

**HAZARDOUS WASTE RECYCLING PERMIT
APPLICATION BY WRITTEN
DETERMINATION**

comstock
METALS

Comstock Metals Corporation / Silver Springs, NV

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PUBLIC

ACRONYM LIST

AC – Alternating Current

BOL - Bill of Lading

CdTe - Cadmium Tellurium Solar Panels

CIGS - Copper Indium Gallium Diselenide Solar Panels

DC - Direct Current

ERP - Enterprise Resource Planning

EVA - Ethylene-Vinyl Acetate

HSM - Hazardous Secondary Material

NDEP - Nevada Division of Environmental Protection

O&M - Operation and Maintenance

P&IDs - Piping and Instrumentation Diagrams

PFD - Process Flow Diagram

PPE - Personal Protective Equipment

SCP - Sierra Clean Processing

SOP - Standard Operating Procedures

TCLP - Toxicity Characteristic Leaching Procedure

VOCs - Volatile Organic Compounds

1. INTRODUCTION

Comstock Metals Corporation (Comstock) is proposing to construct and operate a commercial scale solar panel recycling facility at 600 Lake Avenue, Silver Springs, Nevada (Lyon County). The property is owned by Sierra Clean Processing LLC (SCP), who has leased the property to Comstock. SCP is aware of the proposed waste handling operation at their property and has provided approval to Comstock.

Comstock is seeking to recover photovoltaic products and subsequent recycled products through operations at the solar panel recycling facility to aid in the recovery and reuse of materials for these electrification systems. The ability to recover and process these products will most impactfully prevent toxic materials used in the electrification industry/economy from being disposed of in landfills that could eventually be released through landfill leachate into migrating ground water. Other benefits include conservation of valuable landfill space by avoiding large-scale landfill disposal and, in most instances, will allow for the effective and efficient recovery and reuse of scarce and expensive materials.

In addition to the tremendous environmental benefits of recycling solar panels mentioned above, the proposed project will also add jobs for the Lyon County area in a currently vacant and underutilized industrial facility. This new employment opportunity is aligned with the goals of the 2020 Master Plan for Silver Springs (located in Lyon County) and will be a net benefit to the area. Comstock has gone before the Lyon County Planning Commission to discuss the various operations at the site and elicit public comment. No comments have been received. See [Appendix I](#) for the records of the Lyon County Planning Commission meeting.

Comstock has conducted Toxic Characteristic Leaching Procedure (TCLP) testing on the solar panels and has determined that solar panels are state-universal waste (as designated in other states, e.g., California), hazardous waste, or non-hazardous solid waste. Comstock already has approval from the Nevada Division of Environmental Protection (NDEP) for a pilot-scale facility (known as the Demonstration Facility) that recycles non-hazardous waste solar panels (a “material recovery facility.”) The proposed facility is a commercial scale up (known as the Industry Scale Facility) of the Demonstration Facility that would accept and process solid waste, universal waste, and hazardous waste solar panels. At full scale, Comstock is proposing to process up to 250,000 tons per year of solar panels on a 24-hour, 7-day per week schedule, at full operation of three discretely deployed recycling and manufacturing lines.

Comstock is submitting a written determination application for processing solid waste, universal waste, and hazardous waste solar panels for the material recovery of scrap metal (aluminum flakes and copper wool), crushed glass (glass pearls), and fine metal-containing powder (metal tailings) to be sold for reuse, recycling, or reclamation in various industries. The Comstock facility would serve as a solid waste, universal waste, or hazardous waste recycler and “Destination Facility” for just-in-time processing. Once received for processing, the solar panels will be managed as the most conservative type of waste. The proposed facility would not store any waste solar panels onsite when operational and will only receive panels that can be processed upon receipt.

2. GENERAL SOLAR PANEL CONSTRUCTION AND OPERATION

Solar panels are typically made of semiconductor materials that can convert sunlight into electricity by undergoing the photovoltaic effect. The primary material used in solar panel manufacturing is silicon. There are different types of silicon-based solar panels with unique manufacturing processes, but the basic components remain the same. Solar panels consist of solar cells, encapsulation materials, a backsheet, a frame, a glass cover, busbars and connectors, and an inverter.

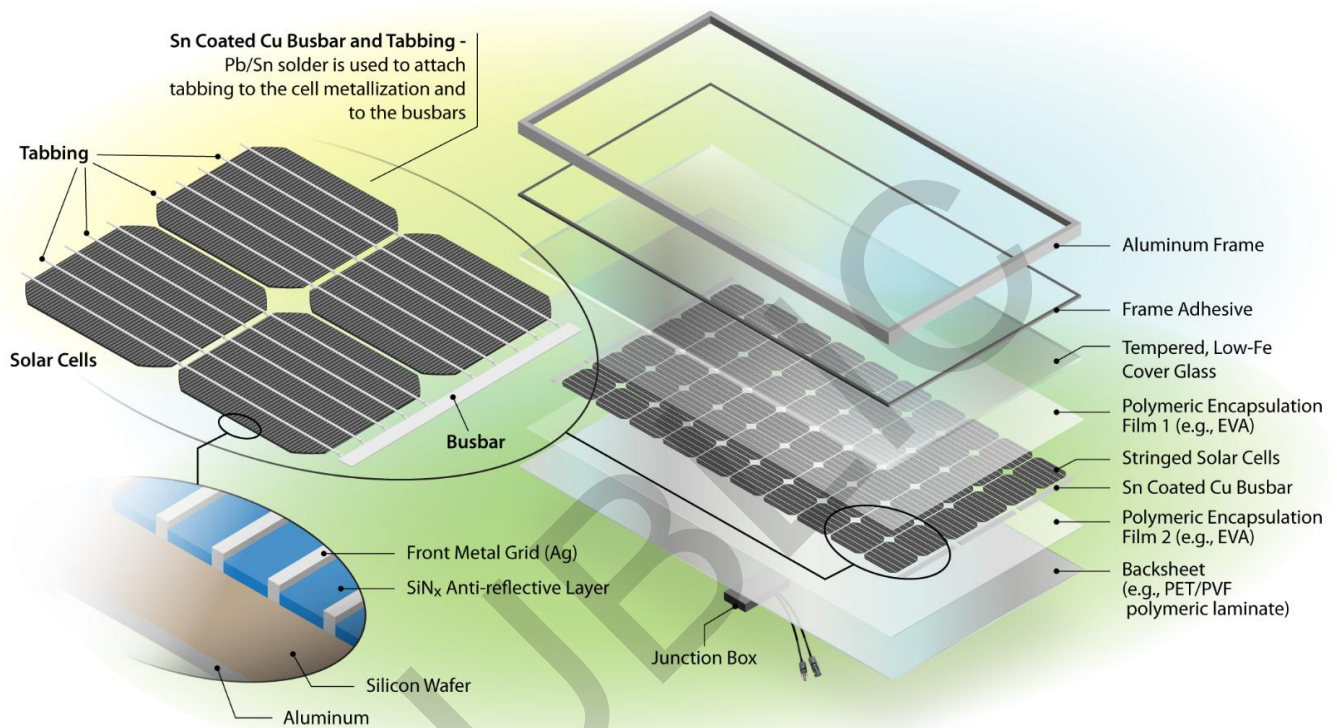


Figure 2-1. Solar Panel Construction¹

A breakdown of each of the common components in solar panels is provided below:

- The **solar cells** are the building blocks of solar panels and are most commonly made from crystalline silicon. Monocrystalline and polycrystalline panels use silicon wafers as the main component in the solar cells.
- The **encapsulation materials** are the materials that the solar cells are covered in to protect them from moisture, mechanical stress, and other environmental factors. Ethylene-vinyl acetate (EVA) or similar materials are commonly used to encapsulate the cells.
- The **backsheet** is the protective layer on the back of solar panels. Backsheets are often made of a polymer material to provide insulation and protection.
- The **frame** provides structural support and protection to the solar panel. Frames are typically made from aluminum due to its lightweight and corrosion-resistant properties.

¹ Solar Panel Recycling accessed at <https://www.epa.gov/hw/solar-panel-recycling>

- The **glass cover** is the cover of the front of the solar panel and is typically made from tempered glass. The glass cover serves to protect the solar cells while allowing sunlight to pass through.
- The **busbars** are the conductive strips on the surface of the solar cells that collect and transfer the generated electricity.
- The **connectors** are used to link the individual solar cells together to make a circuit.
- The **inverter** is not part of the solar panel itself but is essential to the power system. Inverters convert the direct current (DC) generated by the solar panels into alternating current (AC) that can be used in homes and businesses.

There are multiple types of solar panels in production and on the market that contain these components. The three general types of solar panels are monocrystalline, polycrystalline, and thin-film. Monocrystalline and polycrystalline solar panels are both silicon solar photovoltaic, and contain solar cells made from a crystalline silicon structure. Silicon solar panels have small amounts of silver, copper, and other valuable metals embedded within the panel. These solar panels are more efficient than their thin-film counterparts, are low cost, and have an expected lifetime of 25 years or more².

Thin-film solar cells are comprised of thin layers of semiconductor material like cadmium telluride (CdTe) or copper indium gallium diselenide (CIGS), which is layered on the glass, plastic, or metal supporting material. CdTe cells are the more common thin-film construction and are relatively low cost to manufacture. The CdTe cells are less efficient than silicon solar cells³.

The solar panels accepted by Comstock may be designated as solid waste, state-only universal waste, or hazardous waste depending on the state where the panels are generated and the type of panel. Solar panels may be designated as toxic hazardous waste due to the presence of cadmium (D006), lead (D008), selenium (D010), and/or silver (D011). Comstock is proposing to accept all types of solar panels classified as solid, universal, or hazardous waste for recycling under this application for approval by written determination.

² End of Life Solar Panels accessed at: <https://www.epa.gov/hw/end-life-solar-panels-regulations-and-management>

³ Ibid

3. FACILITY AND RECYCLING OPERATIONS

3.1 Location and Ownership

Comstock Metals' Silver Springs facility is located at 600 Lake Avenue, Silver Springs, Nevada 89429 (Lyon County). The property is owned by Sierra Clean Processing (SCP), who has leased the property to Comstock for operation. SCP is aware of the proposed waste handling operation at their property and has provided approval to Comstock. SCP approval and documentation of ownership is provided in [Appendix B](#).

Property Owner: Sierra Clean Processing
Contact Name: C/O Corrado DeGasperis
Contact Information: (775) 847-4755
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Facility Operator: Comstock Metals Corporation
Contact Name: Fortunato Villamagna
Contact Information: (702) 335-0356,
fvillamagna@comstockinc.com

3.2 Facility Layout

The general Comstock universal and hazardous waste recycling facility layout is provided in [Appendix C](#). Detailed equipment drawings are provided in [Appendix D](#).

The facility is an existing structure on an already graded and paved parcel of land. Comstock is not proposing to alter the existing contours nor change any contours in the future. Access is via the public roadway Lake Avenue, with no proposed alterations. Trucks will enter the property from Lake Avenue and follow a circular traffic pattern along the interior of the property, dropping off solar panels and leaving the property through the western gated entrance.

Comstock Metals plans to receive solar panels directly shipped by customers, third-party aggregators, as a result of a decommissioning job, or from the Comstock Metals non-contiguous universal waste storage facility. All delivered materials will be palletized, shrink wrapped or banded, and delivered to the facility by the aggregator or third-party transporters with the exception of the panel feedstock that is internally transferred by Comstock from an alternative storage site or receival center (large quantity universal waste handler). Solar panels with damage to the glass or topsheet will be contained in a cardboard box or some similar structurally sufficient container. Solar panels are designed for outdoor use and do not offgas or have any emissions under ambient or seasonal maximum temperatures, therefore the solar panels do not require storage in closed containers.

Solid, universal and hazardous waste solar panels will arrive for just-in-time processing and will not be stored onsite prior to processing. The incoming materials will travel on a hazardous waste manifest or bill of lading (BOL), as required, and will be logged into Comstock's enterprise resource planning (ERP) process. Solar panels that arrive manifested as hazardous waste may carry toxic hazardous waste codes for cadmium (D006), lead (D008), selenium (D010), and/or silver (D011). All panel processing will occur inside the production building with no potential for stormwater to contact the intermediate processing materials.

Panels will be logged into the ERP system and their waste disposition noted. All panels received at the facility are planned to be recycled. Facility closure is the only time a panel may not be recycled. In that event, the panels would undergo a waste determination per 40 CFR 262.11 and be managed accordingly (solid waste or hazardous waste). Hazardous waste panels would not be disposed of in a solid waste landfill.

At full scale, the panels are processed through parallel processing lines that will produce crushed glass/silica (glass pearls), scrap metal (copper wool and aluminum flakes), and fine metal powder (metal tailings). These recycled products will be packaged and stored internally to the production building while awaiting shipment to customers. The production outputs will be stored in labeled bulk bags or other similar closed container that will prevent any releases to the environment. Bulk bags of a product stream will accumulate until a full trailer or shipping container has been generated. This could take a few days or a few weeks depending on the number of shifts and lines running. Each product material stream will be segregated and be labeled accordingly. Labeling will include material stream name and the date of generation. Each row of material will have a sign with the applicable hazard warning (i.e., "Toxic" or "Hazardous"). The glass pearls, copper wool, and aluminum flakes will be kept onsite for a maximum of one year. The metal tailings will be kept onsite for a maximum of 90 days. The actual time on site is expected to be much shorter but is dependent on system downtime, contract negotiations, and truck availability. The amount of material that can be held at the facility is also limited by space constraints. The accumulation time is trackable from the date placed on each container label.

Any wastes generated at the facility will be classified at the point of generation in accordance with 40 CFR 262.11, containerized, labeled, and managed per federal, state, and local regulation. Examples of routine wastes at the facility would be aerosol cans, lubricants, and filters from the air pollution control system.

3.3 Recycling Process

The recycling process generally consists of shredding, thermal cracking, size reduction and sorting. Detailed equipment drawings are included as [Appendix D](#), and the process is described in narrative form below.

Comstock will be utilizing the following equipment for solar panel processing:

- ▶ Automated Loading Table;
- ▶ Conveyors;
- ▶ Primary Shredder (example: Q125S(75));
 - Includes shredder, hoppers, and dust collector;
- ▶ Rotary Drum;
- ▶ Natural Gas Fired belt furnace;
- ▶ Nitrogen System;
- ▶ Secondary Shredder (example SR900S(80));
 - Includes shredder, hoppers, and dust collector;
- ▶ Thermal Oxidizer;
- ▶ Scrubber;
- ▶ Shaker/Vibratory Separator;
- ▶ Auto Bagger;
- ▶ Scales;
- ▶ Front Loader(s);
- ▶ Forklift(s);
- ▶ Safety Equipment:
 - Personal Protective Equipment (PPE)
 - Fire Extinguishers.

Comstock plans to use a multi-step process for solar panel recycling. The first step of the processing will have the panels physically placed (manually or automated) onto a conveyor depending on the physical geometry of the materials and loaded into a crushing/shredding unit to reduce the particle size of the components. This unit reduces the components to particles of approximately less than four (4) inches in size. A vented hopper collects dust during the shredding operation, with the dust being filtered and collected in a bag filter.

All employees are, and will continue to be, trained in and provided proper personal protective equipment necessary for the task that they are assigned. The crushing/shredding unit has the capability to be nitrogen purged for added safety, or potentially doused with a suppression foam or medium. This feature is not planned to be needed nor used for the recycling operations proposed at the Comstock facility. The operation will not regularly deploy the dousing system, but it will be available in the event it is needed.

Upon exiting the shredder, the reduced components will fall directly onto the belt for the rotary screen, and then onto the belt in the oven through a fully enclosed process for subsequent processing. The section where the activity takes place will also be vented/collected in the event VOCs or dust are generated. VOC-bearing gases and dust remain within the closed-vent system under negative pressure and are routed to the thermal oxidizer followed by the wet scrubber; there are no atmospheric bypasses. These vents will also be plumbed back to the filter bags for the dust system as well as the dedicated and nearby dust collection system referred to as the Grizzly's.

The second step in this process will be the reduced particles continuing into the oven (on the belt). The oven operates under proprietary temperature conditions to thermally crack and volatilize the lamination polymers, drive off any residual organic compounds. The primary thermal cracking chamber is heated with an external heat source to the point where molecular torsion and cracking takes place. This heat induced torsion breaks large molecules down to smaller volatile fragments (VOCs). This process repeats itself until all the plastic and all other carbon-based components of the waste are converted to VOCs. The exhausts from the natural gas heat source are piped into the chamber to (i) increase heat transfer, (ii) provide a reducing atmosphere to suppress unwanted reactions, and (iii) provide additional inert gas volume to maintain the VOCs below the threshold limit value for combustion. These conditions are also part of the basis of safety for the process. The exhaust gases from the thermal oxidizer will pass through a two-stage liquid scrubber to eliminate any entrained particulate matter.

The third step in the process begins after the cooling cycle in the thermal cracking unit is completed, and the heat-treated materials exit the oven area and fall into a hopper above the secondary particle size reduction system. The entire line at this stage – from oven to hopper to separator - will be fully sealed and connected to the dust recovery system. Additional information about the air pollution control equipment for the recycling process will be provided in the air permit application.

The treated materials will then fall onto the fully enclosed separator which will then separate the components into their main constituents, (i) large pieces of metal (aluminum and copper), (ii) quartz – glass surface of the panels, and (iii) the fine powder where all the metals will be contained (roll-off container, bulk bag, or other similar closed container method).

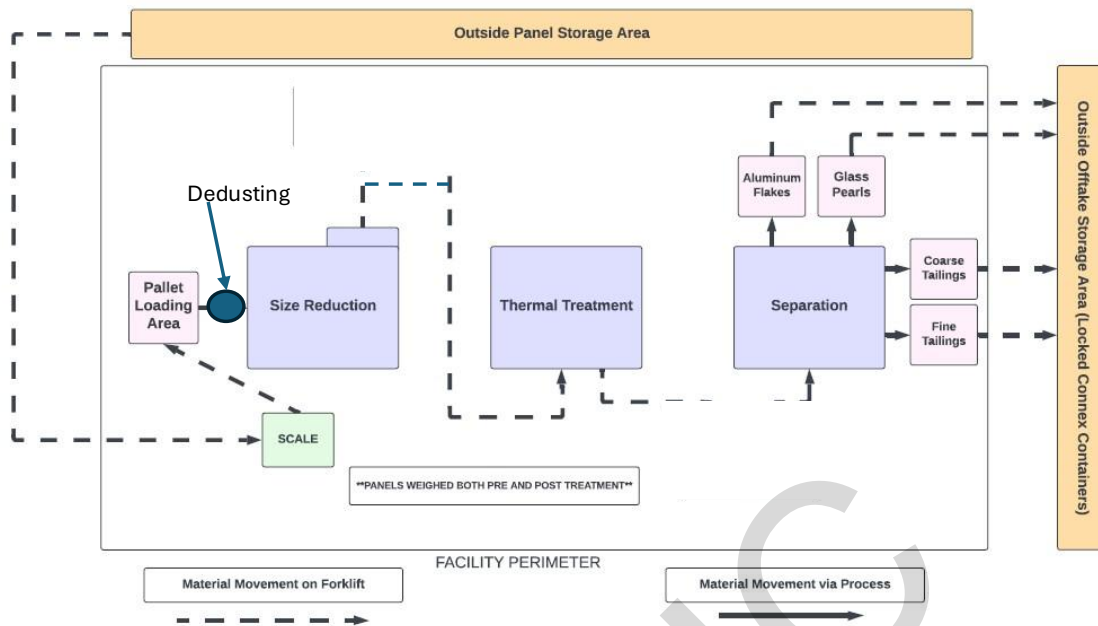


Figure 3-1. Solar Panel Recycling Process

The aluminum frame components and copper wiring will remain on the top screen. Glass and other silica products will fall through the first screen but be captured on the second screen. Finally, the particles containing the metals will fall through the second screen into a collection chamber for retrieval. The output from each screen will be dedusted and sent for packaging (bulk bag or other similar method). This section of the process will also be vented/collected in the event of dust and plumbed back to the dust collection system. Operators will wear protective eyewear and face masks during this stage of the process (suitable PPE), to avoid any potential dust exposure. Figure 3-1 provides the flow diagram of the solar panel recycling process.

Once packaged and a full truckload of material has accumulated, the containers will be shipped to customers. Labeling will include material stream name and the date of generation. Each row of material will have a sign with the applicable hazard warning (i.e., "Toxic" or "Hazardous"). The glass pearls, copper wool, and aluminum flakes will be kept onsite for a maximum of one year. The metal tailings will be kept onsite for a maximum of 90 days. The actual time on site is expected to be much shorter but is dependent on system downtime, contract negotiations, and truck availability. The amount of material that can be held at the facility is also limited by space constraints. The accumulation time is trackable from the date placed on each container label. Depending on the number of shifts running, it is expected to take a few days to a few weeks to accumulate a full truckload of material for shipment. The quantity of material recovered will be tracked daily and entered into the operating record. Shipments of recovered material and material for disposal will be tracked using all applicable shipping paperwork. Paperwork will contain, in addition to all other required fields, the quantity of material for shipment and the name and location of the receiving facility.

3.4 Acceptance and Staging Process

The only materials received for processing at the Comstock facility will be solar panels for recycling, shipped on pallets and either banded or shrink-wrapped if the panels are intact. If the panels have damage to the

glass or topsheet, they will be containerized in cardboard boxes or some similar package. Comstock will only accept solid waste, universal waste, and hazardous waste solar panels for processing under this written determination. At the time of application submittal, California and Hawaii are the only states to have designated solar panels as universal waste. US EPA and the rest of the states have not designated solar panels as universal waste. Once accepted for delivery onsite, the panels will be managed as the most conservative waste type. No other materials will be accepted for processing at the Comstock facility. In the event a panel is dropped and damaged, the spill will be promptly cleaned up by Comstock personnel. Broken solar panel material can be recycled in the process. A dropped and broken solar panel does not require a spill report to NDEP.

Panels will need to meet the Comstock acceptance policy, which the supplier reviews and executes. The generator of the panels will complete a waste determination to classify the panels prior to shipment. A supplier may use generator knowledge of TCLP testing to complete this waste determination. Out of an abundance of caution, Comstock will require TCLP test results for any solar panels shipped as solid waste. Loads will have a hazardous waste manifest or a BOL, all tracked in the inventory system. In addition, shipments of panels are inspected upon delivery to ensure the panels can be processed and match the shipping documents and contract agreement. Any non-conformance or rejection will be noted in the inventory system and operating record. Any load that does not meet the acceptance policy/standards will not be unloaded and returned to origin. The acceptance policy is outlined in [Appendix G](#).

3.5 Non-Hazardous Waste (Solid Waste) Recycling Process

Comstock is also operating the Demonstration Facility, which is an adjacent building for solar panels that are classified as non-hazardous waste. This operation has a separate solid waste recycling permit approved by NDEP, but per agency guidance, the solid waste processing will be covered under this Written Determination and a separate application is not required.

3.6 Integrity Assessment

An integrity assessment for the recycling equipment will be provided to NDEP within 160 days of the start of operation. Comstock understands that the Integrity Assessment may be a contingency of operational approval and will be provided as [Appendix F](#).

3.7 40 CFR Part 264 Subparts I, J, AA, BB, CC Requirements

Please see [Appendix H](#) for the regulatory applicability analysis for 40 CFR Part 264 Subparts I, J, AA, BB, and CC.

3.8 Recycling Process Mass Balance

Provided on the next page in Table 3-1 is the estimated process mass balance using the initial and maximum capacity of the production line.

Table 3-1. Recycling Process Mass Balance

Material Stream	% of Solar Panel Input	Throughput (ton/day) ⁴	Output (ton/day)	
			Commercial Output	Exhaust Stream
Solar Panels	100	137 - 685	--	--
Copper Wool & Aluminum Flakes	12	--	16 - 82	--
Glass Pearls	65	--	89 - 445	--
Metal Tailings	15	--	20 - 103	--
Decomposed Plastics ⁵	8	--	--	12 - 55
Totals (ton/day)		137 - 685	125 - 630	12 - 55

⁴ Value based on 50,000 ton per year minimum capacity and 250,000 ton per year maximum processing capacity.

⁵ Decomposed plastics consist of VOCs generated from the heating of the plastic coating. VOCs will be controlled by the air pollution control abatement system which will operate under a permit administered by the NDEP Bureau of Air Pollution Control.

4. RECYCLED PRODUCTS GENERATED

The solar recycling process will generate three recycled or reclaimed product streams. Comstock will generate aluminum flakes and copper wool, glass pearls, and metal tailings for direct-use, recycling or reclamation.

4.1 Aluminum Flakes & Copper Wool

The first recycled product will be aluminum flakes and copper wool which consists of aluminum frame components and copper wiring. Comstock estimates approximately 12% of a solar panel, by weight, consists of scrap metal, which includes the aluminum flakes and copper wool. The scrap metal will be separated by metal type and sold off to metal recyclers. Both aluminum flakes and copper wool are commonly recycled streams, with readily available markets, and Comstock does not anticipate having any issues finding buyers for the aluminum and copper metal.

4.2 Glass Pearls

The next recycled product stream will be crushed glass and silica. This product stream is the lowest value but will make up the majority of the recycled material stream from a solar panel at an estimate of approximately 65% of the weight. Despite the lower economic value, the volume of solar panels that will be processed to produce recycled glass provides Comstock a high incentive to sell the crushed glass to the recyclers. Given the prevalence of glass recycling, and available markets, Comstock does not anticipate any issues in finding buyers for the glass pearls.

4.3 Metal Tailings (segregated by particle size but compositionally equal)

The final material stream has the highest potential value but may require further downstream reclamation depending on the chosen management method. The processing of solar panels via the thermal cracking process allows for the recovery of a fine metal powder⁶ (metal tailings) that contains several metals including lead, cadmium and silver. The silver content has the highest value as a recycled or reclaimed product. The metal tailings are expected to make up approximately 15% of a solar panel by weight. If the metal tailings were to be disposed of instead of being recycled, they have the potential to fail the TCLP test for cadmium (D006), lead (D008), selenium (D010), and/or silver (D011), thus characterizing it as a toxic hazardous waste. The metal tailings offtake stream will be managed as a hazardous material product shipped to customers for further reclamation or direct use in a process. Potential customers include metal reclaimers or solder manufacturers. Section 5.1 has additional downstream buyer information.

Comstock has obtained their R2V3 certification as a recycler and has and will continue to send an auditor to any potential customer facilities to ensure the metal tailings will be legitimately reclaimed or directly used in a process. Documentation of audits and customer questionnaires will be retained for any customers who receive the Comstock metal tailings. Comstock will also communicate the hazards associated with the metal tailings and the prohibition of landfilling or applying the tailings to the land. Comstock will cease shipments if the event they discover that a customer is not legitimately reclaiming or directly using the metal tailings.

⁶ The recycled metal powder stream will be aggregated by particle size but will be compositionally equal. The use and market is the same, regardless of particle size.

5. MARKETS, USES AND SOURCES OF RECYCLED PRODUCTS

5.1 Uses and Sources

This section outlines the overall comparison for virgin mining and processing of materials as compared to the recycled recovery and processing of the materials in the solar panels. Of note in this discussion is that the increase of recycling and recovery has large positive impacts both economically and environmentally when compared to mining raw minerals. Increasing the ability for domestic processing and use of materials such as aluminum, copper, silver, and cadmium cannot be overstated. The United States is seventh on the list of countries with the largest copper reserves⁷, tenth for silver, fifteenth for cadmium, and lower than fifteenth for aluminum (bauxite). In many of these categories the US reserves are orders of magnitude lower than the leading countries, many of which have tense relationships with the US. By recycling solar panels and putting the desirable raw materials back into the market, Comstock would decrease the carbon footprint generated as compared to mining and would lessen the geopolitical burden of purchasing and transporting the raw material from foreign countries.

5.1.1 Aluminum Flakes

The aluminum frame components (recycled into aluminum flakes) will be sold for reuse or recycling. Aluminum is one of the most widely recycled materials on the planet.^{8,9} As aluminum is often an elemental material, there are few to no alloying components that increase the complexity of the recycling process. The recycled aluminum can be further shredded then melted and treated based on the product material properties needed. According to the U.S. Department of Energy, recycling aluminum requires 10% of the energy needed to process bauxite ore via electrorefining and is also significantly cheaper.¹⁰ The Department indicates that recycling of aluminum accounts for 60% of U.S. aluminum production showing a large demand for scrap aluminum such as would be produced by Comstock. The remelting process of recycled aluminum removes the cost, emissions, and environmental impacts of mining as compared to the primary production involving bauxite ore.

The environmental benefits of urban mining (recycling) have been evaluated using three criteria (solid waste reduction, amount of natural resource exploitation avoided, and amount of natural resource processing avoided) in comparison to virgin mining for aluminum.¹¹ Due to the environmental cost of mining ore and high energy requirements for processing aluminum from the ore through high temperature treatments, it was found that recycling and recovery of aluminum is a significantly less costly option. The research indicates that the average cost of virgin mining per ton of aluminum is \$2,500 whereas the average cost of recycling is \$1,660 per ton. This value is even lower when considered recycling of aluminum cans, with an estimated cost of \$500 – \$850 per ton. The research indicates that the price of virgin aluminum is \$2,200 per ton. Comstock's proprietary process results in dramatically lower recycling costs.

⁷ Mineral Reserves accessed at <https://www.statista.com/statistics/273637/copper-reserves-by-country/>

⁸ Aluminum Recycling accessed at https://en.wikipedia.org/wiki/Aluminium_recycling

⁹ Manufacturing Energy Consumption Survey accessed at <https://www.eia.gov/todayinenergy/detail.php?id=16211>

¹⁰ Aluminum: Material Specific Data accessed at <https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/aluminum-material-specific-data>

¹¹ Comparing the Costs and Benefits of Virgin and Urban Mining accessed at: <https://doi.org/10.1016/j.jmse.2021.05.002>

The market rate for mixed scrap aluminum in August 2024 was found to be \$860-900 per ton.¹² The research and the current market rate indicate that the cost of the supplied material (solar panels) and the cost of the recycling process will greatly influence the revenue for recycling aluminum.

The use of scrap aluminum in recycling varies widely as the material is melted before reuse. After melting the aluminum undergoes liquid metal treatment to produce a more refined alloy for casting or reprocessing. The aluminum is often re-casted into ingots, sheets, or billets to be sold in the same manner as aluminum from virgin mining operations.¹³ The aluminum flakes are planned to be sent to scrap metal facilities for recycling.

5.1.2 Copper Wool

The copper wires (copper wool) recovered along with the aluminum frame can be sold for reuse or recycling. The environmental benefits of urban mining (recycling) have been evaluated using three criteria (solid waste reduction, amount of natural resource exploitation avoided, and amount of natural resource processing avoided) in comparison to virgin mining for copper.⁷ The research indicates that the average cost of virgin mining per ton of copper is \$5,500 whereas the average cost of recycling is \$2,550 per ton. The research indicates that the price of copper is \$7,500 per ton.

While recycling copper has a lower benefit in comparison to aluminum (due to the high thermal processing requirements for aluminum mineral processing), copper can be recycled in the same waste stream process that involves dismantling, shredding and separating as aluminum. Therefore, the urban mining cost of copper would be decreased if it is performed in conjunction with aluminum, such as the process at the Comstock facility. Accordingly, Comstock's proprietary process results in dramatically lower recycling costs.

The lower end of estimated value of the copper scrap wiring from the processes at the facility is \$500 per ton.¹⁴ In addition to the already calculated operating cost of the facility and the aluminum market value, the addition of selling copper scraps would increase the profit of the facility.

Like aluminum, copper is recycled without loss of material and is one of the most recycled metals.¹⁵ Similar to aluminum, the most likely use of recycled copper is melting and recasting into ingots or billets to be sold in the same manner as copper from virgin mining operations.¹⁶ The copper wool is planned to be sent to scrap metal facilities for recycling.

5.1.3 Glass Pearls

The crushed glass from the screens of the panels has the lowest recoverable material value stream. However, sources evaluate the material in non-crushed form (e.g. glass bottles) to be worth approximately

¹²Alumnim Scrap Prices accessed at: <https://www.scrapmonster.com/scrap-yard/price/aluminum-scrap/1>

¹³ Aluminum recycling: a Review, accessed at <https://www.mdpi.com/2075-4701/8/4/249>

¹⁴ Copper prices accessed at: <https://www.scrapmonster.com/scrap-yard/price/copper-scrap/3>

¹⁵ Copper recycling accessed at: <https://en.wikipedia.org/wiki/Copper#Recycling>

¹⁶ Overview of recycled copper accessed at:
https://www.copper.org/publications/newsletters/innovations/1998/06/recycle_overview.html

\$200/ton^{17,18} while Comstock estimates that the crushed glass is worth closer to \$20/ton. In addition, producing glass from virgin materials requires 30% more energy than producing it from crushed recycled glass.¹⁹ As the components of glass are readily available materials, the main benefit of recycling comes from the environmental impact of the energy requirements of producing glass from raw materials. As virgin glass is created from mixing and melting precursors with higher melting temperatures, the energy used is much higher than that of remelting used glass.

The facility will not be recycling bottles or jars that can be recycled as the same product, but glass aggregate or crushed glass is used in many other industries. The crushed glass can be added to virgin glass melts to decrease the amount of energy required for the melt.²⁰ Other uses for glass aggregates include fiberglass insulation products, flux for brick manufacturing, water filtration media, abrasives, etc.²¹ The glass pearls are planned to be sent to a facility to be melted into a slag which is an input for smelters.

5.1.4 Metal Tailings

Comstock is proposing to manage the metal tailings as a hazardous product stream for downstream reclamation or direct-use. The metal tailings produced at the facility contain cadmium, lead, and silver. While all three materials have impacts for virgin mining, the most impactful is silver. Of the materials recycled at the facility, the metal tailings have the highest value but are found in the smallest quantity by weight per panel. The average market rate for silver scraps is \$500,000 per ton.²² However, due to the nature of the mixed metal tailings, the process to recover the silver is not as simple as shipping to a scrap yard and the metal tailings will not be purchased for the silver scrap market rate. The mixed metal will likely need to be processed using similar techniques to the original silver ore leaching method used during virgin mining. However, the metal tailings do not need to undergo excavation from the ground and therefore reclaiming the silver value from the fines via reclamation is still significantly less impactful and less costly than mining raw silver ore. Subjecting the metal tailings to the latter half of the virgin mining process (i.e. heap leaching) is less environmentally costly than virgin mining.

The metal tailings can also be sent to a foreign manufacturer for direct use in solder. While lead is being phased out for use in electronic solder applications, it is still used in military, aerospace, and automotive applications due to reliability, low melting point and resistance to failure. Cadmium containing solders have historically been used in specialized areas such as corrosion or high temperature resistant applications. Silver is a desired metal for soldering as it can improve a solder's electrical conductivity, strength, and wetting characteristics but comes at a relatively higher price point. Silver-based solders are most profitable depending on the presence of other metals in the solder. These sources show that the silver in the metal fines would be a desired recoverable metal used in widespread solder applications. The lead or cadmium

¹⁷ Recycled Glass Market Share accessed at <https://www.expertmarketresearch.com/reports/recycled-glass-market>

¹⁸ Recycled Glass Price accessed at <https://www.scrapmonster.com/scrap-yard/price/glass-bottles/378>

¹⁹ EPA Environmental Factoids accessed at <https://archive.epa.gov/epawaste/conserve/smm/wastewise/web/html/factoid.html>

²⁰ U.S. DOE Study on Glass Recycling accessed at <https://web.archive.org/web/20150916162402/http://www.gpi.org/sites/default/files/DoE%20-%20Industrial%20Energy%20Efficiency%20One-Pager.pdf>

²¹ Glass Recycling accessed at https://en.wikipedia.org/wiki/Glass_recycling

²² Silver prices accessed at: <https://iscrapapp.com/metals/silver/>

recycled from the metal tailings could make a contribution to specialty solders. Resources^{23,24} indicate that tin-lead scrap, and tin-silver scrap can be sold for between \$1.50 and \$4.00 per pound, with the value added mainly in the silver component of the scrap. Again, the metal tailings contain mixed metals and will not be sold for the full tin-lead or tin-silver market prices. The metal tailings are planned to go to a metals refiner where they will be source separated and introduced back into the manufacturing process.

5.2 Alternate Sources of Recycled Products

The aluminum flakes, copper wool and glass pearl product streams are commonly recycled materials and are generally available in their recycled form from many different industries. Virgin metals, silica, and the metal tailings produced by the recycling process can only be sourced as raw materials from mining. Mining can be extremely environmentally invasive and requires large amounts of energy to extract the raw material, refine and further process, as well as transport the material. By conducting “urban mining” Comstock is greatly reducing the physical environmental footprint as well as the carbon footprint required to obtain these materials.

²³ Solder Scrap Resources accessed at <https://stellartechnical.com/blogs/electronic-assembly-technical-resources/are-you-sitting-on-a-pile-of-valuable-solder-scrap>

²⁴ Scrap Metal Pricing accessed at <https://www.scrapmetalbuyers.com/current-prices>

6. ECONOMIC ANALYSIS

6.1 Annual Operating Expenses

Provided below in Table 6-1 are the estimated annual operating expenses.

Table 6-1. Annual Operating Expenses

Cost Description	Low-Cost Estimate (\$) ²⁵	High-Cost Estimate (\$) ²⁶
Utilities	\$1,112,960.00	\$2,225,920.00
Recycling Freight	\$3,000,000.00	\$15,000,000.00
Equipment Maintenance	\$500,000.00	\$1,000,000.00
Operating Expense (Payroll/Overhead/etc.)	\$5,690,850.00	\$8,536,275.00
Total Annual Operating Expenses	\$10,303,810.00	\$26,762,195.00

6.2 Gross Revenue

Comstock estimates will yield the revenue outlined in Table 6-2 on the following page. In addition to the revenue from the recovered material streams, Comstock plans to charge a tipping fee of around \$XXX per ton of solar panels. The tipping fee may fluctuate over time and is subject to a competitive market.

²⁵ Based on the initial processing capacity of 50,000 tons per year.

²⁶ Based on the maximum processing capacity of 250,000 tons per year.

6.3 Supply of Solar Panels

The solar panel market has grown rapidly since its broad-based adoption starting in the early 2000's, and continued market expansion is now inevitable.

While estimates vary, the generally accepted lifespan for solar panels is approximately 25 years, and with early and broad-based adoption starting in the early 2000's, society is facing a tsunami of end-of-life panels coming into the market as the replacement process for old panels begins. Open literature contains estimates of the size of the U.S. install base, and even the most conservative estimates indicate that millions of end-of-life solar panels will be coming into the market every year.

²⁷ Estimated revenue has been determined based off preliminary offtake agreements.

²⁸ Based on the maximum processing capacity of 250,000 tons per year.

Cumulative U.S. Solar Installations by State (MWdc)

< 100 101 - 1,000 1,001 - 5,000 5,001 - 30,000 30,000 +

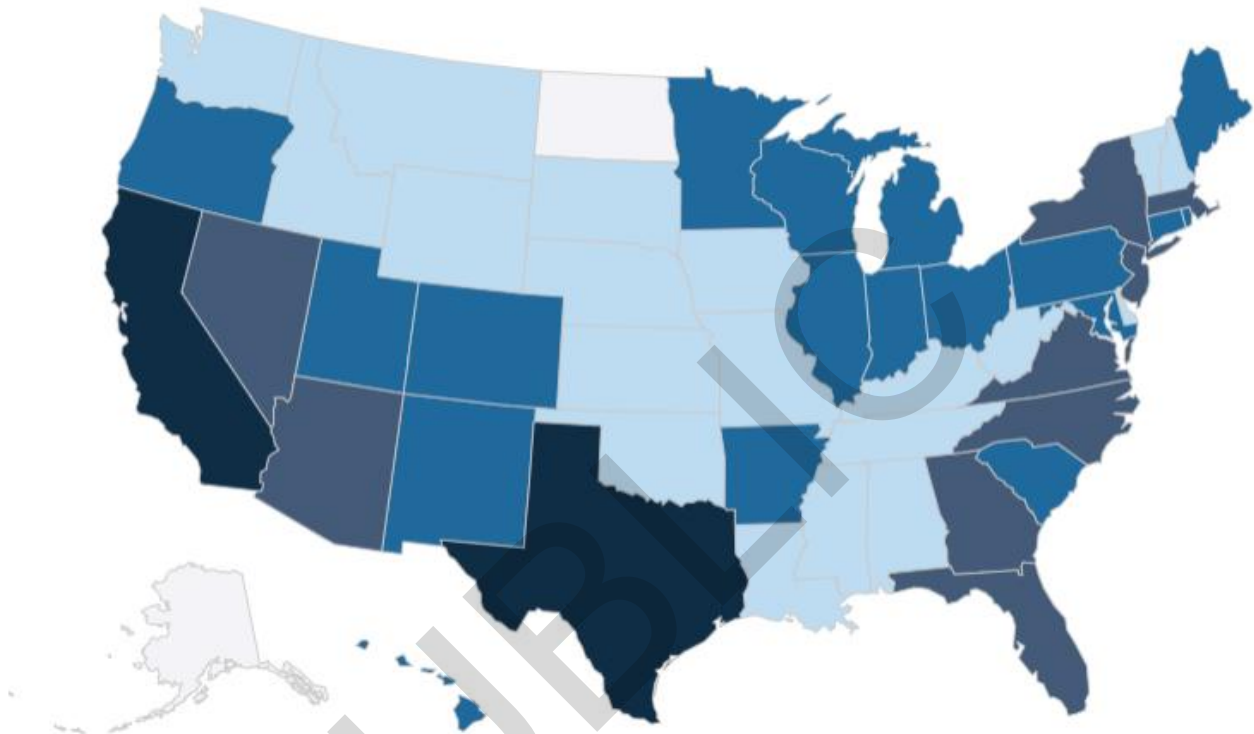


Figure 6-1. Cumulative U.S. Solar Installations²⁹

The solar panel concentration map above shows the relative distribution of solar panel installations, both commercial and to a lesser extent residential. In fact, the market generally segments along:

- ▶ Commercial installations (utilities)
- ▶ Large scale private (data centers, companies)
- ▶ Small scale private (large private company)
- ▶ Residential

The figure above clearly shows that the majority of the install base in the U.S. is centered in the Southwest, and when age of the installations is considered, we find the oldest and largest installations predominantly in California, Nevada, and Arizona (the Mojave and Sonoran deserts). This means that these three states represent the preponderance of end-of-life panels that have begun to and will continue to enter the market in the next few years, with the flow running well into the 2030's.

²⁹ Accessed from: [SEIA/Wood Mackenzie Power & Renewables U.S. Solar Market Insight Q3 2024](#)

The U.S. is on track to see 1 million metric tons of solar photovoltaic panels reach the end of their useful life by 2030 and an estimated 7.5 million to 10 million metric tons by 2050. As such, Comstock does not see any issues with sourcing solar panels for recycling.

6.4 Comparison to Alternative Solar Panel Disposal Options

If solar panels are not recycled, they would be disposed of in a landfill. Disposing of universal and/or hazardous waste can be quite expensive and can take up valuable space in landfills. In states where solar panels are considered universal waste, they may be disposed of in a landfill only after expensive testing (upwards of \$1,500) to verify they do not contain hazardous constituents over acceptable thresholds. If the user cannot perform the test, or if the solar panels contain elevated levels of hazardous constituents, they are subject to hazardous waste disposal regulations. One such processing facility³⁰ indicated a price of \$.95/lb of solar panel for disposal/recycling. Another facility³¹ indicated a price of \$0.65/lb for unbroken solar panels and \$1.00/lb for broken solar panels. Comstock is proposing to accept solar panels at \$500 per ton (\$0.25/lb), which is significantly less than the referenced processing centers.

³⁰ Accessed from: AERC Recycling Solutions, Alameda, California

³¹ Accessed from: E-recycling of California, Los Angeles, California

7. EMERGENCY PREPAREDNESS AND CONTINGENCY PLAN

Comstock Metal will finalize and distribute the updated Contingency Plan upon NDEP approval of this written determination application. The draft Contingency Plan is provided as [Appendix J](#).

PUBLIC

8. CLOSURE PLAN AND COST ESTIMATE

Please see [Appendix K](#) for the Comstock Metals Closure Plan and Cost Estimate. Proof of financial assurance will be provided to NDEP upon approval of the closure cost estimate.

PUBLIC

9. OTHER PERMITS

Please see [Appendix L](#) for the list of applicable permits for operation.

PUBLIC

10. DOCUMENT REVISION LOG

Table 10-1. Revision Log

Date	Description	Person Responsible
December 2024	Initial Application	Trinity Consultants
May 2025	Application Revision per NOD#1	Trinity Consultants
October 2025	Application Revision per NOD#2	Trinity Consultants

APPENDIX A. EPA FORM 8700-12 NOTIFICATION

PUBLIC

APPENDIX B. PROPERTY OWNERSHIP DOCUMENTATION

PUBLIC

Sierra Clean Processing LLC

PO Box 405, Silver Springs, NV 89429

Phone: 775 848 5310 Fax: 800 750 5740

degasperis@sierraozfund.com  www.sierraozfund.com

To Whom It May Concern,

Re: Universal Waste Processing Acknowledgement at 600 Lake Avenue, Silver Springs, Nevada 89429

Sierra Clean Processing fully understands that Comstock Metals Corporation intends to recycle hazardous and universal waste, specifically solar panels, which involves collection, transportation, and recycling in compliance with all applicable federal, state, and local regulations. Comstock Metals Corporation is committed to adhering to all environmental laws and guidelines to ensure that the processing of universal waste is conducted safely and responsibly. Comstock Metals operations are designed to minimize any potential impact on the property and surrounding areas.

Sierra Clean Processing looks forward to this project development.

Sincerely,



Corrado DeGasperis
President
Sierra Clean Processing LLC

cc: Comstock Metals Corp

cc: Chris Peterson, HS&EP, Comstock Inc

NOTARIZATION

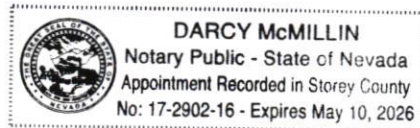
State of: STOREY NEVADA

County of: STOREY

The foregoing instrument was acknowledged
before me 9th day of October, 2024


Your Name Here, Notary Public

My Commission Expires 05/10/2026



Doc #: 608686

12/30/2019 04:22 PM Page: 1 of 4

OFFICIAL RECORD

Requested By: ETRCO

Lyon County, NV
Margie Kassebaum, Recorder

Fee: \$38.00 RPTT: \$0.00

Recorded By: jtowne

APN#: 015-142-12

RPTT: -0- #1

Recording Requested By:

Western Title Company

Escrow No.: 105650-SJL

When Recorded Mail To:

Sierra Springs Enterprises, Inc.,
a Nevada corporation

204 W. Spear St # 3866
Carson City, NV 89703

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Staci Lindberg

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sierra Springs Enterprises, Inc., a Nevada corporation

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Sierra Clean Processing LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Silver Springs, County of Lyon State of Nevada bounded and described as follows:

See attached Exhibit A

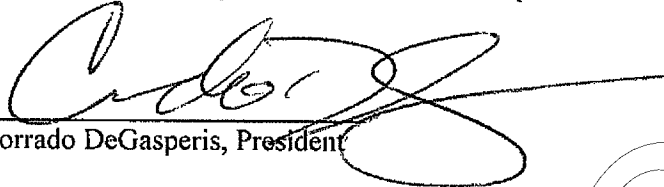
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/27/2019

elb

Grant, Bargain and Sale Deed – Page 2

Sierra Springs Enterprises, Inc., a Nevada corporation


Corrado DeGasperis, President

STATE OF Nevada

COUNTY OF Wyon

}ss

This instrument was acknowledged before me on

Dec 30, 2019

By Corrado DeGasperis

president of Sierra Springs Enterprises


Notary Public

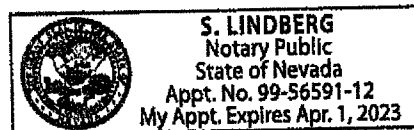


EXHIBIT "A"

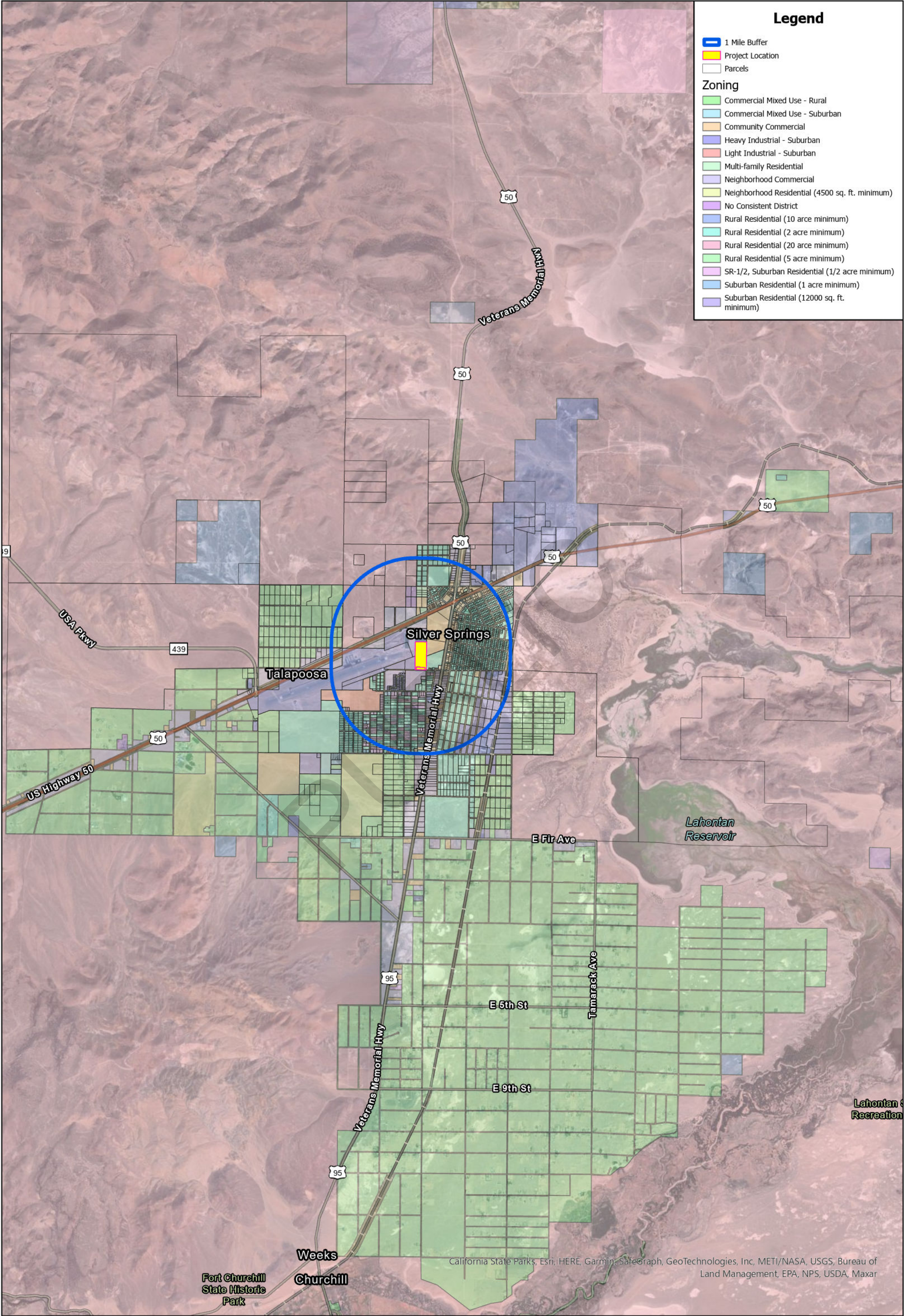
All that certain real property being a portion of SE 1/4 of Section 24, T 18 N, R 24 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Parcel A, as shown on the Parcel Map for Clean Dried Processing, LLC, recorded in the Official Records of Lyon County, Nevada on June 12, 2015, as Document No. 537450.

**Assessor's Parcel Number(s):
015-142-12**

APPENDIX C. GENERAL LOCATION MAP & FACILITY LAYOUT

PUBLIC



Legend

1 Mile Buffer

Project Location

Parcels

Zoning

Commercial Mixed Use - Rural

Commercial Mixed Use - Suburban

Community Commercial

Heavy Industrial - Suburban

Light Industrial - Suburban

Multi-family Residential

Neighborhood Commercial

Neighborhood Residential (4500 sq. ft. minimum)

No Consistent District

Rural Residential (10 arce minimum)

Rural Residential (2 acre minimum)

Rural Residential (20 arce minimum)

Rural Residential (5 acre minimum)

SR-1/2, Suburban Residential (1/2 acre minimum)

Suburban Residential (1 acre minimum)

Suburban Residential (12000 sq. ft. minimum)

N

0

0.5

1

2 Miles

Trinity

Consultants

Comstock Metals

Project Location & Zoning Map

Within 1 mile

1

California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Maxar



Legend



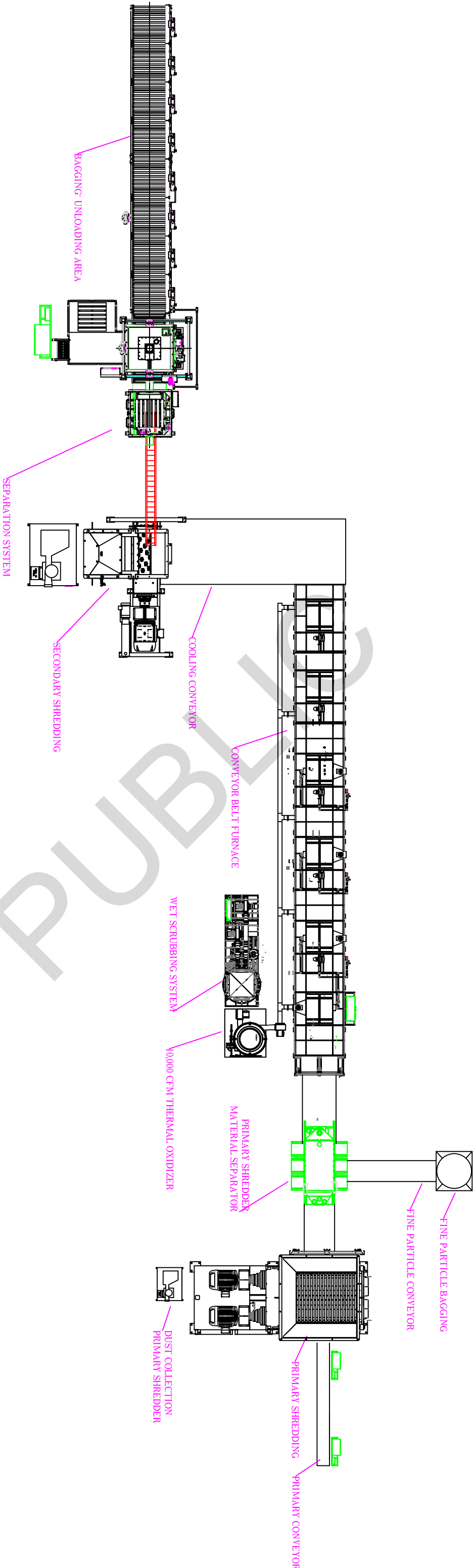
Solid, Universal & Hazardous Waste Recycling Facility (subject to Written Determination)

Figure 2
Site Plan

600 Lake Avenue, Silver Springs, NV

Trinity
Consultants

comstock
METALS

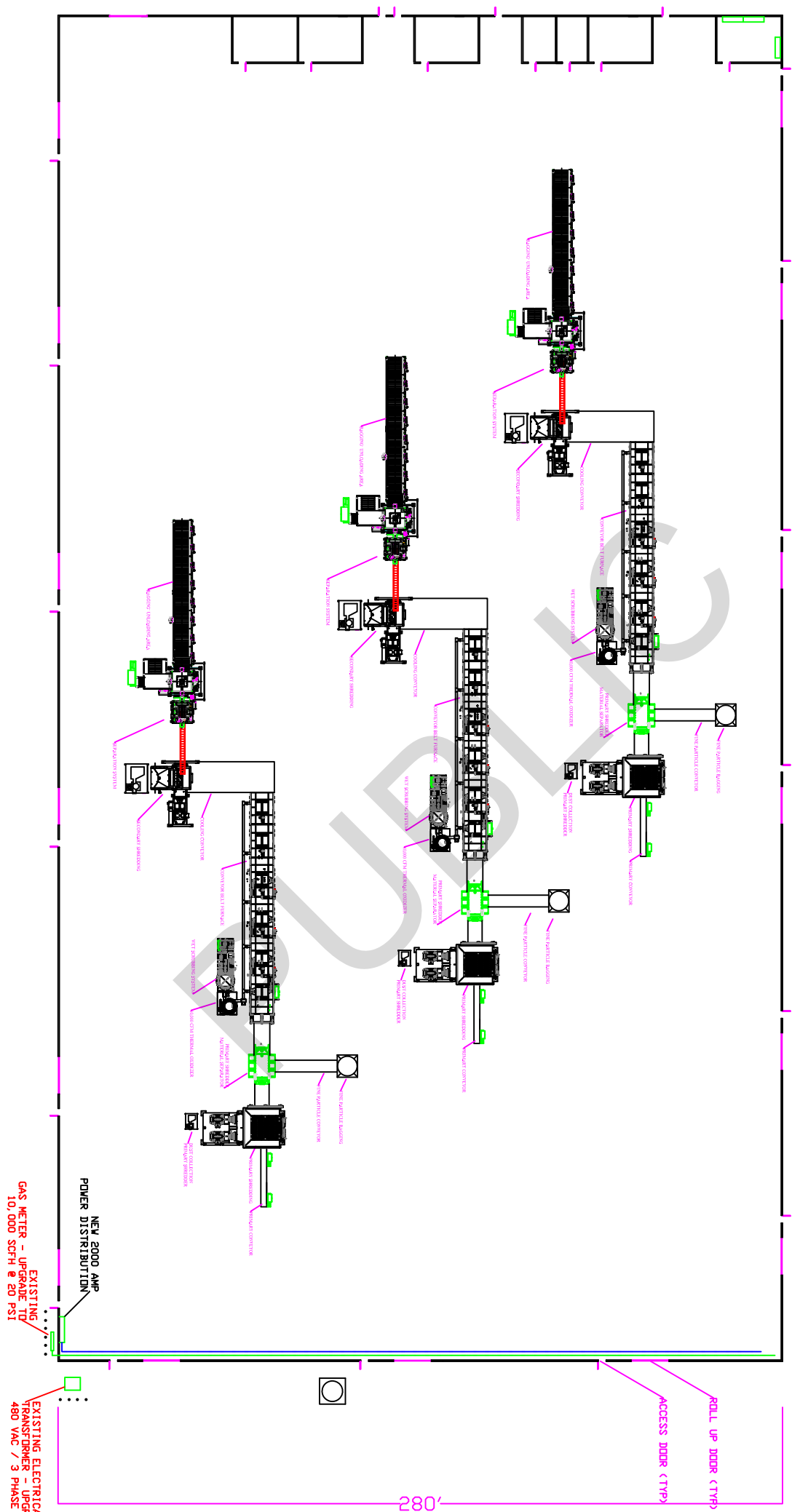


NORTH SIDE

5204

ROLL UP DOOR (TYPE)

ACCESS DOOR (TYP)



**NEW 2000 AMP
POWER DISTRIBUTION**

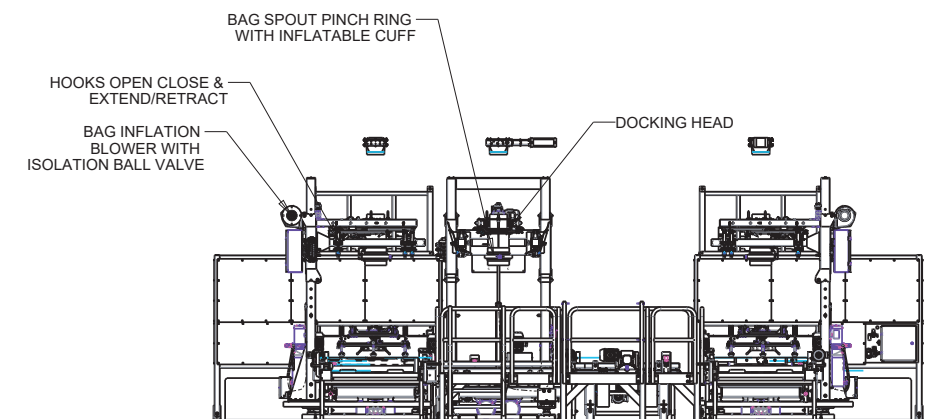
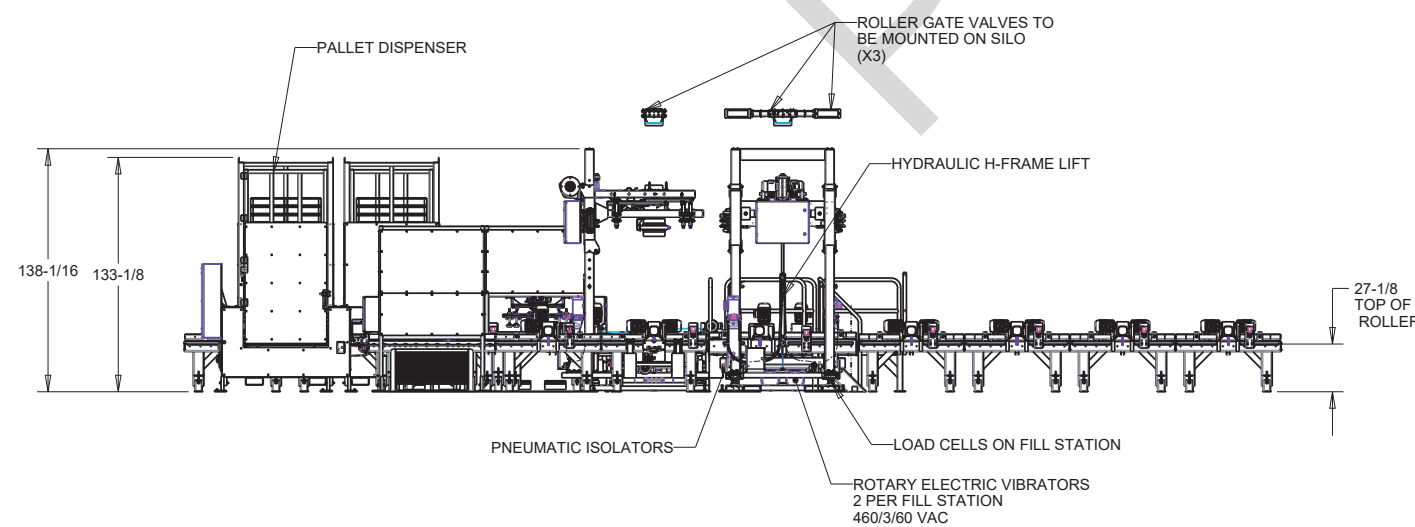
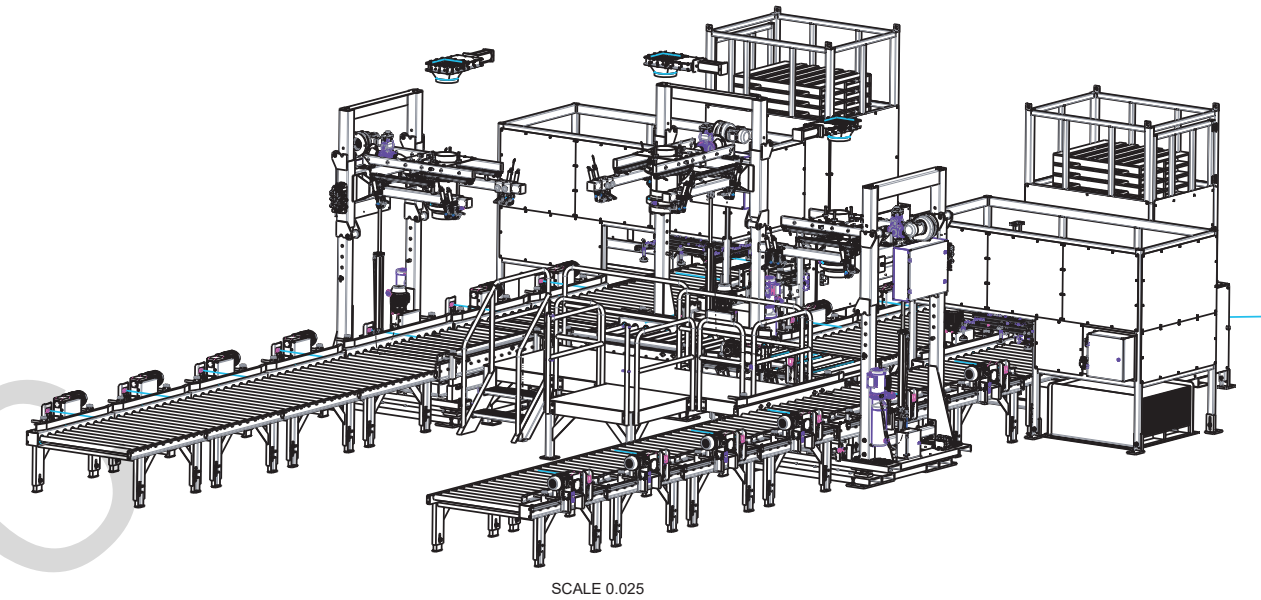
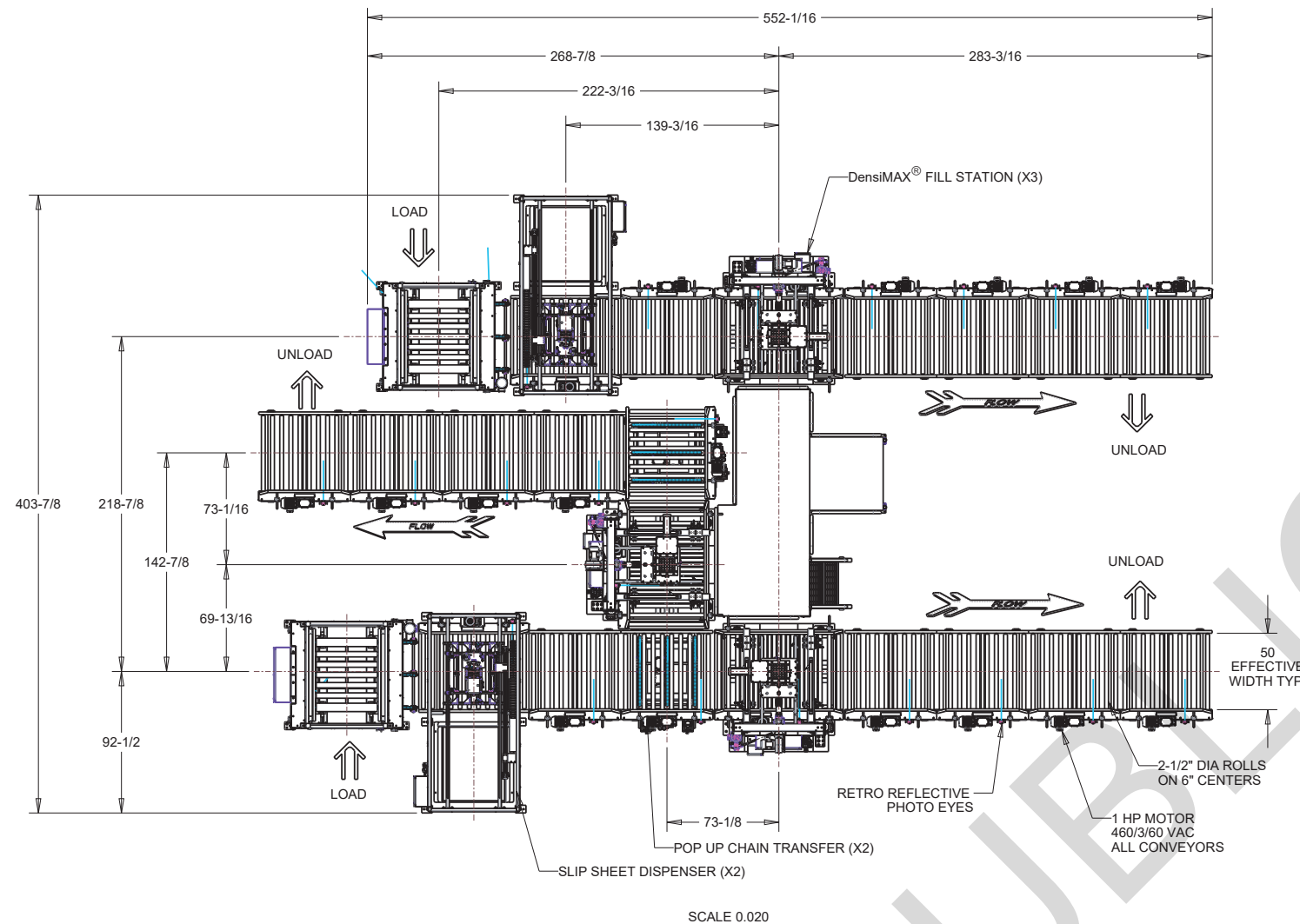
EXISTING
GAS METER - UPGRADE TO
10,000 SCFH @ 20 PSI

EXISTING ELECTRICAL
TRANSFORMER - UPGRADE TO
480 VAC / 3 PHASE / 2000 AMPS

**COMSTOCK METALS
SOLAR PANEL RECYCLING FACILITY
600 LAKE AVENUE - SILVER SPRINGS, NV**

APPENDIX D. DETAILED EQUIPMENT DRAWINGS

PUBLIC



TOLERANCES UNLESS OTHERWISE SPECIFIED		
DIMENSIONS IN () FOR REFERENCE ONLY		
WELDING / SAWING / FORMING / LAYOUT	FRACTIONS	± 1/16"
ALL WELDS	X.XXX	± 0.005
1/8" MIN	X.XX	± 0.015
	X.X	± 0.032

THIS DRAWING IS THE PROPERTY OF ERIE TECHNICAL SYSTEMS INC. IT IS FOR CONFIDENTIAL USE OF THE DRAWING RECIPIENT AND MUST NOT BE USED IN ANY MANNER DETRIMENTAL TO ERIE TECHNICAL SYSTEMS INC. THE DRAWING CONTAINS PROPRIETARY INFORMATION BELONGING TO ERIE TECHNICAL SYSTEMS INC. UNAUTHORIZED COPYING OF THIS DRAWING IS A VIOLATION OF U.S. COPYRIGHT LAWS.

0	INITIAL RELEASE				
REV.	DESCRIPTION	DATE	BY		



SystemMAX		ERIE TECHNICALSYSTEMS, INC	
DRAWN BY		DATE	
LAW		4/23/25	
DRAWING NUMBER		REV. SH. OF	
Q-5785		0 1 1 D	

ALREADY SCALED FOR AUTOCAD 1:1 TOTAL ASM. WEIGHT (lbs) 0.000

APPENDIX E. SOPS AND O&M MANUALS

PUBLIC

APPENDIX F. INTEGRITY ASSESSMENT

PUBLIC

APPENDIX G. WASTE ACCEPTANCE POLICY

PUBLIC

Comstock Metals Solar Waste Acceptance Policy

All Photovoltaic Panels

It is the policy of Comstock Metals Corporation to adhere to all waste segregation and packaging components criteria set forth by all applicable regulatory bodies and the state of Nevada.

The following description outlines the types of solar waste accepted by Comstock Metals and the packaging and labeling requirements necessary to ensure safe and compliant handling and transportation of your solar waste for treatment and disposal.

Please note that State and Federal regulations applicable to electrification products place the responsibility for proper segregation, documentation, and packaging on the generator and transporter of the materials. Please feel free to contact Comstock Metals for assistance.

Packaging & Segregation:

All end-of-life electrification products generators must segregate all waste by category prior to shipment. The end-of-life materials must be segregated, identified, and packaged as follows: Monocrystalline, Polycrystalline, Thin Film, Bifacial, Concentrator (CPV), and Double Glass

Whole Intact Panels:

This waste must be palletized, shrink wrapped or banded, and rendered suitable for forklift deployment. The pallets must meet all D.O.T. standards for transportation.

Broken and Severely Damaged Panels:

Solar waste represents a significant safety concern for operators. It is recommended that broken panels, sections of panels, and any sweepings be placed in a Gaylord container or appropriate roll-off container. This also eliminates the possibility of spills. Please note, all D.O.T. standards for transportation must be met. Comstock Metals only accepts solar panels: whether classified as universal waste, hazardous waste or solid waste. Hazardous waste solar panels (broken or intact) require advanced coordination with Comstock as they can only be received for just-in-time recycling.

All Other Streams May Be Accepted Only with Prior Approval From Comstock Metals

Customer:

Name & Title:

Signature:

Date:

Comstock Metals
600 Lake Avenue,
Silver Springs, NV
89428

APPENDIX H. REGULATORY ANALYSIS ON 40 CFR PART 264 SUBPARTS I, J, AA, BB, AND CC

PUBLIC

To: Comstock Metals Corporation
cc: Matthew Tarnoff, Trinity Consultants
From: Jenna Kube, Trinity Consultants
Date: November 19, 2024, Revised May 20, 2025
RE: RCRA Part 264, Subparts I, J, AA, BB, and CC Regulatory Applicability Analysis

The purpose of this memorandum is to prepare a regulatory assessment of whether the solar panel recycling operation proposed by Comstock Metals Corporation (Comstock) is subject to the requirements of the Resource Conservation Recovery Act (RCRA) Part 264 Subparts I (Use and Management of Containers), J (Tank Systems), AA (Air Emission Standards for Process Vents), BB (Air Emission Standards for Equipment Leaks), and CC (Air Emission Standards for Tanks, Surface Impoundments, and Containers).

Project Background

Comstock is proposing to recycle solar panels designated as Universal and Hazardous Waste. Nevada currently does not have a universal waste designation for solar panels, but per approval by the Nevada Division of Environmental Protection, Bureau of Sustainable Materials Management (NDEP-BSMM), Comstock may manage solar panels designated in other states as Universal Waste in Nevada. A facility that wishes to recycle universal and hazardous waste requires approval by Written Determination to operate in the state of Nevada. One of the requirements of the written determination application is to assess if the recycling process and facility is subject to the requirements of 40 CFR Part 264, Subparts I, J, AA, BB, and CC. Below is the regulatory applicability assessment for each subpart.

40 CFR Part 264, Subpart I - Use and Management of Containers

40 CFR 264.170 - Applicability:

40 CFR Part 264 Subpart I applies to owners and operators of all hazardous waste facilities that store hazardous waste in containers. Comstock may receive hazardous waste as provided and approved by this application for approval of a written determination. In the event Comstock receives hazardous waste onsite, they would be subject to Subpart I requirements. Note that Comstock will not store any material designated as hazardous waste prior to processing.

40 CFR 264.171 - Condition of containers:

Solar panels that arrive at the facility in good condition do not need to be in containers as the panels are specifically designed to operate outside. Panels in good condition will arrive shrink wrapped or banded on a pallet. However, any panels that arrive onsite that are not in good condition (i.e., glass is broken) will be placed in containers with no defects or damage such that the damaged panels do not impact human health or the environment. If a container holding a damaged solar panel is observed to no longer meet these conditions, the panel will be transferred to a container in good condition. Note that Comstock will not store any material designated as hazardous waste prior to processing.

40 CFR 264.172 - Compatibility of waste with containers:

Any containers used to hold damaged panels will be compatible with the panels. Note that Comstock will not store any material designated as hazardous waste prior to processing.

40 CFR 264.173 - Management of containers:

All containers of hazardous waste will be managed in a manner that does not cause them the rupture or leak. The storage of hazardous waste containers does not apply to Comstock as they will not store any hazardous waste prior to processing.

40 CFR 264.174 - Inspections:

The inspection of hazardous waste storage containers does not apply to Comstock as they will not store any hazardous waste prior to processing. Comstock will implement a general inventory inspection and housekeeping plan to ensure non-hazardous wastes are properly contained.

40 CFR 264.175 - Containment:

The containment of hazardous waste storage containers does not apply to Comstock as they will not store any hazardous waste prior to processing.

40 CFR 264.176 - Special requirements for ignitable or reactive wastes:

This subpart does not apply to Comstock as they are not storing hazardous waste prior to processing, and solar panels are not designated as ignitable or reactive waste.

40 CFR 264.177 - Special requirements for incompatible wastes:

Comstock is only proposing to accept universal waste solar panels for processing. Comstock does not anticipate any issues with incompatible waste due to only accepting a relatively homogenous waste stream.

40 CFR 264.178 - Closure:

Comstock will comply with the closure requirements for hazardous waste processing. Please see Appendix K of the Application for the Written Determination for the Closure Plan and associated closure cost estimate.

40 CFR 264.179 - Air emission standards:***40 CFR 264 Subpart AA - Air Emission Standards for Process Vents***

Comstock does not have any *"process vents associated with distillation, fractionation, thin-film evaporation, solvent extraction, or air or steam stripping operations that manage hazardous wastes with organic concentrations of at least 10 ppmw"* as is listed in the applicability section of Subpart AA (40 CFR 264.1030). Therefore, this subpart is not applicable to Comstock.

40 CFR 264 Subpart BB - Air Emission Standards for Equipment Leaks

The Comstock recycling process is fully sealed and vented to air pollution control equipment designed to manage VOCs and particulate matter. "Fully sealed" means the system is a closed-vent system "a system that is not open to the atmosphere and is composed of piping, connections... that transport gas or vapor from a piece or pieces of equipment to a control device." (40 CFR 264.1031) – please see the detailed equipment drawing in Appendix D for additional detail. As a closed vent system, the equipment would be

subject to the requirements 40 CFR 264.1060 and 264.1033 when handling waste with at least 10% organic concentration.

40 CFR 264 Subpart CC - Air Emission Standards for Tanks, Surface Impoundments, and Containers

Comstock is exempt from Subpart CC as the hazardous waste solar panels are not stored, treated, or disposed of in tanks, surface impoundments, or containers. In addition, facilities that do not store hazardous waste prior to recycling are not subject to Subpart CC requirements. Though not subject to Subpart CC, the recycling process and associated equipment are controlled by air abatement equipment subject to permitting under the NDEP-Bureau of Air Pollution Control.

40 CFR Part 264, Subpart J - Tank Systems

40 CFR 264.191 - Assessment of existing tank system's integrity:

This part is not applicable to Comstock as they do not have any tanks onsite that were installed prior to 1986.

40 CFR 264.192 - Design and installation of new tank systems of components:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.193 - Containment and detection of releases:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.194 - General operating requirements:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.195 - Inspections:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.196 - Response to leaks or spills and disposition of leaking or unfit-for-use tank systems:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.197 - Closure and post-closure care:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.198 - Special requirements for ignitable or reactive wastes:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.199 - Special requirements for incompatible wastes:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

40 CFR 264.200 - Air emission standards:

This part is not applicable to Comstock as none of the recycling process equipment meets the definition of a tank. Should Comstock install a hazardous waste tank, all applicable requirements will be complied with.

APPENDIX I. PUBLIC OUTREACH DOCUMENTATION

PUBLIC



**LYON COUNTY PLANNING COMMISSION
TUESDAY, MAY 13, 2025
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

Join Zoom Meeting

<https://us02web.zoom.us/j/86099991604?pwd=czk2NFhtUXViZ3d3YWVs4NGdNTFJLUT09>

Meeting ID: 860 9999 1604

Passcode: 520573

One tap mobile

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Dial by your location

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Planning Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial *6. You can also provide public comment for this meeting by sending an email to countyclerks@lyon-county.org, the day prior to the posted meeting date. Be sure to type, PUBLIC COMMENT, in the subject line.

Written public comments may also be mailed to the Lyon County Community Development Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the meeting will be compiled and added as supplemental materials to the County's website and distributed to the Planning Commission within 24 hours after the meeting.

Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County Commission Chambers, 27 S. Main Street, Yerington, Nevada.

AGENDA

(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendaized).

To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at anytime.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendaized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.*

4. Review and Adoption of Agenda (for possible action)

5. For Possible Action: Approval of Minutes

- 5.a. For Possible Action: To approve the minutes from the April 8, 2025 meeting.
- [April 8, 2025 Minutes](#)

6. Advisory Board Reports

7. Public Hearing Items

- 7.a. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from CEA Dairy RNG, Nevada LLC, for a Conditional Use Permit for the re-commissioning of a legally-existing, non-conforming use consisting of an anaerobic digester for methane production, and to ensure compliance with Nevada Division of Environmental Protection regulations, on land subject to Rural Residential 20-acre (RR-20) zoning, (APN 010-111-44) PLZ-2025-018.
- [Staff Report](#)

- [Backup](#)
- [Public Comment](#)

7.b. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Comstock Metals Corporation for a Conditional Use Permit for temporary storage of hazardous material (universal waste) consisting of end-of-life photovoltaic solar panels on land subject to HI-S (Heavy Industrial - Suburban) zoning located at 800 Lake Avenue in Silver Springs on an approximately 11.31-acre parcel, (APN 015-142-08) PLZ-2025-011.

- [Staff Report](#)
- [Backup](#)

7.c. For Possible Action: To approve the request from Levi Cates for a Tentative Parcel Map to subdivide an approximately 14.30-acre parcel into 2 parcels, the smallest being 5.30 acres, located at 294 Sunset Hills Drive in Mason Valley (APN 014-251-24); PLZ-2025-010.

- [Staff Report](#)
- [Backup](#)

7.d. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Todd McGinley for a Conditional Use Permit for an aggregate pit on land subject to RR-10 (Rural Residential, 10 Acre Minimum) zoning located on Daney Canyon Road, north of Hwy 50 in Dayton on an approximately 53.66-acre parcel (APN 016-151-58); PLZ-2025-016.

- [Staff Report](#)
- [Backup](#)

8. Community Development Director

8.a. For Discussion Only: Community Development Director comments and updates.

9. Commissioner Comments and Agenda Requests

10. Public Participation (no action will be taken on any item until it is properly agendized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.*

11. ADJOURNMENT

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices,

and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is
Available at www.lyon-county.org**

APPENDIX J. CONTINGENCY PLAN AND RECORDS OF DISTRIBUTION

PUBLIC

EMERGENCY PREPAREDNESS AND CONTINGENCY PLAN



Comstock Metals Corporation / Silver Springs

Prepared By:

Jenna Kube – Senior Consultant
Casey Elliot – Associate Consultant

TRINITY CONSULTANTS

1575 Delucchi Lane
Suite 203
Reno, NV 89502
775-242-3200

May 2025

Revised October 2025



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D-1

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1. QUICK REFERENCE GUIDE

1.1 Contingency Plan Quick Reference Guide

A large quantity generator (LQG) of hazardous waste must include a quick reference guide with the contingency plan per 40 CFR 262.262(b). The quick reference guide (QRG) includes the following elements: the types/names of hazardous waste and the hazards, the estimated maximum amount, exposure, site map showing hazardous waste locations, street map of the facility, fire hydrant locations, onsite notification system, and emergency coordinator contact information. **Table 1-1** below includes the following regulatory information for the hazardous wastes onsite.

The quick reference guide includes the following elements:

- ▶ Types/names of hazardous waste and the hazards,
- ▶ Estimated maximum amount,
- ▶ Exposures,
- ▶ Site map(s) showing hazardous waste locations, map of the facility, and fire hydrant locations,
- ▶ Onsite notification system, and
- ▶ Emergency coordinator contact information.

1.1.1 Types/Names of Hazardous Waste & Hazards (40 CFR 262.262(b)(1))

Refer to **Table 1-1** below.

1.1.2 Estimated Maximum Amounts (40 CFR 262.262(b)(2))

Refer to **Table 1-1** below.

1.1.3 Exposures (40 CFR 262.262(b)(3))

Refer to **Table 1-1** below.

Table 1-1. Hazardous Waste Maximum Amounts and Exposure Types

Hazardous Waste¹	Hazard	Maximum Amount	Exposure Type²
Waste Solvent & Contaminated Rags (ignitable)	D001, F003	1 x 55-gallon drum	<u>If inhaled:</u> After inhalation: fresh air. If breathing stops: immediately apply artificial respiration, if necessary, provide oxygen. <u>In case of skin contact:</u> After contact with skin: rinse skin with running water for at least 20 minutes. Wash skin with soap and water. Immediately take off contaminated clothing. <u>In case of eye contact:</u> After eye contact: rinse with running water for at least 20 minutes.
Scrubber Water (potentially toxic for cadmium, lead, selenium, and/or silver)	Potentially D006, D008, D010, D011	1 x 275-gallon tote	<u>If inhaled:</u> Immediately leave the contaminated area; take deep breaths of fresh air. Call a physician and be prepared to transport the victim to a hospital. Provide proper respiratory protection to rescuers entering an unknown atmosphere. Whenever possible, Self-Contained Breathing Apparatus (SCBA) should be used; if not available, use a level of protection greater than or equal to that advised under Protective Clothing. <u>In case of skin contact:</u> Immediately flood affected skin with water while removing and isolating all contaminated clothing. Gently wash all affected skin areas thoroughly with soap and water. If symptoms such as redness or irritation develop, call a physician and be prepared to transport the victim to a hospital for treatment. <u>In case of eye contact:</u> First check the victim for contact lenses and remove if present. Flush victim's eyes with water or normal saline solution for 20 to 30 minutes while simultaneously calling a hospital or poison control center. Do not put any ointments, oils, or medication in the victim's eyes without specific instructions from a physician. Immediately transport the victim after flushing eyes to a hospital even if no symptoms develop.

¹ Includes routine hazardous wastes generated at the site only. Non-routine wastes (e.g., off-spec material) may be generated on an infrequent basis.

² Exposure types and first aid responses were compiled with the assistance of the NOAA CAMEO database accessed at: <https://cameochemicals.noaa.gov/chemical>

			If ingested: Immediately call a hospital or poison control center and locate activated charcoal, egg whites, or milk in case the medical advisor recommends administering one of them. Also locate Ipecac syrup or a glass of salt water in case the medical advisor recommends inducing vomiting. Usually, this is not recommended outside of a physician's care. If advice from a physician is not readily available and the victim is conscious and not convulsing, give the victim a glass of activated charcoal slurry in water and immediately transport victim to a hospital. If the victim is convulsing or unconscious, do not give anything by mouth, assure that the victim's airway is open and lay the victim on his/her side with the head lower than the body. DO NOT INDUCE VOMITING. Immediately transport the victim to a hospital.
--	--	--	---

1.1.4 Street Map (40 CFR 262.262(b)(5))

Refer to **Figure 1-1** included in **Section 1.1.11**.

1.1.5 Fire Hydrant Locations³ (40 CFR 262.262 (b)(6))

Refer to **Figure 1-2** included in **Section 1.1.11**.

1.1.6 Ambulance Route

Refer to **Figure 1-3** included in **Section 1.1.11**.

1.1.7 Surrounding Area Map

Refer to **Figure 1-4** included in **Section 1.1.11**.

1.1.8 Hazardous Waste Locations (40 CFR 262.262(b)(4))

Refer to **Figure 1-5** included in **Section 1.1.11**.

1.1.9 Onsite Notification Systems (40 CFR 262.262(b)(7))

Announcement of an emergency and the evacuation of the facility will be initiated by audio and visual alarms. The fire alarm system calls out directly to the local fire department.

1.1.10 Emergency Coordinators (40 CFR 262.262(b)(8))

- ▶ Primary Emergency Coordinator: Kyle Geddes
Telephone (Cell): 775-666-8830

³ The water for the fire hydrant on Comstock Metals property is supplied by the city, thus city water pressure and flow.

- ▶ Secondary Emergency Coordinator: Wyatt Cowan
Telephone (Cell): 914-703-1605

1.1.11 Facility Maps

The following site maps are included below:

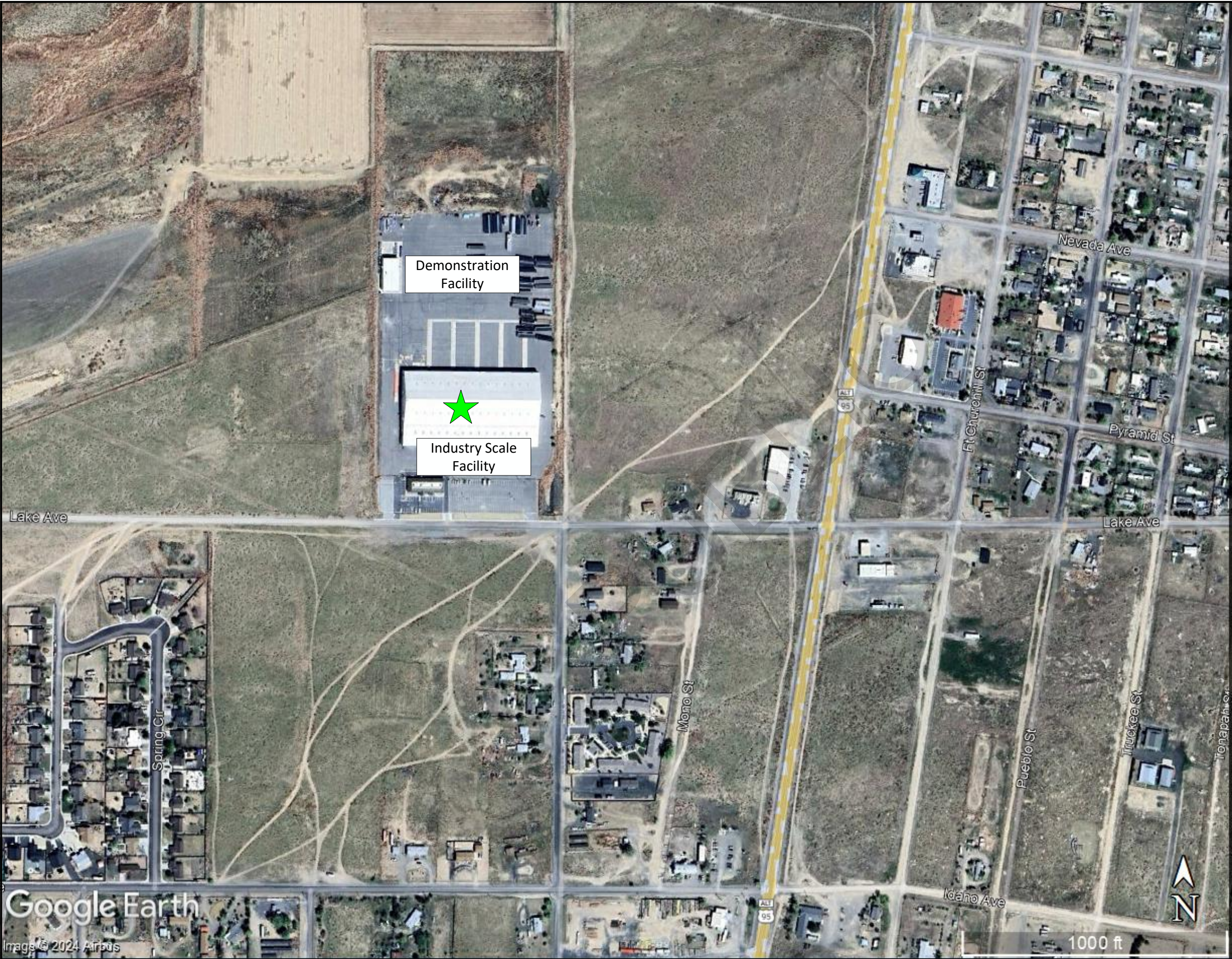
- ▶ Street Map (**Figure 1-1**)
- ▶ Fire Route and Fire Hydrant Locations (**Figure 1-2**)
- ▶ Ambulance Route (**Figure 1-3**)
- ▶ Surrounding Area (**Figure 1-4**)
- ▶ Hazardous Waste Locations (**Figure 1-5**)

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Figure 1-1. Street Map

(See next page)

PUBLIC



Legend

★ 600 Lake Ave. Location



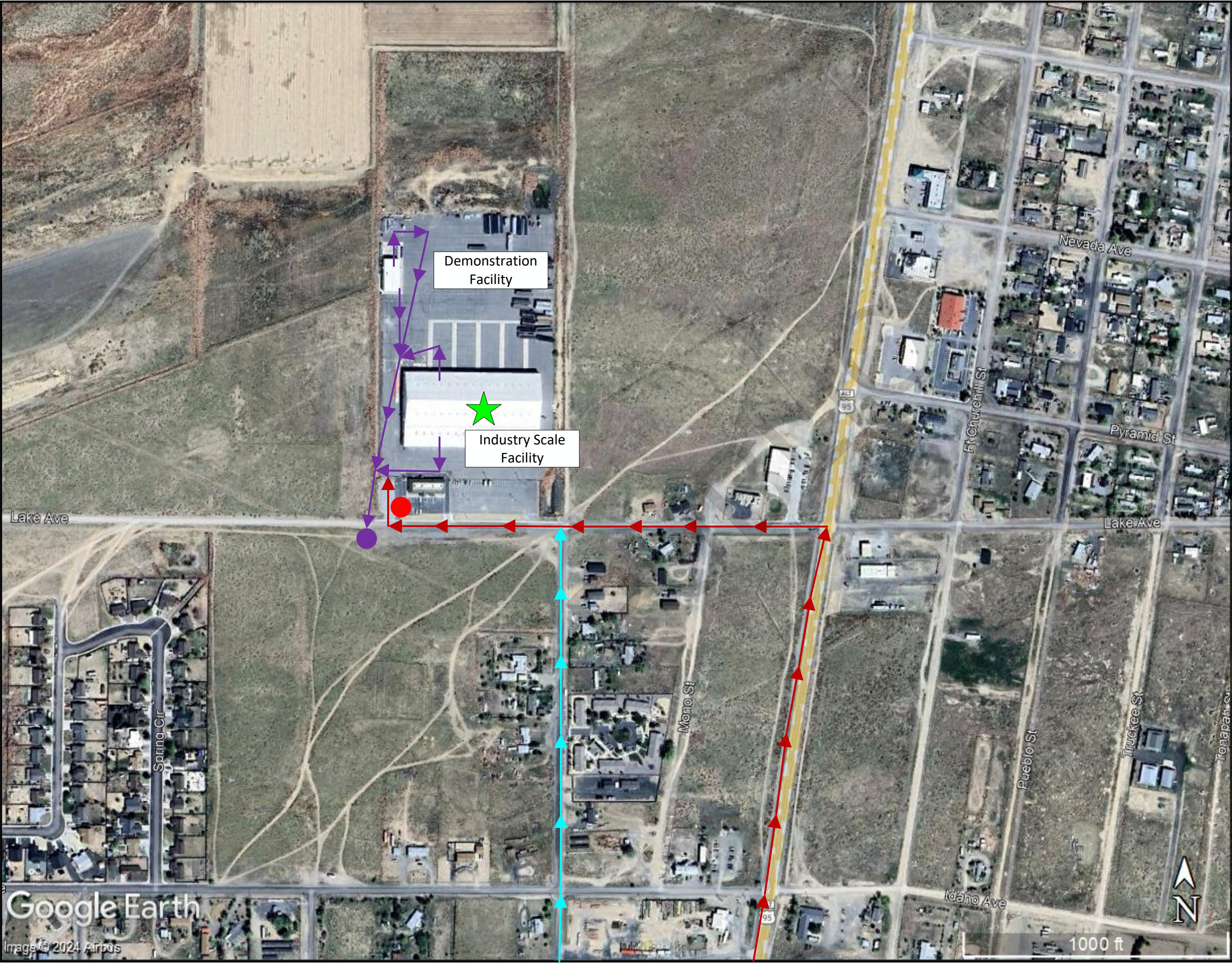
Figure 1-1
Street Map
600 Lake Avenue, Silver Springs, NV



Figure 1-2. Fire Route and Hydrant Locations

(See next page)

PUBLIC



Legend

- ★ 600 Lake Ave. Location
- Fire Hydrant (city water and pressure)
- Fire Response Route
- Alternate Fire Response Route
- Evacuation Muster Point
- Evacuation Route



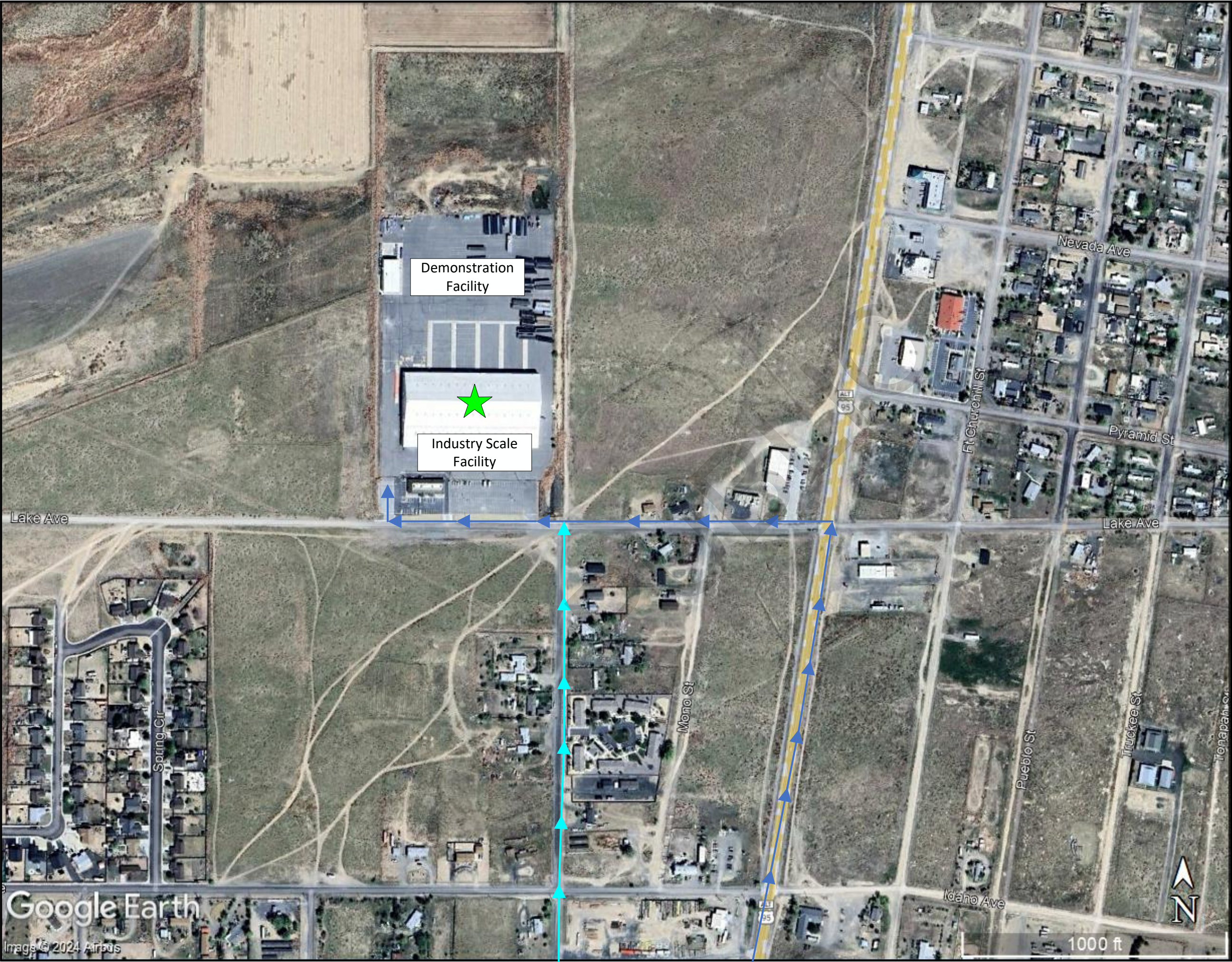
Figure 1-2
Fire Hydrant & Route Map
600 Lake Avenue, Silver Springs, NV



Figure 1-3. Ambulance Route

(See next page)

PUBLIC



Legend

- ★ 600 Lake Ave. Location
- Ambulance Response Route
- Alternate Ambulance Response Route



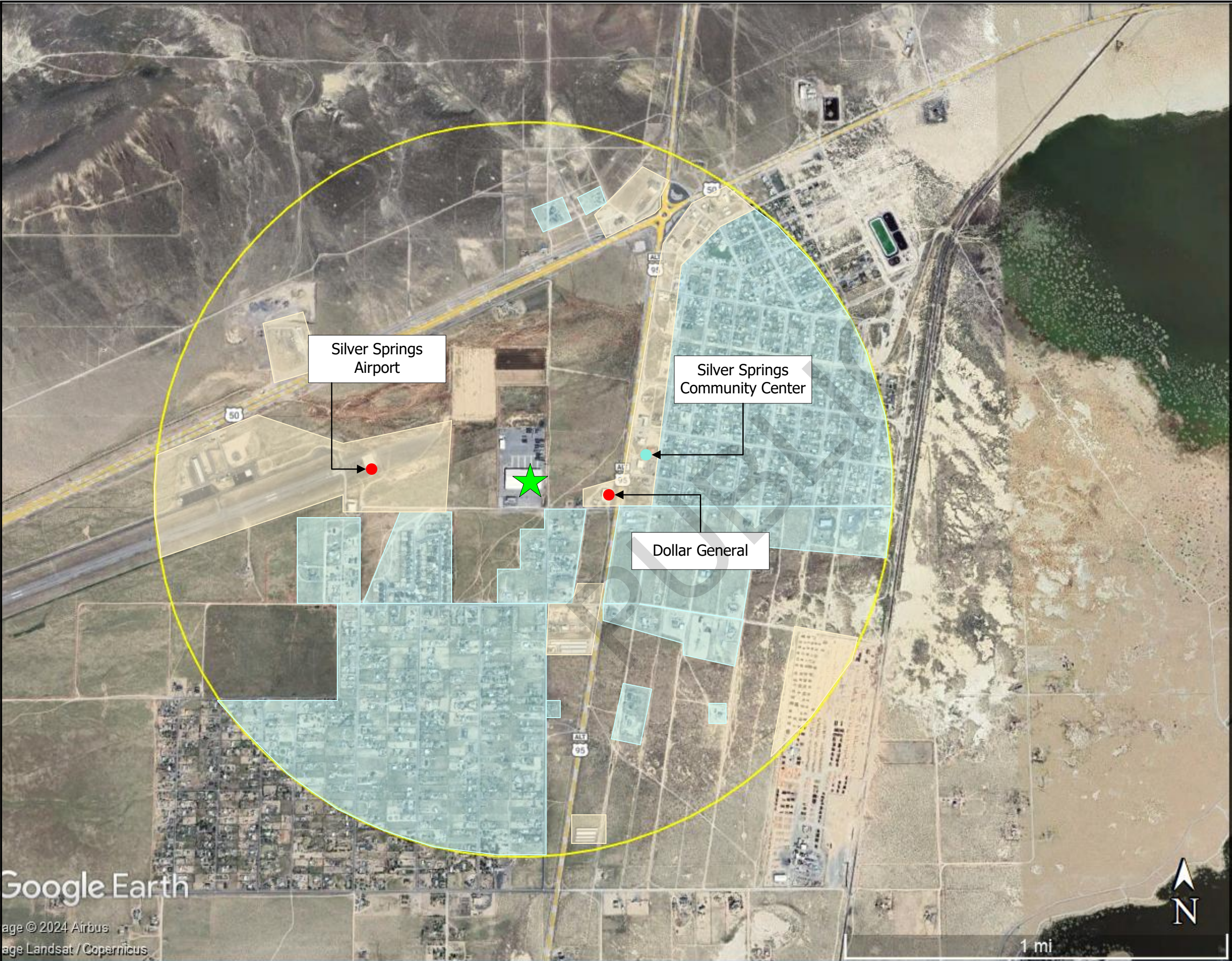
Figure 1-3
Ambulance Route Map
600 Lake Avenue, Silver Springs, NV



Figure 1-4. Surrounding Area Map

(See next page)

PUBLIC



Legend

- ★ 600 Lake Ave. Location
- Care Facility
- Surrounding Business
- Residential
- Commercial or Industrial
- 1 Mile Radius



Figure 1-4
Surrounding Area Map
600 Lake Avenue, Silver Springs, NV



Figure 1-5. Hazardous Waste Locations

(See next page)

PUBLIC



Legend

-  Spill Kit
-  Hazardous Waste Accumulation Area
-  Response ingress route

Figure 1-5
Hazardous Waste Map
600 Lake Avenue, Silver Springs, NV

Trinity
Consultants 

comstock
METALS

2. PLAN APPLICABILITY & PLAN ELEMENTS

2.1 Resource Conservation Recovery Act

The Nevada Division of Environmental Protection (NDEP) has delegated authority under the Resource Conservation and Recovery Act of 1976 (RCRA). Nevada's hazardous waste management rules are codified in the Nevada Administrative Code (NAC) at Chapter 444, Section 842-980, and largely adopt the federal requirements under RCRA. NDEP has adopted the federal regulations for the management of hazardous waste commonly called the Generator Improvement Rule.

Comstock Metals Corporation (Comstock) in Silver Springs, Nevada is registered with the Environmental Protection Agency (EPA) and the NDEP as a Large Quantity Generator (LQG) of hazardous waste under the EPA Identification Number NVR000099143. The facility has two buildings, the Demonstration Facility and the Industry Scale Facility. As an LQG, Comstock is required to prepare and maintain a Hazardous Waste Contingency Plan as per 40 CFR 262 Subpart M. In addition, Comstock operates as a just-in-time solid waste, universal waste, and hazardous waste solar panel recycler (destination facility). The waste solar panels are not stored onsite prior to recycling. As a just-in-time recycler, NDEP has required that Comstock maintain a contingency plan in accordance with 40 CFR 264 Subparts C & D. Since Comstock is an LQG and a just-in-time destination facility, and the requirements are quite similar, the LQG and destination facility federal citations will be used throughout the remainder of this plan. Only one program's citation will be provided when applicable.

A current copy of this Plan and any subsequent revisions must be provided to the appropriate agencies as outlined in **Section 11**. Copies are mailed either using a return receipt which mails back to Comstock a signed and dated receipt of delivery or sent via email.

2.2 Plan Elements

Per 40 CFR 262.261/264.52, *Content of Contingency Plan*, Comstock has developed this Plan to contain the following required elements:

- ▶ Describe the actions facility personnel must take to respond to fires, explosions, or any unplanned sudden or non-sudden release of hazardous waste to air, soil, or surface water.
- ▶ Describe arrangements agreed to with the local police department, fire department, local hospitals, contractors, and any other state and local emergency response teams, as necessary to coordinate emergency services.
- ▶ Must list the names and emergency telephone numbers of all persons qualified to act as emergency coordinator.
- ▶ Must include a list of all the emergency equipment (e.g., fire extinguishing equipment, spill control equipment, communications and alarm systems, and decontamination equipment).
- ▶ Must include an evacuation plan (e.g., describe signals, evacuation routes and alternate routes).

This RCRA Contingency Plan also includes a quick reference guide of the contingency plan pursuant 40 CFR 262.262(b). The quick reference guide must include the following elements:

- ▶ The types/names of hazardous wastes with each hazardous waste present at any one time;
- ▶ The estimated maximum amount of each hazardous waste present at any one time;
- ▶ The identification of any hazardous wastes that would require unique or special treatment by medical or hospital staff;

- ▶ A map of the facility showing where hazardous waste area generated, accumulated, and treated and routes for accessing these wastes;
- ▶ A street map of the facility in relation to surrounding businesses, schools, and residential areas to understand how best to get to the facility and evacuate citizens and workers;
- ▶ The locations of water supply (e.g., fire hydrant and its flow rate);
- ▶ The identification of on-site notification systems; and
- ▶ The name of the emergency coordinators and 24/7 emergency telephone numbers.

The quick reference guide is provided in **Section 1** of this Plan.

PUBLIC

3. FACILITY DESCRIPTION

The following provides a brief description of the facility and directions from the Central Lyon County Fire Department.

3.1 Facility Description

- ▶ **Company Name:** Comstock Metals Corporation
- ▶ **Facility Address:** 600 Lake Avenue
Silver Springs, Nevada 89429
- ▶ **EPA ID Number:** NVR000099143

The facility is located at 600 Lake Avenue in Silver Springs, Nevada. The facility coordinates are 39.40548°, -119.23226°. A site layout is attached in the Quick Reference Guide. The facility lot is 28.70 acres and zoned M1-Industrial.

The facility operates up to three (3) shifts per day, with the ability to operate 24 hours per day. Comstock has a maximum of ten (10) operational employees onsite at one time. Ancillary business operations such as payroll, accounting, human resources, etc., are provided by Comstock's parent company. The facility precludes access to the public by utilizing fencing around the property and a locked gate that will prevent access to the property. This contingency plan covers the Demonstration Facility and the Industry Scale Facility. However, hazardous waste is not accumulated at the Demonstration Facility.

All hazardous waste containers are located in the accumulation area outside of the northeast corner of the Industry Scale Facility. The containers are placed on secondary containment to prevent environmental exposure in the event of a leak or container puncture. The spill kit in the Central Accumulation Area serves as additional active secondary containment. This facility falls under the North American Industry Classification System (NAICS) code 562920 – Materials Recovery Facilities.

The plant has the ability to generate and/or accumulate over 2,200 pounds of hazardous waste per month; therefore, according to Nevada regulations, Comstock is classified as a Large Quantity Generator.

3.2 Directions from Central Lyon Fire Station 32

- Turn right onto Spruce Ave **0.2 mi**
- Turn left onto Elm St **1.0 mi**
- Turn left onto Lake Ave **0.1 mi**
- Turn right into Comstock Metals **0.1 mi**
- Response time: 4 minutes

4. WASTES GENERATED

4.1 Description of Hazardous Wastes

4.1.1 Waste Solvent & Contaminated Rags

- ▶ Volume onsite: 1 x 55-gallon drum
- ▶ Handling Method: 55-gallon drums
- ▶ EPA Waste Code: D001 (Ignitable), F003 (Listed - Ignitable)

4.1.2 Scrubber Water

- ▶ Volume onsite: 1 x 275-gallon tote
- ▶ Handling Method: 275-gallon poly totes
- ▶ EPA Waste Code: may contain D006 (cadmium), D008 (lead), D010 (selenium), and/or D011 (silver)

4.2 Identification of the Hazardous Materials

4.2.1 Risk Potential

The facility generates hazardous waste via maintenance of the facility and operations. The section below details the types of containers used to handle hazardous waste.

4.2.2 Description of Material Offered for Shipment

4.2.2.1 Hazardous Waste Container Handling

Waste aerosol cans, solvent, greases, and rags are generated during facility and equipment maintenance. Each waste stream is collected after a maintenance activity and accumulated in separate 55-gallon drums in the central accumulation area in the Industry Scale Facility. The aerosol cans managed as universal waste, and the waste solvent is ignitable (D001) characteristic and listed (F003) hazardous waste.

The scrubber water is generated during routine scrubber maintenance and is accumulated in a 275-gallon poly tote in the central accumulation area in the Industry Scale Facility. The scrubber water waste profile will vary depending on the exact solar panels processed, but may qualify as toxic hazardous waste (D006, D008, D010, and/or D011). The water is tested and a waste determination completed upon generation of the stream.

4.2.2.2 Recycling Offtake Handling and Hazards

Scrap metal, glass pearls, and metal tailings are the offtake products generated by the recycling process. The scrap metal and glass pearls are considered non-hazardous and are segregated in the material storage area. The metal tailings are a hazardous material and typically contain heavy metals such as cadmium, lead, selenium, and/or silver. The metal tailings are clearly accumulated in closed containers in good condition, clearly labeled, and segregated from the other recycling offtake streams.

4.2.3 Description of Material Treated On-Site

Comstock recycles waste solar panels received from offsite under a Written Determination approved by the NDEP. Comstock does not treat any waste generated onsite.

PUBLIC

5. EMERGENCY PROCEDURES

This section contains the requirements of 40 CFR 262.265/264.56, *Emergency Procedures*.

5.1 Steps to Follow in an Emergency Situation for Hazardous Waste

This section instructs personnel in the implementation of a response management system for coordinating the response effort. More detailed information on specific components and functions of the response management system (e.g., how to identify a hazardous substance and control procedures for fires and spills) is provided in **Appendix B** of this plan.

In the event of an emergency, the emergency coordinator must immediately activate internal facility alarms and/or communication systems to notify all facility personnel; and notify appropriate State or local agencies with designated response roles if their help is needed. The steps outlined below should be taken as soon as possible.

5.1.1 Step 1: Notify the Emergency Coordinator

The person discovering the situation shall notify the Safety Coordinator or other management representative, who will then notify the Emergency Coordinator by making use of the nearest communication device (telephone, radio, etc.). The primary and alternate Emergency Coordinators at Comstock are listed in **Sections 1 and 7** of this plan.

Note: The Emergency Coordinator's first responsibility is the welfare of the employees. If an emergency occurs where the Emergency Coordinator believes that immediate actions should be taken to protect employees (such as evacuation), then those actions should be implemented immediately. This includes activating internal facility alarms or communication systems.

5.1.2 Step 2: Identify Hazardous Substances

The Emergency Coordinator will immediately attempt to identify the character, exact source, amount, extent, and composition of the released substance. This may be accomplished by interviewing other employees that were involved with or have knowledge of the spilled substances, review of the facility SDS database, hazardous waste manifests, and through sampling of the released materials (only if necessary). Sampling should only be performed when it can be carried out safely and without risk to personnel.

5.1.3 Step 3: Hazard Assessment

Upon gathering all available information, the Emergency Coordinator will attempt to assess the possible hazards, both direct and indirect, to human health or the environment that may result from the release of hazardous substances, fire, or explosion. This assessment will consider both direct and indirect effects (e.g., the effects of any toxic, irritating, or asphyxiating gases that are generated or the effects of any hazardous surface water runoffs from water or chemical agents used to control fire and heat-included explosions).

5.1.4 Step 4: Notify Local Authorities - ONLY When Evacuation of Surrounding Property is Required (Otherwise, Proceed to Step 5)

In the event that the Emergency Coordinator's assessment indicates that evacuation of local areas may be advisable, they will immediately notify the local police, fire department, and NDEP's 24-hour emergency hotline). The Emergency Coordinator must then be available to assist the officials in deciding whether local

areas should be evacuated. If a fire is involved and is concentrated at the source, the appropriate fire and police department personnel will determine the need for evacuation of people downwind. Firefighting shall not be done at the unnecessary risk of injury to the persons involved.

The telephone numbers for the agencies discussed above, requiring notification when a local evacuation is necessary are:

Agency	Telephone Number
Central Lyon County Fire Department	911
Lyon County Sheriff's Department	911
LEPC (Lyon County)	(775) 463-6531
NDEP Bureau of Corrective Actions	(775) 687-9368

The emergency notifications will contain the following information to the extent known:

- ▶ Name and telephone number of the person reporting the emergency,
- ▶ Name and address of facility,
- ▶ Time, duration, and type of incident (e.g., release, fire),
- ▶ Name and quantity of material(s) involved,
- ▶ The medium or media into which the release occurred,
- ▶ The extent of injuries, if any,
- ▶ Reason for evacuation (i.e., possible hazards to human health or the environment outside the facility), and
- ▶ Any known or anticipated acute or chronic health risks associated with the emergency and, where appropriate, advice regarding medical attention necessary for exposed individuals.

5.1.5 Step 5: Control Procedures

During an emergency, the Emergency Coordinator will take all reasonable measures necessary to ensure that fires, explosions, and releases do not occur, recur, or spread to other materials at the facility. These measures must include, where applicable, stopping processes and operations, collecting, and containing released waste, and removing or isolating containers.

The initial response to any emergency will be to protect human health. Secondary response to the emergency will be identification, containment, treatment, and disposal assessment. If the facility stops operations in response to the emergency, the Emergency Coordinator will monitor for leaks, gas generation, and pressure buildup in drums or other equipment, wherever appropriate, prior to allowing operations to resume. "Control Procedures for Specific Incidents" are included in **Appendix B**.

5.1.6 Step 6: Notify Local Authorities of a Release

Aside from evacuations, Comstock must notify governmental agencies for spills that leave the property and are released in quantities greater than or equal to reportable quantities (see **Section 5.3**). If this occurs, the Emergency Coordinator will notify the following agencies and document the notifications using the form in **Appendix A**:

Agency	Telephone Number
Central Lyon Fire Department	911
LEPC (Lyon County)	(775) 463-6531
Water and Sewer Business Office	(775) 720-7353
NDEP Spill Hotline	(888) 331-6337
National Response Center	(800) 424-8802

Comstock shall report any noncompliance, imminent or existing hazard from a release of waste or hazardous constituents, any fire or explosion at the facility, or any condition which may endanger human health or the environment. Such information shall be reported by telephone to (888) 331-6337 within 24 hours from the time Comstock becomes aware of the circumstances.

Comstock will notify the NDEP 24-hour spill hotline and the local police department or the office of the sheriff of the affected county of the occurrence of a hazardous substance.

Pursuant to NAC 445A.347, any person who owns or operates a facility, or the person's designated agent, shall notify NDEP not later than the first working day after he or she has knowledge of a release of a hazardous substance that involves the facility if the hazardous substance is:

- ▶ Released to the soil or other surfaces of land in a quantity greater than 25 gallons or 200 pounds;
- ▶ Discovered in at least 3 cubic yards of soil during excavation of soil, subsurface exploration or any other subsurface activity;
- ▶ Discovered in or on the groundwater during subsurface exploration, monitoring of groundwater or any other subsurface activity; or
- ▶ A confirmed release from an underground storage tank.

Pursuant to NAC 445A.3473, any person who owns or operates a facility, or the person's designated agent, shall notify the Director as soon as practicable after he or she notifies any emergency response agencies, if required, and initiates any action required to prevent or abate any imminent danger to the environment or the health or safety of persons after the person has knowledge of a release of a hazardous substance that involves the facility if the release:

- ▶ Is in a quantity equal to or greater than that which is required to be reported to the National Response Center pursuant to 40 C.F.R. Part 302;
- ▶ Involves any amount of a hazardous substance that is released to surface water; or
- ▶ Threatens a vulnerable resource.

A release which is required to be reported to the Director pursuant to this section is not required to be reported to the Director pursuant to NAC 445A.347.

Any notice of a release of a hazardous substance required to be provided to the Director:

- ▶ Pursuant to NAC 445A.3475 may be:
 - Provided via the online reporting system available at the Internet website <http://www.ndep.nv.gov>;
 - Faxed to (775) 687-8335; or
 - Provided by telephone at (888) 331-6337, for in-state telephone calls, or (775) 687-9485, for in-state or out-of-state telephone calls.
- ▶ Pursuant to NAC 445A.3473 must be provided by telephone at (888) 331-6337, for in-state telephone calls, or (775) 687-9485, for in-state or out-of-state telephone calls.

Note that a damaged or dropped solar panel does not constitute an emergency situation under this plan. Employees will immediately clean up and contain and "spills" of solar panels, but a spill report to NDEP is not required.

5.1.7 Step 7: Follow-up after the Emergency

Immediately after an emergency, Comstock must provide for treatment, accumulation, or disposal of recovered waste, contaminated soil or surface water or any other material that results from a fire, explosion, or release at the facility. The Emergency Coordinator must ensure that, in the affected area(s) of the facility:

- ▶ All waste from the cleanup of a spill and/or release is separated from the stored waste until cleanup procedures are completed; and
- ▶ All emergency equipment listed and maps provided in **Section 8 and Appendix C** is available for its intended use before operations are resumed.

5.1.8 Step 8: Follow-up Written Reports

Comstock shall prepare a report of the incident. The submittal of the report will be based on the type of emergency:

- ▶ **In the event of an accidental discharge of hazardous waste to the publicly owned treatment works (POTW)** that by volume or concentration is injurious to the POTW or waters of the state, the incident should be reported to the director of the POTW as soon as discovered.
- ▶ In the event of a release of waste or hazardous constituents, any fire or explosion at the facility, or any condition which may endanger human health or the environment, a report will have been filed with NDEP within 24 hours from the time Comstock becomes aware of the circumstances. A written report shall be submitted within 15 days of the incident and shall include the following:
 1. Name and title of person making report;
 2. Date, time, and type of incident;
 3. Name(s) and quantity of material(s) involved;
 4. A complete description of the occurrence and its cause;
 5. The extent of injuries, if any;
 6. An assessment of actual or potential hazards to the environment and human health outside the facility, where this is applicable;
 7. Estimated quantity and disposition of recovered material that resulted from the incident; and
 8. Actions taken by Comstock in response to the incident.

5.2 Emergency Response Contacts

5.2.1 Local

Dial 911 for an emergency.

- ▶ Central Lyon Fire Department: (775) 246-6209 (non-emergency)
- ▶ Lyon County Sheriff's Department: (775) 577-5020 (non-emergency)
- ▶ Water and Sewer Business Office (775) 720-7353 (emergency)
- ▶ South Lyon Medical Center: (775) 463-2301
- ▶ Lyon County Emergency Management (LEPC): (775) 463-6531

5.2.2 State of Nevada

- ▶ Nevada State Highway Patrol (Emergency): 911
- ▶ State of Nevada Department of Health and Human Services: (775) 684-4000
- ▶ Nevada Department of Homeland Security: (775) 348-6800
- ▶ Nevada Department of Transportation (NDOT): (775) 888-7000
- ▶ NDEP 24-hour Emergency Spill Line: (888) 331-6337

5.2.3 Federal

- ▶ US EPA Region IX Emergency Response Line: (800) 300-2193
- ▶ National Response Center: (800) 424-8802
- ▶ Federal Bureau of Investigation (FBI): (702) 385-1281

5.3 Reportable Quantity Spills of Hazardous Waste

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requires facilities to report *releases into the environment* of hazardous substances if they exceed a certain amount, referred to as the reportable quantity. Reportable quantities under CERCLA are defined for individually listed substances and other unlisted broad categories of hazardous wastes in 40 CFR 302.4, Table 302.4.

The table below contains CERCLA reportable quantities for all hazardous wastes identified in **Section 4**. Comstock is required to report *all releases into the environment* that are equal to or exceed thresholds identified in **Table 5-1** to the National Response Center, NDEP and LEPC as stated in **Section 5.1**.

Table 5-1. Reportable Quantity for Hazardous Wastes

EPA Waste Code	Waste Type	Media Impacted	Reportable Quantity (lbs)	Regulatory Reference
D001	Waste Solvent	Air, Water, or Land	100	40 CFR 302.4 (CERCLA)
F003			5,000 (acetone)	
D006	Scrubber Water ⁴	Air, Water, or Land	10 (each)	40 CFR 302.4 (CERCLA)
D008				
D010				
D011				

⁴ Listed waste codes may apply. Each container of scrubber water is tested after generation to confirm which metals waste codes apply (if any). Codes are listed as a precaution.

6. LOCAL ARRANGEMENTS

This section contains the requirements of 40 CFR 262.256(a) *Arrangements with Local Agencies*.

6.1 Fire/Police Department

- ▶ Central Lyon Fire Department – Station 32
1135 Spruce Ave, Silver Springs, NV 89429
Telephone number (Emergency): 911
Non-emergency: (775) 246-6209
- ▶ Lyon County Sheriff's Department
2475 Ft. Churchill Rd, Silver Springs, NV 89429
Telephone number (Emergency): 911
Non-emergency: (775) 577-5020

Fire/Police Information:

Caller will supply as much information as possible: fire, leak, or spill; material(s) involved; location of site; injuries, etc. SDSs will be provided upon request.

Fire Department personnel will provide typical fire response if the alarm is activated. The Fire Department will coordinate with the Sheriff's Department and will provide required traffic control, crowd control, or evacuation. The Emergency Coordinator will act as the primary incident commander during an emergency.

6.2 Local Hospital

- ▶ South Lyon Medical Center
213 South Whitacre St, Yerington, NV 89447
Telephone number: (775) 463-2301

Hospital Emergency Information:

Caller will supply as much information as possible: fire, leak, or spill; material(s) involved; location of site; injuries, etc. SDSs will be provided upon request, listing the appropriate actions to be taken when employees are brought to the hospital.

Hospital will provide emergency medical services for the facility.

6.3 LEPC

LEPC Emergency Information:

- ▶ Lyon County Emergency Management
27 S. Main Street, Yerington, NV 89447
Phone Number – LEPC/HAZMAT Info: (775) 344-8325

Caller will supply as much information as possible: fire, leak, or spill; material(s) involved; location of site; injuries, etc. SDSs will be provided upon request, listing the appropriate actions to be taken.

LEPC will assist with coordinating emergency services under the direction of the Fire/Police Department.

6.4 Contractors

Spill Response Information:

Comstock will conduct spill response internally using HAZWOPER trained personnel. No bulk liquids are stored onsite, minimizing the risk of a large-scale spill response.

First Responder Information:

Caller will supply as much information as possible: fire, leak, or spill; material(s) involved; location of site; etc. SDSs will be provided upon request, listing the appropriate actions to be taken.

In the event of a spill that cannot be contained and cleaned up using internal resources, a contractor will provide containment, confinement, and clean up services. Communications will be continuously maintained between the contractor and the Emergency Coordinator or alternate.

7. EMERGENCY COORDINATORS

This section contains the requirements of 40 CFR 262.264/264.55 *Emergency Coordinators*.

7.1 Primary Emergency Coordinator

- ▶ Primary Emergency Coordinator: Kyle Geddes
Telephone (Cell): 775-666-8830

7.2 Alternate Emergency Coordinator

- ▶ Secondary Emergency Coordinator: Wyatt Cowan
Telephone (Office): 914-703-1605

At all times, at least one Emergency Coordinator must be on the facility premises or on call (available to respond to an emergency by reaching the facility within a short period of time) and must:

- ▶ Be familiar with all aspects of this Contingency Plan.
- ▶ Be familiar with all operations and activities at the facility.
- ▶ Be familiar with the location and the characteristics of wastes handled at the facility.
- ▶ Be familiar with the location of records within the facility and the facility layout.
- ▶ Have the authority to commit the resources required to carry out this Contingency Plan.

8. EMERGENCY EQUIPMENT

This section contains the requirements of 40 CFR 262.252/264.32 *Required Equipment*.

8.1 Emergency Equipment and Maintenance

Comstock has the following required equipment ready and maintained (e.g., tested to ensure proper operation). A summary and map of emergency equipment is provided in **Appendix C**.

- ▶ Fire extinguishers
- ▶ Spill control equipment
- ▶ Communication system
- ▶ First aid stations

Comstock must maintain proper aisle space (three feet) to allow the unobstructed movement of personnel and response equipment in an emergency. The Safety Department maintains evacuation maps and the locations of fire extinguishers, first aid stations, eye wash stations, etc. This information is reviewed with employees during the annual safety training.

8.1.1 Firefighting and Fire Alert Systems

Fire extinguishers are available throughout the facility for use in a small fire and are inspected monthly by the vendor. Comstock maintains ABC and CO₂ fire extinguishers. The entire facility is equipped with a fire suppression system. The fire suppression system is inspected annually by the vendor. Announcement of a fire emergency and the evacuation of the facility will be initiated automatically through sensing of heat or sprinkler loss of water pressure. Employees may also pull the fire alarm. The Safety Department completes regular inspections

In the event of a metal fire, Comstock personnel will not engage in firefighting and will evacuate and wait for the local fire department to arrive. Comstock has hosted the Central Lyon Fire Department onsite and has discussed the unique hazards associated with metal fires. There is one public fire hydrant located at the entrance of the building that operates using city water and pressure.

8.1.2 Spill Control Equipment

Comstock maintains two spill kits – one near the hazardous waste accumulation area and the other on the production floor of the Industry Scale Facility. The contents, capacity, and quantity of each spill kit are listed in **Appendix C**.

8.1.3 Alarm System

The site is protected by an automated fire alarm system that is both auditory and visual. The alarm system is maintained by an outside vendor. The system is activated by temperature or a loss of pressure in a sprinkler head. Additionally, if an employee sees a fire, they can pull a fire alarm. If activated, the alarm alerts the Fire Department.

8.1.4 Communication System

Cell phones, radios/walkie talkies, and office phones are used for internal and external communication. All personnel have immediate access to the communication system, either directly or through visual or through word of mouth with another employee.

8.1.5 Decontamination System

Comstock maintains an eyewash station and safety shower (inspected weekly) on the production floor of the Industry Scale Facility and by the central accumulation area to assist in decontaminating employees in the event of a spill or emergency.

8.1.6 First Aid Kits

First aid kits and an AED are located in the break room and on the production floor for use in an emergency.

PUBLIC

9. EVACUATION PLAN

This section contains the requirements of 40 CFR 262.265/264.56 *Emergency Procedures*.

9.1 Purpose

The purpose of the Evacuation Plan is to establish and maintain procedures to protect persons during a fire or other emergency that requires evacuation of a building. This procedure is designed to accomplish the following:

- ▶ Establish procedures to be followed in the event of an emergency, including fire or other emergency requiring the evacuation of personnel.
- ▶ Train all employees to react in an orderly and safe manner in the event of an emergency evacuation.
- ▶ Inspect and maintain firefighting equipment.
- ▶ Eliminate the causes of fire, explosion, and other losses through proper education, supervision, housekeeping, and maintenance.

9.2 Responsibilities of Emergency Coordinator

The Emergency Coordinator is responsible for overseeing the orderly evacuation of all personnel from the premises with the support of the Safety Coordinator and management. It is only under their direction that any personnel may re-enter the building. The Safety Coordinator where the emergency arises shall have the responsibility of determining the seriousness of the emergency, and of notifying the Emergency Coordinator. The Emergency Coordinator will oversee evacuation of all personnel not involved in emergency response to the Evacuation Area. The primary evacuation assembly points are listed in **Section 9.4**.

9.3 Emergency Notification

If there is any doubt at all as to the ability of personnel to safely handle the emergency without threat to any person, commence the evacuation procedure immediately. As soon as possible, proceed with the agency notifications as described in **Section 5.1.4**.

In the event of a fire or other emergency requiring an evacuation, the fire alarm will sound, and lights will strobe on the alarms throughout the building. The Safety Coordinator will then notify outside agencies of the emergency.

The announcement will identify the type of emergency and give specific instructions appropriate to the emergency.

9.4 General Evacuation Procedure and Routes

All personnel are to use the following procedure in exiting a building in the event that the evacuation alarm is sounded. The emergency announcement will direct staff to evacuate.

When instructed by the Safety Coordinator or other management representative, machinery and utilities shall be shut off depending on the emergency and the time available.

When an order to evacuate a building or work area is given, all employees not actively engaged in mitigating the emergency will follow the established routes, posted in visible areas of the facility, in an orderly manner and evacuate the area. The safety of employees is paramount.

To assist all employees and building occupants, escape route maps indicating the location of the viewer (employee) and routes to an exit have been identified.

After evacuating the facility, employees are to proceed immediately to the gathering area located in the parking lot at the entrance to the facility (southwest corner of the property) An evacuation route is shown on **Figure 1-2** of the Quick Reference Guide in **Section 1**.

A complete count will be conducted by the Senior Operations personnel and provided to the Emergency Coordinator or designee, and in the event of a fire, to the Fire Department.

In the event of an emergency, do not use the office telephones unless instructed to relay messages or instructions.

PUBLIC

10. AMENDMENTS TO CONTINGENCY PLAN

This Plan must be reviewed, and immediately amended, if necessary, whenever (40 CFR 262.263/264.54 *Amendment of Contingency Plan*):

- ▶ Applicable regulations are revised;
- ▶ The facility's Written Determination approval is revised;
- ▶ The plan fails in an emergency;
- ▶ The facility changes, in its design, construction, operation, maintenance, or other circumstances, in a way that materially increases the potential for fires, explosions, or releases of hazardous waste or hazardous waste constituents, or changes the response necessary in an emergency;
- ▶ The list of Emergency Coordinators changes; or
- ▶ The list of emergency equipment changes.

PUBLIC

11. MAILING LIST

A copy of this Plan has been submitted to all the local police departments, fire departments, hospitals, state, and local emergency response teams that may be called upon to provide emergency services. Copies of the mailed receipts are filed with this Plan.

An example letter to mail the contingency plan and attempt to coordinate with local emergency response agencies is included on the following page.

Table 11-1. Mailing List

Name/Address	Date Mailed
Lyon County Sheriff's Department 2475 Ft. Churchill Rd, Silver Springs, NV 89429	
Central Lyon Fire Department 1135 Spruce Ave, Silver Springs, NV 89429	
South Lyon Medical Center 213 South Whitacre St, Yerington, NV 89447	
Lyon County Emergency Management (LEPC) 27 S. Main St, Yerington, NV 89447	

Example Letter for RCRA Contingency Plan Mailing

To: Central Lyon Fire Department
1135 Spruce Ave, Silver Springs
NV 89429

RE: *Comstock Metals Corporation – Large Quantity Generator of Hazardous Waste & Waste Solar Panel
Recycler
Arrangements with Local Responding Agencies
RCRA Contingency Plan*

To Whom It May Concern,

Comstock Metals Corporation (Comstock) owns and operates a facility that recycles solid waste, universal waste, and hazardous waste solar panels. The waste solar panels are not stored onsite prior to recycling. The facility is located at 600 Lake Avenue, Silver Springs, NV and is currently classified as a Large Quantity Generator (LQG) of hazardous waste. The facility has two buildings, the Demonstration Facility and the Industry Scale Facility. As an LQG, the facility is required to prepare a RCRA Contingency Plan per Nevada Administrative Code (NAC) 444.8455.1(a). Comstock is providing your agency with a copy of the contingency plan for your records.

Additionally, pursuant to NAC 444.8455, Comstock would like to invite your agency to visit our facility to familiarize you with the following:

- ▶ Layout of the facility
- ▶ Properties of hazardous waste handled at the facility and associated hazards
- ▶ Places where facility personnel would normally be working
- ▶ Entrances to roads inside the facility
- ▶ Possible evacuation routes, and
- ▶ Types of injuries or illnesses which could result from fires, explosions, or releases at the facility

Also, Comstock assumes that your agency would be the appropriate agency to provide emergency services or coordination to our facility, if needed. If this is not the case, please let us know immediately. If you do not reply within 30 days of receipt of this letter, Comstock assumes that your agency will provide the appropriate emergency service.

If you are interested in touring the facility as described above, please contact me at (702) 335-0356 to arrange a site visit.

Sincerely,

Fortunato Villamagna
President
Comstock Metals Corporation

APPENDIX A. AGENCY NOTIFICATION CHECKLIST

PUBLIC

Initial Telephone Notification

This form is to be completed whenever a spill of hazardous waste is released into the environment.

If the spill is released, (e.g., leaves the facility property via air, water, or land) in an amount greater than the Reportable Quantity, then notifications must be made. A copy of each completed form is kept within this section of the Plan.

Facts you will need to Know When Making an RQ Report:

Facility Name & Address: Comstock Metals Corporation
600 Lake Avenue
Silver Springs, NV

Facility Telephone Number: (702) 335-0356

Environmental Contact: Kyle Geddes
Telephone Number: (775) 666-8830
EPA ID Number: NVR000099143
Responsible Party: Comstock Metals Corporation

Information to be provided the agency:

- ▶ Name of the employee filing the report: _____
- ▶ Date, time of the incident: _____
- ▶ Type of incident (e.g., fire, spill): _____
- ▶ Name and quantity of material(s) involved: _____
- ▶ The extent of injuries, if any: _____
- ▶ An assessment of actual or potential hazards to human health or the environment, where this is applicable: _____

Agency Contacted

Fire Department, **Phone Number: 911**

Record the name of the person contacted: _____

Time of notification: _____

Lyon County Emergency Management (LEPC), **Phone Number: 775-344-8325**

Record the name of the person contacted: _____

Time of notification: _____

NDEP Emergency Spill Line **24-hour Spill Reporting Number: 888-331-6337**

Record the name of the person contacted: _____

Time of notification: _____

APPENDIX B. HAZARDOUS SUBSTANCE & CONTROL PROCEDURES

How to Identify a Hazardous Substance

SDS are maintained electronically in a Shared Folder that is accessible from company computers. If possible, pertinent data on the material will be identified, such as:

- ▶ Identification of chemical components in the material
- ▶ Identification of hazardous characteristics (e.g., toxicity, reactivity, ignitability)
- ▶ Important chemical and physical properties for which data are available, such as vapor pressure, pH, and solubility in water
- ▶ Fire control procedures (e.g., water sprays)
- ▶ Appropriate procedures to counteract human exposure (first aid)

Any unknown substance spilled in the hazardous waste 90-day accumulation area will be assumed hazardous until confirmed to be nonhazardous (through records identification or sampling). An analysis will be performed for components that are common to at least one of the known hazardous wastes in the area (e.g., acetone). The unknown released material will be contained until properly identified and the appropriate remedial action can be determined and taken.

Control Procedures for Specific Incidents

The subsections, which follow, describe control techniques considering the facility operations and location. These techniques are by no means all-inclusive. In many cases, ingenuity and experience will play important roles in minimizing potential human health effects and environmental damage.

Fire and/or Explosion

All hazardous waste management activities can be accessed by firefighting and other emergency equipment. Fire extinguishers are located throughout the facility (refer to **Section 8.1.1** for a more detailed discussion regarding fire extinguishers). In the event of a fire, maximum efforts will initially be placed on preventing the fire from spreading. The following actions will be taken as appropriate:

- ▶ Routine work in all affected areas will be shut down as necessary.
- ▶ All waste handling activities and additional equipment will be suspended and shut down as necessary.
- ▶ The Emergency Coordinator will be contacted and outside assistance will be called if required.
- ▶ The area will be cleared of all personnel not actively involved in fighting the fire. Evacuation routes are posted at each exit.
- ▶ All injured persons will be removed and qualified personnel will administer medical treatment.
- ▶ Small fires will be extinguished with carbon dioxide fire extinguishers or water sprays (if it is not a petroleum-based fire). **DO NOT ATTEMPT TO FIGHT FIRES WHERE THE POSSIBILITY OF EXPLOSION OR PERSONAL INJURY EXISTS.**
- ▶ Move burning containers from the fire area if this can be done without risk.
- ▶ Cool containers exposed to heat or flames with water from the side until well after the fire is out. Withdraw immediately in case of rising sound from venting drums or discoloration of drums due to the fire, or any perceived potential for explosion or injury.

In the event of a fire, the Emergency Coordinator will make the determination as to whether any portions of the facility should be evacuated. Notification of an evacuation will be made through alarms. All employees will exit the building and maintain a safe distance from the building. All employees will be familiarized with evacuation procedures and means of exit from their respective work area. The Emergency Coordinator will issue the "all-clear" notification when the fire is extinguished, and the safety of personnel is no longer endangered.

If a Fire Becomes Uncontrollable

If the fire appears uncontrollable and poses a direct threat to personnel, a warning will be sounded to all personnel to immediately evacuate the area. If the chances of an impending explosion are high, the entire facility may be evacuated. If the evacuation of surrounding facilities is necessary, the fire department, police, LEPC, and NDEP will be notified.

Hazardous Waste Spills or Releases

If an employee discovers a hazardous waste spill, they will immediately report it to their supervisor, who will then contact the Emergency Coordinator. The Emergency Coordinator will assess the magnitude and potential seriousness of the spill or release by determining and evaluating the following information:

- ▶ Knowledge of the waste or chemicals.
- ▶ SDS for the material spilled or released.
- ▶ Source of the release or spill.
- ▶ An estimate of the quantity released and the rate at which it is being released.
- ▶ The direction in which the spill or air release is heading.
- ▶ Personnel who may be or may have been in contact with material, and possible injury or sickness as a result.
- ▶ Potential for fire and/or explosion resulting from the situation.
- ▶ Estimate of area under influence of release.

The next step for responding to spills depends on whether the spill occurs indoors or outdoors. Each scenario is discussed in turn below.

Indoor Spills of Hazardous Waste

Spilled or otherwise discharged materials inside the building will be confined, if possible, to the area of the spill. If there is not potential for fire, attempt to repair the source of the release and/or slow the spill rate as much as possible.

If the discharged material is on the floor, use sorbent material to absorb it. Since most hazardous waste spills will be flammable, use only non-metallic tools to pick up the saturated sorbent material. Place the saturated sorbent material in 55-gallon drums and handle the spill material as a hazardous waste.

Outdoor Spills of Hazardous Waste

The discovering employee shall advise the Emergency Coordinator as to:

- ▶ The location of the release.
- ▶ The type of material released.
- ▶ The amount of material released.

In the event of a fire, follow the control procedures for fires. If no fire is involved, attempt to repair the source of the release, and slow the release rate as much as possible. If the released material is a liquid, shut off any potential ignition source and do not allow smoking, sparks, or flames in the area. Spread sorbent material over the entire area covered by the liquid. If the material continues to flow, construct a containment dike. Take particular care to keep the material from entering a curb or surface drain. Place the contaminated sorbent material and any contaminated soil/material in 55-gallon drums. Dispose of the recovered material in an appropriate manner.

If a liquid enters secondary containment, immediately contact a company to pump out and dispose of the liquid if onsite resources are insufficient to clean-up the spill.

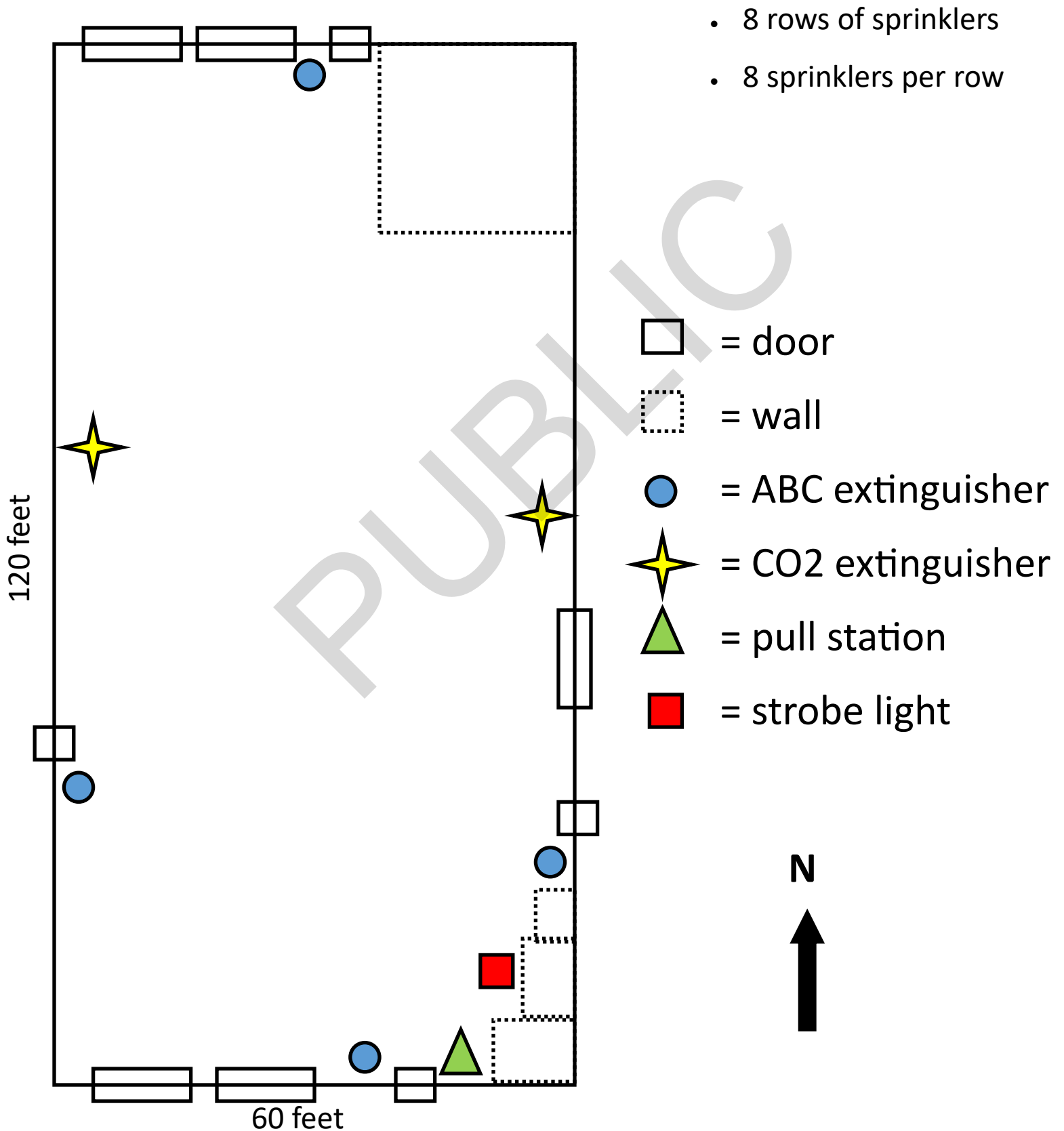
If the released material is a solid, shovel the material and any contaminated soil into 55-gallon drums. If the material was released onto a paved area, sweep the area thoroughly and add the sweepings to 55-gallon drums. Dispose of the recovered material in an appropriate manner.

APPENDIX C. EMERGENCY EQUIPMENT

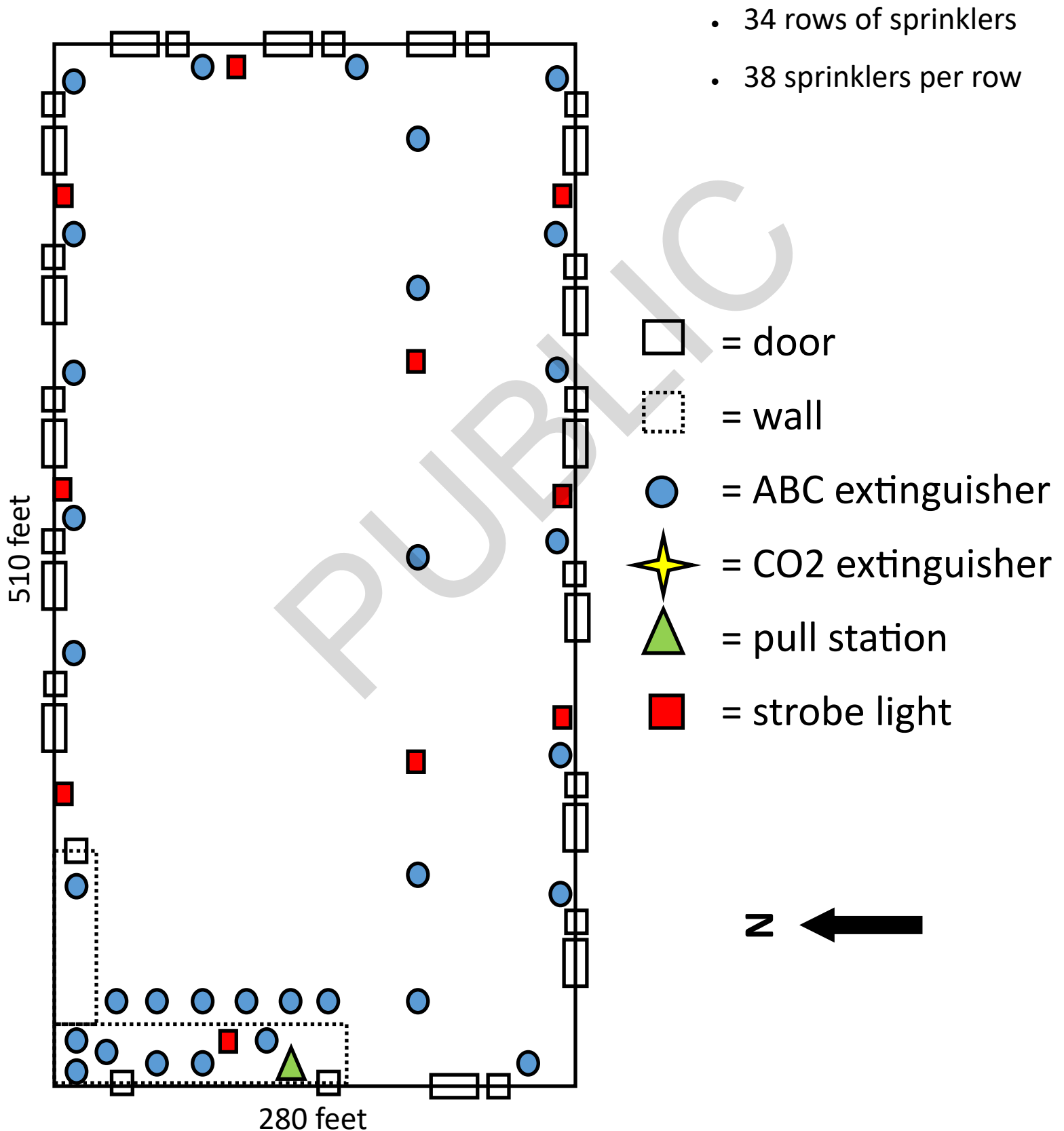
Appendix Table C-1. Emergency Equipment Locations and Function

Emergency Equipment	Location	Function
Fire Extinguishers	Distributed throughout the Demonstration Facility and Industry Scale Facility. See attached Fire Extinguisher Maps for reference.	Extinguish small wood, electrical, and liquid fires
Drums (good condition only)	Production Floor (Industry Scale Facility), Hazardous Waste Accumulation Area	Provide suitable containers to place spilled materials
Drum (Overpack)	Production Floor (Industry Scale Facility), Hazardous Waste Accumulation Area	Placing entire leaking drums for containment
Brooms and Shovels	Maintenance Shop, Production Floor (both in Industry Scale Facility)	Applying absorbent material and for pick-up of solid waste material
Spill kits – absorbent, booms, pig mats, bags, PPE	Production Floor (Industry Scale Facility), Hazardous Waste Accumulation Area	Stop the flow of spilled liquids and absorb.
Medical first aid	Break Room, Production Floor (both in Industry Scale Facility)	Initial treatment of cuts, burns, and bruises, defibrillator
AED	Break Room, Production Floor (both in Industry Scale Facility)	Defibrillator
Personal Protective Equipment: Hardhats, gloves, face shields, and protective clothing	Break Room, Safety Office, Production Floor (all in Industry Scale Facility)	Personnel protection
Eye Washes	Production Floor (Industry Scale Facility),	Wash chemicals from eyes
Emergency Shower	Production Floor (Industry Scale Facility),	Wash chemicals from body
Internal Communications (Radios/Walkie Talkies)	Worn on Site Personnel	Communication in the event of spills or emergency
External Communications (Telephones)	Offices (Industry Scale Facility),	Used to report a spill release or discharge
Fire Alarm/Strobe Light	Distributed throughout the Demonstration Facility and Industry Scale Facility. See attached Fire Extinguisher Maps for reference.	Used to sound the fire alarm and indicate a fire

600 Lake Demonstration Facility Fire Extinguisher Map



600 Lake Industry Scale Facility Fire Extinguisher Map



APPENDIX D. REVISION LOG

Appendix Table D-1. Revision Log

Date	Description	Person Responsible
May 2025	Initial Plan	Trinity Consultants
October 2025	Revised Plan per NDEP Request	Trinity Consultants

APPENDIX K. CLOSURE PLAN, COST ESTIMATE, AND FINANCIAL ASSURANCE DOCUMENTS

PUBLIC

SITE CLOSURE PLAN
**Solid, Universal and Hazardous Waste Solar Panel
Recycling Facility**

Comstock Metals Corporation / Silver Springs

Prepared By:

TRINITY CONSULTANTS

1575 Delucchi Lane
Suite 203
Reno, NV 89502
775-242-3200

December 2024
Revised May 2025
Revised October 2025

Project 240506.0006

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1. INTRODUCTION

1.1 Purpose

This Closure Plan is for the clean closure of the Comstock Metals Corporation (Comstock) solar panel recycling facility. Comstock is located in Silver Springs, Nevada. Closure of the facility is required under the Nevada Administrative Code (NAC) 444.8455(1)(c) and 444.84555(1)(i)(3). The NAC states that the applicable requirements of 40 CFR Part 264, Subparts G – Closure and Post-Closure and Subpart H – Financial Requirements must be met. Per the clean closure performance standard, the facility must be closed in a manner that minimizes the need for further maintenance and controls, minimizes, or eliminates the escape of hazardous waste or hazardous constituents to the ground, surface waters, or to the atmosphere.

This Plan is limited in scope to the equipment, materials, and facility areas that are involved with Comstock's recycling of solid waste, universal waste, and hazardous waste solar panels and are subject to written determination requirements. This Plan does not include closure of areas or equipment that are used for other facility operations.

1.2 Regulatory Background

The generation, storage, treatment and disposal of hazardous waste is subject to state and federal regulatory requirements. Under applicable state and federal law, facilities that conduct recycling of hazardous waste (and universal waste) without prior storage are required to obtain approval from state authorities. Under Nevada's approval by written determination regulations, found at NAC 444.8455 and NAC 444.84555, a facility requesting a written determination must prepare a closure plan and obtain financial assurance in accordance with the requirements found in 40 CFR Part 264, Subparts G and H.

1.3 Applicable Requirements

1.3.1 40 CFR 264 Subpart G – Closure and Post-Closure

40 CFR 264 Subpart G details the closure performance standard, required contents and amendments of the written closure plan, and notification timelines. Subpart G also notes the time allowed for closure, disposal and decontamination requirements, certification of closure and post-closure care. The specific requirements for each of these items are addressed in the remainder of this closure plan. The plan must identify necessary steps to complete partial or full closure of the facility. The plan must include the following:

- ▶ Description of how each hazardous waste management unit will be closed.
- ▶ Description of how final closure of the facility will be conducted. Description must identify the maximum extent of operation during the active life of the facility.
- ▶ Estimate of maximum inventory of hazardous waste onsite and detailed description of closure activities including waste removal, transportation, treatment, storage, or disposal.
- ▶ Description of removal or decontamination of hazardous waste residues and contaminated containment systems, structure and soils.

- ▶ Description of any other necessary closure activities such as ground water monitoring, leachate collection, and run-on and run-off control.
- ▶ Schedule of closure activities.
- ▶ Any alternative requirements applied by the Regional Administrator - the Nevada Division of Environmental Protection (NDEP).
- ▶ Required plan amendments, process, and timeline.

1.3.2 40 CFR 264 Subpart H – Financial Requirements

40 CFR 264 Subpart H details the financial requirements for facility operation. This includes requirements to estimate the cost of closure and post-closure, financial assurance mechanisms, and liability. The details of the financial requirements for the Comstock waste solar panel recycling operation are discussed in Section 4.6.

1.4 Closure Plan Amendments [40 CFR 264.112(b)]

The facility closure plan must reflect current operations at the solar panel recycling facility. As such, the facility closure plan must be modified whenever:

- ▶ There is a change to the operating plans or facility design that would affect the closure plan;
- ▶ There is change in the expected timeline for closure;
- ▶ During the partial or final closure activities an unexpected event occurs that requires a modification to the approved plan; or
- ▶ The owner of operator requests that the NDEP apply alternative requirements to the units subject to closure.

In the event the closure plan must be amended, Comstock must submit a written notification or request to NDEP. The request must include a copy of the amended closure plan for review. The request must be submitted at least 60 days prior to the proposal change in the facility or operation or no later than 60 days after an unexpected event has occurred that affects the approved closure plan. If the unexpected event occurs during closure, the request must be submitted no later than 30 days after the event. The request may be submitted at any time prior to the notification of partial or final closure of the facility. Upon NDEP request, Comstock must submit a modified plan within 60 days of the NDEP request, or within 30 days if the request occurs during partial or final closure.

2. FACILITY INFORMATION

2.1 General Site Information

Site Name: Comstock Metals Corporation
Address: 600 Lake Avenue
Silver Springs, NV 89429
Telephone: 702-335-0356
EPA ID: NVR000099143
NAICS Code: 562920 – Material Recovery Facility
Description: Recycling of universal waste, hazardous waste, and non-hazardous waste solar panels.

Facility Contact Information

Name: Fortunato Villamagna
Mailing Address: 117 American Flats Road
Virginia City, NV, 89440
Telephone: 702-335-0356
Email: fVillamagna@comstockinc.com

2.2 Facility Description

Comstock Metals Corporation (Comstock) is located at 600 Lake Avenue, Silver Springs, Nevada 89429 (Lyon County). The facility lot is 28.70 acres and zoned M1-Industrial. The lot is enclosed by a 3,300 linear foot chain link fence, barbed wire topped, with a 30-foot rolling gate with keypad entry. The operations building, known as the Industry Scale Facility, will also be independently locked. Figures showing the facility location and layout are provided in Appendix A.

The facility is graded and paved with asphalt. The site is located near the Silver Springs Airport and is bounded by Lake Avenue to the south and Elm Street to the east. The site is approximately one (1) mile south of US Highway 50. Property to the east of Elm Street is vacant land, while the north/northwest land is used for agricultural purposes. According to United States Geological Survey (USGS) data from the Silver Springs Airport, the nearest well with the most recent data, the depth to groundwater based on nearby wells is approximately 74 to 83 feet below ground surface (bgs)¹.

Comstock is proposing to operate a solid, universal and hazardous waste solar panel recycling operation at the facility. The property is owned by Sierra Clean Processing (SCP), who has leased the property to Comstock. SCP is aware of the proposed waste handling operation at their property and has provided approval to Comstock.

Access roads are designated as public roadways, Elm Street and Lake Avenue, with no proposed alterations. Trucks will enter the property from Lake Avenue and follow a circle along the interior of the property, bringing in universal waste solar panels for processing and leaving the property through the same gated

¹ Accessed at https://nwis.waterdata.usgs.gov/usa/nwis/qwlevels/?site_no=392408119144701

entrance. The facility will operate up to three (3) shifts per day, with the ability to operate 24 hours per day. Comstock will have a maximum of ten (10) operational employees onsite at one time

Comstock's proposed recycling facility will accept solar panels classified as solid waste, universal waste and hazardous waste. Unprocessed solid and universal waste will be stored at a non-contiguous large quantity handler of universal waste facility. No storage of solid waste, universal waste or hazardous waste solar panels will occur at this facility. Comstock Metals will stage solid, universal and hazardous waste solar panels onsite for just-in-time processing. Comstock Metals is proposing to process up to 250,000 tons per year of solar panels on a 24-hour, 7-day per week schedule at peak operation.

Processed materials include glass/silica (glass pearls), scrap metal (aluminum flakes and copper wool), and fine powder containing metals (metal tailings). These products will be packaged (roll-off container, bulk bag, or other similar method) and stored inside the Industry Scale Facility while awaiting shipment to customers.

2.3 Process Description

Comstock's proposed solar panel recycling facility will accept solid, universal and hazardous waste solar panels for recycling. All panels for processing will be palletized, shrink-wrapped or banded, and delivered to the facility by the collector or third-party transporters. Solar panels with damage to the glass or topsheet will be contained in a cardboard box or some similar structurally sufficient container. Universal waste solar panels may also be transferred by Comstock from an alternative storage site or receipt center (i.e., large quantity handler of universal waste). Solid, universal and hazardous waste solar panels will arrive for just-in-time processing and will not be stored onsite. The incoming materials will be manifested and logged into Comstock's enterprise resource planning (ERP) process. All panel processing will occur inside the Industry Scale Facility with no potential for stormwater to contact the intermediate processing materials.

The panels are processed through parallel processing lines that will produce glass pearls, aluminum flakes, copper wool, and metal tailings. These recycled products will be packaged (roll-off container, bulk bag, or other similar method) and stored internally to the production building while awaiting shipment to customers.

Comstock plans to use a multi-step process for solar panel recycling. The first step of the processing will have the solar panels physically placed (manually or automated) onto a conveyor depending on the physical geometry of the materials and loaded into a crushing/shredding unit to reduce the particle size of the components. This unit reduces the components to particles of approximately less than four (4) inches in size. A vented hopper collects dust during the shredding operation, with the dust being filtered and collected in a bag filter.

The crushing/shredding unit has the capability to be nitrogen purged for added safety, or potentially doused with a suppression foam or medium. This feature is not planned to be needed nor used for the recycling operations proposed at the Comstock facility. The operation will not plan to deploy the dousing system, but it will be available in the event it is needed.

Upon exiting the shredder, the reduced components will fall directly onto the belt for the rotary screen, and then onto the belt in the oven through a fully enclosed process for subsequent processing. The section where the activity takes place will also be vented/collected in the event VOCs or dust are generated. VOC-bearing gases and dust remain within the closed-vent system under negative pressure and are routed to the thermal oxidizer followed by the wet scrubber; there are no atmospheric bypasses. These vents will also be plumbed back to the filter bags for the dust system as well as the dedicated and nearby dust collection system referred to as the Grizzly's.

The second step in this process will be the reduced particles continuing into the oven (on the belt). The oven operates under proprietary temperature conditions to thermally crack and volatilize the lamination polymers, drive off any residual organic compounds. The primary thermal cracking chamber is heated with an external heat source (natural gas) to the point where molecular torsion and cracking takes place. This heat induced torsion breaks large molecules down to smaller volatile fragments (VOCs). This process repeats itself until all the plastic and all other carbon-based components of the waste are converted to VOCs. The exhausts from the natural gas heat source are piped into the chamber to (i) increase heat transfer, (ii) provide a reducing atmosphere to suppress unwanted reactions, and (iii) provide additional inert gas volume to maintain the VOCs below the threshold limit value for combustion. These conditions are also part of the basis of safety for the process. The exhaust gases from the thermal oxidizer will pass through a two-stage liquid scrubber to eliminate any entrained particulate matter.

The third step in the process begins after the cooling cycle in the thermal cracking unit is completed, and the heat-treated materials exit the oven area and fall into a hopper above the secondary particle size reduction system. The entire line at this stage – from oven to hopper to separator - will be fully sealed and connected to the dust recovery system.

The treated materials will then fall onto the fully enclosed separator which will then separate the components into their main constituents, (i) aluminum flakes and copper wool, (ii) glass pearls, and (iii) metal tailings will be contained (roll-off container, bulk bag, or other similar closed container method).

The aluminum flakes and copper wool will remain on the top screen of the separator. The glass pearls and other silica products will fall through the first screen but be captured on the second screen. Finally, the particles containing the metal tailings will fall through the second screen into a collection chamber for retrieval. The output from each screen will be dedusted and sent for packaging (bulk bag or other similar method). This section of the process will also be vented/collected in the event of dust and plumbed back to the dust collection system.

Once packaged and a full truckload of material has accumulated, the containers will be shipped to customers. The quantity of material recovered will be tracked daily and entered into the operating record. Shipments of recovered material and material for disposal will be tracked using all applicable shipping paperwork. Paperwork will contain, in addition to all other required fields, the quantity of material for shipment and the name and location of the receiving facility.

The solar panel recycling will produce aluminum flakes and copper wool, glass pearls, and metal tailings as recycled or recovered products. In the event a purchasing agreement or buyer falls through and another buyer cannot be found, Comstock will conduct a waste determination in accordance with 40 CFR 262.11 and manage the material in accordance with the outcome of the determination (solid waste or hazardous waste). Recovered materials will be stored in roll-off containers, bulk bags, or other similar closed container methods inside the facility. The recovered materials will be shipped out to customers when a full trailer or shipping container has been generated. This could take a few days or a few weeks depending on the number of shifts and lines running. Comstock will only be accepting solar panels designated as solid, universal and hazardous waste. Comstock will not be accepting any other waste materials designated as hazardous waste.

3. WASTE INVENTORY

3.1 Hazardous Waste Generation

Comstock does not plan to generate significant amounts of hazardous waste from routine operations. There may be incidental generation of waste due to facility or equipment maintenance. For the purposes of this closure plan and resulting cost estimate, Comstock will assume that the metal tailings would be shipped off as hazardous waste, the aluminum flakes and copper wool would be sent to a metal recycler, and the glass pearls would be sent to a landfill.

3.2 Waste Recycling Units

The solid, universal and hazardous waste solar panels will be processed in parallel lines. The recycling lines will each consist of the following equipment:

- ▶ Automated Loading Table;
- ▶ Conveyors;
- ▶ Primary Shredder (example: Q125S(75));
 - Includes shredder, hoppers, and dust collector;
- ▶ Rotary Drum;
- ▶ Natural Gas Fired belt furnace;
- ▶ Nitrogen System;
- ▶ Secondary Shredder (example SR900S(80));
 - Includes shredder, hoppers, and dust collector;
- ▶ Thermal Oxidizer;
- ▶ Scrubber;
- ▶ Shaker/Vibratory Separator;
- ▶ Auto Bagger;
- ▶ Scales;
- ▶ Front Loader(s);
- ▶ Forklift(s);
- ▶ Safety Equipment:
 - Personal Protective Equipment (PPE)
 - Fire Extinguishers.

3.3 Maximum Waste Inventory

For the purposes of this closure plan, Comstock has assumed that the facility would need to send all materials onsite at maximum processing capacity off as waste. The facility will receive solid, universal and hazardous waste solar panels for just-in-time processing. The maximum amount of waste solar panels

staged onsite will not exceed the daily processing capacity of the facility. At the time of written determination application submittal, the planned maximum processing capacity of the plant is 250,000 tons per year, or roughly 685 tons per day.

The waste solar panel processing at the facility will produce aluminum flakes and copper wool, glass pearls, and metal tailings as recovered products. Comstock assumes that the aluminum flakes and copper wool account for ~12% of a solar panel, the glass pearls account for ~65% of a solar panel, and the metal tailings account for ~15% of a solar panel. All percentages are by weight. Comstock has utilized the maximum processing capacity and the estimated recovered product outputs to determine the maximum onsite waste inventory.

The maximum waste onsite related to universal or hazardous waste solar panel recycling is as follows:

- ▶ Solar panels (universal waste) = 685 tons
- ▶ Aluminum Flakes and Copper Wool (non-hazardous waste) = 82 tons
- ▶ Glass Pearls (non-hazardous waste) = 445 tons
- ▶ Metal Tailings (hazardous waste) = 103 tons

In the event of closure, each material stream would only be accumulated until a full trailer load or shipping container load is ready for shipment. This accumulation is expected to take a number of days or weeks depending on the availability of containers and truck scheduling, but not longer than 90 days. The maximum waste volumes listed above are the maximum capacity of the facility, but volumes onsite are expected to be far less.

4. CLOSURE ACTIVITIES

As part of the development of the written closure plan, Comstock is required to identify the specific steps and methods that will be utilized to close the solid, universal and hazardous waste recycling facility including, notifications, schedules, decontamination procedures, soil sampling methods and other requirements. For the Comstock facility, the following key activities are planned for the final closure of its universal and hazardous waste solar panel recycling operations.

4.1 Notifications

The facility will complete the following key notification to NDEP upon the initial and completion of required closure activities per this plan:

- ▶ Notice of Intent – At least forty-five (45) days prior to the start of closure activities as provided by this plan, the facility will notify the NDEP in writing of its intent to permanently shut down the universal and hazardous waste solar panel recycling facility as provided by this closure plan [40 CFR 264.112(d)(1)]. Date of expected closure must be no later than thirty (30) days after the known final volume of universal or hazardous waste is received [40 CFR 264.112(d)(2)(i)].
- ▶ Professional Engineer Certification – Within sixty (60) days of completing of all required closure activities, the facility will submit to the NDEP a certification signed by the owner or operator and by an independent Professional Engineer registered in Nevada [40 CFR 264.115]. The certification shall specify that the closure plan meets or exceeds applicable requirements.

4.2 Decontamination Procedures

In order to adequately shut down the solid, universal and hazardous waste solar panel recycling system, the facility will complete the following key closure activities.

4.2.1 Final Solar Panel Waste Recycling

As part of closure, the facility will recycle the remaining staged solid, universal and hazardous waste solar panels (assuming all equipment is operational). The final solar panel recycling will comply with the existing written determination application and accompany operating plan. If the facility is unable to process the final shipment of solid, universal or hazardous waste solar panels, they will be shipped offsite for recycling or disposal.

Upon the completion of the final solar panel recycling, the recycling units and ancillary equipment (conveyors, vents, etc.) are anticipated to be contaminated with only residual solar panel debris and recovered materials. The facility will hire an outside third-party contractor to profile and pump out the scrubber water (abatement equipment) for appropriate offsite disposal.

4.2.2 Removal of Wastes and Waste Residues

Comstock will remove all solid, universal and hazardous waste solar panels and residue waste from the facility in a staged process. Solar panels that could not be processed will be picked up and recycled or disposed of via a licensed disposal facility. General trash will be collected in a dumpster and hauled by a contracted third-party vendor.

4.2.3 Removal of Recovered Materials

In the event of facility closure, Comstock will first attempt to sell any recovered material that is onsite. If the recovered materials (aluminum flakes and copper wool, glass pearls, and metal tailings) cannot be sold, they will be characterized per 40 CFR 262.11 and picked up and disposed of via a licensed disposal facility.

4.2.4 Decontamination of the Recycling Units and Ancillary Equipment

Upon completion of final waste recycling (and waste removal) activities identified above, visual inspections will be conducted to verify the recycling units and ancillary equipment subject to the written determination requirements are empty of any solar panel debris, aluminum flakes and copper wool, glass pearls, and metal tailings. Once verified, the recycling units and ancillary equipment (including pipes and tubes) will be decontaminated of any residual waste material and dust. This decontamination will be completed by wiping the equipment and area down to remove any residual waste materials. Due to the high value of the operating equipment, it is assumed that Comstock will retain the decontaminated equipment onsite for future use or will sell the equipment. In the event the equipment cannot be used or sold, it will be shipped offsite for disposal. The cost to dispose of the equipment is included in the cost estimate found in Section 4.6.

4.2.5 Decontamination of Area Surrounding the Recycling Units

The recycling units are entirely sealed and are installed directly on the concrete floor. At the time of facility closure, the concrete floor surrounding the recycling units subject to written determination requirements will be inspected and decontaminated in a similar manner to the recycling equipment. The concrete pads are routinely maintained and all cracks are sealed upon discovery to prevent contamination to soil below the surface. The concrete floor area surrounding the recycling units will be inspected by an independent Professional Engineer for the presence of cracks, fissures, missing seals, etc. If found, visible cracks or gaps in the concrete area shall be sealed and otherwise repaired prior to commencement of cleaning to prevent migration of any waste materials outside of the concrete floor area. Based on the visual inspection by Professional Engineer, if there are any unsealed cracks that are fully penetrating, excessive staining of the concrete floor or other evidence of potential contamination of the subsurface, these areas will be identified or otherwise marked for soil sampling during closure as described below.

The concrete floor will be swept to remove loose debris, and then cleaned with a wet scrubber. If a wet scrubber is used, the quantity of wash water will be kept to a minimum to reduce the amount required for treatment/disposal. Decontamination of the concrete floor surrounding the recycling units will be repeated as necessary, until all waste residues have been removed.

Materials used to decontaminate the area surrounding the recycling units will be characterized and managed in accordance with applicable regulations. Soil samples will be collected based on the Professional Engineer's inspection. Soil samples will be analyzed in accordance with applicable requirements, as further described below in Section 4.3. Comstock does not anticipate needing to remove any concrete for subsurface sampling or for decontamination purposes, however, the cost to remove and dispose of concrete debris is included in the cost estimate found in Section 4.6.

4.3 Soil Sampling

Following decontamination of the waste solar panel recycling units, ancillary equipment and surrounding concrete floor, soil samples will be collected from beneath the concrete floor based on the visual observations and recommendations by the Professional Engineer. The soil sampling plan will be developed at the time of closure. The cost to sample the soil under the concrete is included in the closure cost.

estimate. The soil sampling plan will be developed to specifically identify sampling locations, number of samples, sampling depths, constituents and other requirements. Based on inspection, potential areas of subsurface soil sampling would likely be directly beneath cracks in the concrete floor, major gaps, excessive floor staining, or other areas which may be indicative of waste migrating to underlying soils.

Soil sampling will be conducted by independent third-party contractors. Samples will be collected at specified depths below the cracks, gaps or other suspect areas using standard soil collection methods, such as hand auger, drill rig or other acceptable methods. The third-party contractors will complete and maintain copies of chain-of-custody forms upon delivery of the laboratory for analysis. It is anticipated that soil samples will be analyzed for constituent representative of the toxicity characteristic, including metals. If necessary, background samples may also be collected from other parts of the facility property for comparison purposes. Soil sample results will be compared to applicable soil closure or cleanup criteria, such as Regional Screening Levels (RSLs) and other criteria provided by the U.S. EPA Region 9 and NDEP. In the event that soil samples do not satisfy applicable soil cleanup levels, the facility shall provide the required notifications to NDEP. The soil samples will be characterized, managed, and disposed of (if applicable) in accordance with all local, state, and federal requirements.

The cost to perform soil sampling is included in the cost estimate found in Section 4.6.

4.4 Closure Schedule

Per 40 CFR Subpart G, 264.112(d)(1), the notification of intent to close the facility will be sent, in writing, at least 45 days before beginning final closure of the recycling facility. It is estimated that recycling units would require approximately 45 to 90 days for complete closure, if there were a partial facility closure or individual recycling unit closure. Assuming there was a full facility closure where all recycling units were permanently shut down, additional time would be necessary. In such case, the following general closure schedule would be required for full facility closure:

- ▶ Day 1 – Notice of intent to close the facility is provided to the NDEP.
- ▶ Day 30 – Final universal and hazardous waste solar panel recycling is completed. Third-party contractor (and Professional Engineer) is selected and hired for facility closure.
- ▶ Day 45 – Professional engineer conducts required inspections for closure. The third-party contractor begins equipment decontamination, waste removal and other related closure activities.
- ▶ Day 90 - Facility removes all wastes from the site in accordance with the written closure plan.
- ▶ Day 180 – Facility completes all required closure activities as per the written closure plan. The facility submits its Professional Engineer certification report to the NDEP, which indicates compliance with written closure plan and other applicable requirements.

Note that the above schedule provides general guidance and outlines the maximum number days expected to complete the facility closure. The actual number of days to complete tasks may be less or the schedule is subject to change depending upon contractor scheduling, field conditions, additional tasks or other circumstances at the time of facility closure. Regardless of schedule, until all required closure tasks are completed (including submittal of the Professional Engineer certification), the facility shall remain in compliance with all applicable legal requirements.

4.5 Certification Report

When closure is completed, the facility shall have an independent Professional Engineer registered in Nevada prepare and issue a Closure Certification Report, which is signed both by the facility operator and Professional Engineer. The Closure Certification Report shall certify that the recycling units have been properly closed in accordance with the written closure plan, and that the closure plan complies with applicable requirements. Information contained in the Closure Certification Report shall include a brief site history, site plan, equipment inventory, decontamination procedures, photographs, soil sampling locations, laboratory analytical reports, analytical results, wastes removed, copies of waste manifests and other required technical information. Any deviations from the approved closure plan will also be documented in the report. The Closure Certification Report will be submitted to the NDEP within 60 days of completion of the closure activities.

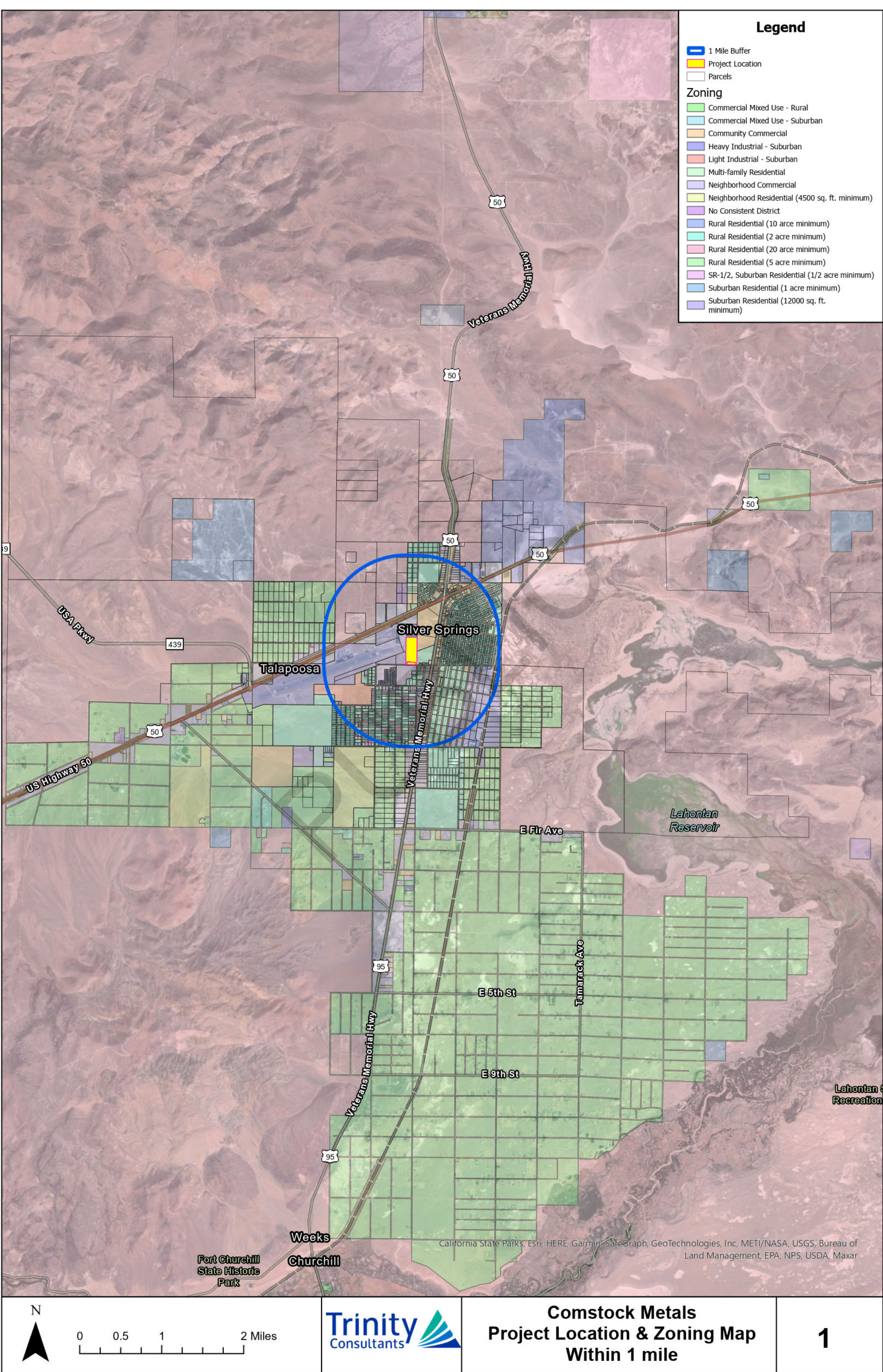
4.6 Closure Cost Estimate

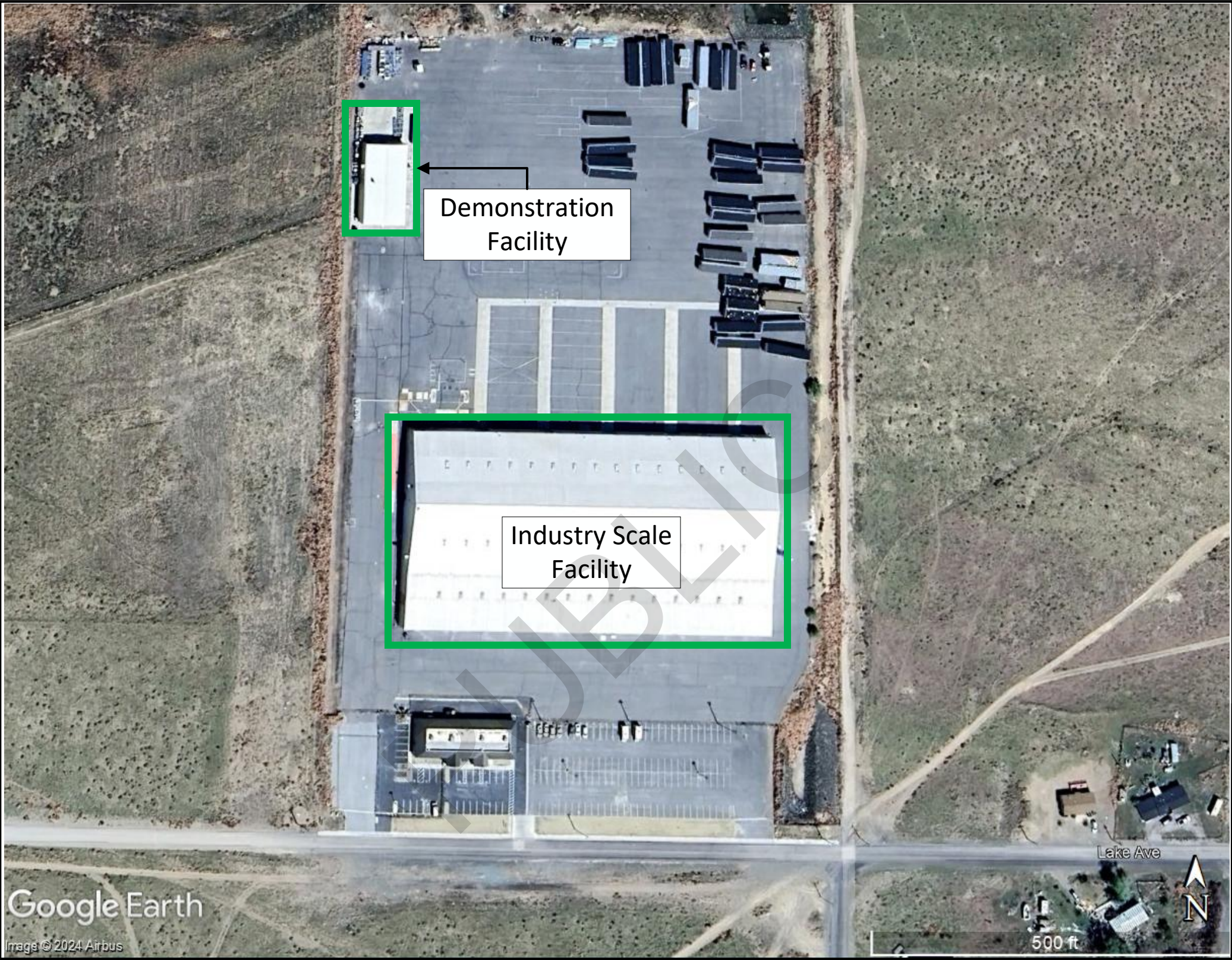
The cost estimate to close the recycling units and ancillary equipment is provided in the attached Appendix B. Note that closure cost estimates are based on third-party costs to perform closure tasks, including decontamination, demolition, waste removal, professional services, and report preparations. The closure costs assume that existing concrete floors and surrounding areas will be contaminated such that costs are provided for demolition, removal, and transportation. Equipment disposal costs have also been included.

The closure cost estimate will be adjusted annually for inflation as specified in NAC 444.8455(1)(c) and 444.84555(i)(3) and 40 CFR Part 264, Subparts G and H. Costs for closure labor, equipment, and analytical services are based on currently available rates. At the time of implementation of this Closure Plan, Comstock reserves the option to use any other appropriately permitted facility for disposal or recycling of wastes. At the request of NDEP, a contingency factor has been applied to the cost estimate to address uncertainty and variability in estimating future costs.

Financial Assurance for closure will be provided upon the approval of the Closure Cost amount stated in this plan. A copy of the financial assurance mechanism will be provided in Appendix C.

PUBLIC





Legend



Solid, Universal & Hazardous Waste Recycling Facility (subject to Written Determination)

**Figure 2
Site Plan**

600 Lake Avenue, Silver Springs, NV

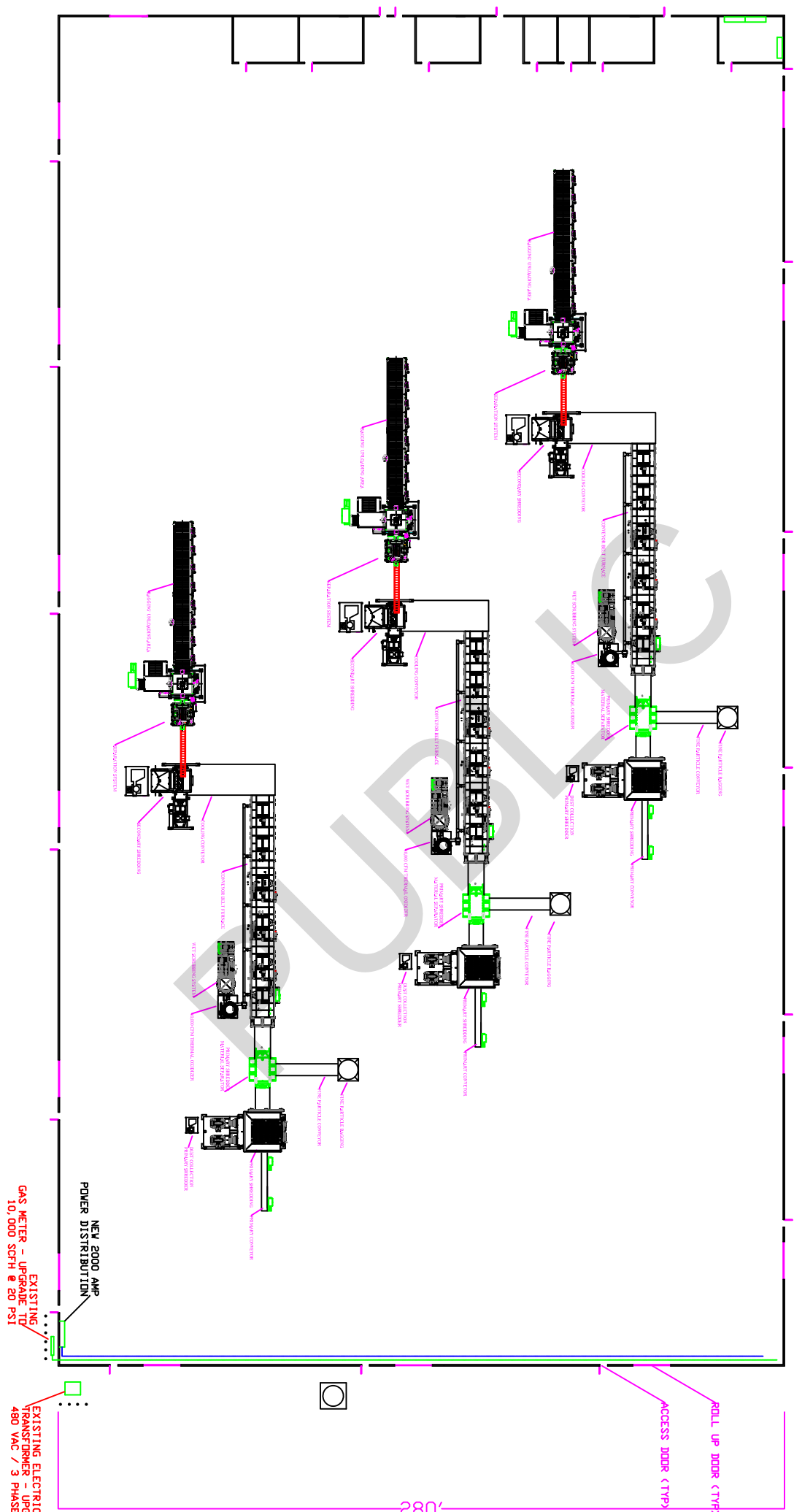


NORTH SIDE

5204

ROLL UP DOOR (TYPE)

ACCESS DOOR (TYP)



EXISTING ELECTRICAL
TRANSFORMER - UPGRADE TO
480 VAC / 3 PHASE / 2000 AMPS

~~EXISTING ELECTRICAL
TRANSFORMER - UPGRADE TO
480 VAC / 3 PHASE / 2000 AMPS~~

COMSTOCK METALS
SOLAR PANEL RECYCLING FACILITY
600 LAKE AVENUE - SILVER SPRINGS, NV

APPENDIX B. CLOSURE COST ESTIMATES

PUBLIC

APPENDIX C. FINANCIAL ASSURANCE

PUBLIC

APPENDIX L. OTHER PERMITS, LICENSES, AND APPROVALS

PUBLIC

Comstock Permitting, Licenses, and Certificates Table

License/Permit/Insurance	Agency/Company	Certificate/Policy	Expiration Date	Contact
General				
General Liability & Property Insurance Coverage - Pollution Liability Insurance	Imperium-General Liability, Umbrella Aspen Specialty- Pollution	MNGIICGL000066303, MNGIICGL000035803, ER011TY24	11/30/2024, 11/30/2024, 7/31/2025	Michelle McArdle <michelle.mcardle@lpins.net>
Workers Compensation Coverage	LocktonCompanies, LLC	C7241195A	10/1/2025	insperitycerts@locktonaffinity.com
Facility Specific				
Business License (State)	State of Nevada	#NV2022400892.	3/31/2025	www.nvsos.gov
Business License (County)	Lyon	12172	6/30/2025	https://www.lyon-county.org/
EPA ID (Generator & UW Handler)	Nevada Department of Environmental Protection	NVR000099143	N/A	mhood@ndep.nv.gov
Hazardous Materials Permit	Nevada Department of Public Safety	TBD	TBD	http://fire.nv.gov
Air Emissions Permit	Nevada Department of Environmental Protection	AP5093-4573	1/8/2029	ashley.taylor@ndep.nv.gov
Industrial Stormwater Permit	Nevada Department of Environmental Protection	ISW-52894	6/9/2024 (MSGP expiration)	https://ndep.nv.gov/