount Diablo Base Line and Meridian. Appendix A contains site vicinity maps and the Washoe County Assessor's Map.

### **2.2 Site and Vicinity Characteristics**

The Site is an undeveloped parcel of approximately 411 acres. The vicinity is primarily undeveloped with some agricultural land and two single family residences to the east.

### **2.3 Description of Improvements**

No improvements are present at the Site.

### **2.4 Environmental Liens, Specialized Knowledge or Experience**

No environmental liens, specialized knowledge, or experience were found or reported by the client during the assessment.

### **2.5 Current Property Uses**

The site is currently unused.



## **2.6 Past Property Uses**

Inspection of aerial photographs indicate that former site use has been undeveloped and vacant.

## **2.7 Current and Past Uses of Adjoining Properties**

Current uses of adjacent properties are as follows:

- North - Adjacent to the north of the Site is undeveloped property;
- East - Adjacent to the east of the Site is Pyramid Lake Road. Across Pyramid Lake Road to the east are two residential structures with some alfalfa/hay fields, and undeveloped land;
- West - Adjacent to the west of the Site is a sand/gravel quarry;
- South - Adjacent to the south of the Site is undeveloped property and a small airport (Spanish Springs public airport) further to the southwest.

Historical aerial photographs indicate that, prior to their current development, the adjoining properties were undeveloped and vacant.

## **3.0 RECORDS REVIEW**

### **3.1 Standard Environmental Records Sources**

Federal, state, and county agency records were reviewed to identify known or reported spills and leaks, or generation of hazardous substances associated with the Site and surrounding properties for given ASTM search distances (Table 1).

**Table 1: Standard Environmental Record Sources and Approximate Search Distances.**

Reference Code	Environmental Record Source	Approx. Search Distance (miles)
A	Federal National Priority List (NPL) Site List	1
B	U.S. EPA, Region 9, CERCLIS list of CERCLA and Potential CERCLA Sites	0.5
C	Federal RCRA TSD Facilities List	1
D	Federal RCRA Generators List	0.25
E	Federal ERNS List	Site
F	Nevada Division of Environmental Protection (NDEP) non-UST/AST hazardous and regulated waste corrective actions (active and closed cases)	1
G	NDEP Landfill and Solid Waste Disposal Site List	0.5
H	NDEP Leaking UST List (LUST)	0.5
I	NDEP Registered UST List	0.25

The search was performed by Environmental Data Resources, Inc., (EDR), a private organization specializing in environmental records review. The EDR report is provided in Appendix A.

No potentially hazardous properties were located by the EDR search. Additionally, EDR lists seven properties on their “orphan summary” list, properties that they were unable to locate on a map due to incomplete address information. The location of these properties were located by Pezonella Associates personnel and found to be outside of the ASTM search distances and of no concern to the Site.

Finally, the area around the site was inspected for any unreported potentially hazardous properties. No others were located. Therefore, the environmental records search and subsequent vicinity inspection revealed no properties of environmental concern to the Site.

### **3.2 Aerial Photograph Review**

To determine past land use and potential environmental hazards present on the site and surrounding properties, our investigation included a review of historical aerial photographs on file with the Nevada Bureau of Mines and Geology at the University of Nevada, Reno. Photographs examined for this study consist of the years 1946, 1956, 1977, and 1994. Availability of aerial photographs was the predominant consideration when selecting the inspection interval, in order to help establish historical uses. Known and reasonably available aerial photographs were obtained to the earliest date available.

The historical aerial photographs indicate the Site and surrounding area to be relatively free of development throughout the series of photographs with the exception of a small airfield (Reno Sky Ranch), which was in use from the late 1940s until the mid 1970s, southeast of the Site.

### **3.3 Physical Setting Sources**

Physical setting sources referenced for this investigation were the Griffith Canyon, Nevada, United States Geological Service (USGS) 7.5 minute topographic map, and, *Bulletin 70, Geology and Mineral Deposits of Washoe County and Storey Counties, Nevada*, published by the Nevada Bureau of Mines and Geology (H. F. Bonham, 1969).

### **3.4 Historical Use Sources**

Aerial photographs were the primary source of information on historical uses of this site. Sanborn Fire Insurance and Polk Indexes were not used as they do not cover undeveloped areas, such as this site.

## **4.0 SITE INSPECTION**

### **4.1 General Conditions**

A Site and vicinity inspection was conducted on August 25, 1999, to search for unreported conditions that might represent an environmental concern.

### **4.2 Hazardous Substances in Connection with Identified Uses**

Hazardous substances were not observed on the Site during the site visit.

### **4.3 Unidentified Substance Containers**

No unidentified substance containers were observed on the Site during the site visit.

### **4.4 Storage Tanks**

No evidence of underground or above ground storage tanks are present on the Site.

### **4.5 Indications of Existing PCBs**

One transformer was located on the east side of the Site by Pyramid Lake Road. The polychlorinated biphenyl (PCB) content of this transformer could not be confirmed at the time of this report. However, it is SPPCo policy that, if requested, SPPCo, would test

transformers and would accept responsibility for cleanup of contamination caused by one of their transformers. No other potential sources of PCBs were observed on-site

#### **4.6 Solid Wastes**

Two appliances (refrigerator and dryer) and some minor amounts of other debris were located on the Site. However, no debris of a hazardous nature were observed during the site inspection.

#### **4.7 Physical Setting Analysis**

The project area is located in Spanish Springs Valley, a north-south trending valley at the western edge of the Great Basin and Range physiographic province. It is bounded by Hungry Ridge, composed primarily of granitic rocks to the west, and the Pah Rah Range to the east composed of granite and gabbro intrusions, ash flow tuffs, and andesitic and basaltic flows.

*Bulletin 70, Geology and Mineral Deposits of Washoe County and Storey Counties, Nevada* indicates the primary lithologic formation underlying the Site to be Quaternary age alluvium, consisting of stream and lacustrine deposits, talus, slope wash, alluvial fan and eolian deposits. The thickness of the alluvium is unknown, but most likely exceeds 1,000 feet. The Site is relatively flat with a relatively dense cover of sage, weeds and grasses.

#### **4.8 Miscellaneous Assessment Conditions**

During the site reconnaissance and interview process, various observations were made and questions were asked. Table 2 shows responses to recognized environmental conditions during the assessment.

**Table 2:** Miscellaneous Assessment Condition Results.

Observation or Question	Response
Odor; strong, pungent, or noxious	no
Interior pools of liquid; standing water, sumps with liquid	NA
Stains or corrosion on floors, walls, ceiling	NA
Floor drains or sump	NA
Exterior pits, pond, or lagoons	no
Stained soil or pavement	no
Stressed vegetation	no
Wells; abandoned, irrigation, injection, monitoring, etc.	yes
Waste water discharge; to drains, sump, ditch, etc.	NA

A well is located at the southern end of the Site. However, this is not considered an environmental concern to the Site.

#### **4.9 Additional Areas of Concern**

No additional areas of concern were observed during the Site visit.

### **5.0 DISCUSSION AND CONCLUSIONS**

We have conducted a Phase I environmental site assessment in conformance with the scope and limitations of ASTM Practice E 1527-97 for Spanish Springs Business Center, APN 530-280-04, in Spanish Springs, Washoe County, Nevada. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental concerns in connection with the Site and no further investigation is recommended.

# **APPENDIX A**

## **EDR Site Assessment Report**