

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT  
BEATTY AIRPORT  
PARCEL NOS. 018-021-02 AND 018-021-07  
BEATTY, NEVADA**

**PREPARED FOR:**  
Nye County  
1510 East Basin Avenue, Suite 2  
Pahrump, Nevada 89060

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June 1, 2009  
Project No. 302893001

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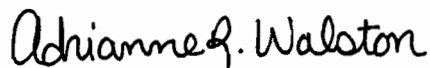
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Nye County  
1510 East Basin Avenue, Suite 2  
Pahrump, Nevada 89060


Subject: Phase I Environmental Site Assessment Report  
Beatty Airport  
Parcel Nos. 018-021-02 and 018-021-07  
Beatty, Nevada

Dear Ms. Webster:

In accordance with your authorization, dated May 12, 2009, Ninyo & Moore has prepared this Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project.

Sincerely,  
**NINYO & MOORE**

  
Adrienne R. Walston  
Staff Environmental Scientist

  
Gregory A. Beck, C.E.M.  
Chief Environmental Scientist

ARW/GB/ltk

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**TABLE OF CONTENTS**

	<u>Page</u>
EXECUTIVE SUMMARY .....	ES-1
1. INTRODUCTION .....	1
1.1. Purpose .....	1
1.2. Involved Parties .....	1
1.3. Detailed Scope of Services .....	2
1.4. Significant Assumptions .....	3
1.5. Limitations and Exceptions .....	3
1.6. Special Terms and Conditions .....	4
1.7. User Reliance .....	4
2. SITE DESCRIPTION .....	4
2.1. Location .....	4
2.2. Site and Vicinity General Characteristics .....	5
2.3. Current Use of the Property .....	5
2.4. Description of Structures, Roads, Other Improvements on the Site .....	5
2.4.1. Site Structures .....	6
2.4.2. Roads .....	6
2.4.3. Other Site Improvements .....	6
2.4.4. Heating and Cooling Systems .....	6
2.4.5. Sewage Disposal .....	7
2.4.6. Potable Water .....	7
2.5. Current Uses of the Adjoining Properties .....	7
3. USER PROVIDED INFORMATION .....	7
3.1. Title Records .....	7
3.2. Environmental Liens or Activity and Use Limitations .....	7
3.3. Specialized Knowledge .....	8
3.4. Commonly Known or Reasonably Ascertainable Information .....	8
3.5. Valuation Reduction for Environmental Issues .....	8
3.6. Owner, Property Manager, and Occupant Information .....	8
3.7. Reason for Performing Phase I .....	9
3.8. Previous Reports and Documents .....	9
4. RECORDS REVIEW .....	9
4.1. Standard Environmental Record Sources .....	9
4.2. Additional Environmental Record Sources .....	15
4.3. Physical Setting Sources .....	15
4.3.1. Site Topography .....	16
4.3.2. Site Geology .....	16
4.3.3. Site Hydrology .....	17
4.4. Historical Use Information on the Property .....	18
4.4.1. Historical Property Ownership .....	18

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4.4.2.	Historical Aerial Photographs.....	18
4.4.3.	City Directories.....	19
4.4.4.	Fire Insurance Maps.....	19
4.4.5.	Historical Topographic Maps.....	20
4.5.	Historical Use Information on Adjoining Properties.....	20
4.5.1.	Historical Property Ownership.....	21
4.5.2.	Historical Aerial Photographs.....	21
4.5.3.	City Directories.....	22
4.5.4.	Fire Insurance Maps.....	22
4.5.5.	Historical Topographic Maps.....	22
5.	SITE RECONNAISSANCE.....	23
5.1.	Methodology and Limiting Conditions.....	23
5.2.	General Site Setting.....	23
5.3.	Exterior Observations.....	23
5.4.	Interior Observations.....	25
5.5.	Waste Management and Regulated Materials.....	26
5.6.	Storage Tanks.....	26
5.7.	Utilities.....	27
6.	INTERVIEWS.....	27
6.1.	Interview with Owner.....	27
6.2.	Interview with Local Government Officials.....	27
6.3.	Interviews with Others.....	28
7.	FINDINGS, OPINIONS, AND CONCLUSIONS.....	28
7.1.	Findings and Opinions.....	28
7.2.	Conclusions.....	29
7.3.	Data Gaps and Data Failures.....	30
7.4.	Deviations.....	30
8.	ADDITIONAL SERVICES.....	31
9.	REFERENCES.....	32
10.	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS.....	33
11.	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.....	33

**Tables**

Table 1 – Summary of Environmental Database Search.....	9
Table 2 – Aerial Photographs Reviewed for Subject Site.....	19
Table 3 – Aerial Photograph Summary for Subject Site.....	19
Table 4 – Aerial Photographs Reviewed for Adjoining Properties.....	21
Table 5 – Aerial Photograph Summary for Adjoining Properties.....	21

**Figures**

- Figure 1 – Site Location
- Figure 2 – Site Plan
- Figure 3 – Site Detail

**Appendices**

- Appendix A – Site Photographs
- Appendix B – Nye County Tax Assessor Records Documentation
- Appendix C – Regulatory Records Documentation
  - C-1 - Environmental Database Search
  - C-2 - Records Review Documentation
- Appendix D – Historical Research Documentation
  - D-1 - Historical Topographic Maps
  - D-2 - Aerial Photograph
- Appendix E – Local Governmental Officials Interview Documentation
- Appendix F – Environmental Professional Qualifications

## EXECUTIVE SUMMARY

Ninyo & Moore was retained by Nye County, Nevada to perform a Phase I Environmental Site Assessment (ESA) of approximately 460 acres comprised of two parcels of commercial property, designated by the Nye County Tax Assessor as parcel numbers 018-021-02 and 018-021-07, and located at the Beatty Airport in Beatty, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the weeks of May 22 and May 29, 2009.

In summary, the following items were noted:

- The subject site consists of a municipal airport with two commercial buildings and two privately owned buildings, located on two parcels, designated by the Nye County Tax Assessor as parcel numbers 018-021-02 and 018-021-07, totaling approximately 460 acres in area located in Beatty, Nye County, Nevada.
- Based on a review of historical sources, the parcels constituting the subject site were developed as a municipal airport at an unknown date prior to 1949. The subject parcels were undeveloped prior to development of the airport. A portion of the subject site east of the airplane parking area and north of Airport Road was developed as a mining camp prior to 1954.
- Review of environmental databases indicated that no facilities located in the vicinity of the subject site have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products. The subject site was not listed.
- Although not listed in the database search, an approximately 500-gallon mobile fuel storage tank associated with privately owned Great Basin Soaring was located on the subject site at the northeast corner of the paved airplane parking area at the time of the site reconnaissance. Although de minimis staining of the asphalt in the vicinity of this tank was observed, there is a low likelihood that this facility represents an environmental concern to the subject site at this time. An abandoned tanker trailer, reportedly used for water storage, was observed in the vicinity of a former mining camp east of the airplane parking area and north of Airport Road, on subject parcel 018-021-02.
- Although not listed in the database search, Ninyo & Moore noted a fuel dispenser, vent pipe, and tank fill pipe on an undeveloped portion of subject parcel 018-021-02 east of the airplane parking area and southwest of Airport Road. Mr. Robert Revert, former County Commissioner, Mr. George Yunghans, Nye County site contact, and Mr. Terry Vannoy of Great Basin Soaring confirmed the historical presence of an underground storage tank (UST)

associated with the fuel dispenser but were unable to confirm the current status of the UST. No other evidence of USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

We have performed a Phase I ESA in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05 for the subject property on parcels 018-021-02 and 018-021-07 in Beatty, Nevada. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs), as defined in Section 1.1 of this report.

- The presence of a fuel dispenser and assumed presence of an unregulated UST on subject parcel 018-021-02 constitutes a REC for the subject site. Ninyo & Moore recommends that a limited subsurface assessment be performed in the vicinity of the fuel dispenser and assumed UST.

The following condition was noted as a non-ASTM 1527-05 additional issue:

- Based on the age of the airport office site building, the presence of asbestos-containing material is possible. If future development plans call for the renovation or demolition of the site buildings, Ninyo & Moore recommends that suspect building materials be sampled and analyzed for asbestos prior to their disturbance.

## **1. INTRODUCTION**

Ninyo & Moore was retained by Nye County, Nevada to perform a Phase I Environmental Site Assessment (ESA) of approximately 450 acres comprised of two parcels of commercial property, designated by the Nye County Tax Assessor as parcel numbers 018-021-02 and 018-021-07, and located at the Beatty Airport in Beatty, Nye County, Nevada (hereinafter referred to as the site, subject site, or subject property). The following sections discuss the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

### **1.1. Purpose**

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-05, and the Environmental Protection Agency (EPA) proposed rule for All Appropriate Inquiry (AAI) standards as set forth in Title 40 of Code of Federal Regulations (CFR) Section 312.10, the objective of the due diligence Phase I ESA was to identify recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” The work was also conducted in general accordance with EPA’s AAI standards, whose objective was to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the site.

### **1.2. Involved Parties**

Ms. Adrienne R. Walston, of Ninyo & Moore, conducted the site reconnaissance on May 21, 2009, and performed regulatory inquiries. Mr. Gregory A. Beck, of Ninyo & Moore, performed project oversight and quality review. This Phase I ESA was conducted either by and/or under the supervision of an environmental professional as set forth in 40 CFR, Chapter I, Subchapter J, Part 312.10(b) (40 CFR §312.10[b]).



### 1.3. Detailed Scope of Services

Ninyo & Moore's scope of services included the following:

- Performance of a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the subject site as well as visible exterior features of adjoining properties to identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjoining properties.
- Review of reasonably ascertainable standard environmental record sources including federal, state, and tribal regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, landfills, and leaking underground storage tanks (USTs), permitted facilities that utilize USTs, and facilities that use, store, or dispose of hazardous materials and/or petroleum products.
- Review of reasonably ascertainable additional environmental record sources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, solid waste landfills, registered storage tanks, emergency releases, contaminated public wells, facilities that use, store, or dispose of hazardous materials and/or petroleum products, public utility records, and building permits.
- Review of reasonably ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geology maps, and Soil Conservation Service soil maps. The purpose of this review was to note information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject site and vicinity.
- Review of reasonably ascertainable historical documents, including aerial photographs, historical fire insurance rate maps, city directories, and property tax files. The purpose of this review was to note any obvious uses of the subject site from the present, back to the subject site's first developed use, or back to 1940, whichever is earlier.
- Performance of interviews with present owners, operators, and occupants of the subject site as well as other knowledgeable parties as appropriate. The purpose of these interviews was to attempt to obtain information relevant to the uses and conditions of the subject site.

- Preparation of this Phase I ESA report documenting methodology; reporting findings, significant data gaps, and conclusions; and providing opinions of the impact on the subject site of conditions noted in the findings section regarding recognized environmental conditions at the subject site.

Information collected in the course of this Phase I ESA was used without extraordinary verification. This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in Section 8 of this report, this Phase I ESA does not include analysis of the following: asbestos-containing material (ACM), methane gas, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality including vapor intrusion, or high voltage power lines.

#### **1.4. Significant Assumptions**

No significant assumptions are included in this Phase I ESA.

#### **1.5. Limitations and Exceptions**

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

#### **1.6. Special Terms and Conditions**

No special terms and conditions were associated with the subject site.

#### **1.7. User Reliance**

This report may be relied upon by, and is intended exclusively for Nye County, Nevada (client). Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the clients is undertaken at said parties' sole risk.

## **2. SITE DESCRIPTION**

### **2.1. Location**

The subject site consists of two parcels comprising approximately 460 acres, located in Sections 24, 25, 26, and 36, Township 12 South, Range 46 East. The parcels comprising the subject property are described as follows, and have no assigned address.

**Parcel 018-021-02** - This parcel comprises approximately 440 acres in Sections 25, 26, and 36, located approximately 0.8 miles west of Highway 95 (US 95), approximately 2.87 miles southwest of Beatty, Nevada, and immediately south of subject parcel 018-021-07.

**Parcel 018-021-07** - This parcel comprises approximately 20 acres in Section 24, located approximately 0.2 miles north of the airplane parking area, approximately 2.9 miles southwest of Beatty, Nevada, immediately north of subject parcel 018-021-02.

The subject site location is presented on Figure 1. Additional information concerning the site and surrounding properties is presented on Figure 2. Select photographs taken during the site reconnaissance visits are included in Appendix A.

## **2.2. Site and Vicinity General Characteristics**

The area in the general vicinity of the subject site consists of undeveloped land. The subject site is operated as an airport owned by Nye County, with a portion leased to private owners, including Great Basin Soaring.

## **2.3. Current Use of the Property**

The subject site, designated by the Nye County Tax Assessor as parcel numbers 018-021-02 and 018-021-07 is listed as “Land Use Code 400 - General Commercial.” A copy of the Nye County Tax Assessor parcel information is included in Appendix B.

## **2.4. Description of Structures, Roads, Other Improvements on the Site**

The following paragraphs present a description of the structures present at the subject site, roads, and other improvements on the subject site (including heating/cooling, sewage disposal, and potable water systems). Details of the airplane parking area of the subject site are presented on Figure 3.

#### **2.4.1. Site Structures**

Four buildings, two owned by Nye County and two privately owned, are located on the north-central portion of subject parcel 018-021-02. The airport office building owned by Nye County and located on the southeast corner of the paved airplane parking area, is of concrete block construction on a slab-on-grade foundation. A larger building, owned by Nye County and located on the western margin of the airplane parking area, is constructed of corrugated metal over a metal frame with a slab-on-grade foundation. A portable trailer serving as the office for Great Basin Soaring is located north of the metal county building. The remaining structure is a wooden building mounted on blocks, located on the northeastern corner of the airplane parking area. An abandoned tanker trailer, reportedly used for water storage, is located east of the airplane parking area and north of Airport Road, on subject parcel 018-021-02.

#### **2.4.2. Roads**

Airport Road forms the southern boundary of the eastern arm of subject parcel 018-021-02 and several unpaved roads cross the northeastern corner of this parcel. An unpaved extension of Airport Road crosses the north-central portion of subject parcel 018-021-02 and the center of subject parcel 018-021-07. A paved driveway provides access to the airport from Airport Road to the east.

#### **2.4.3. Other Site Improvements**

Other site improvements in the vicinity of the site buildings include asphalt-paved airplane parking, taxiways, and a runway.

#### **2.4.4. Heating and Cooling Systems**

The airport office building, metal county building, and Great Basin Soaring office trailer are heated and cooled by window-mounted units. The remaining wooden building is not connected to the electrical grid.

#### **2.4.5. Sewage Disposal**

The site buildings are not connected to a municipal sewer system and no evidence of a septic system was noted. Sanitation services are provided by portable toilets supplied by M & K Enterprise.

#### **2.4.6. Potable Water**

The subject site buildings are not connected to a municipal water system.

### **2.5. Current Uses of the Adjoining Properties**

The subject property is bordered to the north, south, and west by undeveloped land. The former location of the town of Gold Center is located east of the eastern arm of subject parcel 018-021-02 and an area used for disposal of mine tailings borders the eastern arm of subject parcel 018-021-02 to the south. The remaining property east of the subject site is undeveloped.

No information was found to suggest that current uses of adjoining properties involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products that may represent an environmental concern to the subject site at this time.

## **3. USER PROVIDED INFORMATION**

### **3.1. Title Records**

A title search report was not provided by the client for purposes of this Phase I ESA. No ownership records were available on the website of the Nye County Tax Assessor.

### **3.2. Environmental Liens or Activity and Use Limitations**

The client requested that Ninyo & Moore conduct an environmental lien search to fulfill the user's responsibilities with regard to review of environmental liens and activity and use limitations (AULs) associated with the subject property as described in Section 6.2 of

ASTM Practice E 1527-05. An environmental lien search was ordered from Banks Environmental Data. As of the date of this report, the lien search report had not been received. In the event that the lien search indicates the presence of environmental liens or AULs related to the subject site, an addendum to this report shall be issued.

### **3.3. Specialized Knowledge**

Ms. Pamela Webster, the client contact, provided site location information. No specialized knowledge or experience pertaining to recognized environmental conditions on the subject site was communicated to Ninyo & Moore during interviews or noted during file reviews for the subject site.

### **3.4. Commonly Known or Reasonably Ascertainable Information**

No commonly known or reasonably ascertainable information within the community material to recognized environmental conditions pertaining to the subject site was noted by Ninyo & Moore, nor communicated to us in writing, in person, or during telephone conversations for purposes of this assessment.

### **3.5. Valuation Reduction for Environmental Issues**

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the sales price of the property to fair market value of the property if the property is not affected by hazardous substances or petroleum products. No information regarding potential sales price was provided to Ninyo & Moore by Nye County.

### **3.6. Owner, Property Manager, and Occupant Information**

A review of the Nye County Tax Assessor ownership information showed the current owner of the property to be Nye County, Nevada. Occupants are discussed in Section 2.3 of this report.

### 3.7. Reason for Performing Phase I

Ms. MaryEllen Giampaoli, representative for Nye County, indicated that the Phase I ESA was performed as part of the Brownfields area inventory and ranking process for the Nye County Brownfields Program between the United States Environmental Protection Agency (USEPA) and Nye County, Nevada.

### 3.8. Previous Reports and Documents

No previous reports were provided or reviewed for the purposes of this assessment.

## 4. RECORDS REVIEW

### 4.1. Standard Environmental Record Sources

A computerized environmental information database search was performed by *Environmental FirstSearch™* (*FirstSearch™*) dated May 19, 2009. The *FirstSearch™* Radius Map report included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Table 1. In addition, the *FirstSearch™* Radius Map report and a description of the assumptions and approaches to the database search are presented in Appendix C-1. Records review documentation is presented in Appendix C-2.

**Table 1 – Summary of Environmental Database Search**

Database Name	Agency	Search Radius (miles)	Sites Listed
<b>Federal Records</b>			
National Priority List (NPL)	USEPA	1.00	0
Delisted NPL	USEPA	0.50	0
Sites currently or formerly under review by US EPA (CERCLIS)	USEPA	0.50	0
No Further Remedial Activities Planned (NFRAP)	USEPA	0.50	0
RCRA Corrective Action w/o TSD (CORRACTS)	USEPA	1.00	0
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	0.50	0
RCRA Large/Small Quantity Generators List (LQ/SQ-GEN)	USEPA	0.25	0
RCRA NLR	USEPA	0.12	0
Federal Engineering and Institutional Controls (IC/EC)	USEPA	0.25	0
Emergency Response Notification System (ERNS) List	NRC	0.12	0



**Table 1 – Summary of Environmental Database Search**

Database Name	Agency	Search Radius (miles)	Sites Listed
<b>State and Local Records</b>			
State Sites	NDEP	1.00	0
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.50	0
Leaking Underground Storage Tank (LUST) Lists	NDEP	0.50	0
Registered UST/Aboveground Storage Tank (AST) List	NDEP	0.25	0
Voluntary Cleanup Program Sites (VCP)	NDEP	0.50	0
Project Tracking Database State (Brownfields)	NDEP	0.50	0
State Engineering and Institutional Controls (IC/EC)	NDEP	0.25	0
<b>Tribal Records</b>			
Tribal Lands	BIA	1.00	0
Indian LUST	NDEP	0.50	0
Indian UST/AST	EPA Region 9	0.25	0
BIA - Bureau of Indian Affairs NDEP - Nevada Division of Environmental Protection NRC - National Response Center USEPA - United States Environmental Protection Agency			

The review was conducted to evaluate whether or not the subject site or properties within the vicinity of the subject site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

The following paragraphs describe the databases that were searched for properties of environmental concern, and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site (if applicable). The groundwater gradient information provided indicates whether the individual facility is upgradient, downgradient, or crossgradient from the subject site in terms of groundwater flow.

**United States Environmental Protection Agency, National Priorities List (NPL)**

This list identifies hazardous material sites slated for cleanup under the federally sponsored Superfund program. These sites receive remedial funding under CERCLA. No facilities were listed within a 1-mile radius of the subject site.

**United States Environmental Protection Agency, Delisted NPL**

This list identifies hazardous material sites deleted from the NPL. The National Oil and Hazardous Substances Pollution Contingency Plan establishes the criteria that USEPA 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. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Environmental Protection Agency, CERCLIS List**

This list identifies hazardous material sites or environmental incidents recognized and listed on the federal level. Facilities identified by USEPA, which may have the potential for releasing hazardous substances into the environment, are listed in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Environmental Protection Agency, NFRAP List**

This archive list identifies, to the best of USEPA's knowledge, facilities where assessment has been completed and EPA has determined no further steps will be taken to list this facility on the NPL. This decision does not necessarily mean that there is no hazard associated with the facility; it only means that, based upon available information, the location is not judged a potential NPL site. No facilities were listed within a 0.12-mile radius of the subject site.

**United States Environmental Protection Agency, CORRACTS List**

This list identifies Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA when there has been a release of hazardous waste into the environment from a RCRA facility. No facilities were listed within a 1-mile radius of the subject site.

**United States Environmental Protection Agency, RCRA TSD List**

This list identifies USEPA-listed facilities that report storage, treatment, and/or disposal of hazardous waste (i.e., TSD facility) under the RCRA program. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Environmental Protection Agency, RCRA Large-Quantity and Small-Quantity Generator (GEN)**

This database identifies USEPA-listed facilities that report generation of reportable quantities of hazardous waste under the RCRA program for the identification and tracking of hazardous waste. The list consists of properties that generate more than 1,000 kilograms (kg) of hazardous waste per month (large quantity generators) and properties that generate less than 1,000 kg of hazardous waste per month (small quantity generators), and is not necessarily indicative of facilities where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

**United States Environmental Protection Agency – RCRA No Longer Regulated (NLR)**

This database identifies facilities that are not currently classified by USEPA but are still included in the RCRAInfo database. Reasons for non-classification may include failure to report in a timely manner, the facility is no longer in business, the facility is no longer in business at the listed address, or the facility no longer generates hazardous materials in quantities requiring reporting. No facilities were listed within a 0.12-mile radius of the subject site.

**United States Environmental Protection Agency – US Engineering Controls**

A listing of facilities 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. The subject site was not listed on this database.

**United States Environmental Protection Agency – US Institutional Controls**

A listing of facilities 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. The subject site was not listed on this database.

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**United States Environmental Protection Agency – Emergency Response Notification System (ERNS)**

The ERNS is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities, including the USEPA, the United States Coast Guard, the National Response Center, and the Department of Transportation (DOT). The subject site was not listed on this database.

**Nevada Department of Conservation and Natural Resources, Corrective Action Cases (State Sites)**

The Nevada Department of Conservation and Natural Resources, Bureau of Corrective Actions maintains a list of cleanup evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. No facilities were listed within a 1-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources, Landfill List**

The Nevada Department of Conservation and Natural Resources maintains lists of facilities including active solid waste disposal sites, inactive or closed solid waste disposal sites, and transfer facilities. No facilities were listed within a 0.5-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources, Leaking Underground Storage Tank (LUST) List**

The LUST Information System is maintained by the Nevada Department of Conservation and Natural Resources. It includes sites with tanks under investigation, for potential leaks, confirmed leaks, and those to be closed. No facilities were listed within a 0.5-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources, Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Lists**

Information regarding USTs and aboveground storage tanks (ASTs) registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST list and AST list. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of sites where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

Although not listed in the database, a fuel dispenser, vent pipe, and fill pipe were located on an undeveloped portion of subject parcel 018-021-02 east of the airplane parking area and southwest of Airport Road. Mr. Robert Revert, former County Commissioner, Mr. George Yunghans, Nye County site contact, and Mr. Terry Vannoy of Great Basin Soaring confirmed the historical presence of a UST associated with the fuel dispenser but were unable to confirm the current status of the UST. The presence of the fuel dispenser and assumed presence of an unregulated UST subject parcel 018-021-02 constitutes a REC for the subject site.

Although not listed in the database, an approximately 500-gallon mobile fuel AST associated with privately owned Great Basin Soaring was located on subject parcel 018-021-02 at the northeast corner of the paved airplane parking area at the time of the site reconnaissance. Although de minimis staining of the asphalt in the vicinity of this tank was observed, there is a low likelihood that this facility represents an environmental concern to the subject site at this time.

An abandoned tanker trailer, reportedly used for water storage, was observed in the vicinity of a former mining camp east of the airplane parking area and north of Airport Road, on subject parcel 018-021-02. Based on available information, there is a low likelihood that this AST represents an environmental concern to the subject site at this time.

**Nevada Division of Environmental Protection, Voluntary Cleanup Program Sites (VCP)**

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of NDEP. No facilities were listed within a 0.5-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources, Project Tracking Database (Brownfields)**

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 opportu-

nity to redevelop these undesirable properties and revitalize communities. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Geological Survey, Indian Reservations (INDIAN RESERV)**

Indian administered lands of the United States that have any area equal to or greater than 640 acres. No facilities were listed within a 1-mile radius of the subject site.

**United States Environmental Protection Agency, Leaking Underground Storage Tanks on Indian land (INDIAN LUST R9)**

LUSTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Environmental Protection Agency, Underground Storage Tanks on Indian land (INDIAN UST R9)**

USTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.25-mile radius of the subject site.

**4.2. Additional Environmental Record Sources**

Ninyo & Moore reviewed NDEP records on the Bureau of Corrective Actions (BCA) Download Database. Records including UST lists organized by facility number, owner information, and facility addresses were reviewed for facilities located in the site vicinity zip code(s). In addition, the list of corrective action and LUST sites as compiled by NDEP-BCA, were reviewed for facilities located in the site vicinity zip code(s). No additional facilities to those listed in Section 4.1 were noted.

Ninyo & Moore reviewed USEPA records on the Enforcement and Compliance History Online (ECHO) Database. Records including RCRA generators were reviewed for facilities located in the site vicinity zip code. In addition, facilities with compliance violations were reviewed for the site vicinity zip code(s). No additional facilities to those listed in Section 4.1 were noted.

**4.3. Physical Setting Sources**

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site, based upon our document review and our visual reconnaissance of the site and adjoining areas.

#### **4.3.1. Site Topography**

The USGS Gold Center Quadrangle, NV-CA, 7.5-minute series topographic map, dated 1988, shows elevations at the site ranging from approximately 3,210 feet above mean sea level (MSL) at the northern site boundary to approximately 3,090 feet above MSL at the southern site boundary. Drainage of the subject site is toward the south. A copy of the topographic map is included in Appendix D-1.

#### **4.3.2. Site Geology**

The subject property is located in the Amargosa Valley in the southwestern portion of Nye County. This area lies in the southwestern portion of the Great Basin, within the Basin and Range physiographic province and is underlain by a wide variety of rocks, ranging in age from Precambrian to Quaternary. The Amargosa Valley is a structural basin naturally formed as a result of block faulting, a fundamental characteristic of the Basin and Range physiographic province. The structural basins in the Basin and Range province are typically separated by ranges, hills, and mesas, with internal drainage into the enclosed basins. Tertiary and Quaternary alluvial fans and playa lake deposits cover these basins. These fans range in thickness from thin fans overlying rock-pediment surfaces to fans and playa lake deposits in excess of 2,000-foot thickness (Cornwall, 1972).

The Amargosa Valley extends in a northeast-southwest direction and drains generally toward the southwest through a series of washes into the Amargosa River. Surrounding the alluvium-filled Valley are moderately steep mountain ranges, including Yucca Mountain to the east, Bare Mountain to the southeast, and the Bullfrog Hills to the northwest.

#### **4.3.3. Site Hydrology**

The following sections discuss the site hydrology in terms of both surface waters and groundwater.

##### **4.3.3.1. Surface Waters**

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the subject site. However, a large ephemeral wash and tributary washes cross the subject site from northwest to southeast.

##### **4.3.3.2. Groundwater**

Annual precipitation, as measured at the Amargosa Desert Research Site (ADRS) facility, located near Beatty, Nevada, approximately 9 miles east of Death Valley National Park, averages approximately 4.25 inches. Of this, approximately 70 percent is produced during passage of frontal systems that occur from October through April. Average monthly temperatures range from 37° Fahrenheit (F) in December to 92° F in July (ADRS, 1999).

Groundwater flows through both the alluvium of the valley and along solution cavities and fractures in the Paleozoic carbonate rocks that underlie the river basin and intervening highlands (Cornwall, 1972). Groundwater is present at very shallow depths along the Amargosa River, occasionally being expressed as surface water.

Review of the Nevada Division of Water Resources well log database indicated that there are four registered wells on Section 25. Well data indicated that the static water level may occur approximately 20 feet below grade in the vicinity of the subject property. Groundwater flow direction in the vicinity of the subject property is likely to be toward the south. Well log database information is presented in Appendix D.



#### **4.4. Historical Use Information on the Property**

Ninyo & Moore conducted a historical record search for the subject site. This included a review of one or more of the following resources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding the site. The following sections summarize information obtained from the historical sources utilized for this assessment.

##### **4.4.1. Historical Property Ownership**

A title search of the subject site was not included in the scope of work for this assessment and no ownership records for the subject site were found on the website of the Nye County Tax Assessor.

##### **4.4.2. Historical Aerial Photographs**

Selected historical aerial photographs dated 1984, 1988, 1993, and a more recent Google Earth photograph of unknown year were available and reviewed for the subject site. Additional aerial photographs from between 1940 and the present were not reasonably ascertainable. However, this does not represent a significant data gap given the known developed state of the subject site since approximately the late 1940s. A listing of the aerial photographs reviewed is presented in Table 2. Table 3 summarizes notable observations from each photograph. A copy of the Google Earth aerial photograph of the subject site and vicinity is included in Appendix D-2.

**Table 2 – Aerial Photographs Reviewed for Subject Site**

Date	Photograph Identification	Scale	Source
1984	2 of 2 on the edge-no coverage to the west.	1 = 36,000	A
1988	FL13	1 = 24,000	A
1993	Website	1 = 1,320	B
Unknown	2009 Digital Globe	Unknown	C
Sources: A – Continental Aerial Photo, Inc. B – U.S. Geological Survey C – Google Earth			

**Table 3 – Aerial Photograph Summary for Subject Site**

Year	Aerial Photograph Description
1984	An asphalt runway is evident on the site with paved airplane parking evident on the northeast corner of the site. Buildings are evident on the northern and eastern boundaries of the airport and several structures and soil piles are evident east of the airport and north of Airport Road. The subject site on either side of the runway has been largely cleared of vegetation. Several ephemeral washes are evident crossing the subject site from northwest to southeast.
1988	Additional paved airplane parking is evident on the northeast corner of the site. A radio tower is evident on the southeast corner of the airplane parking area. Additional structures are evident east of the airport and north of Airport Road.
1993	No significant changes from the 1988 photograph.
Unknown	Additional site buildings are evident on the northeast corner of the site and on the western boundary of the paved airplane parking area. Most of the structures formerly located east of the airport and north of Airport Road have been removed.

#### 4.4.3. City Directories

The subject site has no assigned street address and no City Directory search was conducted. The lack of city directory coverage for the subject site is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

#### 4.4.4. Fire Insurance Maps

No Sanborn fire insurance map coverage was available for the subject site. The lack of fire insurance map coverage is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

#### **4.4.5. Historical Topographic Maps**

The USGS Bullfrog, 15-minute series topographic map, dated 1954 depicts the subject site as an airport with an unpaved Airport Road following the southern boundary of the eastern arm of subject parcel 018-021-02, crossing the north-central portion of subject parcel 018-021-02, and crossing subject parcel 018-021-07. Two structures are evident east of the airport adjacent to the unpaved Airport Road. No items of potential environmental concern for the subject site were noted on this topographic map.

The USGS Gold Center Quadrangle, NV-CA, 7.5-minute series topographic map, provisional edition 1988, depicts the majority of subject parcel 018-021-02 as an airport, with several roads oriented east-west on the eastern arm of subject parcel 018-021-02. Airport Road is evident crossing subject parcel 018-021-07 in a north-south orientation. Five structures are evident east of the airport adjacent to the unpaved Airport Road and one structure is evident immediately north of the airport. No items of potential environmental concern for the subject site were noted on this topographic map. Copies of historical topographic maps are provided as Appendix D-1.

#### **4.5. Historical Use Information on Adjoining Properties**

Ninyo & Moore conducted a historical record search for the adjoining properties. This included a review of one or more of the following sources found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding neighboring properties.

The following sections summarize information obtained from the historical sources utilized for this assessment.

#### 4.5.1. Historical Property Ownership

A title search of properties adjoining the subject site was not included in the scope of work for this assessment and no ownership records for properties adjoining the subject site were found on the website of the Nye County Tax Assessor.

#### 4.5.2. Historical Aerial Photographs

Selected historical aerial photographs dated 1984, 1988, 1993, and a more recent Google Earth photograph of unknown year were available and reviewed for the surrounding areas. Additional aerial photographs from between 1940 and the present were not reasonably ascertainable. However, this does not represent a significant data gap given the generally undeveloped state of the surrounding property during this period. A listing of the aerial photographs reviewed is presented in Table 4. Table 5 summarizes notable observations from each photograph. A copy of the March 2008 aerial photograph of the subject site and vicinity is included in Appendix D-2.

**Table 4 – Aerial Photographs Reviewed for Adjoining Properties**

Date	Photograph Identification	Scale	Source
1984	2 of 2 on edge- No coverage to the west.	1 = 36,000	A
1988	FL13	1 = 24,000	A
1993	Website	1 = 1,320	B
Unknown	2009 Digital Globe	Unknown	C
Sources: A – Continental Aerial Photo, Inc. B – Clark County GIS Website C – Google Earth			

**Table 5 – Aerial Photograph Summary for Adjoining Properties**

Year	Aerial Photograph Description
1984	The properties adjoining the site are evident as undeveloped land, except for an area located at the southeast corner of the eastern arm of subject parcel 018-021-02, where a pond and a structure are evident. An area of graded land is evident northwest of subject parcel 018-021-07.
1988	Additional buildings are evident at the southeast corner of the eastern arm of subject parcel 018-021-02.
1993	No significant changes from the 1988 photograph.
Unknown	Several piles of soil and light poles but no structures or ponds are evident at the southeast corner of the eastern arm of subject parcel 018-021-02.

#### **4.5.3. City Directories**

Properties adjoining the subject site have no assigned street addresses and no City Directory search was conducted. The lack of city directory coverage for the subject site vicinity is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

#### **4.5.4. Fire Insurance Maps**

No Sanborn fire insurance map coverage was available for the subject site vicinity. The lack of fire insurance map coverage is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

#### **4.5.5. Historical Topographic Maps**

The USGS Bullfrog, 15-minute series topographic map, dated 1954, depicts the site vicinity as undeveloped land except for one structure on the southeast corner of the eastern arm of subject parcel 018-021-02. No items of potential environmental concern for the site and vicinity were noted on this topographic map.

The USGS Gold Center Quadrangle, NV-CA, Nevada Quadrangle, 7.5-minute series topographic map, provisional edition 1988, depicts the site vicinity as undeveloped land except for undetermined development on the southeast corner of the eastern arm of subject parcel 018-021-02. No items of potential environmental concern for the site and vicinity were noted on this topographic map. Copies of historical topographic maps are provided as Appendix D-1.

## 5. SITE RECONNAISSANCE

### 5.1. Methodology and Limiting Conditions

On May 21, 2009, Ms. Adrienne R. Walston, of Ninyo & Moore, conducted a site reconnaissance of the subject property. The reconnaissance involved visual observations of the site and site buildings and visual observations of adjoining properties. Ninyo & Moore entered the airport office building located in the southeast corner of the paved airplane parking area but was not granted access to the remaining three site structures, which were observed from the exterior.

During the site reconnaissance visit, Ninyo & Moore looked for evidence suggesting the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products on the subject site. Ninyo & Moore observed no such evidence.

### 5.2. General Site Setting

The subject site is occupied by three semi-permanent structures and one permanent structure, asphalt-paved airplane parking area and taxiways, and an asphalt-paved runway extending south from the airplane parking area, located on approximately 460 acres. The surrounding area consists primarily of undeveloped land.

### 5.3. Exterior Observations

The subject property was traversed and was observed from adjacent public thoroughfares.

#### **Easements and Common Roadways**

No title documentation was available for review of possible easements on the subject site. However, one common driveway provides access to the subject site from Airport Road.

#### **Pits, Ponds, or Lagoons**

No pits, ponds, or lagoons were observed on the subject site.

**Stained Soil or Pavement**

No stained soil was observed during the site reconnaissance. However, stained pavement was observed in the vicinity of a mobile fuel storage trailer on the northeast corner of the airplane parking area.

**Stressed Vegetation**

No stressed vegetation was observed on the subject site.

**Solid Waste**

No abnormal solid waste, including fill, was observed on the subject site.

**Wastewater**

Storm water runoff from the roofs is directed to the surrounding asphalt-paved surface and to the adjoining property.

**Wells**

No water supply or groundwater monitoring wells were observed on the subject site. However, three wells are reportedly located on the southeastern adjoining property.

**Septic Systems**

No septic system was noted during the site reconnaissance and the subject site is serviced by portable toilets provided by M&K Enterprises.

**Odors**

No exterior odors were noted on the subject site.

**Pools of Liquid**

No pools of liquid were observed on the subject site.

**Drums**

No exterior drums were observed on the subject site.

**Hazardous Substance and Petroleum Containers**

No hazardous substance or petroleum containers were observed on the exterior of the subject site buildings.

#### **Unidentified Substance Containers**

No unidentified substance containers were observed on the exterior of the subject site buildings.

#### **Polychlorinated Biphenyls (PCBs)**

Polychlorinated biphenyls are known hazardous materials that are found in coolants or lubricating oil used in some electrical transformers, hydraulic elevators, light ballasts, electrical panels, or other equipment. Utility companies, including NV Energy (NVE) often own transformer equipment and typically assume responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to NVE.

Two pole-mounted electrical transformers were observed on the east and west sides of the airplane parking area on subject parcel 018-021-02. Transformer locations are presented on Figure 3. No evidence of leaks or staining was observed in the vicinity of the transformers.

#### **5.4. Interior Observations**

Ninyo & Moore observed the interior of the airport office building located at the southeast corner of the paved airplane parking area. The remaining three structures were observed from the exterior. Based on the current use of the subject site, the lack of access to the interior of three of the site buildings is not considered to be a significant data gap.

#### **Stains or Corrosions**

No stains or evidence of corrosion was observed inside the airport office building.

#### **Drains and Sumps**

No floor drains were noted in the airport office building.

#### **Odors**

No odors of environmental concern were noted inside the airport office building.



**Pools of Liquid**

No pools of liquid were observed inside the airport office building.

**Drums**

No drums were observed inside the airport office building.

**Hazardous Substances or Petroleum Containers**

No hazardous substances or petroleum products were observed inside the airport office building.

**Unidentified Substance Containers**

No unidentified substance containers were observed inside the airport office building.

**5.5. Waste Management and Regulated Materials**

No regulated materials were noted on the subject site.

**5.6. Storage Tanks**

Ninyo & Moore observed an approximately 500-gallon portable fuel tank associated with Great Basin Soaring on the northeast corner of the airplane parking area. Mr. Terry Vannoy of Great Basin Soaring stated that additional fuel is not stored on site but brought from Tonopah, Nevada when needed. In addition, an abandoned tanker trailer, reportedly used for water storage, was observed in the vicinity of a former mining camp east of the airplane parking area and north of Airport Road, on subject parcel 018-021-02.

A fuel dispenser, vent pipe, and fill pipe were observed on an undeveloped portion of subject parcel 018-021-02 east of the airplane parking area and southwest of Airport Road. Mr. Robert Revert, former County Commissioner, Mr. George Yunghans, Nye County site contact, and Mr. Terry Vannoy of Great Basin Soaring confirmed the historical presence of a UST associated with the fuel dispenser but were unable to confirm the current status of the UST.

### **5.7. Utilities**

NVE supplies electricity to the subject site and vicinity. The subject site buildings are not connected to any other municipal utilities.

## **6. INTERVIEWS**

Interviews with past and present owners, operators, and/or occupants of the subject site is mandated by ASTM Practice 1527-05. The objective of the interviews is to obtain information indicating recognized environmental conditions in connection with the subject site.

### **6.1. Interview with Owner**

Ninyo & Moore requested that Mr. Dave Fanning, the Nye County Public Works Director complete the owner questionnaire. As of the date of this report, Ninyo & Moore had not received a response. In accordance with the EPA proposed rule for AAI standards as set forth in 40 CFR §312.10, interviews with present owners, site managers, and occupants of the subject property, as well as previous owners, as appropriate, should be performed as outlined in ASTM Practice E 1527-05, Sections 10.5.1 and 10.5.2 at some point in the future.

### **6.2. Interview with Local Government Officials**

The SNHD Solid Waste and Compliance Section, the NDEP and the Nevada State Fire Marshall require a physical address to request and review files. The subject site has no assigned physical address, therefore, no files were available for review.

Mr. Jim Benshoof of the Beatty Fire Service was contacted via facsimile regarding any record of environmental spills, fire code violations, and fire response for the subject site. As of the date of this report, no response from the Beatty Fire Service had been received. In the event that significant information related to the subject site is received from the Beatty Fire Service following submission of this report, an addendum to this report will be prepared. A copy of the written request is provided in Appendix C-2.

Various governmental agencies for Nye County and Beatty, Nevada, including Nye County Emergency Management, Nye County Air Quality, Nye County Code Compliance, and the Beatty Museum were contacted by telephone. These agencies had no additional information regarding the subject site. Copies of the telephone memorandums are provided in Appendix E.

### **6.3. Interviews with Others**

Mr. Robert Revert former Nye County Commissioner and Mr. George Yunghans site contact for Nye County were contacted to confirm the historical presence of a fuel dispersion pump located on the northeastern adjoining property. Mr. Revert and Mr. Yunghans stated that there was a UST associated with the fuel dispersion pump, but they did not know if it had been removed.

Mr. Terry Vannoy of Great Basin Soaring was contacted to discuss the approximately 500-gallon mobile fuel storage tank. Mr. Vannoy stated that additional fuel is not stored on site but is picked up and transported from Tonopah, Nevada to the Beatty Airport. Mr. Vannoy suggested that the fuel pump located on the adjoining property was associated with an old mining camp historically located in the area.

## **7. FINDINGS, OPINIONS, AND CONCLUSIONS**

Based upon the results of this Phase I ESA, the following findings, opinions, and conclusions are provided.

### **7.1. Findings and Opinions**

- The subject site consists of a municipal airport with two commercial buildings and two privately owned buildings, located on two parcels, designated by the Nye County Tax Assessor as parcel numbers 018-021-02 and 018-021-07, totaling approximately 460 acres in area located in Beatty, Nye County, Nevada.
- Based on a review of historical sources, the parcels constituting the subject site were developed as a municipal airport at an unknown date prior to 1949. The subject parcels

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were undeveloped prior to development of the airport. A portion of the subject site east of the airplane parking area and north of Airport Road was developed as a mining camp prior to 1954.

- Review of environmental databases indicated that no facilities located in the vicinity of the subject site have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products. The subject site was not listed.
- Although not listed in the database search, an approximately 500-gallon mobile fuel storage tank associated with privately owned Great Basin Soaring was located on the subject site at the northeast corner of the paved airplane parking area at the time of the site reconnaissance. Although de minimis staining of the asphalt in the vicinity of this tank was observed, there is a low likelihood that this facility represents an environmental concern to the subject site at this time. An abandoned tanker trailer, reportedly used for water storage, was observed in the vicinity of a former mining camp east of the airplane parking area and north of Airport Road, on subject parcel 018-021-02.
- Although not listed in the database search, Ninyo & Moore noted a fuel dispenser, vent pipe, and tank fill pipe on an undeveloped portion of subject parcel 018-021-02 east of the airplane parking area and southwest of Airport Road. Mr. Robert Revert, former County Commissioner, Mr. George Yunghans, Nye County site contact, and Mr. Terry Vannoy of Great Basin Soaring confirmed the historical presence of a UST associated with the fuel dispenser but were unable to confirm the current status of the UST. No other evidence of USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

## 7.2. Conclusions

We have performed a Phase I ESA for the subject property on parcels 018-021-02 and 018-021-07 in Beatty, Nevada, the subject site, in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to or deletions from this practice are described in Section 7.3 or Section 8 of this report. This assessment has revealed the following evidence of recognized environmental conditions, as defined in Section 1.1 of this report.

- The presence of a fuel dispenser and assumed presence of an unregulated UST on land adjacent to the subject site constitutes a REC for the subject site. Ninyo & Moore recommends that a limited subsurface assessment be performed on the subject site at the point closest to the UST location.

### **7.3. Data Gaps and Data Failures**

The following data gaps were encountered during performance of this ESA.

- Aerial photographs for the subject site and vicinity prior to 1984 were not reasonably ascertainable. This does not represent a significant data gap due to the availability of other historical resources and the known nature of development of the subject site and vicinity during this period.
- Cross directories were not reasonably ascertainable. The lack of cross directories does not represent a significant data gap due to the availability of other historical resources (e.g. topographic maps and aerial photographs) and the commercially developed state of the subject site and the undeveloped state of the vicinity during this period.
- Ninyo & Moore entered the airport office building located in the southeast corner of the paved airplane parking area but was not granted access to the remaining three site structures, which were observed from the exterior. The lack of access to these buildings does not represent a significant data gap due to the nature and usage of these structures.

The following data failures were encountered during performance of this ESA.

- The client did not provide a Title Search or Environmental Lien Search report for the subject site and did not request that Ninyo & Moore conduct an environmental lien search. This is considered a significant data failure that may adversely affect the client's ability to qualify for the landowner liability protections pursuant to CERCLA.
- No Sanborn fire insurance map coverage was available for the subject site and vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

### **7.4. Deviations**

No deviations from the ASTM Practice E 1527-05 and EPA's AAI standards as set forth in § 312.10 of CFR Chapter 40 Section 312 were noted during the preparation of this report.

The following condition was noted as a non-ASTM 1527-05 additional issue:

- Based on the age of the airport office site building, the presence of ACM is possible. If future development plans call for the renovation or demolition of the site buildings, Ninyo & Moore recommends that suspect building materials be sampled and analyzed for asbestos prior to their disturbance.

**8. ADDITIONAL SERVICES**

No additional services were performed during the preparation of this report.

## 9. REFERENCES

Aerial Photographs, Beatty, Nevada, Continental Aerial Photo, Inc.

ASTM International, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-05.

Environmental FirstSearch™ Report dated May 19, 2009.

Nevada Division of Water Resources, 2009, Online Well Log Database.

Nye County Assessor, 2009, Online Property Information Search.

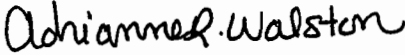
United States Environmental Protection Agency, 2006, Innocent Landowner, Standards for Conducting All Appropriate Inquiries, 40 CFR Part 312.


United States Environmental Protection Agency, 2006, Enforcement and Compliance Online.

United States Geological Survey, 1954, Bullfrog, Nevada, 15-minute series topographic map.

United States Geological Survey, provisional edition 1988, Gold Center Quadrangle, NV-CA, Nevada, 7.5-minute series topographic map.

**10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

  
Adrienne R. Walston  
Staff Environmental Scientist

  
Gregory A. Beck, C.E.M.  
Chief Environmental Scientist

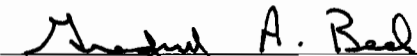
**11. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

As required by 40 CFR §312.21(d) the following statement is included:

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

In accordance with the Nevada Revised Statutes 459.500, Section 1, a holder of a certificate who is responsible for a service requiring certification shall ensure that each document relating to the service includes the following language:

*I, Gregory A. Beck, hereby certify that I am responsible for the services described in this document and for the preparation of 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.*

  
\_\_\_\_\_  
Gregory A. Beck, C.E.M.  
Certified Environmental Manager  
No. 1874  
Expires: May 27, 2010

6-1-09  
\_\_\_\_\_  
Date

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix F.



**FIGURES**

Beatty Airport  
Parcel Nos. 018-021-02 and 018-021-07  
Beatty, Nevada

June 1, 2009  
Project No. 302893001

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**APPENDIX A**  
**SITE PHOTOGRAPHS**

Beatty Airport  
Parcel Nos. 018-021-02 and 018-021-07  
Beatty, Nevada

June 1, 2009  
Project No. 302893001

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**APPENDIX B**  
**NYE COUNTY TAX ASSESSOR RECORDS DOCUMENTATION**



**Parcel Detail for Parcel # 018-021-02**

**Location**

Property Location T12S R46E S25,26&36 PT 440AC  
 Town  
 Subdivision Lot Block  
 Property Name T12S R46E S25,26&36 PT 440AC

**Description**

Total Acres 440.000      Ag Acres .000      W/R Acres .000

Improvements

Single-fam Detached 0	Non-dwell Units 0	Bdrm/Bath 0/.00
Single-fam Attached 0	MH Hookups 0	Stories .0
Multi-fam Units 0	Wells 0	
Mobile Homes 0	Septic Tanks 0	
Total Dwelling Units 0	Bldg Sq Ft 0	
	Garage Sq Ft 0	Attch/Detch
	Basement Sq Ft 0	Finished 0

**Ownership**

Assessed Owner Name COUNTY OF NYE  
 Mailing Address P O BOX 153  
 TONOPAH, NV 89049-0153

Legal Owner Name COUNTY OF NYE  
 Vesting Doc#, Date 00/00/00 Book/Page /  
 Map Document #s

**Appraisal Classifications**

Current Land Use Code 400     

Zoning

Re-appraisal Group 1      Re-appraisal Year 2006  
 Orig Constr Year      Weighted Year

**Valuation**

	<u>Working Year</u> 2010-11	<u>Closed/Reopened</u> Year 2009-10	<u>Prior Year</u> 2008-09
Land	65,170	65,170	65,170
Improvements	140,357	140,357	137,013
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	205,527	205,527	202,183
Net Assessed	0	0	0

**Legal Description for Parcel # 018-021-02**

<u>Legal Description</u>	<u>Sect/ Lot</u>	<u>Town/ Block</u>	<u>Range</u>	<u>Acres</u>
T12S R46E S25-P#1141604 N N (160) & SW NW (40) &	25	12N	46E	440.000
W SW (80) & T12S R46E S26-P#1141604 N NE (80) &				
T12S R46E S36 P#1141604 W NW (80)				
TOTAL 440 ACRES (BK 408 PG 605 NON-EXCLUSIVE USE				
OF A PARCEL OF LEVEL, CLEARED DESERT LAND BEING				
THE NORTH 100' OF THE WEST 150'				
WITHIN THE FENCED AREA OF BEATTY AIRFIELD,				
LOCATED IN T12S R46E S25 MDBM CONT .34 AC +OR-				
LEASED TO US GOVT FOR HELICOPTER PARKING)				

Close Window



**Parcel Detail for Parcel # 018-021-07**

Location	
Property Location T12S R46E S24 SSWSW 20AC	<input type="button" value="Add'l Addresses"/>
Town	<input type="button" value="Assessor Maps"/>
Subdivision Lot Block	<input type="button" value="Legal Description"/>
Property Name T12S R46E S24 SSWSW 20AC	

Description		
Total Acres 20.000	Ag Acres .000	W/R Acres .000
Improvements		
Single-fam Detached 0	Non-dwell Units 0	Bdrm/Bath 0/.00
Single-fam Attached 0	MH Hookups 0	Stories .0
Multi-fam Units 0	Wells 0	
Mobile Homes 0	Septic Tanks 0	
Total Dwelling Units 0	Bldg Sq Ft 0	
<input type="button" value="Improvement List"/>	Garage Sq Ft 0	Attch/Detch
<input type="button" value="Improvement Sketches"/>	Basement Sq Ft 0	Finished 0

Ownership	
Assessed Owner Name NYE COUNTY	<input type="button" value="Ownership History"/>
Mailing Address P O BOX 153	<input type="button" value="Document History"/>
TONOPAH, NV 89049-0153	
Legal Owner Name NYE COUNTY	
Vesting Doc#, Date 00/00/00 Book/Page /	
Map Document #s	

Appraisal Classifications	
Current Land Use Code 180	<input type="button" value="Code Table"/>
Zoning	
Re-appraisal Group 1	Re-appraisal Year 2006
Orig Constr Year	Weighted Year

	Valuation		
	Working Year 2010-11	Closed/Reopened Year 2009-10	Prior Year 2008-09
Land	2,965	2,965	2,965
Improvements	14,453	14,453	14,109
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	17,418	17,418	17,074
Net Assessed	0	0	0

**Additional Locations for Parcel # 018-021-07**

#	Dir	Street or Other Description	Unit #(s)
		AIRPORT RD	

Close Window

**Legal Description for Parcel # 018-021-07**

<u>Legal Description</u>	<u>Sect/ Lot</u>	<u>Town/ Block</u>	<u>Range</u>	<u>Acres</u>
T12S R46E S24 S SW SW 20 ACRES P#27900021	24	12S	46E	20.000



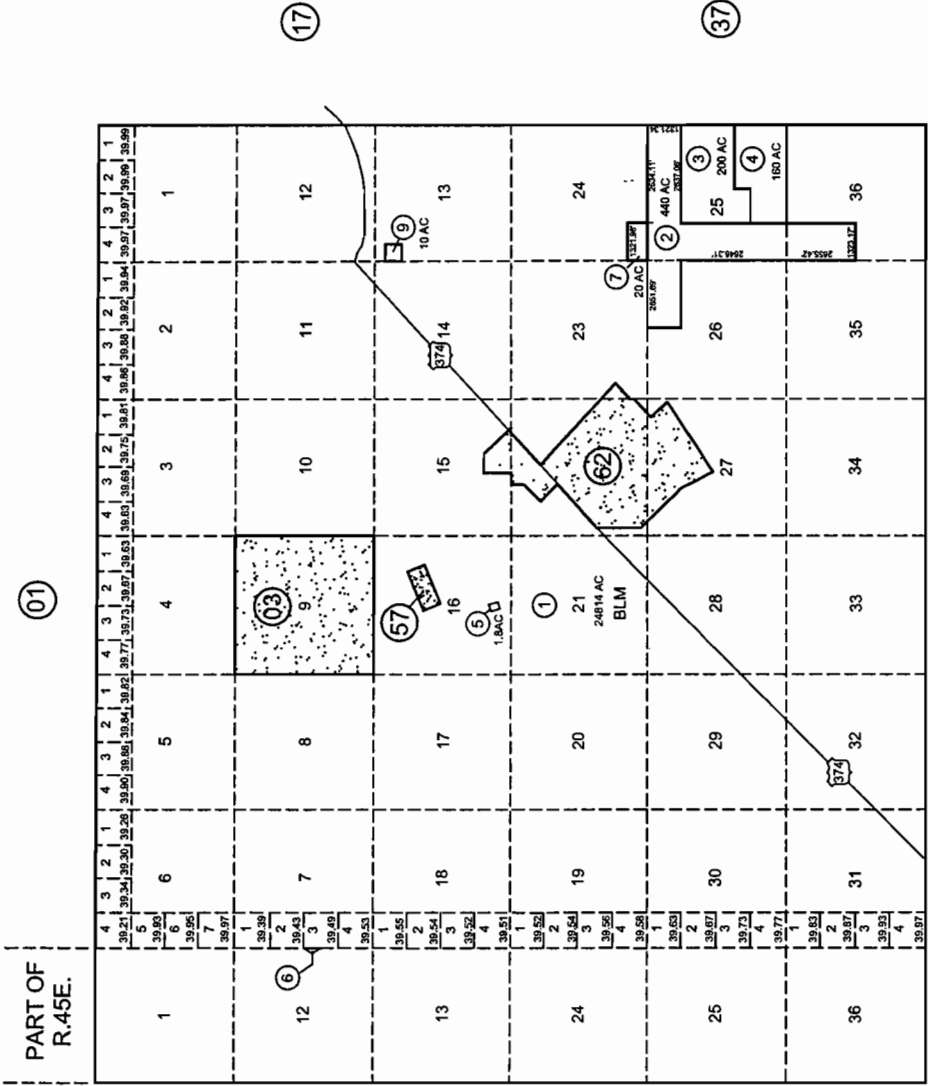
18-02



REV. 01-12-88  
03-29-89  
09-08-89  
01-16-90  
11-13-00  
08-24-01  
04-29-02  
05-03-04  
10-15-07



T.12S., R.46E.



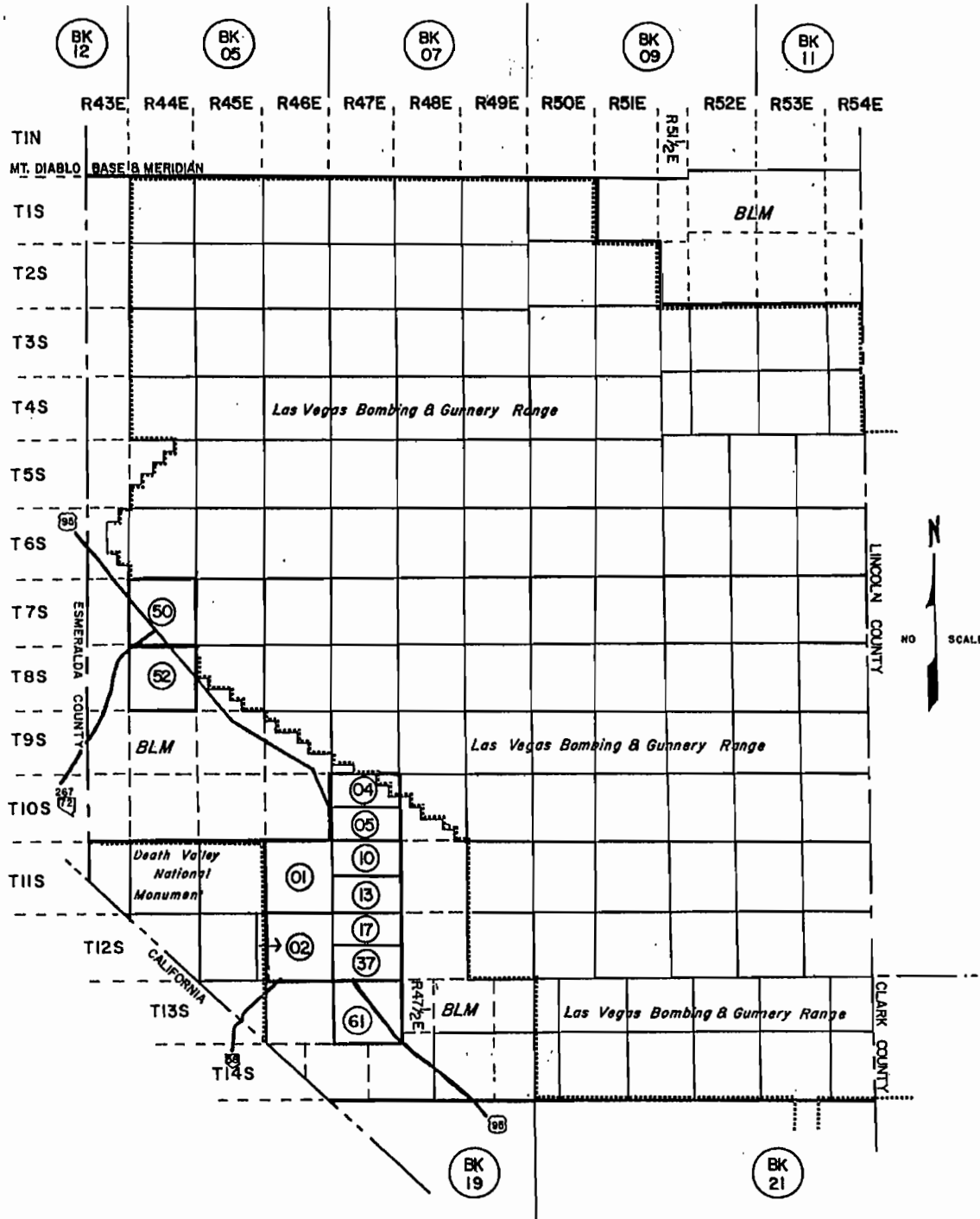
NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

AUG-80/PAR  
CAD FILE 11-07-00/CM  
NYE COUNTY ASSESSOR

Z:\plantech\APN Books\Updates 2007. 7-18 to18-02-071015-ng.dwg, 10/19/2007 2:29:47 PM

Nye County

NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



BOOK 18  
 INDEX MAP  
 1 OF 1  
 222 9/1/88  
 11/13/90  
 4/21/94

## **APPENDIX C**

### **REGULATORY RECORDS DOCUMENTATION**

- C-1 - Environmental Database Search
- C-2 - Records Review Documentation

**APPENDIX C-1**  
**REGULATORY RECORDS DOCUMENTATION**  
Environmental Database Search

## *Environmental FirstSearch Search Summary Report*

**Target Site:** AIRPORT ROAD  
BEATTY NV 89003

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-07-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	04-07-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-09-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-09-09	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-13-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-13-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	11-13-08	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-08-08	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	03-02-09	0.25	0	0	0	-	-	0	0
ERNS	Y	03-03-09	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	01-05-09	1.00	0	0	0	0	0	0	0
State/Tribal SWL	Y	06-27-02	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	01-05-09	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	01-05-09	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	01-05-09	0.50	0	0	0	0	-	0	0
State Other	Y	08-01-08	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	0	0	0	0

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch  
Site Information Report***

**Request Date:** 05-19-09  
**Requestor Name:** Adrienne Walston  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** 302893001  
**Filtered Report**

**Target Site:** AIRPORT ROAD  
 BEATTY NV 89003

*Demographics*

<b>Sites:</b> 0	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> -0.5 - 8.6 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-116.786102	-116:47:10	<b>Easting:</b> 519066.831
<b>Latitude:</b>	36.861139	36:51:40	<b>Northing:</b> 4079286.783
			<b>Zone:</b> 11

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>89020</td> <td>AMARGOSA VALLEY</td> <td>NV</td> <td>0</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	89020	AMARGOSA VALLEY	NV	0	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>Yes</td> <td>05/19/09</td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	Yes	05/19/09
ZIP Code	City Name	ST	Dist/Dir	Sel																															
89020	AMARGOSA VALLEY	NV	0	Y																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	Yes	05/19/09																																	

***Environmental FirstSearch  
Selected Sites Summary Report***

**Target Property:** AIRPORT ROAD  
BEATTY NV 89003

**JOB:** 302893001

**TOTAL:** 0      **GEOCODED:** 0      **NON GEOCODED:** 0      **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
-----------------	----------------	----------------------------	----------------	-----------------	---------------

*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** AIRPORT ROAD  
BEATTY NV 89003

**JOB:** 302893001

No sites were found!



## Environmental FirstSearch Descriptions

**NPL: EPA NATIONAL PRIORITY LIST** - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

**NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset** - Database of delisted NPL sites. 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.

DELISTED - Deleted from the Final NPL

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)**- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES** - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). 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.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

**RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM**

**TREATMENT, STORAGE, and DISPOSAL FACILITIES.** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

**RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

**Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)** - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS-** Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

**ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)** - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES** - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

**State/Tribal Sites: NV DOC CORRECTIVE ACTION CASES-** The Bureau of Corrective Actions maintains a list of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. This includes various types of sites including those regulated under Nevada State legislation described in detail in the Nevada State web site under legislation section NAC445.226-NAC445.2739.

**State/Tribal SWL: NV DOC SOLID WASTE LANDFILLS**-This division maintains an inventory of various solid waste facilities including open, closed, & permitted landfills, dumps, pesticide sites, and transfer stations. The inventory notes landfill class type and if the site is a private or government facility.

**State/Tribal LUST: NV DOC LEAKING UNDERGROUND STORAGE TANKS**- This division maintains an inventory of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed.

**WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS**- This department maintains a list of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed or needing emergency action.

**State/Tribal UST/AST: NV DOC/EPA 9 UNDERGROUND STORAGE TANKS**- This division maintains an inventory of underground storage tanks.

**INDIAN LANDS UST LIST**-A listing of underground storage tanks currently on Indian lands under federal jurisdiction. Nevada Indian Lands USTs are administered by US EPA Region 9.

**ABOVE GROUND STORAGE TANKS**- This division maintains an inventory of sites with above ground storage tanks. For more information regarding specific sites, please call the number listed above.

Please Note: AST sites are listed within the UST area of the First Search reports. They can be identified as AST sites by the site ID number. The site ID number is located in the Site Summary or Site Details section of the report. The site ID notes "AST" before the agency id.

**State/Tribal Brownfields: NV DOC/EPA BROWNFIELDS SITES**- The Bureau of Corrective Actions maintains a list of brownfield sites as part of its listing of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. The NDEP defines a brownfield as an abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination.

Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**RADON: NTIS NATIONAL RADON DATABASE** - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER** - Database of 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 U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**NPL DELISTED: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR ACT: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**Federal IC / EC: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites: NV DOC** The Nevada Department of Conservation and Natural Resources, Division of

Environmental Protection (NDEP), Bureau of Corrective Actions

*Updated quarterly/when available*

**State/Tribal SWL:** *NV DOC* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

*Updated annually/when available*

**State/Tribal LUST:** *NV DOC* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

Washoe County Department of Environmental Health

*Updated quarterly/when available*

**State/Tribal UST/AST:** *NV DOC/EPA 9* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

US EPA Region 9, Underground Storage Tank Program

*Updated quarterly/when available*

**State/Tribal Brownfields:** *NV DOC/EPA* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

*Updated when available*

**RADON:** *NTIS* Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**State Other:** *US DOJ* U.S. Department of Justice

*Updated when available*



**To:** Jim Benshoof

**Date:** May 20, 2009

**Firm:** Beatty Fire Service

**Fax No:** 775-553-2958

**Address:**

**Telephone No:** 775-553-2958

**From:** Adrienne R. Walston

**Total Pages Including Transmittal:** 3

**Subject:** File Review

**Project No:** 302930001

**Urgent**                       **For Approval**                       **For Your Use**                       **Please Reply**                       **As Requested**  
**Original Document:**     **Will Not Follow**                       **Will Follow**                       **By U.S. Mail**                       **By Other**

Mr. Benshoof,

I am conducting a Phase I Environmental Site Assessment for the Beatty Airport located in Nye County, Nevada. I would like to review any files you may have regarding spills, fires, and/or code violations. If you have any questions or concerns please feel free to contact me at any time. I may be reached by phone or email at [awalston@ninyoandmoore.com](mailto:awalston@ninyoandmoore.com).

Thank you,

Adrienne R. Walston

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony









Beatty Airport  
Parcel Nos. 018-021-02 and 018-021-07  
Beatty, Nevada

June 1, 2009  
Project No. 302893001

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**APPENDIX E**  
**LOCAL GOVERNMENTAL OFFICIALS INTERVIEW DOCUMENTATION**

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE May 18, 2009 TIME \_\_\_\_\_ a.m./p.m.

DISTRIBUTION \_\_\_\_\_ PAGE 1 OF 1

PROJECT NAME Nye County/Beatty Airport/BSA PROJECT NUMBER 302930001

CALL TO/FROM Mr. Brent Jones, Director

FIRM/ASSOCIATION Emergency Management PHONE NUMBER (775) 751-4278

PREVIOUS CALLS:	RESPONSE:

## SUMMARY OF CONVERSATION:

Mr. Jones was contacted regarding emergency management services at the Beatty Airport. Mr. Jones is not aware of any services or responses in the area.

## ACTION ITEMS:

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE 5/18/09 TIME \_\_\_\_\_ a.m./p.m.

DISTRIBUTION \_\_\_\_\_ PAGE 1 OF 1

PROJECT NAME Nye County/Beatty Airport/ESA PROJECT NUMBER 302930001

CALL TO/FROM Mr. George Bernath, Air Quality Enforcement Officer

FIRM/ASSOCIATION Air Quality PHONE NUMBER (775) 253-0157

PREVIOUS CALLS:

RESPONSE:

SUMMARY OF CONVERSATION:

Mr. Bernath was contacted regarding Air Quality violations. Mr. Bernath is aware of no such violations.

ACTION ITEMS:

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE May 18, 2009 TIME \_\_\_\_\_ a.m./p.m.

DISTRIBUTION \_\_\_\_\_ PAGE 1 OF 1

PROJECT NAME Nye County/Beatty Airport/ESA PROJECT NUMBER 362930001

CALL TO/FROM Ms. Loreli Nolan Code Enforcement Officer

FIRM/ASSOCIATION Code Compliance PHONE NUMBER (775) 751-4035

PREVIOUS CALLS:	RESPONSE:

## SUMMARY OF CONVERSATION:

Ms. Nolan was contacted regarding code compliance for the Beatty Airport. Ms. Nolan is unaware of any violations, the Beatty Airport is beyond their jurisdiction.

## ACTION ITEMS:

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE 5/19/09 TIME \_\_\_\_\_ a.m./p.m.

DISTRIBUTION \_\_\_\_\_ PAGE 1 OF 1

PROJECT NAME Nye County/Beatty/Airport/BV PROJECT NUMBER 302930001

CALL TO/FROM Mr. Robert Revert

FIRM/ASSOCIATION \_\_\_\_\_ PHONE NUMBER (775) 553-9001

PREVIOUS CALLS:

RESPONSE:

## SUMMARY OF CONVERSATION:

According to Mr. Revert, former County Commissioner stated that the UST has been in place since the late 1950's he is unaware if it has been removed.

## ACTION ITEMS:

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE 5/19/09 TIME \_\_\_\_\_ a.m./p.m.

DISTRIBUTION \_\_\_\_\_ PAGE 1 OF 1

PROJECT NAME Nye County/Beatty Airport/ES1 PROJECT NUMBER 382938001

CALL TO/FROM Mr. George Youngmans

FIRM/ASSOCIATION Nye County Representative PHONE NUMBER (702) 493-5145

PREVIOUS CALLS:

RESPONSE:

## SUMMARY OF CONVERSATION:

Mr. Youngmans was contacted to provide site access, he was unable to provide site access but stated that two buildings were owned by the county and two were privately owned.

5/21/09 - Mr. Youngmans confirmed the historical presence of a list and fuel dispensing pump on the northeast adjoining property.

## ACTION ITEMS:



# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE 5/29/09 TIME 1300 a.m./p.m. p.m.

DISTRIBUTION \_\_\_\_\_ PAGE 1 OF 1

PROJECT NAME NYE County/Beatty Airport/ESA PROJECT NUMBER 302930001

CALL TO/FROM Town office Building

FIRM/ASSOCIATION \_\_\_\_\_ PHONE NUMBER (775) 553-2050

PREVIOUS CALLS:

RESPONSE:

SUMMARY OF CONVERSATION:

Call regarding date Beatty Airport was established  
Town office Building representative ref. Ninyo &  
Moore back to Mr. Dave Fanning Public Works Director

ACTION ITEMS:

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE 5/29/09 TIME 900 a.m./p.m.

DISTRIBUTION N/A PAGE 1 OF 1

PROJECT NAME Nye County/Beatty Airport/FSA PROJECT NUMBER 302930001

CALL TO/FROM The Beatty Museum

FIRM/ASSOCIATION Nye County PHONE NUMBER (775) 553-2303

PREVIOUS CALLS:

RESPONSE:

SUMMARY OF CONVERSATION:

Left message regarding the date the Beatty Airport was established.

1300 - The Museum has no knowledge of the date the airport was established.

ACTION ITEMS: call back after 10 a.m hours are 10-4 daily.

# N&M TELEPHONE CONVERSATION RECORD

AUTHOR ARW DATE 5/27/09 TIME \_\_\_\_\_ a.m./p.m.

DISTRIBUTION \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_

PROJECT NAME Nye County/Beatty Airport/ESA PROJECT NUMBER 302930001

CALL TO/FROM Mr. Terry Vannoy

FIRM/ASSOCIATION Great Basin Soaring PHONE NUMBER ( ) \_\_\_\_\_

PREVIOUS CALLS:

RESPONSE:

## SUMMARY OF CONVERSATION:

Mr. Vannoy was contacted regarding his structure located on the northwest corner of the parking area. Mr. Vannoy stated that he has been in business at the site for approximately 6 years. There is no sewer or water hook-up, or fuel storage on-site. The ~ 500 gallon portable fuel tank belongs to Great Basin Soaring.

Mr. Vannoy believes that the white tank (aboveground) was associated with the "mine camp" historically located to the northeast of the airport. The UST adjoining to the northeast may also be associated with the historical "mine camp". He also stated that the large metal building adjoining Great Basin Soaring to the south belongs to Mr. George Fungans who reportedly provides security for all Beatty Airport.

ACTION ITEMS:

Beatty Airport  
Parcel Nos. 018-021-02 and 018-021-07  
Beatty, Nevada

June 1, 2009  
Project No. 302893001

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**APPENDIX F**  
**ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS**

**GREGORY A. BECK, CEM**  
*Chief Environmental Scientist*

**EDUCATION**

Master of Business Administration, 1990, University of North Florida, Jacksonville, Florida  
Master of Science, Biology, 1982, Florida Institute of Technology, Melbourne, Florida  
Bachelor of Science, Biology, 1979, Florida Institute of Technology, Melbourne, Florida

**CERTIFICATIONS**

Certified Environmental Manager, Nevada, CEM 1874  
40-hour OSHA HAZWOPER Health and Safety Training

**PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES**

Mr. Beck's professional experience includes acquisition, documentation and dissemination of data related to all phases of environmental investigations and projects. These activities include performance of a site reconnaissance, oversight of drilling activities, logging of subsurface geologic conditions, soil and groundwater sampling, and monitoring well installation, including development, purging, and monitoring. Mr. Beck also analyzes field, laboratory, and office data; and coordinates project-related work of staff personnel. Mr. Beck's project experience includes:

- **Brownfields Assessment Grant Administration, North Las Vegas, Nevada:** Project Manager during administration of a Brownfields Community-Wide Petroleum Assessment grant for the City of North Las Vegas. Mr. Beck's duties included implementing the administrative and programmatic conditions of the Cooperative Agreement establishing the grant conditions, including preparation and submission of quarterly progress reports and MBE/WBE Utilization Reports, management of Phase I and II ESAs, submission of Phase I and II assessment reports, and coordinating closeout activities, including preparation of a Final Summary Report upon expiration of the grant.
- **Cornerstone Redevelopment Area, Henderson, Nevada:** Project Manager for this Nevada Division of Environmental Protection (NDEP) Brownfields project involving preparation of a Phase I Environmental Site Assessment (ESA); submission of a Sampling and Analysis Plan (SAP) to the USEPA Region 9 for approval; performance of a Phase II ESA which included installation of 6 groundwater monitoring wells; sampling and analysis of soil, groundwater, and surface water; and preparation of a report. Mr. Beck coordinated with state and local officials, provided supervision over field personnel and subcontractors to assure that activities conformed to the approved Sampling and Analysis Plan, prepared project reports and other documents, reviewed extensive regulatory files to determine the likely sources and extent of this contamination, and tracked project expenditures to assure that the budget was not exceeded.
- **Supplemental Environmental Impact Statement, Clark County, Nevada:** Project Manager for this project involving preparation of the Hazardous Materials and Geologic Hazards sections of the SEIS. Mr. Beck reviewed state and federal regulations, geologic maps and literature, drafted new Hazardous Materials sections for the SEIS, and coordinated updating of the Geologic Hazards sections of the existing EIS.
- **Apex Mine Processing Facility, St. George, Utah:** Project Manager for the oversight of decommissioning activities for a former manganese and tungsten processing facility outside St. George, Utah. Responsibilities included review of closure plans, review of laboratory analytical data, attendance at progress meetings, briefing of the Bureau of Indian Affairs and the Shivwits Band of the Paiute Indian Tribe, and preparation of response documents.
- **Beatty Habitat Trails, Nye County, Nevada:** Project Manager during a Phase I ESA and mine audit survey of 7,230 acres of Bureau of Land Management land designated for inclusion in the Beatty Habitat Trails system. Mr. Beck performed a field survey of the designated acreage, including a field survey of abandoned mines and prospect holes located within 1/8-mile of the acreage; reviewed various historical databases, including aerial photographs; performed a database search of state and federal regulatory databases; and prepared various summary reports.
- **Gowan Outfall, Lone Mountain Branch, North Las Vegas, Nevada:** Technical reviewer for a Phase I Environmental Site Assessment (ESA) and Section 8 Environmental Analysis of 2 miles of reinforced concrete box flood control structure along Lone Mountain Road in North Las Vegas, Nevada. Duties included providing technical support to the Project Manager and reviewing Phase I ESA and Section 8 Environmental Analysis reports.

**ADRIANNE R. WALSTON**  
*Staff Environmental Scientist*

**EDUCATION**

Bachelor of Science, Environmental Technology Management, 2006, Pennsylvania College of Technology, Williamsport, Pennsylvania

**REGISTRATIONS AND CERTIFICATIONS**

Asbestos Abatement Consultant, Nevada, I 1307  
AHERA-accredited Asbestos Building Inspector  
40-Hour OSHA HAZWOPER Health and Safety Training

**PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES**

As Staff Environmental Scientist for Ninyo & Moore, Ms. Walston performs all phases of environmental surveys of residential, commercial, and industrial properties, including the assessment, quantification, and sampling of hazardous materials such as asbestos; performs Phase I Environmental Site Assessments, including historical property reviews, site reconnaissance, and data compilation; performs groundwater monitoring well injections and sampling; and prepares comprehensive environmental reports. Ms. Walston's recent project experience includes:

- **2104 and 2106 North 5<sup>th</sup> Street, North Las Vegas, Nevada:** Asbestos Inspector during a pre-demolition asbestos survey of a one-story residential duplex. Duties included following AHERA guidelines for the collection of asbestos bulk samples, visual assessment of surfaces, data interpretation, and aiding in preparation of a comprehensive written report.
- **2116 and 2118 North 5th Street, North Las Vegas, Nevada:** Asbestos Inspector during a pre-demolition asbestos survey of a one-story residential duplex. Duties included following AHERA guidelines for the collection of asbestos bulk samples, visual assessment of surfaces, data interpretation, and aiding in preparation of a comprehensive written report.
- **Sahara Retail Center, Las Vegas, Nevada:** Staff Environmental Scientist during characterization of on- and off-site petroleum contamination of groundwater at a former service station site. Duties included conducting quarterly groundwater monitoring and sampling of seven monitoring wells and aiding in preparation of the quarterly monitoring report.
- **2575 Highland Drive, Las Vegas, Nevada:** Asbestos Inspector during an asbestos survey of a one-story commercial building. Duties included following AHERA guidelines for the collection of asbestos bulk samples, visual assessment of surfaces, data interpretation, and aiding in preparation of a comprehensive written report.
- **Confidential Client, Henderson, Nevada:** Environmental geologist responsible for Phase II Environmental Site Assessment. Duties included project and fieldwork coordination, performing soil sampling according to the Nevada Division of Environmental Protection (NDEP) approved work plan, and preparing soil boring logs in accordance with the Standard Practice for Classification of Soils for Engineering Purposes.
- **Petroleum Fund Remediation Projects, Las Vegas, Nevada:** Environmental Scientist responsible for quarterly monitoring, sampling and reporting according to the NDEP approved work plan.

**PROFESSIONAL AFFILIATIONS**

Air and Waste Management Association  
Indoor Air Quality Association  
Association of Environmental and Engineering Geologists