

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT  
GABBS AIRPORT  
PARCEL NO. 001-161-01  
GABBS, NEVADA**

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

**PREPARED BY:**  
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June 2, 2009  
Project No. 302890001

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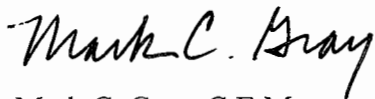
Ms. Pam Webster  
Assistant Nye County Manager  
Nye County  
1510 East Basin Avenue, Suite 2  
Pahrump, Nevada 89060

Subject: Phase I Environmental Site Assessment Report  
Gabbs Airport  
Parcel Number 001-161-01  
Gabbs, Nevada

Dear Ms. Webster:

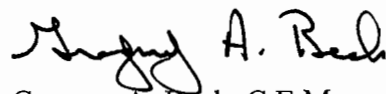
In accordance with your authorization to proceed, Ninyo & Moore has prepared this Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the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

Sincerely,  
**NINYO & MOORE**



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(1) Ms. MaryEllen Giampaoli

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## **EXECUTIVE SUMMARY**

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 1,121.3 acres of land, designated by the Nye County Tax Assessor as parcel number 001-161-01, and located approximately 2.5 miles north northwest of the intersection of State Highway 844 and State Highway 361 in Gabbs, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of May 22, 2009.

In summary, the following items were noted:

- The subject site consists of an airport with an earthen runway, airplane hangar, beacon light, and associated electrical control building located on a parcel of land totaling approximately 1,121.3 acres in area, designated by the Nye County Tax Assessor as parcel number 001-161-01, and located northwest of Gabbs, Nye County, Nevada.
- Based on a review of historical sources the subject site was undeveloped prior to being developed as an airport in the mid-1940s.
- One pole-mounted transformer was observed south of and adjacent to the electrical control building located in the southeast portion of the subject site. No evidence of leaks or staining was observed in the vicinity of the transformer. Since the site buildings were constructed prior to 1976, the electrical equipment may contain polychlorinated biphenyls (PCBs).
- An open dump area consisting of discarded cans, glass bottles, building materials, tire rims, and a car battery was observed near the southeast corner of the subject site.
- Several areas of waste and debris were observed on the subject site including tractor and car tires west of the hangar, an abandoned combine, and a debris pile consisting of railroad ties, wooden utility poles, and wire south of the hangar.
- Two empty 55-gallon drums were observed west of the hangar and lube oil, anti-freeze, gear oil, and motor oil were observed in containers inside the hangar. Surface soil staining and an oil filter were observed adjacent to one of the 55-gallon drums. Surface soil staining was observed at several locations on the bare earthen floor inside the hangar.
- Stockpiles of salt/sand mixture and roadway sand used by the State Highway Department were observed in an area south of the hangar.
- No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

- A review of environmental databases found no facilities except the subject site located in the vicinity of or adjacent to the subject site that 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 listed as a closed solid waste landfill facility under the name Gabbs Airport Dump. Information obtained from the Nevada Division of Environmental Protection (NDEP) indicated that the Gabbs Airport Dump facility is located near the southeast corner of the subject site. Photographs of the site taken in 1991 and provided by NDEP indicate that the dump was an unregulated, unlined slit trench used to dispose of 55-gallon drums, motor oil and anti-freeze containers, and general debris. Although the facility is listed as having been closed in 1992, NDEP personnel indicated that they have no information pertaining to when or how the dump was closed.
- A domestic well listed by the Nye County Tax Assessor was observed west of the hangar. The well riser pipe and screen was observed on the ground next to the wellhead along with an associated settling tank. An additional recently completed groundwater test well drilled by Nye County was observed south of the hangar.
- The Nye County Tax Assessor information indicates that there is a septic system located on the subject site. Surface indications of the septic system were not observed during the site reconnaissance. Based upon our reconnaissance of the subject site, it is not currently served by a municipal wastewater treatment system.

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 designated by the Nye County Tax Assessor as parcel number 001-161-01, and located west of State Highway 361 in Gabbs, Nye County, 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, in connection with the subject property at this time.

- The presence of the closed unregulated Gabbs Airport Dump facility near the southeast corner of the subject site is considered to be a REC for the subject site.
- The open dump site located near the southeast corner of the subject site is considered to be a REC for the subject site.
- The presence of stained soil on the bare earthen floor inside the hangar is considered to be a REC for the subject site.

- Ninyo & Moore recommends that a subsurface contamination assessment be performed in the vicinity of the closed Gabbs Airport Dump site, the open dump site, and inside the hangar.
- Although not considered to be a REC for the subject site, the abandoned domestic well located west of the hangar may constitute a direct pathway to groundwater. Ninyo & Moore recommends that the well be abandoned by a Nevada-certified driller in accordance with applicable local and state regulations.

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

- Based on the age of the site electrical control building, the presence of asbestos-containing material is possible. If future development plans call for renovation or demolition of the site building, 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 to perform a Phase I Environmental Site Assessment (ESA) of approximately 1,121.3 acres of land, designated by the Nye County Tax Assessor as parcel number 001-161-01, and located approximately 2.5 miles north northwest of the intersection of State Highway 844 and State Highway 361 in Gabbs, 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**

Mr. Mark Gray of Ninyo & Moore conducted the site reconnaissance on May 21, 2009 and performed regulatory inquiries. Mr. Gregory 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 for this Phase I ESA 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 adjacent 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 adjacent 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 RECs 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 knowl-

edge. 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. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the client is undertaken at said parties' sole risk.

## **2. SITE DESCRIPTION**

### **2.1. Location**

The subject site comprises approximately 1,121.3 acres designated as parcel number 001-161-01 by the Nye County Tax Assessor. This parcel is located approximately 2.5 miles north northwest of the intersection of State Highway 844 and State Highway 361 in Gabbs, Nye County, Nevada. The subject parcel is located in Sections 5, 6, 7, and 8, Township 12 North, Range 36 East, Mount Diablo Quadrangle, Nye County, Nevada and has no assigned street address.

A site location map is presented on Figure 1. A site map with 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 primarily of undeveloped land. The subject site is occupied by the Gabbs Airport.

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

Portions of the subject site, designated by the Nye County Tax Assessor as parcel number 001-161-01, are developed as an airport for the town of Gabbs, Nevada and as a storage facility for the State Highway Department. A copy of the Nye County Tax Assessor parcel information is included in Appendix B-1.

## **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). Site details are presented on Figure 3.

### **2.4.1. Site Structures**

An airport hangar and a beacon light tower with an associated electrical control building are located near the southeast corner of the subject site.

### **2.4.2. Roads**

State Highway 361 borders portions of the subject site to the east. Access to the site buildings from State Highway 361 is via an east-west oriented unpaved road. An unpaved road crosses the southern margin of the subject site from east to west. An abandoned section of former State Highway 23 crosses the eastern portion of the subject site from southeast to northwest, parallel to and west of State Highway 361.

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

Site improvements observed on the subject site included a wind sock and orange and white orientation panels located west of the airport hangar, an out-of-use domestic water

well and settling tank west of the airport hangar, and a groundwater monitoring well south of the airport hangar.

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

None of the site structures have heating or cooling systems.

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

According to the Nye County Tax Assessor, a septic system is located on the subject site. However, no cleanout access points or drain fields associated with the septic system were observed during the site visit.

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

The subject site is not believed to be connected to a municipal water distribution network. A domestic well listed by the Nye County Tax Assessor was observed west of the hangar. The well riser pipe and screen was observed on the ground next to the wellhead along with an associated settling tank.

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

The subject site is bordered to the north, east, south, and west by undeveloped land.

## **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.

### **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 performed by Banks

Environmental Data. The environmental lien search report, dated May 20, 2009, found no environmental liens or AULs associated with the subject site. A copy of the environmental lien search is provided as Appendix B-2.

### **3.3. Specialized Knowledge**

Mr. Ray Dummar of Nye County, the client contact representative, provided site location and background information. Specialized knowledge regarding the site was discussed with Mr. Dummar during interviews and the site visit and with the Nevada Division of Environmental Protection (NDEP) Bureau of Waste Management 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 RECs pertaining to the subject site was noted by Ninyo & Moore or communicated to us in writing, in person, or during telephone conversations in the course 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 valuation of the subject property was communicated to Ninyo & Moore.

### **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, P.O. Box 153, Tonopah, Nevada. The subject site is occupied by the Gabbs Airport.

### 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. Other

No reports were provided for the purposes of this assessment.

## 4. RECORDS REVIEW

### 4.1. Standard Environmental Record Sources

A computerized environmental information database search was performed by *FirstSearch*<sup>TM</sup> dated May 15, 2009. The *FirstSearch*<sup>TM</sup> 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*<sup>TM</sup> 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
<b>State and Local Records</b>			
State Sites	NDEP	1.00	0



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

Database Name	Agency	Search Radius (miles)	Sites Listed
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.50	1
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 USDOT - United States Department of Transportation			

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 assumed to be 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 the Comprehensive Environmental Response, Compensation, and Liability Act (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 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. 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 the United States Environmental Protection Agency (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 0.5-mile radius of the subject site.

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

This list identifies 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 USEPA Resource Conservation and Recovery Act (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 USEPA-listed facilities that report generation of less than 100 kg of hazardous waste under the RCRA program for the identification and tracking of hazardous waste or do not meet other RCRA requirements. 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.

**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). No facilities were listed within a 0.25-mile radius of the subject site.

**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. The subject site was listed under the name Gabbs Airport Dump.

No files for the Gabbs Airport Dump were available for review at the Las Vegas office of NDEP. The NDEP Bureau of Waste Management located in Carson City, Nevada was contacted by telephone for information pertaining to the facility. NDEP personnel indicated that the former Gabbs Airport Dump facility is located near the southeast corner of the subject site. Photographs of the site taken in 1991 and provided by NDEP indicate that the dump was an unregulated, unlined slit trench used to dispose of 55-gallon drums, motor oil and anti-freeze containers, and general debris. Documents provided by NDEP indicate that Mr. Mike Higgins, Range Technician initially alerted Mr. Chuck Pope, Realty Specialist, to the presence of the dump site and provided the photographs that NDEP sent to Ninyo & Moore. In a written memo to Mr. Pope, dated May 3, 1991, Mr. Higgins expressed concern regarding the nature of the material dumped into the trench and indicated that he felt that federal, state, and/or local authorities should be notified. A note from Mr. Pope, dated May 13, 1991, indicates that he forwarded the information provided by Mr. Higgins to the United States Bureau of Land Management. NDEP personnel indicated that they have no information pertaining to when or how the dump was closed. The *FirstSearch*<sup>TM</sup> report indicates that the facility was closed in 1992. The presence of the Gabbs Airport Dump on the subject site is considered to be a REC for the subject site. Information regarding the Gabbs Airport Dump facility provided by NDEP is included in Appendix C-2.

**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.

**Nevada Department of Conservation and Natural Resources - State 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.

**Nevada Department of Conservation and Natural Resources - State 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.

**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 the Nevada Division of

Environmental Protection (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 opportunity 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 facilities 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 sites were listed within the site vicinity zip code.

### **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 adjacent areas.

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

The United States Geological Survey (USGS) Downeyville, 7.5-minute series topographic map, dated 1988, shows the subject site elevation ranging from approximately 4,720 feet above mean sea level on the northern margin of the subject site to approximately 4,630 feet above mean sea level on the southern margin of the subject site, with drainage of the site generally toward the southeast. A copy of the topographic map is included in Appendix D-1.

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

Gabbs is located in northwestern Nye County, which lies near the center of the Great Basin section of the Basin and Range physiographic province. Within this section, subparallel north-trending elongate mountain ranges rise abruptly from and are separated by broad intermountain valleys. Gabbs is a small mining community located at the base of Paradise Mountain Range to the east, at an elevation of approximately 5,000 feet. The Paradise Mountain Range is a north-trending range merging northward into the Desatoya Mountains several miles north of the county line. The crest of the main 24 mile-long segment in Nye County lies generally above 7,000 feet and the highest peaks, Paradise and Sherman Peaks, are nearly 8,700 feet in elevation.

The southern, eastern, and northern parts of the Paradise Range are underlain by Tertiary intermediate lavas and rhyolitic welded tuffs. Exposed from erosion of these rocks are the folded and thrust-faulted Mesozoic rocks containing greenstone, volcanoclastic rocks, carbonate strata, and minor clastic rocks including shale, siltstone, conglomerate, arkose, and quartzite. It is the hydrothermal alteration of the carbonate unit adjacent to a granodiorite body east of Gabbs that may account for the large resources of magnesite and brucite that were mined there. The sediments on which Gabbs Airport is located are identified as Quaternary alluvium, colluvium, and talus. The characteristics of this unit are chiefly fluvial gravels flanking the mountains and grading into fluvial and lacustrine sand and silt in the valleys.

#### **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, Gabbs Wash borders the subject site to the west.

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

The Nevada Division of Water Resources well log database listed several groundwater wells in the area near the subject site. Based on the well log information and local topography, the shallow groundwater aquifer may be encountered between approximately 75 to 600 feet below grade and assumed groundwater flow direction based on topography is toward the southeast.



**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 was not included in the scope of work for this site and no historical ownership records were found on the website of the Nye County Tax Assessor.

**4.4.2. Historical Aerial Photographs**

Selected historical aerial photographs from 2006 and a Google Earth aerial photograph of unknown date were available and reviewed for the subject site. Aerial photographs prior to 2006 were not readily available. The lack of availability of aerial photographs from prior to 2006 is considered a significant data failure due to the historical usage of the subject site as an airfield since the 1940s. A listing of the photographs reviewed is presented in Table 2. Table 3 summarizes notable observations from each photograph. A copy of the Google Earth aerial photograph is included in Appendix D-2.

**Table 2 – Aerial Photographs Reviewed for the Property**

<b>Date</b>	<b>Photograph Identification</b>	<b>Scale</b>	<b>Source</b>
2006	Unknown	Unknown	A
Unknown	2009 DigitalGlobe	Unknown	B
Sources: A – Historic Aerials. B – Google Earth			

**Table 3 – Aerial Photograph Summary for the Property**

Year	Aerial Photograph Description
2006	The site is evident as developed with an earthen runway generally trending east-west and north-south in the center of the subject site. An unpaved road trending northwest-southeast is evident on the northeast corner of the site. Several unpaved roads are evident on the southeast corner of the site and an east-west trending road is evident on the southern portion of the site. Several small structures, a soil stockpile, and small unidentifiable features are evident southeast of the intersection of the runways.
Unknown	No significant changes from the 2006 photograph.

**4.4.3. City Directories**

There was no city directory coverage for the subject site. This is not considered a significant data failure due to the known usage of the subject site since the 1940s.

**4.4.4. Fire Insurance Maps**

There was no Sanborn fire insurance map coverage for the subject site. This 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 Map**

The USGS Tonopah Quadrangle, topographic map, dated 1907, depicts the subject site as undeveloped. The road to Walker Lake is evident crossing the southern portion of the subject site. The road to Rawhide is evident crossing the northeastern portion of the subject site. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Paradise Peak Quadrangle, 7.5-minute series topographic map, dated 1948, depicts the Gabbs Airport on the subject site. State Highway 23 is evident on the east side of the subject site, trending northwest to southeast. An east-west trending road located on the subject site intersects State Highway 23 south of the subject site. An unimproved road trending west northwest-east southeast intersects the southern section of the subject site. Another unimproved road trending northeast-southwest is located in the

southeastern portion of the subject site. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Downeyville Quadrangle, 7.5-minute series topographic map, provisional edition 1988, depicts the Gabbs Airport on the subject site. The former State Highway 23 is evident on the east side of the subject site, running parallel and to the west of State Highway 361. An east-west trending road is located on the subject site connecting to State Highway 361. Access to the site buildings from State Highway 361 is evident via an east-west oriented unpaved road. Another unimproved road crosses the southern margin of the subject site from east to west. A four-wheel-drive track skirts the eastern end of the runway from south to north. No items of potential environmental concern for the subject site were noted on this topographic map. A copy of the historical topographic map is provided in 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 was not included in the scope of work for the site vicinity and no historical ownership records were found on the website of the Nye County Tax Assessor.

#### 4.5.2. Historical Aerial Photographs

Selected historical aerial photographs dating from 2006 and a Google Earth aerial photograph of unknown date were available and reviewed for the subject site vicinity. Aerial photographs prior to 2006 were not readily available. The lack of availability of aerial photographs prior to 2006 is not considered a significant data failure due to the historically undeveloped state of the properties in the subject site vicinity. A listing of the photographs reviewed is presented in Table 4. Table 5 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 4 – Aerial Photographs Reviewed for Adjoining Properties**

Date	Photograph Identification	Scale	Source
2006	Unknown	Unknown	A
Unknown	2009 DigitalGlobe	Unknown	B
Sources: A – Historic Aerials B – Google Earth			

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

Year	Aerial Photograph Description
2006	Adjoining properties to the north, east, south, and west are evident as undeveloped land. Highway 361 is evident as a paved road to the east of the subject site. A gravel pit is evident east of the site, east of Highway 361. Gabbs Wash is evident west of the site.
Unknown	No significant changes from the 2006 photograph.

#### 4.5.3. City Directories

There was no city directory coverage for the subject site vicinity. This is not considered a significant data failure due to the historically undeveloped state of the properties in the subject site vicinity.

#### 4.5.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site vicinity. This is not considered a significant data failure due to the historically undeveloped state of the properties in the subject site vicinity.

#### **4.5.5. Historical Topographic Map**

The USGS Tonopah Quadrangle, topographic map, dated 1907, depicts the site vicinity as undeveloped. The road to Walker Lake is evident west of the southern portion of the subject site and the road to Rawhide is evident northwest and southeast of the subject site. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Paradise Peak Quadrangle, 7.5-minute series topographic map, dated 1948, depicts the site vicinity as undeveloped land, except for gravel pits evident approximately 825 feet north of the northern boundary of the subject site and approximately 1,000 feet southeast of the subject site. The Gabbs Wash is evident approximately 1,000 feet west of the western boundary of the subject site. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Downeyville Quadrangle, 7.5-minute series topographic map, provisional edition 1988, depicts the site vicinity as undeveloped property. State Highway 361 is evident to the east of the subject site. A gravel pit is evident approximately 1,000 feet east of the subject site, east of State Highway 361. The Gabbs Wash is evident west of the subject site. No items of potential environmental concern were noted in the vicinity of the site on this topographic map. A copy of the historical topographic map is provided in Appendix D-1.

## **5. SITE RECONNAISSANCE**

### **5.1. Methodology and Limiting Conditions**

On May 21, 2009, Mr. Mark Gray, of Ninyo & Moore, conducted a site reconnaissance of the subject property. The reconnaissance involved a walking tour of the site and visual observations of adjoining properties. Select photographs taken during the site reconnaissance are included in Appendix A.

## **5.2. General Site Setting**

The subject site is occupied by the Gabbs Airport and a State Highway Department storage area on approximately 1,121.3 acres. Adjoining properties to the north, south, east, and west are undeveloped. State Highway 361 is located immediately to the east of the subject site.

## **5.3. Exterior Observations**

The subject property was traversed, the interior of the site structures were observed, and the subject property was observed from adjacent public thoroughfares.

### **Easements**

No title documentation was available for review of possible easements on the subject site. However, the presence of an abandoned portion of the former State Highway 23 on the subject site suggests that a traffic easement exists or existed in the past for the eastern side of the subject site.

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

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

### **Stained Soil or Pavement**

Stained soil was observed adjacent to one of two 55-gallon drums located west of the hangar. No other exterior stained soil was observed.

### **Stressed Vegetation**

No stressed vegetation was observed on the subject site.

### **Solid Waste**

An open dump area consisting of discarded cans, glass bottles, building materials, tire rims, and a car battery was observed near the southeast corner of the subject site. An area of apparent fill material was observed on the southeast corner of the subject site at the assumed location of the closed Gabbs Airport Dump. Tractor and car tires were observed west of the hangar, and an abandoned combine and a debris pile consisting of railroad ties, wooden utility poles and wire were observed south of the hangar. Stockpiles of salt/sand mixture and roadway sand used by the State Highway Department were observed in an area south of the hangar. No other abnormal solid waste, including fill, was observed on the subject site.

### **Wastewater**

There were no sources of wastewater noted on the subject site.

### **Wells**

A domestic well listed by the Nye County Tax Assessor was observed west of the hangar. The well riser pipe and screen was observed on the ground next to the wellhead along with an associated settling tank. The boring associated with this abandoned well may constitute a direct pathway to groundwater. An additional, recently completed groundwater monitoring test well drilled by Nye County was observed south of the hangar. Well locations are presented on Figure 3.

### **Septic Systems**

The Nye County Tax Assessor information indicates that there is a septic system located on the subject site. However, no surface indications, including access points or drain fields, associated with the septic system were observed. Based upon our reconnaissance of the subject site and an interview conducted with Nye County personnel, the subject site is not currently served by a municipal wastewater treatment system.

### **Odors**

No odors were noted on the subject site.

### **Pools of Liquid**

No exterior pools of liquid were observed on the subject site.

### **Drums**

Two empty 55-gallon drums were observed west of the hangar. Empty, rusted 5-gallon and 10-gallon cans were observed in the open dump pit located on the southeast corner of the subject site. No other exterior drums were observed on the subject site.

### **Storage Tanks**

No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

### **Hazardous Substance and Petroleum Containers**

No hazardous substances or petroleum products were observed on the subject site.

#### **Unidentified Substance Containers**

No other unidentified substance containers were observed on the subject site.

#### **Waste Management and Regulated Materials**

No regulated materials were observed on the subject site.

#### **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.

One pole-mounted electrical transformer was observed south of the electrical control building on the southeast portion of the subject site. No evidence of leaks or staining was observed in the vicinity of the transformer.

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

A limited visual assessment of the electrical control building and hangar on the subject site was conducted. Our assessment involved a walk-through of the structures, in addition to a limited assessment of the building exteriors.

#### **Stains or Corrosions**

Stained soil was observed at various locations on the bare earthen floor inside the hangar. No other stains or evidence of corrosion was observed inside the site buildings.

#### **Drains and Sumps**

No floor drains were observed inside the site buildings.

#### **Odors**

No odors of environmental concern were noted inside the site buildings.

#### **Pools of Liquid**

No pools of liquid were observed inside the site buildings.



### **Drums**

No drums were observed inside the site buildings.

### **Hazardous Substances or Petroleum Containers**

Lube oil, anti-freeze, gear oil, and motor oil were observed in containers inside the hangar. No evidence of leakage associated with these containers was noted. No other hazardous substances or petroleum products were observed inside the site buildings.

### **Unidentified Substance Containers**

No unidentified substance containers were observed inside the site buildings.

## **5.5. Waste Management and Regulated Materials**

Several areas of waste or debris were observed on the subject site and are discussed in Section 5.3 of this report.

## **5.6. Storage Tanks**

No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

## **5.7. Utilities**

Overhead electrical lines were noted on the southeast portion of the subject site. Electrical service is supplied to the subject site vicinity by NVE. There is no evidence that the subject site had been connected to a municipal water or sewage system.

## **6. INTERVIEWS**

Interviews with present owners, operators, and/or occupants of the subject site, as well as other knowledgeable parties as appropriate, is mandated by ASTM Practice 1527-05. The objective of the interviews is to obtain information indicating RECs in connection with the subject site.

### **6.1. Interview with Client Contact**

Mr. Ray Dummar of Nye County, the client contact representative, provided site location information and completed the owner questionnaire. The questionnaire information provided by Mr. Dummar is presented in Appendix E-1.

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

Ms. Marlene Huderski, file review manager for the NDEP, was interviewed by telephone and email regarding site and adjacent RCRA generators, state, UST, and LUST sites. She stated that a written request form would have to be submitted to request information. A copy of the written request is provided in Appendix C-2. The regulatory response is provided in Appendix E-2. No files were available for the subject site.

Ms. Janice Shurtliff, file review manager for the Nevada State Fire Marshal, was interviewed by email regarding site hazardous waste storage permits. She stated that the Hazmat database has no record of hazardous waste storage permits for the Gabbs Airport in Gabbs, Nevada. A copy of the written request is provided in Appendix C-2. The regulatory response is provided in Appendix E-2.

Mr. Bill Micklish, Staff Engineer for the Solid Waste Branch of NDEP Bureau of Waste Management was contacted by telephone for information pertaining to the closed Gabbs Airport Dump facility located on the subject site. A record of the telephone request and a copy of the regulatory file information provided by NDEP is provided in Appendix C-2.

## **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 an airport with an earthen runway, airplane hangar, beacon light and associated electrical control building located on a parcel of land totaling

approximately 1,121.3 acres in area, designated by the Nye County Tax Assessor as parcel number 001-161-01, and located northwest of Gabbs, Nye County, Nevada.

- Based on a review of historical sources the subject site was undeveloped prior to being developed as an airport in the mid-1940s.
- One pole-mounted transformer was observed south of and adjacent to the electrical control building located in the southeast portion of the subject site. No evidence of leaks or staining was observed in the vicinity of the transformer. Since the site buildings were constructed prior to 1976, the electrical equipment may contain PCBs.
- An open dump area consisting of discarded cans, glass bottles, building materials, tire rims, and a car battery was observed near the southeast corner of the subject site.
- Several areas of waste and debris were observed on the subject site including tractor and car tires west of the hangar, an abandoned combine, and a debris pile consisting of railroad ties, wooden utility poles and wire south of the hangar
- Two empty 55-gallon drums were observed west of the hangar and lube oil, anti-freeze, gear oil, and motor oil were observed in containers inside the hangar. Surface soil staining and an oil filter were observed adjacent to one of the 55-gallon drums. Surface soil staining was observed at several locations on the bare earthen floor inside the hangar.
- Stockpiles of salt/sand mixture and roadway sand used by the State Highway Department were observed in an area south of the hangar.
- No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- Review of environmental databases found no facilities except the subject site located in the vicinity of or adjacent to the subject site that 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 listed as a closed solid waste landfill facility under the name Gabbs Airport Dump. Information obtained from NDEP indicated that the dump facility is located near the southeast corner of the subject site. Photographs of the site taken in 1991 and provided by NDEP indicate that the dump was an unregulated, unlined slit trench used to dispose of 55-gallon drums, motor oil and anti-freeze containers, and general debris. Although the facility is listed as having been closed in 1992, NDEP personnel indicated that they have no information pertaining to when or how the dump was closed.
- A domestic well listed by the Nye County Tax Assessor was observed west of the hangar. The well riser pipe and screen was observed on the ground next to the wellhead along with

an associated settling tank. An additional recently completed groundwater test well drilled by Nye County was observed south of the hangar.

- The Nye County Tax Assessor information indicates that there is a septic system located on the subject site. Surface indications of the septic system were not observed during the site reconnaissance. Based upon our reconnaissance of the subject site, it is not currently served by a municipal wastewater treatment system.

## **7.2. Conclusions**

This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-05. 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 RECs, as defined in Section 1.1 of this report, in connection with the subject property at this time.

- The presence of the closed unregulated Gabbs Airport Dump facility near the southeast corner of the subject site is considered to be a REC for the subject site.
- The open dump site located near the southeast corner of the subject site is considered to be a REC for the subject site.
- The presence of stained soil on the bare earthen floor inside the hangar is considered to be a REC for the subject site.
- Ninyo & Moore recommends that a subsurface contamination assessment be performed in the vicinity of the closed Gabbs Airport Dump site, the open dump site, and inside the hangar.
- Although not considered to be a REC for the subject site, the abandoned domestic well located west of the hangar may constitute a direct pathway to groundwater. Ninyo & Moore recommends that the well be abandoned by a Nevada-certified driller in accordance with applicable local and state regulations.

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

The following data gap was encountered during performance of this ESA.

- Aerial photographs for the subject site and vicinity from between 1940 and 2006 were not reasonably ascertainable. The lack of availability of aerial photographs prior to 2006 is considered a significant data gap due to the historical usage of the subject site as an airfield since the 1940s.

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

- Cross directories were not reasonably ascertainable for the subject site or vicinity. This is not considered a significant data gap due to the availability of other historical resources (e.g. topographic maps).
- 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 known usage of the subject site since the 1940s.

#### **7.4. Deviations**

No deviations from the ASTM Practice E 1527-05 and EPA's All Appropriate Inquiry (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 non-ASTM 1527-05 additional issues:

- Based on the age of the electrical control building located on the subject site, the presence of ACM is possible. If future development plans call for 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 Photograph, Gabbs, Nevada 2006, Historic Aerials, 2009, Website.

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

Code of Federal Regulations, Title 40, Chapter I, Subchapter J, Part 312.10(b) (CFR 40 §312.10[b]).

Environmental FirstSearch™ Report dated May 15, 2009.

Banks Environmental Data, Environmental Lien Search Report, dated May 20, 2009.

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

Nye County, Nevada Assessors On-line Information System.

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

United States Environmental Protection Agency, 2009, Enforcement and Compliance Online.

United States Geological Survey, 1907, Tonopah Quadrangle, Nevada: Topographic Map, Scale 1:250,000.

United States Geological Survey, 1948, Paradise Peak Quadrangle, Nevada: 7.5-minute series (topographic), Scale 1:62,500.

United States Geological Survey provisional edition, 1988, Downeyville Quadrangle, Nevada: 7.5-minute series (topographic), Scale 1:24,000.

**10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**



Mark C. Gray, C.E.M.  
Senior Environmental Geologist



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

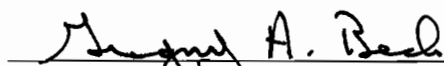
**11. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

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

6-2-09

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**



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

**APPENDIX B**

**PROPERTY RECORDS DOCUMENTATION**

- B-1 - Nye County Tax Assessor Records
- B-2 - Environmental Lien Search Report

**APPENDIX B-1**

**PROPERTY RECORDS DOCUMENTATION**

Nye County Tax Assessor Records



**Parcel Detail for Parcel # 001-161-01**

Location	
Property Location F#31602 ROS T12N R36 S5-8 1121A	<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 F#31602 ROS T12N R36 S5-8 1121	

Description		
Total Acres 1,121.300	Ag Acres .000	W/R Acres .000
<u>Improvements</u>		
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 1	
Mobile Homes 0	Septic Tanks 1	
Total Dwelling Units 0	Bldg Sq Ft 442	
<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 TONOPAH, NV 89049-0153	<input type="button" value="Document History"/>
Legal Owner Name NYE COUNTY	
Vesting Doc#, Date 00/00/00 Book/Page /	
Map Document #s	

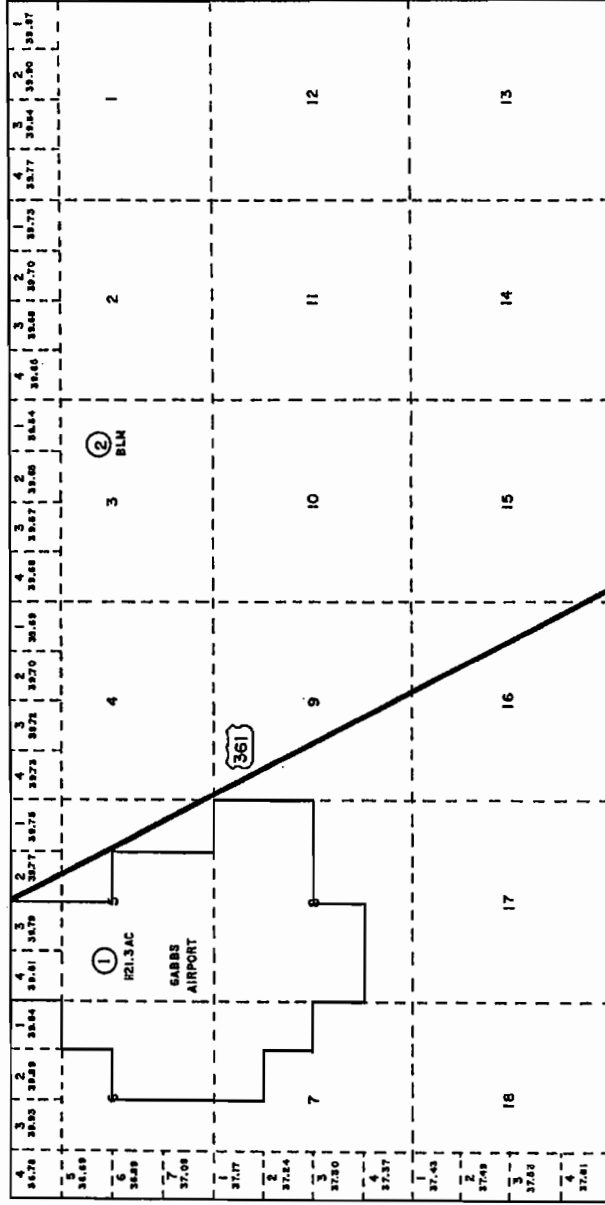
Appraisal Classifications	
Current Land Use Code 400	<input type="button" value="Code Table"/>
Zoning	
Re-appraisal Group 2	Re-appraisal Year 2007
Orig Constr Year 1940	Weighted Year

	Valuation		
	Working Year 2010-11	Closed/Reopened Year 2009-10	Prior Year 2008-09
Land	51,510	51,510	51,510
Improvements	3,559	3,559	3,422
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	55,069	55,069	54,932
Net Assessed	0	0	0

**Legal Description for Parcel # 001-161-01**

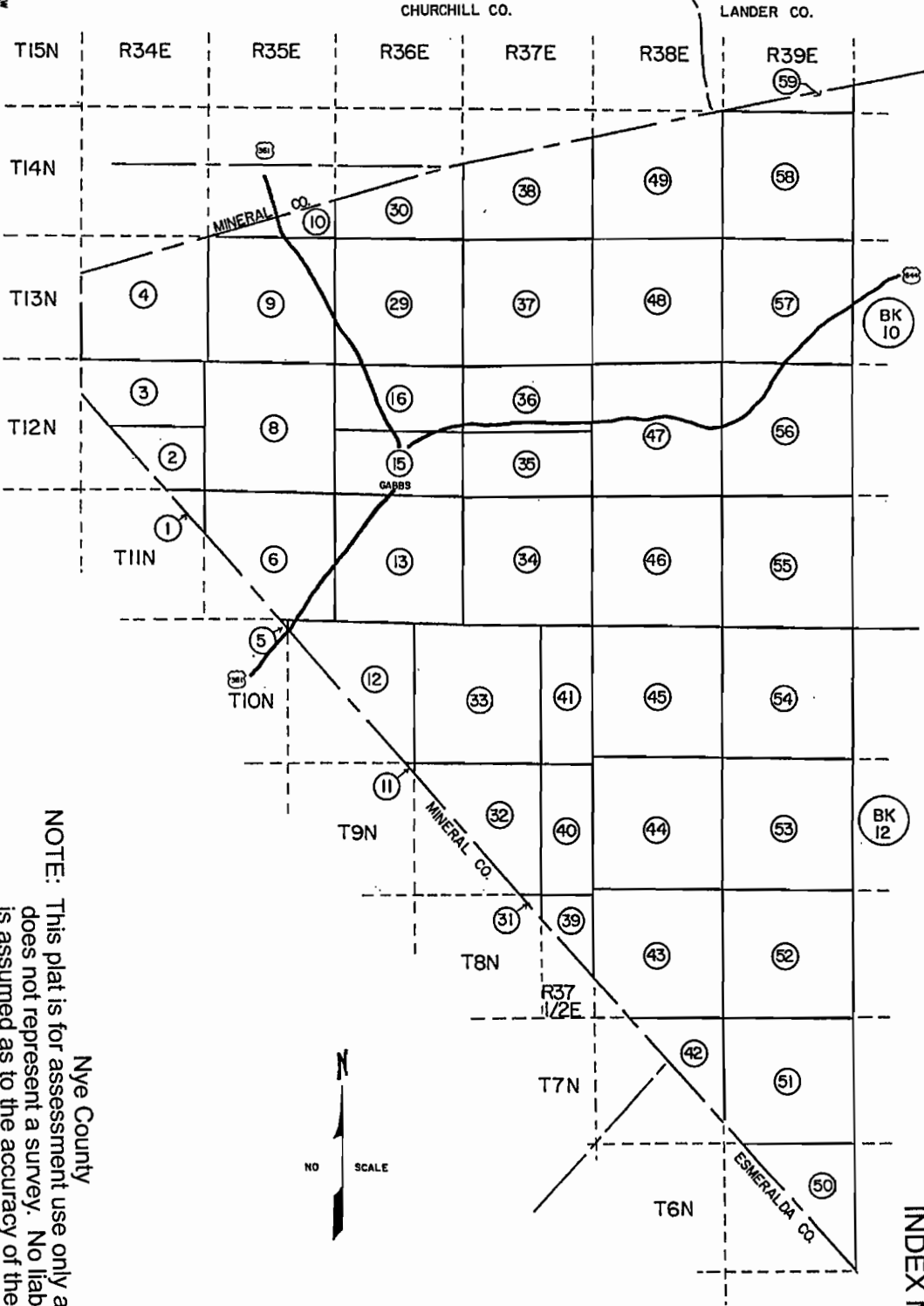
<u>Legal Description</u>	<u>Sect/ Lot</u>	<u>Town/ Block</u>	<u>Range</u>	<u>Acres</u>
T12N R36E S5-W & W SE & S6-SE & SE NE & S7-N NE &	5	12N	36E	1,121.300
SE NE & S8-N SW & N 1121.3 ACRES P#11422660	6	12N	36E	
(GABBS AIRPORT BOOK 56 PAGE 88)	7	12N	36E	
	8	12N	36E	

N 1/2 - T12 N, R36E



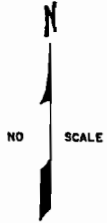
Nye County  
 NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

SUPERVISOR  
NYE CO. ASSESSOR



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.

Nye County



BOOK 01  
INDEX MAP

## Land Use Codes

### Vacant

- 100 - Vacant unknown
- 110 - Under development - should be checked next year for likely additional development (applies to land only)
- 120 - Vacant Single Family
- 130 - Vacant Multiresidential
- 140 - Vacant Commercial
- 150 - Vacant Industrial
- 160 - Splinter - unbuildable because of small size or shape - minimum value
- 170 - Other unbuildable - roads, legal restrictions, cemetery, extreme terrain, etc.
- 180 - Minor Improvements - No usable structures
- 181 - Minor Improvements - Usable Building but no liveable structures
- 182 - Commercial or Industrial with Minor Improvements
- 190 - Public Parks - either vacant or improved

### Single Family

- 200 - Single Family Residence
- 201 - Single Family Residence Under Construction
- 210 - Condominium or Town House
- 211 - Condominium or Town House Under Construction
- 220 - Manufactured Homes Converted to Real Property
- 230 - Personal Property Manufactured Home - on Unsecured Roll
- 240 - Vacant common area, etc.
- 241 - Common Area With Improvements
- 250 - Condominium or Town House Valued as Apartment Use
- 260 - Personal Property Manufactured Home - on Secured Roll
- 261 - Manufactured Home Conversions PENDING

### Multiresidential

- 300 - Duplex
- 301 - Duplex Under Construction
- 310 - Two Single Family units - may include a residence or manufactured home
- 311 - Two Single Family units - may include a residence or manufactured home Under Construction
- 320 - Three to four units - may include mixed residences and manufactured homes
- 321 - Apartments or Low Rise Multiples Under Construction (3-4 units)
- 322 - Apartments or Low Rise Multiples (3-4 units)
- 330 - Five to nine units - may include mixed residences and manufactured homes
- 331 - Apartments or Low Rise Multiples Under Construction (5-9 units)
- 332 - Apartments or Low Rise Multiples (5-9 units)
- 333 - Exempt or Partially Exempt Apartment Buildings
- 340 - Ten or more units - may include mixed residential hotels or motels, fraternity houses, etc.
- 341 - Apartments or Low Rise Multiples Under Construction (10 or more units)



- 342 - Apartments or Low Rise Multiples (10 or more units)
- 350 - Manufactured Home Park - Ten or More Manufactured Home Units
- 360 - Multiresidential Parking, etc. - Area Necessary to Multiresident Function

### Commercial

- 400 - General Commercial - retail, mixed, schools, hospitals, gas stations, etc.
- 401 - General Commercial Buildings Under Construction
- 402 - Parking and/or Parking Structures
- 403 - Restaurants
- 404 - Convention Stores
- 405 - Commercial with Residence
- 406 - Commercial with Multi-Residence
- 407 - Commercial with Apartment or Apartments
- 408 - Bars or Taverns without Restaurants
- 410 - Offices, professional and business services
- 411 - Offices, professional and business services Under Construction
- 412 - Residences used as Office
- 420 - Casino or hotel casino
- 421 - Casino or hotel casino Under Construction
- 430 - Commercial hotel or motel
- 431 - Commercial hotel or motel Under Construction
- 440 - Resort Commercial - ski resorts, golf courses, auto collection, sports facilities, convention center, etc.
- 441 - Resort Commercial - ski resorts, golf courses, auto collection, sports facilities, convention center, etc. Under Construction
- 460 - Leasehold Commercial Property

### Industrial

- 500 - General Industrial - light industry, trucking and warehousing, service, repairs, etc.
- 501 - General Industrial - light industry, trucking and warehousing, service, repair, etc. Under Construction
- 510 - Commercial Industrial - retail or office use combined with Industrial use
- 511 - Commercial Industrial - retail or office use combined with Industrial use Under Construction
- 512 - Mini-Warehouses
- 513 - Truck Stops
- 514 - Truck Stops with Motels
- 520 - Heavy Industrial - concrete or block plant, feed mills, railroad yards, tank farms, etc. (businesses that tend to have air and noise pollution problems)
- 521 - Heavy Industrial - concrete or block plant, feed mills, railroad yards, tank farms, etc. (businesses that tend to have air and noise pollution problems) Under Construction
- 560 - Leasehold Industrial Property

### Rural

- 600 - Agricultural deferred VACANT (does not include federal leased land)
- 602 - Agricultural deferred with Residence
- 604 - Agricultural deferred with Commercial

- 605 - Agricultural deferred with Improvements but no residences
- 606 - Agricultural deferred with Industrial
- 620 - Open-space qualified
- 630 - Patented Mining claims
- 640 - All other Mining property including mills
- 670 - Aggregates, quarries, etc.

Utilities

- 700 - Centrally assessed public utility
- 710 - Intracounty public utility
- 711 - Intracounty public utility Under Construction
- 720 - Centrally assessed with a portion locally assessed
- 721 - Centrally assessed with a portion locally assessed Under Construction

Close Window

**APPENDIX B-2**

**PROPERTY RECORDS DOCUMENTATION**

Environmental Lien Search Report



**Environmental Lien Search**

**May 20, 2009**

**CLIENT**

**Ninyo and Moore  
Attn: Mark Gray  
6700 Paradise Road, Suite E  
Las Vegas, NV 89119**

**SITE**

**Gabbs Airport  
Gabbs, NV 89409  
Nye County**

**Client #: 302890001**

---

**Banks Project #: ES51469**



**LIEN SEARCH REPORT**

**PROPERTY DESCRIPTION**

**LEGAL DESCRIPTION:** See Attached  
**SUBJECT PARCEL NUMBER:** 001-161-01  
**CURRENT OWNER(S):** Nye County

**Lien Search Result**

No environmental liens or activity/use limitations (AUL's) found for subject property from 1985 to current. Nevada does not appear to be a Superlien State.

## LIEN SEARCH REPORT

### RESEARCH NOTES

Notes:

ASTM Notes: ASTM E 1527-05, on Historical Use Information requires a review of "*Reasonably Ascertainable standard historical sources.*"

"Reasonably Ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable."

This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.

Banks Environmental Data, Inc. has determined that the ASTM E 1527-05, Section 8.3.4.4 requirements (as it pertains to methods and locations of research) have been met for the subject property searched in this report.

Environmental Liens: No environmental liens or activity/use limitations (AUL's) identified.

---

### RESOURCES & LIMITATIONS

Banks Environmental Data, Inc. (Banks) has completed your request for an Environmental Lien Search for the above site. The information in this report has been produced from a limited search of the public land records and/or real property records of the county back to at least the mid 1980's up through the indicated date as shown on this report. This limited search includes only environmental liens and restrictions. This report is being provided for use only as a limited part of an overall Phase I Environmental Site Assessment as performed by a qualified Environmental Engineer/Consultant as specified in the ASTM Standard E 1527-05 and as specified in the Comprehensive Environmental Response, Compensation and Liabilities Act of 1980, as amended, and may not be relied upon for any other purpose.

This report is not to be considered an Abstract, a Title Commitment, Title Opinion, Title Guaranty, or a representation of the legal status of the property. The information presented is simply a report of instruments filed of record pertaining to the above property and was obtained from the county public records. No guaranty as to the integrity or correctness of said records is implied.

## LIEN SEARCH REPORT

### GLOSSARY

There are certain terms used in Chain of Title searches, which may require clarification. This glossary is designed to provide definitions for some of the most common terms.

<b>1. ENVIRONMENTAL LIEN:</b>	The Environmental Lien is a record of a document/instrument filed by the City, County, State or Federal Government that prevents the conveyance of a property because of severe environmental problems existing on the premises.
<b>2. BREAK IN CHAIN:</b>	<p>There may appear to be a break in the chain of title as indicated when the sequential tracing of ownership fails. An example of a break would be: <i>Smith to Jones. . . Jones to Wilson. . . White to Black</i>. The missing link is from Wilson to White. There are several possible reasons for this occurrence.</p> <ul style="list-style-type: none"> <li>• Due to the size or other physical characteristics of the property, there could be multiple owners at any time when tracing the history of the ownership of the property.</li> <li>• There could be an "easement title" over some portion of the property, allowing for use of that portion for a specific purpose.</li> <li>• There could be a "multi-percentage interest" in the property, with concurrent multiple owners making up 100% of the fee title. Then, a percentage owner deeds out his particular interest or a percentage of this interest to one or more parties. This causes a perceived break in the chain.</li> </ul>
<b>3. EASEMENT:</b>	An easement is the right to enter and use another person's property: a non-possessor right to use another person's real property. Traditionally easements are granted to utility companies and other service organizations or as a right of access to another property.
<b>4. MULTIPLE OWNERS:</b>	<p>When "others" or "et al" appears on the report in the owner category, it indicates multiple ownership of a single parcel, with too many names to record in summary. It is frequently used to denote more than a single owner. If the owners are a married couple, both names may appear on the report or may be denoted by "et ux".</p> <p>The term "owners" is usually used to indicate owners of multiple parcels, all recorded under a document that covers the multiple parcels.</p>
<b>5. MULTIPLE PARCELS:</b>	Some properties are created by combining several adjoining parcels into one large parcel. When this occurs; there might be several different owners until the time of unification of the property. Sometimes the ownership appears to be cloudy until each owner conveys his/her interest to the single owner of the new larger parcel.

#### DISCLAIMER

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Banks Environmental Data, Inc (Banks). Although great care has been taken by Banks in compiling and checking the information contained in this report to insure that it is current and accurate, Banks disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Banks makes no representations or warranties of any kind. Including, but not limited to, the warranties of fitness for a particular purpose of merchantability, nor any such representations or warranties to be implied with respect to the data furnished, and banks assumes no responsibility with respect to our customer's, its employees', clients', or customers' use thereof. Banks shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customer's use of the data. Liability on the part of Banks Environmental Data, Inc (Banks) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

Signed and Delivered in the Presence of

Agnes Marie Berndt known as Sunny Berndt (Mrs. R. R. Redenbaugh)

STATE OF CALIFORNIA,

County of Los Angeles.

On this 1st day of July, A.D., 1950, before me, Winona L. Cappell a Notary Public in and for said County and State, personally appeared Agnes Marie Berndt, known as Sunny Berndt (Mrs. R. R. Redenbaugh), known to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Winona L. Cappell
Notary Public in and for said County and State.
My commission expires Feb. 2, 1954

Recorded at the Request of V. J. Berndt, March 5, 1954 at -- min. past 2 o'clock P. M.
Margaret A. Henderson, Recorder

File No. 12017
The United States of America
to
County of Nye

Nevada 08717 LUD:LSM

P A T E N T

THE UNITED STATES OF AMERICA, acting through the Secretary of the Interior, pursuant to the authority contained in section 16 of the Federal Airport Act, approved May 28, 1946 (60 Stat. 179; 49 U.S.C. 1115), hereby gives and grants a patent to the County of Nye, Nevada, and to its successors in function, for the following-described lands:

West half, west half of the southeast quarter of section five; north half, north half of the southwest quarter section eight; southwest quarter, southeast quarter of the northeast quarter of section six; north half of the northeast quarter, southeast quarter of the northeast quarter section seven; all in township twelve north of range thirty-six east of the Mount Diablo Meridian, Nevada; containing 1120 acres, according to the Official Plans of the Survey of the lands on file in the Bureau of Land Management, Department of the Interior.

There are hereby reserved from this patent for the use of the United States all uranium, thorium, and all other materials determined pursuant to paragraph (1) of section 2(b) of the Atomic Energy Act of 1946 (60 Stat. 765, 761; 42 U.S.C. 1805) to be peculiarly essential to the production of fissionable material, whether or not of commercial value, in deposits in the lands covered by this patent, together with the right of the United States through its authorized agents or representatives at any time to enter upon the lands and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such lands may be used, and any rights hereunder may be exercised, as if no reservation of such materials had been made herein; except that, when such use results in the extraction of any such material from the lands in quantities which may not be transferred or delivered without a license under the provisions of the Atomic Energy Act of 1946, such material shall be the property of the Atomic Energy



Nevada 08717 LINDSAY

Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material is separated as such from the ores in which it is contained. If the Commission requires delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect.

There are also excepted from this patent and reserved to the United States all other minerals in the said lands, together with the right of the United States through its authorized agents, representatives, or lessees at any time to enter upon the lands and prospect for, mine, and remove such minerals, insofar as such right does not interfere with the development, operation, and maintenance of the airport to be constructed upon the lands by the said County of Nye, State of Nevada, as determined by the Secretary of the Interior and the Secretary of Commerce.

TO HAVE AND TO HOLD THE LANDS included in this patent together with all rights, privileges, immunities, and appurtenances of whatsoever nature, thereto belonging unto the said County of Nye, State of Nevada, and to its successors in function forever; subject, however, to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, or decisions of the courts; and (2) a right-of-way for ditches or canals constructed under the authority of the United States, as authorized by the act of August 30, 1899 (26 Stat. 901) 48 U.S.C. 946) and (3) a right-of-way for a highway, Carson City 021281, under the act of November 9, 1921 (42 Stat. 212; 23 U.S.C. 1).

The property interest hereby conveyed shall automatically revert to the United States pursuant to Section 16 of the Federal Airport Act, supra, in the event that the lands in question are not developed, or cease to be used, for airport purposes; and a determination by the Administrator of Civil Aeronautics, United States Department of Commerce, or his successor in function, that the lands have not been developed, or have ceased to be used, for airport purposes shall be conclusive of such fact.

The County of Nye, State of Nevada, does by the acceptance of this patent covenant and agree for itself, and its successors in function, forever, as follows:

1. The County of Nye, State of Nevada, will develop an airport upon the lands herein conveyed.
2. Such airport will be operated as a public airport upon fair and reasonable terms and without unjust discrimination.
3. Any subsequent transfer of the property interest conveyed hereby will be made subject to all the covenants, conditions, and limitations contained in this instrument.
4. In the event of a breach of any condition or covenant herein imposed, the Administrator of Civil Aeronautics, or his successor in function, may immediately enter and possess himself of title to the herein-conveyed lands for and on behalf of the United States of America.
5. In the event of a breach of any condition or covenant herein imposed, the County

Nevada 08717 LUD:LSM

of Nye, State of Nevada, or its successors in function, will, upon demand of the Administrator of Civil Aeronautics, or his successor in function, take such action, including the prohibition of suit, or execute such instruments, as may be necessary or required to evidence transfer of title to the herein-conveyed lands to the United States of America.

IN TESTIMONY WHEREOF, the UNITED STATES OF AMERICA, by its Secretary of the Interior, has hereunto subscribed its name and affixed the seal of the United States Department of the Interior, this 21st day of September, 1958.

(U. S. Department  
of the Interior )  
Seal

UNITED STATES OF AMERICA  
By Douglas McKay  
Secretary of the Interior

APPROVED this 22nd day of January, 1954.

Herbert Brownell Jr  
Attorney General, United States of America

APPROVED this 27th day of January, 1964.

Orville B. Eisenhower  
President, United States of America

Recorded: Patent No. 3142660

Filed for record at request of Board of County Commissioners, MAR 3 1964 at 30 minutes past 3 o'clock P. M.

Margaret A. Henderson, County Recorder

File No. 12026-  
The United States of America  
in  
John N. May

R E C E I V E N  
LAND AND SURVEY OFFICE  
RENO, NEVADA  
APR 20 1968

APR 19 10 11 12 1 2 3 4 5 6 Nevada 012645

THE UNITED STATES OF AMERICA

To all to whom these presents shall come, Greetings

WHEREAS, there is now deposited in the Bureau of Land Management of the United States evidence whereby it appears that John N. May, is entitled to a patent for land within the Township of Beatty, Nevada, described as

Lot 1 of Block 22,

according to the approved Plat of the Survey of said Township on file in the Bureau of Land Management, containing

6,000 square feet.

NOW KNOW YE, that the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said John N. May and to his heirs, the Tract of land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, tenures, and appurtenances, of whatsoever nature, thereto belonging, unto the said John N. May and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be

## **APPENDIX C**

### **REGULATORY RECORDS DOCUMENTATION**

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

**APPENDIX C-1**

**REGULATORY RECORDS DOCUMENTATION**

Environmental Database Search

**APPENDIX C-2**

**REGULATORY RECORDS DOCUMENTATION**

Records Review Documentation

**To:** Ms. Marlene Huderski

**Date:** May 19, 2009

**Firm:** Nevada Division of Environmental Protection

**Fax No:** 486-2863

**Address:**

**Telephone No:** 486-2850

**From:** Mark Gray

**Total Pages Including Transmittal:** 1

**Subject:** File Review

**Project No:** 302890001

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

Hi Marlene,  
Could you please look up the following addresses (if available)/sites and let me know when I can review the files?

Gabbs Airport  
Gabbs, NV 89409

Gabbs Airport Dump  
Gabbs, NV

Thank you,

Mark Gray

- 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

**Mark Gray**

**From:** Mark Gray  
**Sent:** Tuesday, May 19, 2009 2:28 PM  
**To:** 'jshurtliff@dps.state.nv.us'  
**Subject:** Database search

Hi Janis, would you please search your database for hazardous waste permits for the following facility? All I have is the facility name, the site does not have a physical address.

Gabbs Airport  
Gabbs, Nevada 89409

Thanks in advance and please advise if you have any questions.

Mark C. Gray, PG,CEM  
Senior Environmental Geologist

**Ninyo & Moore**

Geotechnical & Environmental Sciences Consultants  
6700 Paradise Road, Suite E  
Las Vegas, Nevada 89119  
(702) 433-0330 (x3211)  
(702) 433-0707 (Fax)

[mgray@ninyoandmoore.com](mailto:mgray@ninyoandmoore.com)

**Experience · Quality · Commitment**

## Mark Gray

---

**Subject:** Closed Gabbs Airport Dump Site  
**Entry Type:** Phone call  
**Company:** NDEP Bureau of Waste Management

**Start:** Wed 5/27/2009 9:00 AM  
**End:** Wed 5/27/2009 9:04 AM  
**Duration:** 4 minutes

Mr. Bill Micklish, Staff Engineer, Solid Waste Branch, NDEP Bureau of Waste Management was contacted by telephone for information pertaining to the closed Gabbs Airport Dump site. Mr. Micklish was asked for information pertaining to the location, type of waste located in the facility, and when and how the facility was closed. Mr. Micklish indicated that the file for the facility was relatively small, but he would pull the file and forward the contents.



## Mark Gray

---

**From:** Bill Micklish [bmicklis@ndep.nv.gov]  
**Sent:** Wednesday, May 27, 2009 10:55 AM  
**To:** Mark Gray  
**Cc:** Ed Glick  
**Subject:** Gabbs Airport Dump

Mark,

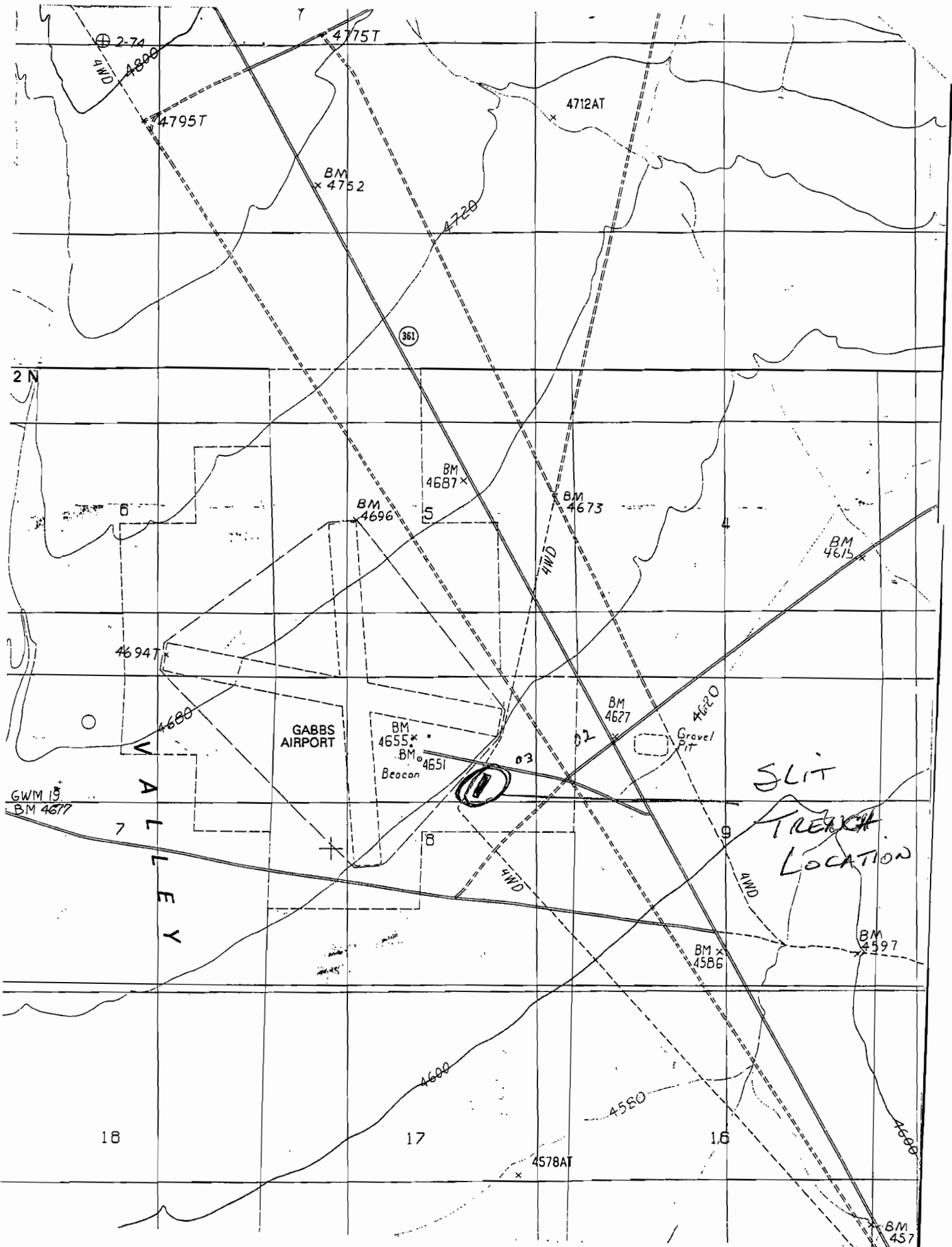
The attached PDFs constitute the entire contents of our file on this site. Unfortunately there is no indication of when or how the dump was closed. Last year I visited the site to check its status and estimated its location based on surface disturbance as:

Airport Dump 18-AUG-08 3:49:43PM 11 S 417270 4308280 (WGS 84 datum)

Hope this helps.

Bill Micklish  
Staff Engineer  
NDEP, Bureau of Waste Management  
Solid Waste Branch

Email: [bmicklis@ndep.nv.gov](mailto:bmicklis@ndep.nv.gov)  
Phone: 775 687-9472  
Fax: 775 687-5856



10/13/91  
5/13/91

5-3-91

To Chuck Pops: Realty Specialist

From Mike Higgins: Range Technician

Subject: Garbage Dump - GABBS Airport  
Location T-12N R-36E Sec 8 NE 1/4 SW 1/4

Chuck:

ATTACHED ARE MAP, LOCATION AND PHOTOS OF THE MATERIALS BEING DUMPED IN THE SLIT TRENCH BY THE GABBS AIRPORT. DUE TO THE NATURE OF THINGS BEING BURIED, IF THIS SITE ISN'T ON US, THE APPROPRIATE COUNTY OR STATE AGENCY SHOULD BE NOTIFIED

THANKS!!  
Mike Higgins

RECEIVED

MAY 15 1991

ENVIRONMENTAL PROTECTION

**APPENDIX D**

**HISTORICAL RESEARCH DOCUMENTATION**

- D-1 - Historical Topographic Map
- D-2 - Aerial Photograph

**APPENDIX D-1**

**HISTORICAL RESEARCH DOCUMENTATION**

Historical Topographic Map

**APPENDIX D-2**

**HISTORICAL RESEARCH DOCUMENTATION**

Aerial Photograph

## **APPENDIX E**

### **INTERVIEW DOCUMENTATION**

E-1 – Client Contact Interview Documentation

E-2 - Local Governmental Officials Interview Documentation

**APPENDIX E-1**

**INTERVIEW DOCUMENTATION**

Client Contact Interview Documentation



## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

General Information	
Site Name:	Gibbs Airport
Street Addresses (list all addresses, current and historical):	
Assessor's Parcel Number(s):	001-161-01
City/State/Zip:	Gibbs, NV 89409
Site Owner:	Nye County
Current Site Occupants (name and nature of business):	
<del>STATE HWY DEPT</del> STATE HWY DEPT (Storage)	
Site Description	
Size of Site (acreage/square feet):	1,121.3 acres
Date(s) of construction of current buildings:	
No. of Buildings/No. of Floors:	2 / 1
Square Footage of Building(s):	
Construction Type (tilt-up, wood-framed, etc.):	Metal — Wood Framed
Current Site Use(s)/Dates of Operation:	airport — NV STATE STORAGE
Type of heating/cooling system(s): (electric, natural gas, other):	NONE
Location of heating/cooling system (roof, boiler room, etc.):	NONE
Utility Information	
Name of water supplier:	NONE
Name of electrical/natural gas utility company:	NONE Valley Electric Association
Name of sewer services provider:	NONE
Is site on a septic system?	NONE
Trash pick-up/waste management method:	
Equipment On the Site (please list number and location of current or historical features)	
Underground storage tanks?	NONE
Aboveground storage tanks?	NONE
Elevators/type (hydraulic, traction)?	NONE
Hydraulic lifts?	NONE
Electrical transformers?	ONE

## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

Floor drains?	NONE
Sumps and/or clarifiers?	NONE
Wells (water, oil, geothermal, dry, groundwater)?	1- old well dry 1- New Test Well
Pipelines crossing the site (underground or aboveground)?	NONE
<b>Hazardous Building Materials</b>	
Any asbestos-containing materials on the site?	Control Building
Any lead-based paint on the site?	Control Building
<b>Hazardous Materials/Wastes</b>	
Please describe on-site processes involving the use of chemicals.	
None	
Are hazardous materials present on the site, including pesticides, maintenance supplies, pool chemicals? If so, please describe the materials and method of storage.	
No	
Are hazardous wastes generated or stored on the site? If so, please describe the wastes and method of storage and disposal.	
No	
<b>Site History</b>	
What is the history of the site? What activities have occurred on the site in the past (e.g., ranching, residential, auto maintenance, etc.)?	
AIRPORT	
Has the site been used for any of the following (circle or describe):	
<ul style="list-style-type: none"> <li>• Gas Station</li> <li>• Automotive Repair</li> <li>• Dry Cleaning</li> <li>• Commercial printing</li> </ul>	<ul style="list-style-type: none"> <li>• Photo Developing Laboratory</li> <li>• <u>Agricultural (farming or ranching)</u></li> <li>• Junkyard or Staging Area</li> <li>• Landfill or Recycling Facility</li> <li>• Shooting range</li> </ul>
Were any structures or features (sheds, barns, homes, etc.) located on the site in the past that have since been demolished or are no longer obvious?	
1 Bed Room Home - Demolished one Mobil Home - Demolished	
Has there been any dumping or burning of trash on the site (legally or illegally)?	
Before 1970	
Have fill soils ever been brought to the site (e.g., to fill in a canyon, provide foundation for a structure, etc.)?	
Have any major building renovation/demolition activities been performed at the site?	
How deep is groundwater at the site?	

## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

<b>Environmental Issues</b>
<p>Are you aware of any current or former environmental issues at the site or at any nearby properties (spills, cleanups, groundwater contamination, etc.)? If so, please describe.</p> <p style="text-align: center; font-size: 1.5em;">No</p>
<p>Are you aware of any of the following issues associated with the site or adjacent properties (circle or describe):</p> <ul style="list-style-type: none"> <li>• Surface water run-on or run-off problems</li> <li>• Standing water</li> <li>• Stained soil</li> <li>• Distressed vegetation/wildlife</li> <li>• Foul odors</li> </ul>
<p>Are you aware of any contamination existing in soils or groundwater on the site, currently or in the past?</p> <p style="text-align: center; font-size: 1.5em;">No</p>
<p>Are you aware of any environmental cleanup liens or deed restrictions against the site that are filed or recorded under federal, tribal, state or local law?</p> <p style="text-align: center; font-size: 1.5em;">No</p>
<p>Are you aware of any activity and/or land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and /or have been filed or recorded in a registry under federal, tribal, state or local law?</p> <p style="text-align: center; font-size: 1.5em;">No</p>
<p>As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? <b>(User only)</b></p>
<p>Does the purchase price being paid for the site reasonably reflect the fair market value of the site? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site?</p>
<p>Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,</p> <ul style="list-style-type: none"> <li>• do you know the past uses of the site?</li> <li>• do you know of any specific chemicals that are present or once were present?</li> <li>• do you know of any spills or other chemical releases that have taken place?</li> <li>• do you know of any environmental cleanups that have taken place?</li> </ul>
<p>As the user of this Phase I ESA, based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site? <b>(User only)</b></p>

## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

<b>Environmental Reports, Permits and Documentation</b>
Are there any environmental permits for equipment/activities on the site?
Are you aware of any previous environmental reports or other documents that have been prepared regarding the site? <div style="text-align: center; margin-top: 5px;"><i>NO</i></div>
What is the reason that this Phase I ESA is being conducted?
What is the type of site transaction that will occur? (e.g., sale, purchase, refinance, exchange, etc.)
Can you provide contact information for former owners, occupants, or managers of the site?
Can you provide copies of title reports, tax records, land title records, zoning or land use records for the site?
Who is the site contact, and how can they best be reached?
Any other persons who are knowledgeable about the history or environmental status of the site? If so, please provide contact information.
Please inform us if there are any confidentiality concerns associated with preparation of this report. For example, would it be appropriate for us to interview neighbors, if necessary?
Name of Individual Completing this Questionnaire: <i>Ray A Dummar</i>
Title/ Company:
Date Questionnaire Completed: <i>5/24/09</i>
Signature/Date: <i>Ray A Dummar</i> <i>5/24/09</i>

**APPENDIX E-2**

**INTERVIEW DOCUMENTATION**

Local Governmental Officials Interview Documentation

6700 Paradise Road, Suite E, Las Vegas, NV 89119 ♦ Phone 702/433-0330 ♦ Fax 702/433-0707 ♦ www.ninyoandmoore.com

**To:** Ms. Marlene Huderski

**Date:** May 19, 2009

**Firm:** Nevada Division of Environmental Protection

**Fax No:** 486-2863

**Address:**

**Telephone No:** 486-2850

**From:** Mark Gray

**Total Pages Including Transmittal:** 1

**Subject:** File Review

**Project No:** 302890001

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

Hi Marlene,  
Could you please look up the following addresses (if available)/sites and let me know when I can review the files?

Gabbs Airport  
Gabbs, NV 89409

*No files*

Gabbs Airport Dump  
Gabbs, NV

Thank you,

Mark Gray

- 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

**Mark Gray**

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**From:** Janis Shurtliff [jshurtliff@dps.state.nv.us]  
**Sent:** Tuesday, May 19, 2009 2:45 PM  
**To:** Mark Gray  
**Subject:** RE: Database search

No, we do not have any information on Gabbs Airport in our database.

*Janis Shurtliff*

**Nevada Department of Public Safety**  
**State Fire Marshal Division**  
Administrative Assistant II  
Fire Protection Licensing / Permitting  
Prevention and Data Section  
**107 Jacobsen Way**  
**Carson City NV 89711**  
**OFFICE: 775-684-7524**  
**Fax: 775-684-7518**  
[jshurtliff@dps.state.nv.us](mailto:jshurtliff@dps.state.nv.us)  
Website: [www.fire.state.nv.us](http://www.fire.state.nv.us)

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**From:** Mark Gray [mailto:mgray@ninyoandmoore.com]  
**Sent:** Tuesday, May 19, 2009 2:28 PM  
**To:** Janis Shurtliff  
**Subject:** Database search

Hi Janis, would you please search your database for hazardous waste permits for the following facility? All I have is the facility name, the site does not have a physical address.

Gabbs Airport  
Gabbs, Nevada 89409

Thanks in advance and please advise if you have any questions.

Mark C. Gray, PG,CEM  
Senior Environmental Geologist

**Ninyo & Moore**  
Geotechnical & Environmental Sciences Consultants  
6700 Paradise Road, Suite E  
Las Vegas, Nevada 89119  
(702) 433-0330 (x3211)  
(702) 433-0707 (Fax)

[mgray@ninyoandmoore.com](mailto:mgray@ninyoandmoore.com)

**Experience · Quality · Commitment**

**APPENDIX F**  
**QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**



**MARK C. GRAY, PG, CEM**  
*Senior Environmental Geologist*

**EDUCATION**

Master of Science, Geology, 1996, Oklahoma State University, Stillwater, Oklahoma  
Bachelor of Science, Geology, 1981, University of Oklahoma, Norman, Oklahoma

**CERTIFICATIONS**

Certified Environmental Manager, Nevada, CEM 2155  
Professional Geologist, Texas, PG 4114  
40-hour OSHA HAZWOPER Health and Safety Training  
TCEQ Corrective Action Project Manager, CAPM 01382

**PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES**

Mr. Gray's professional experience includes providing supervision, project management, and technical guidance for environmental projects consisting of site characterizations, contaminant delineation, groundwater monitoring, risk assessments, remediation, permitting, and Phase I, II and III Environmental Site Assessments. Mr. Gray manages personnel in the execution and completion of projects; performs Quality Assurance reviews, cost estimating, and scheduling; and provides representation and negotiation for clients to environmental regulatory personnel for projects involving soil and groundwater contamination consisting of chlorinated solvents, metals, petroleum hydrocarbons, pesticides and herbicides, and PCBs. Mr. Gray's project experience includes:

- **Opportunity Village, Las Vegas, Nevada:** Project Manager during an Environmental Assessment (EA) for the Ralph and Betty Englestead Campus of Opportunity Village located in Las Vegas, Nevada. The new campus consists of a 10.9-acre site that will house an Art Enrichment Center, an Employment Resource Center, an open air amphitheater with state of the art handicap accessibility, and a 2.5 acre park. The EA was prepared in accordance with HUD guidelines implementing the National Environmental Policy Act (NEPA). Mr. Gray's duties included review of published federal, state, and local documents concerning the site's cultural, environmental, and physical resources; performance of a site reconnaissance to assess the environmental resources that exist at the site and potential impacts to those resources as a result of the planned site development; and preparation of a final report.
- **Wetlands Park and Flamingo Arroyo Trail, Clark County, Nevada:** Project Manager for 14 Phase I ESAs of 27 parcels of undeveloped land comprising approximately 100 acres located adjacent to the Las Vegas and Flamingo Washes in Clark County, Nevada. The Phase I ESAs are part of the land acquisition process by Clark County Public Works for the proposed improvements at the Wetlands Park and the Flamingo Arroyo Trail. Mr. Gray's duties included reviewing federal, state, and county environmental records, historical site use documents, aerial photographs, and topographic maps; performing site reconnaissance; and preparing reports documenting the work scope, findings, and conclusions and recommendations.
- **800 and 1200 East Lake Mead Boulevard, North Las Vegas, Nevada:** Senior Environmental Geologist during preparation of a Sampling and Analysis Plans (SAP) under City of North Las Vegas' community-wide Brownfields hazardous substances assessment grant. Duties included reviewing available environmental reports and other historical information related to the site; evaluating past uses that may have contributed to the presence of petroleum contamination; aiding in preparation of a site-specific Health and Safety Plan (HASP), and aiding in preparation of the SAP.
- **1600, 1630, and 1736 North Las Vegas Boulevard, North Las Vegas, Nevada:** Senior Environmental Geologist during a Phase II Environmental Site Assessment (ESA) performed under City of North Las Vegas' community-wide Brownfields hazardous substances assessment grant. Duties included performing groundwater sampling in accordance with an approved SAP; purging of groundwater, including field sampling for parameters consisting of temperature, pH, and Specific Conductivity; collecting Laboratory Quality Control samples and duplicate samples as outlined in the SAP; and submitting samples for laboratory analysis, including analysis for total petroleum hydrocarbons (TPH), volatile organic compounds, and inorganics.

**PROFESSIONAL AFFILIATIONS**

Association of Environmental & Engineering Geologists

**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.