

# Phase I Environmental Site Assessment

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**Historic Westside Valley View Addition**

**308 Jefferson Avenue**

**Clark County**

**Assessor Parcel Number 139-27-211-029**

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## STANDARD ACRONYMS

ACM	Asbestos Containing Material
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitation
BER	Business Environmental Risk
CEM	Certified Environmental Manager
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Corrective Actions
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources, Inc.
EPA	United States Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HRHR	High Risk Historical Records
HREC	Historical Recognized Environmental Condition
LBP	Lead Based Paint
LUST	Leaking Underground Storage Tank
NDEP	Nevada Division of Environmental Protection
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SEMS	Superfund Enterprise Management System
SHWS	State Hazardous Waste Site
TSD	Treatment, Storage, and Disposal
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition

## COMMON UNITS OF MEASURE

ft	Feet
ft <sup>2</sup>	Square Foot
gal	Gallon
mg/kg	Milligram per kilogram
mg/L	Milligram per liter
µg/L	Microgram per liter
ppm	Parts per million
yd <sup>3</sup>	Cubic Yard

## EXECUTIVE SUMMARY

BEC Environmental, Inc. (BEC) was retained by the Nevada Division of Environmental Protection (NDEP) Brownfields Program (Client) to perform a Phase I Environmental Site Assessment (ESA) of 308 Jefferson Avenue within the Historic Westside Valley View Addition, located on Clark County Assessor's Parcel Number (APN) 139-27-211-029. The NDEP Brownfields Program is funded by a U.S. Environmental Protection Agency (EPA) 128(a) Brownfields Program Grant. The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the subject site. BEC performed the site reconnaissance on June 3, 2019. It should be acknowledged details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. In summary, the following items were noted:

- 308 Jefferson Avenue is an 0.17-acre parcel located in the Historic Westside Valley View Addition neighborhood in Las Vegas, Nevada on APN 139-27-211-029. The parcel has one single-story 1,220-square foot (ft<sup>2</sup>) building constructed in 1946. The building was originally used as a residence and was most recently used as a community food pantry.
- Based on a review of historical documents obtained from the Clark County Assessor's Office, New Jerusalem Baptist Church transferred this and 13 other parcels to the City of Las Vegas in one bargain sale deed in May 2018. The City of Las Vegas was the owner of the property at the time of this report.
- Based on reviews of topography maps and field observations, the site is flat, and local topography trends very slightly downward toward the east. Calculations from well logs from the immediate vicinity of the subject site indicate groundwater flows toward the southeast, similar to regional groundwater flow.

The following is a summary of findings associated with the ESA performed for the subject site:

- The regulatory database report was purchased through Environmental Data Resources, Inc. (EDR) and the review of the report identified the following:
  - The regulatory database review did not identify the subject site in any of the databases searched.
  - The regulatory database review identified one Resource Conservation and Recovery Act (RCRA), Corrective Actions (CORRACTS) Treatment, Storage, and Disposal (TSD) Facility; one RCRA Non-Generator Facility; 57 State Hazardous Waste Sites (SHWS); six Leaking Underground Storage Tanks (LUST); one Registered Underground Storage Tank (UST); one Solid Waste Recycling Facility (SWRCY); three Historical Auto sites, and one Historical Cleaner site within their respective search radii from the subject site.
- Observations from the site visit included a vent pipe from below ground entering the building and exiting above the roof, pooling of water near the back of the building, many unlabeled pipes around the building, a concrete pad in the northeast corner of the backyard, an in-use air conditioning unit on the roof of the building, and many refrigeration units stored inside the building.

BEC has performed this Phase I ESA in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

However, BEC considers the potential for asbestos-containing materials and lead based paint to be Business Environmental Risks (BERs) due to the age and construction of the structures on site. In

addition, the purpose and use of piping observed on building exterior should be determined prior to demolition. Removal of subsurface piping and other infrastructure should be conducted in accordance with local and state regulations.

It is the opinion of BEC the identified conditions above warrant additional investigation.

## 1 INTRODUCTION

BEC Environmental, Inc. (BEC) was retained by the Nevada Division of Environmental Protection (NDEP) Brownfields Program (Client) to perform a Phase I Environmental Site Assessment (ESA) of 308 Jefferson Avenue within the Historic Westside Valley View Addition, located on Clark County Assessor's Parcel Number (APN) 139-27-211-029. According to the Clark County Assessor, the site is comprised of a 0.17-acre parcel. The parcel has one single-story 1,220-ft<sup>2</sup> building constructed in 1946. The location of the subject site is shown in the Vicinity Map and the Assessor's Parcel Map (**Attachment 1, Figure 1** and **Figure 2**, respectively), and hereinafter referenced as the subject site. The subject site is located in the Valley View Addition of the Historic Westside neighborhood of Las Vegas, Nevada, as depicted in the Area Reconnaissance Map (**Attachment 1, Figure 3**). The following sections identify the purpose, detailed scope of services, significant assumptions, limitations and exceptions, and user reliance information relevant to the preparation of this Phase I ESA report.

### 1.1 Purpose

The purpose of this Phase I ESA was to identify any Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), and/or Business Environmental Risks (BERs) that may be present due to past or present land use of the subject site and/or properties in the subject site vicinity, defined by ASTM Standard E 1527-13, *Standard Practice for Phase I Environmental Site Assessment* as follows:

Recognized Environmental Condition (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

A Controlled Recognized Environmental Condition (CREC) [is defined as] a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

An Historical Recognized Environmental Condition (HREC) [is defined as] a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

A Business Environmental Risk (BER) [is defined as] a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate.

This Phase I ESA reviewed the potential for Vapor Encroachment Conditions (VECs) that may be present due to past or present land use of the subject site and/or properties in the subject site vicinity. VECs are defined by ASTM Standard E 2600-15, *Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, as the presence or likely presence of Chemicals of Concern that may migrate as vapors into the vadose zone (the area between the ground surface and the water table, in which vapors may migrate) of a property as a result of contaminated soil and/or groundwater on or near the property.

During the course of this assessment, specific existing, potential, or suspect conditions were evaluated that may pose an environmental liability with respect to hazardous substances and/or petroleum products for the current owner, future owners, or operators at the subject site (ASTM, 2013).

## **1.2 Scope of Work**

The scope of work in performing this Phase I ESA included four main tasks: a regulatory records review, site reconnaissance, personal interviews, and report preparation.

BEC reviewed readily available records from Clark County and the regulatory compliance files of the EDR Radius Map™ Report with Geotcheck® dated May 29, 2019. BEC performed the site reconnaissance on June 3, 2019, to make site observations of the subject site and nearby properties. BEC interviewed the owner representative on June 6, 2019, to obtain additional current or historic site use information (**Attachment 2 – Interview Documentation**). BEC conducted a regulatory compliance file review at NDEP on June 6, 2019. This report comprises the fourth and final task of the Phase I ESA process.

## **1.3 Limitations and Exceptions**

The scope of this evaluation did not include: subsurface exploration, soil or water sampling, chemical analysis, or an evaluation of asbestos, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead, mold, radon, regulatory compliance, or wetlands. Properties surrounding the site were visually inspected from public rights-of-way or fence lines. Our observations were made from readily accessible vantage points. Although a reasonable effort was made to view relevant site features, some features may have been concealed from view.

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

## **1.4 Significant Assumptions**

BEC used the services of a computer database firm to provide a listing of sites within the ASTM standard search distance around the site. BEC assumed the information in this report was accurate unless conflicting information was obtained from credible sources or field observations made by BEC's environmental professional(s) during the site reconnaissance indicated otherwise. Deviations are subsequently noted in this report.

Information regarding the subject site was reasonably ascertainable. Therefore, no other significant assumptions have been made in this report.

## **1.5 Special Terms and Conditions**

The findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood the conditions of a site can change with time as a result of natural processes or the activities of man at the subject site or within the site vicinity. Additionally, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which neither NDEP nor BEC has any control. Neither NDEP

nor BEC can warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the State of Nevada. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report. This document is intended to be used in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. NDEP or BEC should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

### **1.6 User Reliance**

This report may be relied upon and is intended exclusively for use by NDEP and their assigns for the purposes stated within a reasonable time from issuance, but in no event later than 180 days from the date of the report. Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings, and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard). Any use or reuse of the findings, opinions, and/or conclusions of this report by parties' other than the NDEP is undertaken at said parties' sole risk.

## **2 SITE DESCRIPTION**

This section provides an overview of the subject site, as well as detailed information regarding site location, land use and zoning information, a description of the local and regional hydrogeological characteristics of the subject site, a list of structures and other improvements, and a general description of adjoining properties. Information regarding the current use of the site and adjoining properties was obtained during records research, site reconnaissance, and personal interviews.

### **2.1 Location and Site Description**

The subject site is located in the Valley View Addition of the Historic Westside neighborhood in Las Vegas, Nevada, on Clark County APN 139-27-211-029. Please refer to the Vicinity Map (**Attachment 1, Figure 1**) and the Assessor's Parcel Map (**Attachment 1, Figure 2**) for the location of the subject site addressed for the purposes of this study. The Area Reconnaissance Map (**Attachment 1, Figure 3**) depicts observations of adjoining and nearby properties. The Site Reconnaissance Map (**Attachment 1, Figure 4**) depicts observations within the subject site.

Based on information obtained from the Clark County Assessor's Office, the subject site includes one 1,220-ft<sup>2</sup> single-story, single family residence built in 1947 (**Attachment 3 – Local and Regulatory Records**). The subject site is located in a mixed-use neighborhood. According to the Clark County Assessor's Office, the land use for the subject site is zoned "C-V" for civic uses. According to the Assessor's Real Property record, the parcel is 0.17-acres. Electricity services at the site are provided by NV Energy, water is provided by the Las Vegas Valley Water District, sewer service is provided through the City of Las Vegas, natural gas service is provided by Southwest Gas, and trash and recycling are provided through Republic Services.

The building was originally used as a residence and was most recently used as a community food pantry. At the time of this report, the New Jerusalem Baptist Church was leasing this property from the City of

Las Vegas to continue providing food services until the end of June 2019. The building was not actively occupied on a daily basis and was primarily being used for food storage, with the exception of a having a weekly pantry service run from the building.

**2.2 Current Use of Adjoining Properties**

Properties on the same and surrounding blocks are either zones “C-V” or “R-4” for apartment residences, or “R-3” for limited multiple residences. The current adjoining property uses are summarized in **Table 2-1**, below.

**Table 2-1: Subject Site Adjoining Property Overview**

Direction	Description
<b>North:</b>	Across a public alleyway, there is a parking lot between two religious organizations.
<b>East:</b>	Public paved parking lot.
<b>South:</b>	The Historic Westside School across public right-of-way Jefferson Street
<b>West:</b>	New Jerusalem Baptist Church, previously associated with the subject site.

**2.3 Physical Setting - Topography and Hydrogeology**

The subject site is located in the Las Vegas Valley, which lies east of Red Rock Canyon, west of Lake Mead, north of Sloan Canyon, and south of the Desert National Wildlife Refuge. The Valley is a naturally formed structural basin as a result of block faulting, a fundamental characteristic of the Basin and Range physiographic province (Ninyo and Moore, 1999).

The Valley floor consists of alluvial, aeolian, and playa deposits surrounded by more steeply sloping alluvial aprons of poorly sorted gravel and sand deposits. The sediments can be up to 4,000 ft thick in some parts of the Valley. They mostly consist of clays and silts interspersed with fine sand to coarse gravel and zones of calcareous cemented soil deposits (i.e., caliche) (Ninyo and Moore, 1999).

The dominant soil composition at land surface in the vicinity of the subject site was based on information provided in the EDR Summary Radius Map Report, as supplied from the U.S. Department of Agriculture’s (USDA) Soil Conservation Service. The dominant soil surface component, Glencarb, has a very fine sandy loam soil surface texture with moderate infiltration rates, defined as deep to moderately deep, moderately well and well drained soils with moderately coarse-grained textures. This soil surface layer extends from 0 to 5 inches (in) below ground surface (bgs) overlying a thicker silty clay loam to very fine sandy loam layer from 5 to 59 in bgs (EDR, 2019). The Federal Emergency Management Agency (FEMA) Flood Zone Map (**Attachment 1, Figure 5**) depicts the location of the subject site in Flood Zone X, indicating a 0.2% chance of annual flood hazard. No natural surface-water bodies, including ponds, streams, or other bodies of water, were observed on the subject site.

Groundwater in the Las Vegas Valley occurs in three general aquifer systems: shallow aquifers (generally less than 20 ft bgs; near-surface aquifers (greater than 20 ft bgs and up to 200 ft bgs); and principle aquifers (greater than 200 ft bgs). The shallow aquifer system is generally unconfined; however, semi-confined conditions occur locally under layers of caliche or other sediments. In most areas, the water quality of the shallow aquifer exceeds standards set for potable water. The poor water quality is related to dissolution of mostly naturally occurring salts in the fine-grained sediments (Ninyo and Moore, 1999).

Based on regional topography and groundwater information, the approximate groundwater flow direction is generally toward the southeast, toward the Las Vegas Wash. The nearest groundwater well, Nevada State Well #126189, drilled approximately 590 ft from the subject site on September 29, 2016, was determined to have a 25-ft depth to groundwater. Well logs are provided in **Attachment 3 – Local and Regulatory Records**.

According to data from the Western Regional Climate Center (WRCC) North Las Vegas station, located approximately 4.2 miles (mi) northwest of the subject site, the average December minimum temperature is 32.4 degrees Fahrenheit (°F) and the average July maximum temperature is 105.9 °F, with an average of 4.27 in of annual precipitation (WRCC, 2019).

Additional physical setting documentation is provided in **Attachment 4 – EDR Summary Radius Map Report**.

### **3 USER PROVIDED INFORMATION**

The following section discusses information provided during interviews with persons associated with the subject site and/or its representatives during the course of this study (**Attachment 2**).

#### **3.1 Reason for Performing a Phase I**

The City of Las Vegas requested a Phase I ESA in advance of demolishing the structure on this parcel for future redevelopment goals associated with the revitalization of the Historic Westside neighborhood of Las Vegas, Nevada. The City's proposed reuse of the site is a mixed-use commercial and multi-family housing development.

#### **3.2 Owner, Property Manager, and Occupant Information**

The City of Las Vegas was recorded as the owner of the site. Angela Washington, Grant Program Coordinator of the City of Las Vegas Office of Community Services, was interviewed as the owner representative. According to an interview conducted onsite during the site visit, The City of Las Vegas had been leasing the food pantry building to the New Jerusalem Baptist Church to allow weekly food services for the homeless community. The building was only being used to store food items for the pantry services; no persons were occupying the building day-to-day. It was discussed that the building would be vacated in one month's time for redevelopment.

Larry Mattis, site manager, stated he had been associated with the site for five years in an interview during the site visit. He was not aware of chemicals stored on the property and noted spoiled food was not kept on site.

#### **3.3 Environmental Liens or Activity and Use Limitations**

Based on information provided during interviews with Angela Washington, no environmental liens or activity and use limitations (AULs) were associated with the subject site (**Attachment 2**). Additionally, no environmental liens or AULs were reported in the EDR Environmental LienSearch™ Report dated May 29, 2019 (**Attachment 3**).

#### **3.4 Specialized Knowledge**

When queried regarding specialized knowledge concerning the environmental status and potential issues of concern, Washington stated the extent of her knowledge about the property was through the City's acquisition of the property and the studies conducted following the property. She was not in the same line of business as the former occupants of the property or an adjoining property, and therefore, would not have specialized knowledge of the chemicals and processes used by this type of business.

#### **3.5 Commonly Known or Reasonably Ascertainable Information**

When queried regarding commonly known or reasonably ascertainable information concerning the environmental status and potential issues of concern, Washington stated she was aware that the building onsite was an older structure. She did not know of specific chemicals that were present at the time of the interview, or those once present at the property. She did not know of spills or other chemical releases that

had taken place at the property. She did not know of any environmental cleanups that had taken place at the property.

### 3.6 Valuation Reduction for Environmental Issues

When queried regarding valuation reduction for environmental issues, Washington stated this property was purchased in a package with approximately ten other parcels. Appraisals were completed upon the City’s acquisition of the properties, and all were appraised at Fair Market Value.

## 4 RECORDS REVIEW

The following sections include results and discussion of the search of local, state, and federal standard record sources.

### 4.1 Title Records

Title records from the Clark County Assessor’s Office and additional records retrieved through the EDR Environmental Lien and AUL report from the Clark County Recorder’s Office on May 29, 2019, confirmed the City of Las Vegas as the current owner(s) of the subject site (**Attachment 3**).

The readily accessible history of ownership information is presented in **Table 4-1**.

**Table 4-1: Ownership History**

Lot Information	Document Date	Description	Document Type
APN 010-531-008	6/25/1963	Rose Perry & Lee Berta	Initial Deed
APN 010-531-008	6/25/1963	Rose Perry & Lee Berta	Joint Tenancy Deed
APN 139-27-211-029	9/15/1989	Rose Lee Birta	Not listed
APN 139-27-211-029	3/3/1995	“Church Baptist New Jerusalem”	Not listed
APN 139-27-211-029	6/11/2018	Transfer of 14 parcels from the New Jerusalem Worship Center to the City of Las Vegas.	Grant, Bargain Sale Deed

### 4.2 Environmental Database Search

A search of available federal and state environmental records was obtained from EDR. A copy of the documents provided by EDR can be found in the below referenced attachments:

- **Attachment 3 – Local and Regulatory Records**
- **Attachment 4 – EDR Summary Radius Map Report**
- **Attachment 5 – Historical Map Reports and Imagery Data**

The regulatory database search contained within the EDR Summary Radius Map Report (**Attachment 4**) was reviewed to assess possible RECs within the ASTM approximate minimum search distances. Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of migrating hazardous substances or petroleum products.

Although numerous databases were searched during the preparation of this report, those required under the ASTM E 1527-13 and the ASTM E 2600-15 (ASTM, 2015) standards have been selected for discussion. The required databases, database update information, and search distances, as well as the number of sites identified within the associated search radii are summarized in **Table 4-2** and **Table 4-3**. Additional databases reviewed pertinent to this site are summarized in **Table 4-4**.

**Table 4-2: Federal Environmental Records**

Record Source	ASTM Search Distance	EDR Search Distance	Within Subject Site	Within Search Radii	REC Identified
National Priorities List (NPL) Facilities	1.0	1.0	0	0	no
Delisted NPL Facilities	0.5	1.0	0	0	no
Superfund Enterprise Management System (SEMS) Facilities [formerly Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Facilities]	0.5	0.5	0	0	no
SEMS - Archive [formerly CERCLIS No Further Remedial Action Planned (NFRAP) Facilities]	0.5	0.5	0	0	no
Resource Conservation and Recovery Act (RCRA), Corrective Actions (CORRACTS) Treatment, Storage, and Disposal (TSD Facilities)	1.0	1.0	0	1	no
RCRA Non-CORRACTS TSD Facilities	0.5	0.5	0	0	no
RCRA Non-Generators	Property and Adjoining	0.25	0	1	no
RCRA Large Quantity Generators	Property and Adjoining	0.25	0	0	no
RCRA Small Quantity Generators	Property and Adjoining	0.25	0	0	no
RCRA Conditionally Exempt Small Quantity Generators	Property and Adjoining	0.25	0	0	no
Federal Institutional/Engineering Control Registries	Property Only	0.5	0	0	no
Federal Emergency Response Notification System (ERNS) List	Property Only	Property Only	0	0	no

**Table 4-3: State Environmental Records**

Record Source	ASTM Search Distance	EDR Search Distance	Within Subject Site	Within Search Radii	REC Identified
Equivalent NPL Facilities	1.0	1.0	0	0	no
Equivalent SEMS-CERCLIS Facilities [State Hazardous Waste Site (SHWS)]	0.5	1.0	0	57	no
Leaking Underground Storage Tanks (LUST)	0.5	0.5	0	6	no
Registered Underground Storage Tanks (UST)	Property and Adjoining	0.25	0	1	no
Registered Above Ground Storage Tanks (AST)	Property and Adjoining	0.25	0	0	no
Institutional/Engineering Control	Property Only	0.5	0	0	no
Voluntary Cleanup Sites	0.5	0.5	0	0	no
Brownfield Sites (State and Local Records)	0.5	0.5	0	0	no
Landfill/Solid Waste Disposal Sites	0.5	0.5	0	0	no
Landfill/Solid Waste Disposal Recycling Facilities	0.5	0.5	0	1	
Landfill Open Dump Inventory	0.5	0.5	0	0	no

**Table 4-4: EDR Exclusive Records**

Record Source	EDR Search Distance	Within Subject Site	Within Search Radii	REC Identified
EDR Manufactured Gas Plants	1.0	0	0	no
EDR Historical Auto	0.125	0	3	no
EDR Historical Cleaner	0.125	0	1	no

United States EPA, NPL

The EPA NPL database comprises confirmed or proposed hazardous waste sites targeted for possible long-term remedial action under the Superfund Program.

Neither the subject site nor facilities/properties within a 1.0-mile radius of the subject site were listed.

United States EPA, Delisted NPL

The EPA Delisted NPL database is a subset of the NPL.

Neither the subject site nor facilities within a 1.0-mile radius of the site were listed.

United States EPA, SEMS (formerly the CERCLIS List)

The SEMS (formerly CERCLIS) list is an EPA list of sites that are either proposed for or are on the NPL and sites that are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS was renamed to SEMS by the EPA in 2015. Facilities identified by the EPA, which may have the potential for releasing hazardous substances into the environment are provided in the SEMS facilities list.

Neither the subject site nor facilities within a 0.5-mile radius of the site were listed.

United States EPA SEMS- Archive (formerly CERCLIS-NFRAP)

The SEMS-Archive tracks sites that have no further Federal Superfund Program remedial actions based on available information. CERCLIS-NFRAP was renamed SEMS-Archive by the EPA in 2015. The SEMS-Archive list is an EPA database of former SEMS sites where no further remedial action is planned under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). SEMS-Archive sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

Neither the subject site nor facilities within a 0.5-mile radius of the site were listed.

United States EPA, RCRA, CORRACTS List

This list is a database of facilities subject to corrective action under RCRA. The list generally identifies EPA-listed facilities that have reported a release of hazardous waste or constituents into the environment and are undergoing corrective action. Corrective action may be required beyond the facility's boundary and can be required regardless of when the release occurred.

The EDR Radius Map Report identified one cross-gradient site within a 1.0-mile radius of the subject site. Safety Kleen Corp., EPA ID #NVT330010208 and NDEP Facility ID #8-000519, was located 0.583-miles northeast from the subject site at 1655 Stocker Street. According to the EDR Report, the listed SEMS-Archive site did not qualify for the NPL list based on existing information (**Attachment 3**). Additionally, this site was not included under the SEMS-Archive database listing due to the distance exceeding the 0.5-mile ASTM search radius.

The NDEP case file indicated Safety-Kleen Systems, Inc. operated a branch service center until November 2002. The primary functions of the facility included distribution of mineral spirits parts washer solvent and storage of spent mineral spirits, the collection and storage of other parts cleaning solvents, paint waste, and dry-cleaning waste. The service center was an integral part of Safety Kleen's distribution/recycling operation and did not include treatment or disposal facilities.

ETEC Testing Laboratories, Inc. (Las Vegas, Nevada) completed an investigation in 1989 to evaluate geotechnical conditions at the Safety Kleen Systems, Inc. site prior to installation of the two 12,000-gal USTs. As part of the 1989 assessment, one soil boring was installed to a depth of 20-ft below the UST location. Groundwater was not reached during this assessment.

Following NDEP's approved closure plan, one 12,000-gal spent solvent UST, one 12,000-gal solvent product UST, and associated piping were decontaminated and removed during the week of December 9, 2002. No Volatile Organic Carbons (VOCs), Semivolatile Organic Carbons (SVOCs), or Total Petroleum Hydrocarbons (TPH) in the gasoline range (TPH-G) were detected in the pre-excavation soil or concrete samples. Detected concentrations of metals in the soil sample were below US EPA Region IX Preliminary Remediation Goals for Residential Soils and appear to be inherently attributable to the gravel fill material.

On March 13, 2003, the Clark County Health District (CCHD) conducted an inspection on the permanent closure of UST Facility ID 8-000519. CCHD witnessed soil sampling as required by NAC 459.9972 which indicated petroleum contamination exceeding the Nevada regulatory action levels remained onsite. Soil analysis also identified hazardous waste constituents D001 through D017 (metals). CCHD deferred the final approval on the closure of this potential UST remediation site to the NDEP Bureau of Corrective Actions (BCA) Las Vegas Office.

On June 2, 2003, the NDEP BCA Las Vegas Office issued no further assessment or corrective actions were required after field observations and laboratory analytical results did not demonstrate a reportable quantity release had occurred. Re-analyses of a confirmation soil sample resulted in a TPH concentration of 44 milligrams per kilogram (mg/kg) which is less than the State of Nevada soil action level for TPH. The low concentrations of metals in site-specific soil samples appeared to be related to the presence of naturally occurring metals in the gravel fill used as engineered material and/or native soils around the USTs and return/fill station areas. Based on the analytical results of confirmation sampling below regulatory limits, and regulatory closure, this site was not considered a REC, HREC, CREC, or BER at the time of this report.

United States EPA, RCRA non-CORRACTS, TSD Facilities List

This database identifies EPA-listed facilities which report storage, treatment, and/or disposal of hazardous waste under the EPA's RCRA program.

Neither the subject site nor facilities within a 0.5-mile radius of the site were listed.

United States EPA, RCRA Non-Generators List

This database identifies EPA-listed facilities which may store or transport hazardous waste or meet other RCRA requirements but do not generate hazardous waste.

The EDR Radius Map Report identified one site within a 0.25-mile radius of the subject site. This site was reported cross-gradient to the subject site and was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

United States EPA, RCRA Generators List

This database identifies EPA-listed facilities which generate or transport hazardous waste or meet other RCRA requirements. The types of facilities within this database include: Large Quantity Generators, Small Quantity Generators, and Conditionally Exempt Generators.

Neither the subject site nor facilities within a 0.25-mile radius of the site were listed.

Federal Institutional Control/Engineering Control Registries

These registries comprise information obtained from two main sources. The first source, the Brownfield Management System, is a database designed to assist the EPA in collecting, tracking, and updating information relevant to federal, state, and local Brownfield programs. The Small Business Liability Relief and Brownfields Revitalization Act ("Brownfields Law," Public Law 107-118) defines a brownfield site as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant," as defined in CERCLA. The second source is a database of Superfund sites that have either an engineering or institutional control.

Neither the subject site nor facilities within a 0.5-mile radius of the site were listed.

Federal ERNS List

This list comprises a database of emergency response actions, and may include reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Data since January 2001 has been received from the National Response System database as EPA no longer maintains this data.

The subject site was not listed.

State/Tribal Equivalent NPL: NDEP, Superfund Branch

The EPA NPL database comprises confirmed or proposed hazardous waste sites targeted for possible long-term remedial action under the Superfund Program. In Nevada, state equivalent NPL Facilities and/or sites are designed and overseen by NDEP, Bureau of Corrective Actions, Superfund Branch.

Neither the subject site nor facilities within a 1.0-mile radius of the site were listed.

State/Tribal Equivalent SEMS (formerly CERCLIS): NDEP Bureau of Corrective Actions, SHWS List

The NDEP Bureau of Correction Actions maintains a list and oversees cleanup of releases of regulated substances.

The EDR Radius Map Report identified 57 sites within a 1.0-mile radius of the subject site. Of these, 56 were down-gradient or cross-gradient to the subject site. The up-gradient site is discussed in further detail below.

Rebel Oil Company, Facility ID #H-000069, located 0.414-miles northwest of the subject site at 750 Owens Avenue, reported a release on June 2, 1989. Based on NDEP records, three USTs (8,000-gal, 6,000-gal, and 6,000-gal) were removed from the property in March 1979. No lab analysis and reports were required or performed during this process. In June 1989, fuel products were discovered in the groundwater downgradient of the property which was once operated as Rebel Service Station. Groundwater monitoring detected dissolved gasoline in the water samples collected from shallow monitoring wells drilled in the northeast corner of H Street and Owens Avenue. No analytical data related to this release were available to review at the time of this report. NDEP issued a letter on August 15, 1989, stating further investigation or remediation was not required. Based on the removal of the suspected source of the release, time since removal, the intervening distance, man-made subsurface migration pathway barriers, and regulatory closure, this site was not considered a REC, HREC, or CREC for the subject site at the time of this report.

**Table 4-5: State/Tribal Equivalent SEMS (formerly CERCLIS) Sites**

Location Name/Facility ID	Address	Distance/Direction from Site (EDR)	Gradient	Media/ Contaminant	Date Closed
Westside School Rehabilitation / H-000889	330 W Washington Ave.	0.130 mi South	Down	Soil / Heating Oil	October 17, 2016
Leo's Transmissions / 8-001321	804 N Main St.	0.383 mi Southeast	Down	NR / NR*	February 20, 1991
U.S. Foodservice Company / 8-001312	300 W Bonanza Rd.	0.387 mi South-southeast	Down	NR / Diesel	June 22, 2006
Church Street Station Assoc. / 8-000058	601 N Main St.	0.389 mi South-southeast	Down	Soil / Gasoline	May 4, 1993
Auto Surgeons of Nevada / 8-001329	722 N Main St.	0.401 mi Southeast	Down	NR / NR	May 21, 1991
Ewing Brothers, Inc. / 8-001451	300 W Owens Ave.	0.412 mi North	Cross	Soil / TPH** Soil / Diesel	July 21, 1992 December 5, 2002
Rebel Oil Company / H-000069	750 Owens Ave.	0.414 mi Northwest	Up	Soil / NR Groundwater / NR Soil & Groundwater / NR	August 15, 1989

Location Name/Facility ID	Address	Distance/Direction from Site (EDR)	Gradient	Media/ Contaminant	Date Closed
Fat Boy's Mini Mart / 8-001171	600 W Bonanza Rd.	0.416 mi South-southwest	Cross	Soil / Gasoline Groundwater / Gasoline	April 2, 1993
Zzyx Oil Company/ 8-000233	1100 N Main St.	0.426 mi East	Down	Soil / TPH Groundwater / TPH Soil & Groundwater / NR	May 4, 1989
First 24-Hour Auto Repair / 8--000379	413 W Bonanza Rd.	0.428 mi South	Cross	No Impact / Other Soil / Gasoline Groundwater / Gasoline	October 11, 1990 December 23, 2003
City Parkway IV A, Inc. / H-000610	301 W Mesquite Ave.	0.457 mi South	Down	Unknown / Unknown	September 20 2007
Vegas Steel / 8-001637	130 W Owens Ave.	0.469 mi Northeast	Cross	NR / NR	November 3, 1994
Southwest Gas Corporation / 8-000634	35 W Owens Ave.	0.475 mi Northeast	Cross	Soil / Other Groundwater / Other	December 11, 1989
Haycock Petroleum Company / 8-001512	715 W Bonanza Rd.	0.494 mi South-southwest	Down	Motor Oil / Soil Soil / Diesel Diesel / Groundwater	January 12, 1999 NR NR

\*NR – Not Reported \*\* TPH – Total Petroleum Hydrocarbons

State/Tribal LUST: NDEP, Bureau of Corrective Actions, LUST List

The LUST Information System is maintained by NDEP, Bureau of Corrective Actions. The Bureau maintains an inventory of sites with leaking underground storage tanks, including sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed.

The EDR Radius Map Report identified six sites within a 0.5-mile radius of the subject site. Of these, five were down-gradient or cross-gradient to the subject site. The up-gradient site is discussed in further detail below.

Murrays Transmission, Facility ID #8-001578, located 0.332 miles north of the subject site at 400 West Owens Avenue, reported a release of gasoline on January 1, 1996. According to the NDEP case file, three gasoline tanks (6,000-gal, 8,000-gal, and 10,000-gal) and one 500-gal waste oil USTs were removed from this site on December 28, 1994. Some perforations were observed on the 8,000-gal tank when removed, and subsequent soil sampling and analysis showed TPH concentrations of 2,670 mg/kg on the east end of the 8,000-gal tank; 3,000 mg/kg TPH on the east end of the 12,000-gal tank, and 79 mg/kg TPH on the west end of the 6,000-gal tank. In December 1996, an ESA was performed and one soil boring in the vicinity of the former gasoline tanks showed remnant hydrocarbon concentrations in the soil of 120 mg/kg TPH and 20 mg/kg TPH. Due to extenuating circumstances, additional assessment of the site did not occur until November 3, 2004, when original monitoring wells were sampled. Two additional groundwater monitoring wells were installed on March 30, 2005, and groundwater was tested. Laboratory analysis revealed concentrations of all analytes of concern tested were either below their detection level or their respective state action levels except for benzene, which was reported at 5.3 micrograms per liter (µg/L), slightly higher than the NDEP reportable concentration for benzene in groundwater of 5.0 µg/L. Western Technologies, Inc. submitted the report with the conclusion that the low concentrations of regulated constituents did not warrant additional delineation. Upon receipt of the report submitted to NDEP on November 4, 2005, a No Further Action letter dated December 12, 2005, was issued. Due to the regulatory closure, time since release, likelihood of natural attenuation of remaining benzene, and levels below regulatory thresholds for other constituents, this site was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

**Table 4-6: State/Tribal LUST Database**

Location Name/Facility ID	Address	Distance/Direction from Site (EDR)	Gradient	Media/ Contaminant	Date Closed
Ewing Brothers, Inc. / 8-000358	1300 North A St.	0.226 mi East-northeast	Cross	Soil / Motor Oil Groundwater / Motor Oil Unknown / Gasoline	ACTIVE
Murrays Transmission / 8-001578	400 W Owens Ave.	0.332 mi North	Up	Soil and Groundwater / Gasoline	December 12, 2005
Valley Foods Warehouse / H-000217	E Bonanza Rd. & D St.	0.395 mi South	Cross	Soil / NR Groundwater / NR	June 6, 1991
Longley Construction Company, Inc. / 8-001405	421 W Bonanza Rd.	0.435 mi South	Cross	NR/ NR Soil / Gasoline Groundwater / Gasoline	August 16, 1993 November 20, 1998 November 20, 1998
Gagne Coach Maintenance, Inc. / 8-001089	1305 N Main St.	0.487 mi East-northeast	Cross	Soil / Diesel Soil/ Diesel Groundwater / Diesel	August 21, 1998 February 25, 2000 February 25, 2000
Haycock Petroleum Company / 8-001512	715 W Bonanza Rd.	0.494 mi South-southwest	Cross	Soil / Gasoline	ACTIVE

\*NR – Not Reported

State/Tribal UST/AST: NDEP, Bureau of Corrective Actions, UST/AST Registration

This list identifies facilities containing registered USTs and/or ASTs.

The EDR Radius Map Report identified one site within a 0.25-mile radius of the subject site. Ewing Brothers, Facility ID #8-000358, was reported 0.226 miles east-northeast of the subject site at 1300 North A Street. This site was cross-gradient to the subject site and was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

**Table 4-7: State/Tribal UST Database**

Location Name/Facility ID	Address/Direction	Tank Status	Capacity	Containment Material
Ewing Brother, Inc. / 8-000358	1200 A St. / East-northeast	1. Currently In Use 2. Currently In Use 3. Permanently Out of Use 4. Permanently Out of Use 5. Permanently Out of Use 6. Permanently Out of Use	1. 9,520-gal 2. 9,520-gal 3. 1,000-gal 4. 12,000-gal 5. 1,000-gal 6. 10,000-gal	1. Fiberglass-reinforced plastic 2. Fiberglass-reinforced plastic 3. Asphalt-coated or bare steel 4. Fiberglass-reinforced plastic 5. Not listed 6. Fiberglass-reinforced plastic

State/Tribal Institutional Controls/Engineering Controls/Voluntary Cleanup Sites

Institutional controls (administrative and legal controls) and engineering controls (physical barriers or processes) are designed to minimize the potential for human exposure to contaminants. NDEP provides oversight for the Nevada Voluntary Cleanup Program, which provides relief from liability to owners who undertake cleanups of contaminated properties.

Neither the subject site nor facilities within a 0.5-mile radius of the site were listed.

State/Tribal Brownfield Sites

NDEP Bureau of Corrective Actions maintains a list of Brownfield sites as part of its listing of clean-up evaluations and actions regarding sites with actual or potential contamination.

Neither the subject site nor facilities within a 0.5-mile radius of the site were listed.

State/Tribal Solid Waste Landfill (SWL): NDEP, Bureau of Waste Management, Landfill List

NDEP Bureau of Waste Management, Solid Waste Management Branch, maintains lists of facilities including active solid waste disposal sites, inactive or closed solid waste disposal sites, and transfer facilities.

The EDR Report identified no solid waste facilities within the 0.5-mile search radius.

State/Tribal Solid Waste Landfill (SWL): NDEP, Bureau of Waste Management, Recycling Facility List

NDEP Bureau of Waste Management, Solid Waste Management Branch, maintains lists of recycling facilities in Nevada.

The EDR Radius Map Report identified one site within a 0.5-mile radius of the subject site. This site was located cross-gradient to the subject site and had no records of release; therefore, was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

State/Tribal Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the 40 Code of Federal Regulations (CFR) Part 257 or Part 258 Subtitle D Criteria, which establish revised minimum federal criteria that include location restrictions, facility design and operating criteria, groundwater and landfill gas monitoring requirements, corrective action requirements, financial assurance requirements, and closure and post-closure care requirements.

The EDR Report identified no open dump inventory listings within the 0.5-mile search radius.

EDR Historical Auto Sites

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

The report identified three historical auto sites within 0.125 miles of the subject site; however, BEC determined all historical auto sites were mapped incorrectly due to incomplete addresses. As each of the

sites was located over 1.5 miles from the subject site, none were considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

#### EDR Historical Cleaner Sites

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to: dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

The report identified one historical cleaner site, Posh Valet, at 1122 B Bonneville Avenue; however, BEC determined this site was located 1.31 miles south-southwest of the subject site. Therefore, this site was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

#### Orphan Sites

Due to discrepancies in the location of some facilities in the databases arising from incomplete or incorrect addresses, some facilities were listed as un-mappable, otherwise known as "orphan sites".

The report identified 67 orphan sites. BEC determined three of these sites were located within 1.0 mile of the subject site. Of these, one was down-gradient from the subject site. The upgradient sites are discussed below.

A truck spill, Facility ID #H-000123, located at the intersection of H Street and Owens Street, approximately 0.47-miles northwest of the subject site, reported a release on May 7, 1992. According to a letter to NDEP from the Certified Environmental Manager on the case, approximately 50-100 gals of gasoline was released onto the asphalt on May 6, 1992, due to a cracked hose being used to empty the USTs at the former gas station. Sand was brought in to soak up the surface contamination and was disposed of according to local, state, and federal regulations. Based on information indicating neither soil or groundwater was impacted during this release, this site was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

Chevron #95611, Facility ID #H-000221, located at the intersection of H Street and Owens Street, approximately 0.47 miles northwest of the subject site, reported a release July 17, 1988. This site was investigated as part of the case file at the Rebel Oil Company station, Facility ID #H-000069, located on a different corner of the same intersection. As of August 15, 1989, it was reported that both stations had been abandoned and all equipment had been removed. Although contaminated soils remained onsite within the capillary zone, no domestic well supplies were immediately downgradient. NDEP issued a No Further Action letter with the stipulation that if problems arose in the future, both sites would be named in a further investigation. Based on regulatory closure, distance from the subject site, presence of subsurface barriers, and likelihood of natural attenuation of remaining contamination, this site was not considered a REC, CREC, HREC, BER, or VEC for the subject site at the time of this report.

### **4.3 Local Records Documentation**

Information regarding the subject site was obtained from the offices of the Clark County Assessor, the Clark County Recorder, and NDEP (**Attachment 3**).

A historical EDR City Directory Abstract and an EDR Building Permit Report were prepared for this site. Refer to these reports for specific details (**Attachment 3**).

In the late nineteenth century, companies, such as the Sanborn Company, began preparing maps of central business districts for use by fire insurance companies. These maps were updated periodically throughout the twentieth century. Fire insurance maps often indicate construction materials, specific property use, and the location of other features such as gasoline storage tanks. Please refer to the Certified Sanborn Map for specific details regarding the lack of coverage for the subject site (**Attachment 5**).

Information from these reports was used to develop the site history (further discussed in Section 4.4).

The University of Nevada Radon Education Program compiles short-term radon test results that were completed by Nevada homeowners from 1989 to 2015. The results were compiled for each county by zip code and a corresponding geographical information systems (GIS) map based on zip codes was designed by the University of Nevada Cooperative Extension and the Nevada Bureau of Mines and Geology. The MyHazards interactive webmap was reviewed and the Radon Potential in the vicinity of the subject site appears to be 10.0% (UNR, 2015).

#### **4.4 Historical Use Information on Property and Adjoining Properties**

This section describes the historical land use of the subject site and adjoining properties compiled from several resources, including the EDR City Directory Abstract and Building Permit Report (**Attachment 3**), and the Historical Topo Map Report and Satellite Imagery Data (**Attachment 5**).

The objective of consulting historical sources is to develop the history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. The historical uses of the subject site and properties in the immediate vicinity of the subject site are summarized below in **Table 4-8**. These uses were determined using public records available through Clark County, EDR City Directory Abstract, EDR Historical Topo Map Report, aerial photography review, and observations made during the site visit.

Line items in bold were identified as a REC, HREC, or CREC for the subject site at the time of this report.

**Table 4-8: Subject Site and Vicinity Historical Land Use Observations**

Year	Subject Site	Vicinity	Source(s) of Information
1945	Not identified in city directory.	Residential listings on Jefferson Ave. and E St.	Bell Telephone Company of Nevada
1950	Not identified in city directory.	Majority residential listings. Brown Derby Café and Club on Monroe Ave. Mother Huffs Place on Madison Ave.	Bell Telephone Company of Nevada
1950	Structures present on subject site, indiscernible due to poor quality of image.	Grid pattern of roadways present.	Aerial Photo – 1” = 500’
1952	Building present on subject site.	City grid pattern apparent in neighborhood. Church located on same block. Railroad to the east.	Las Vegas, 1952, 15-minute

Year	Subject Site	Vicinity	Source(s) of Information
1956	Subject site listed with name Rose Perry.	Majority residential listings, including apartments and boarding houses. Few vacancies reported. Other listings include recreational centers, churches, a community grocery, few restaurants. Westside Service Station at 1100 E St.	Luskey Brothers & Company
1959	Building and landscaping present on subject site.	Increased development on surrounding blocks.	Aerial Photo – 1” = 500’
1961	Subject site with name P Rose.	No significant changes from 1956 city directory.	Luskey Brothers & Company
1965	No significant differences from 1959 aerial photo.	No significant differences from 1959 aerial photo.	Aerial photo – 1” = 500’
1966	Two listings at 308 Jefferson Ave.: “H1 mechanic Clark County Road Department,” and residential listing for Rose Perry La Verna.	No significant differences from 1961 city directory.	Luskey Brothers & Company
1967	No buildings noted on subject site.	Churches denoted west and north of subject site. Westside School located to the south of subject site.	Las Vegas, 1967, 7.5-minute
1970	Subject site listed as residential with name Rose Perry.	No significant differences from 1966 city directory.	Mullinckille of America
1971	Fence boundary on northern half of parcel.	Land cleared for future Interstate 15 to the east.	Aerial photo – 1” = 500’
1973	No significant changes from 1967 topo map.	Interstate 15 under construction to the east.	Las Vegas, 1973, 7.5-minute
1975	No significant differences from 1971 aerial photo.	I-15 roadways under construction to the east.	Aerial photo – 1” = 500’
1975	Subject site not listed in city directory.	Majority residential listings. Few religious listings. One bank listing.	Central Telephone Company
1980	Subject site not listed in city directory.	No significant differences from 1975 city directory.	Central Telephone Nevada

Year	Subject Site	Vicinity	Source(s) of Information
1983	No significant differences from 1975 aerial photo.	Completed I-15 to the east. Parks developed to the south and east. Large buildings on northern side of same city block have replaced smaller structures.	Aerial photo – 1” = 500’
1983	No significant changes from 1973 topo map.	Completed I-15 roadways to the east.	Las Vegas, 1983, 7.5-minute
1984	No significant changes from 1983 topo map.	No significant changes from 1983 topo map.	Las Vegas, 1984, 7.5-minute
1985	No significant differences from 1983 aerial photo.	No significant differences from 1983 aerial photo.	Aerial photo – 1” = 500’
1985	Subject site not listed in city directory.	No significant differences from 1980 city directory.	Central Telephone Company Nevada
1991	Subject site not listed in city directory.	No significant differences from 1985 city directory.	GTE Directories Company
1994	No significant differences from 1983 aerial photo.	Structures removed on southeastern corner of same city block. In general, more cleared lots throughout westside neighborhood.	Aerial photo – 1” = 500’
1999	No significant differences from 1994 aerial photo.	Northwest and southeast quarters of adjacent city block to the west have been cleared and paved.	Aerial photo – 1” = 500’
1999	Subject site not listed in city directory.	Residential listings only.	Sprint First Source
2003	January 9 – Permit issued for City of Las Vegas block wall installation. October 2 – Permit issued for exit signs, a smoke detector, a GFI receptacle, and 2 bug eye emergency lighting systems installation. November 18 - Certificate of occupancy issued.	Not applicable.	EDR Building Permit Report

Year	Subject Site	Vicinity	Source(s) of Information
2004	Subject site listed as GNJ Familylife Center, likely associated with Greater New Jerusalem Church on adjacent property to the west.	Primarily residential listings. Many religious listings. Some commercial listings such as restaurants and shops.	Hill Donnelly City Publishers
2005	Subject site not listed in city directory.	Only listings for religious organizations, restaurants, and shops	EDR Digital Archive
2010	No significant differences from 1999 aerial photo.	Majority of adjacent city block to the west has been cleared. In general, more cleared lots throughout westside neighborhood.	Aerial photo – 1” = 500’
2010	Subject site not listed in city directory.	No significant differences from 2005 city directory.	EDR Digital Archive
2013	No significant differences from 2010 aerial photo.	D St. expansion and repaving in progress.	Aerial photo – 1” = 500’
2014	Subject site not listed in city directory.	No significant differences from 2010 city directory.	EDR Digital Archive
2015	No buildings denoted on subject site.	Churches no longer denoted on adjoining parcels.	Las Vegas, 2015, 7.5-minute
2017	No significant differences from 2013 aerial photo.	D St. expansion completed, and landscaping installed along D St. sidewalks.	Aerial photo – 1” = 500’

## 5 SITE RECONNAISSANCE

The site reconnaissance was conducted to obtain information indicating the likelihood of identifying historical, recognized, and controlled environmental conditions in connection with the property and adjacent area. BEC performed the site reconnaissance on June 3, 2019, beginning at approximately 8:00 am. Rachel Schlick (Environmental Scientist, CEM, BEC), Rachel Kistler (Environmental Scientist, BEC), and Kelly Sheehan (Environmental Technician III, BEC), were present for the site reconnaissance. The temperature was recorded onsite at 81.0 °F. According to the Las Vegas weather station of the DRI Community Environmental Monitoring Program, winds were approximately 1.4 miles per hour (DRI Community Environmental Monitoring Program, 2019).

BEC performed a visual survey of the adjoining properties to the north, east, south, and west of the subject site in order to evaluate the types of businesses, structures and any conditions of the neighboring properties that may pose an environmental risk to the subject site. Structures of particular note (i.e. exposed pipes, ASTs, etc.) were photographed and observations recorded in a field log.

Conditions of the subject site and adjoining properties were visually evaluated for potential RECs. Photos taken during the site reconnaissance are provided in **Attachment 6 – Site Reconnaissance Documentation**.

## 5.1 General Site Setting

The subject site is comprised of a 0.17-acre parcel with one 1,227-ft<sup>2</sup> single-story building located at 308 Jefferson Avenue, Las Vegas, Nevada, 89106, APN 139-27-211-029. Features of adjoining and nearby properties are identified in the Area Reconnaissance Map (**Attachment 1, Figure 3**). Key observations made during the exterior portion of the site visit are depicted in the Site Reconnaissance Map (**Attachment 1, Figure 4**). The current use of adjoining properties to the north, east, south, and west, are described in **Table 2-1**.

## 5.2 Exterior Observations

BEC walked the perimeter of the subject site and noted conditions inconsistent with those expected for a mixed-use neighborhood. The initial observations were conducted around the perimeter beginning at the south end of the parcel at the front of the building facing Jefferson Avenue, then the western-facing side of the building, then the eastern-facing side of the building, the rear of the building, then moving toward the northern side of the parcel in the backyard area, and the rear parking lot.

The building appeared to be constructed of painted cinderblock, brick, and painted wood with a deteriorating sprayed foam roofing on a concrete foundation (**Attachment 6, Photos 1-2**). Out front, there were two large, empty wooden boxes which had been used for storage for the food pantry. Windows and doors were covered with protective metal grates to prevent unauthorized entrances. Large cracks and some staining were observed on both concrete driveways on either side of the front yard (**Attachment 6, Photo 3**). In addition to the two concrete driveways and walkway at the front of the building, two concrete pads were observed in the backyard: one immediately adjacent to the building, likely used as a patio, and one in the northeast corner of the backyard (**Attachment 6, Photo 4**). The remaining unbuilt portions of the parcel were either bare ground or desert rock landscaping. There was evidence of structural cracks and damaged paint on the building exterior (**Attachment 6, Photo 5**). A narrow alleyway was located on the western side of the building, and a chain-link fence was present to designate the parcel boundary. Cracks in the sealant between the bricks on the southwest corner of the building were observed. A similar alleyway on the eastern side of the building had a cinderblock and metal fence designating the parcel boundary. An electrical metering box with associated wiring and piping was observed on the eastern side of the building (**Attachment 6, Photo 6**). Along the cinderblock fence near the rear of the building, a PVC pipe was observed on top of the concrete pad (**Attachment 6, Photo 7**). It appeared to be going into the ground, possibly going underneath the cinderblock fence. At the rear of the building, an active air conditioning unit was installed on the roof (**Attachment 6, Photo 8**). West of the concrete pad at the rear of the building, a crawlspace entrance and various metal and PVC piping was observed (**Attachment 6, Photo 9**). The piping was consistent in appearance with piping associated with a water system. A PVC pipe was observed going into the crawlspace, but its purpose was unknown (**Attachment 6, Photo 10**). Other plumbing pipes and construction debris were observed in the crawlspace (**Attachment 6, Photo 11**). Additional PVC piping, likely a part of the same water system and encased within a metal box buried beneath ground level, was observed in the backyard (**Attachment 6, Photo 12**). Farther west along the rear exterior of the building, a large, vertical metal vent pipe, likely associated with a sewer or septic system, was observed from below the ground to above the roof (**Attachment 6, Photo 13**). An elbow in the pipe also directed flow from within the building. There was pooling of water where the pipe went into the ground (**Attachment 6, Photo 14**). The cinderblock fence line did not extend to the northern edge of the parcel. Beyond the fence was an asphalt-paved parking lot connected to the mid-block alleyway (**Attachment 6, Photo 15**). Powerlines with pole-mounted transformers were observed on the northern side of the alleyway, adjacent to the parcel; however, there did not appear to be signs of damage, oxidation, or other indications that the transformer would pose an imminent threat of release (**Attachment 6, Photo 16**).

### 5.3 Interior Observations

BEC walked through the interior of the subject site and noted any conditions inconsistent with its use as a food pantry. At the time of the site visit, the building was being leased by the New Jerusalem Baptist Church and being used as a food pantry. The building was only being used to store perishable and non-perishable food items, not for occupants. As the building was storing many refrigerators, freezers, shelving units, and stacked food pallets, four rooms were inaccessible. One inaccessible room, used for storage, was visually observed through the window in the interior door. Another inaccessible room was a restroom. This was not considered to be a significant data gap as conditions in the rooms were expected to be similar to conditions throughout the building. The building had electricity, air conditioning, a security system, and smoke detectors. Angela Washington, City of Las Vegas, stated that all food and appliances would be removed from the property prior to redevelopment.

The majority of the flooring had been stripped down to the base level, and some remnants of cracked tile, layered with wood and additional tile, were observed at the front doorway entrance (**Attachment 6, Photo 17**). Within the main room of the building, a popcorn ceiling was observed, and a wooden beam through the center of the building was visibly bowed inward (**Attachment 6, Photo 18**). Doorways to the inaccessible bathroom and storage room at the rear of the building were observed (**Attachment 6, Photo 19**). The cold storage room at the rear of the building contained several residential and commercial refrigerators and freezers (**Attachment 6, Photo 20**). The doorway between the main room and the kitchen appeared to have layers of paint chipping off the frame and drywall (**Attachment 6, Photo 21**). Layers of chipping paint, and cracks in the walls and ceilings were apparent throughout the interior of the building. Electrical breaker panels were also observed in the kitchen (**Attachment 6, Photo 22**). Exposed cinderblocks and peeling drywall were observed in the walkway to the dry goods storage room (**Attachment 6, Photos 23-24**). Chipping paint and drywall were observed near the base of the exposed exterior door frame in the dry goods storage room (**Attachment 6, Photo 25**). A spackled popcorn ceiling was apparent in the dry goods storage room, and two inaccessible doors were observed at the rear of the room (**Attachment 6, Photo 26**).

## 6 INTERVIEWS

The Phase I ESA is done to identify recognized environmental conditions that may be present due to past or present land use of the subject site, and/or properties in the site vicinity. BEC conducted interviews as discussed in Section 6.1 below. Interview documentation is provided in **Attachment 2**.

### 6.1 Interview with Owner Representative

In an interview with Angela Washington, Grant Program Coordinator of the City of Las Vegas Office of Community Services, this property was purchased by the City of Las Vegas in a package with other nearby properties. She has been associated with the site since the City's acquisition of the property in April 2018. The building onsite was previously a single-family residence prior to being operated as a community food pantry. Based on her knowledge and experience related to the property, there were no obvious indicators that point to the presence of likely releases at the property. Additionally, she had checked for environmental liens and activity and use limitations and was not aware of any such liens against the property.

### 6.2 Other Interviews

Mr. Larry Mattis, site manager, stated he had been associated with the site for five years in an interview during the site visit. He was not aware of chemicals stored on the property and noted spoiled food was not kept on site.

## 7 FINDINGS, OPINIONS, AND CONCLUSIONS

The following is a summary of findings associated with the ESA performed for the subject site:

- The regulatory database report was purchased through Environmental Data Resources, Inc. (EDR) and the review of the report identified the following:
  - The regulatory database review did not identify the subject site in any of the databases searched.
  - The regulatory database review identified one Resource Conservation and Recovery Act (RCRA), Corrective Actions (CORRACTS) Treatment, Storage, and Disposal (TSD) Facility; one RCRA Non-Generator Facility; 57 State Hazardous Waste Sites (SHWS); six Leaking Underground Storage Tanks (LUST); one Registered Underground Storage Tank (UST); one Solid Waste Recycling Facility (SWRCY); three Historical Auto sites, and one Historical Cleaner site within their respective search radii from the subject site.
- Observations from the site visit included a vent pipe from below ground entering the building and exiting above the roof, pooling of water near the back of the building, many unlabeled pipes around the building, a concrete pad in the northeast corner of the backyard, an in-use air conditioning unit on the roof of the building, and many refrigeration units stored inside the building.

BEC has performed this Phase I ESA in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

However, BEC considers the potential for asbestos-containing materials and lead based paint to be Business Environmental Risks (BERs) due to the age and construction of the structures on site. In addition, the purpose and use of piping observed on building exterior should be determined prior to demolition. Removal of subsurface piping and other infrastructure should be conducted in accordance with local and state regulations.

It is the opinion of BEC the identified conditions above warrant additional investigation.

**8 PREPARER QUALIFICATIONS**

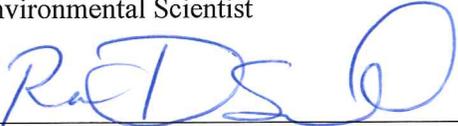
The BEC Team members responsible for the development of this report are listed below and their qualifications are provided herein (**Attachment 7 – Environmental Professional Resumes and Certifications**). The following statements are required in accordance with 40 CFR 312.21(d), and Section 12.13 *Environmental Professional Statement*, of ASTM E-1527-13:

*We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312.*

*We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.*

  
\_\_\_\_\_  
Rachel Kistler  
Environmental Scientist

8/8/19  
Date

  
\_\_\_\_\_  
Rachel Schlick, CEM  
Environmental Scientist

8/8/19  
Date

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

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

  
\_\_\_\_\_  
Rachel Schlick, CEM  
Certified Environmental Manager  
No. 2447  
Expires: October 18, 2019

8/8/19  
Date

## 9 REFERENCES

ASTM. (2013). *Standard Practice for Phase I Environmental Site Assessment*. American Society for Testing and Materials.

ASTM. (2015). *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. West Conshohocken: ASTM International.

DRI Community Environmental Monitoring Program. (2019, June 3). *CEMP Data Collection Program*. Retrieved from DRI: [https://cemp.dri.edu/cgi-bin/cemp\\_stations.pl?prod=0&stn=lasv&day=3&mon=06&yea=2019&unit=E](https://cemp.dri.edu/cgi-bin/cemp_stations.pl?prod=0&stn=lasv&day=3&mon=06&yea=2019&unit=E)

EDR. (2019). *Radius Map Report*. EDR.

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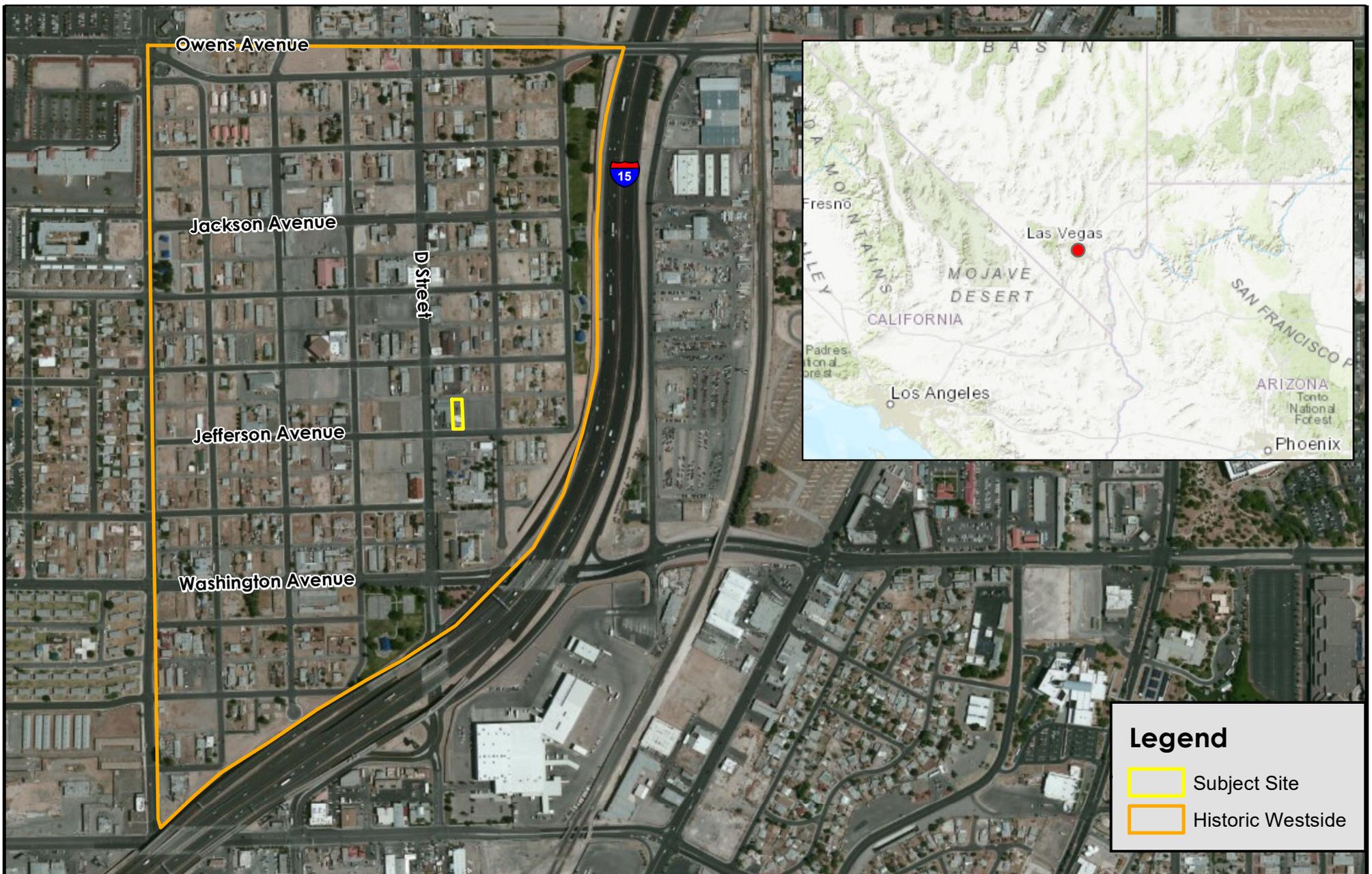
UNR. (2015). *MyHazards - Nevada*. Retrieved June 4, 2019, from GIS Web: <https://gisweb.unr.edu/MyHAZARDS/>

WRCC. (2019, June 3). *NORTH LAS VEGAS, NEVADA (265705) Period of Record Monthly Climate Summary*. Retrieved from Western Regional Climate Center: <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?nv5705>

***ATTACHMENT 1***

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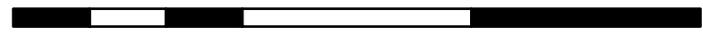
Figures



### Figure 1 - Vicinity Map

Historic Westside Valley View Addition  
 308 Jefferson Avenue  
 Las Vegas, Nevada 89106

0 500 1,000 2,000 3,000



Feet



N



#### Legend

- Subject Site
- Historic Westside

This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/ILD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/ILD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- Subject Site
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

**BOOK T20S R61E**

125	124	123
138	139	140
163	162	161

**SEC. 27**

4	3	2	1
7	8	9	10
16	17	18	19
25	26	27	28
32	33	34	35

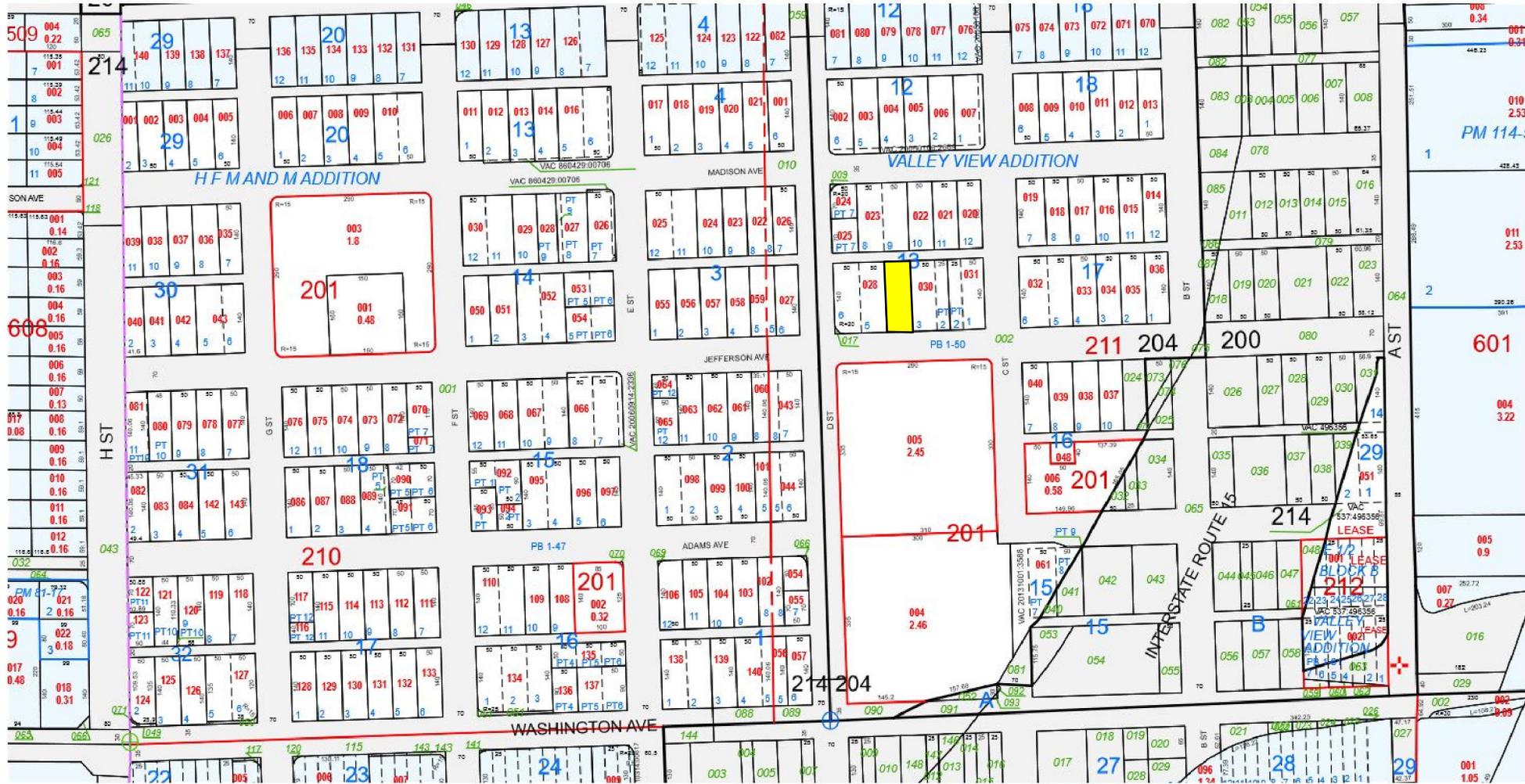
**MAP S 2 NW 4**

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

**139-27-2**

Scale: 1" = 200'  
 Rev: 1/8/2019

**CLARK COUNTY NEVADA**



**Figure 2 - Assessor's Parcel Map**  
 Historic Westsite Valley View Addition  
 308 Jefferson Avenue  
 Las Vegas, Nevada 89106





### Figure 3 - Area Reconnaissance Map

Historic Westside Valley View Addition  
 308 Jefferson Avenue  
 Las Vegas, Nevada 89106

0 300 600 1,200



Feet

**bec environmental, inc.**

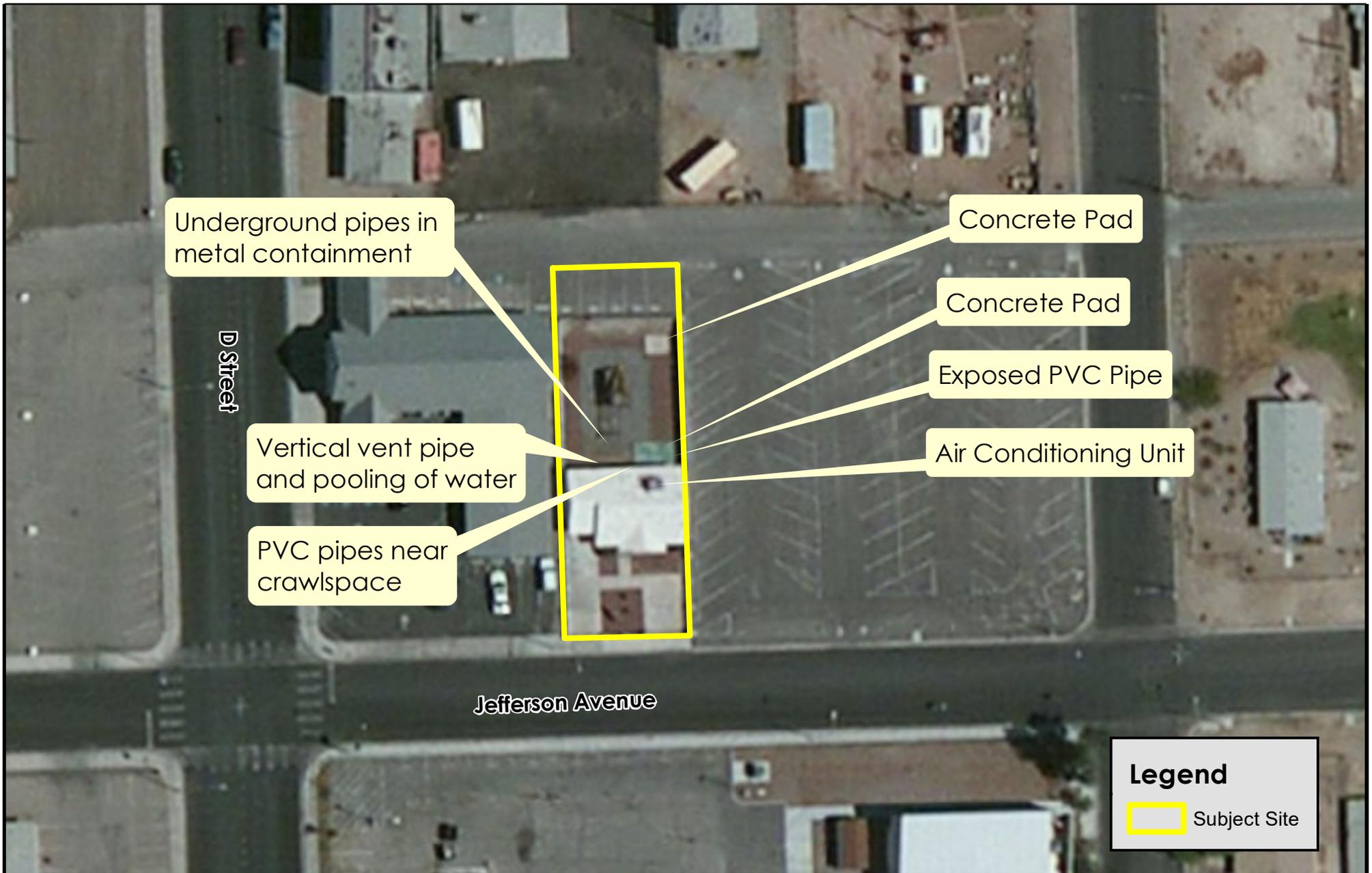
Environmental Services

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#### Legend

 Subject Site



### Figure 4 - Site Reconnaissance Map

Historic Westside Valley View Addition  
308 Jefferson Avenue  
Las Vegas, Nevada 89106

0 50 100 200



Feet

**bec environmental, inc.**

Environmental Services

N





**Legend**  
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, A:1-30
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/5/2019 at 9:02:25 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**Figure 5 - Flood Zone Map**  
 Historic Westside Valley View Addition  
 308 Jefferson Ave  
 Las Vegas, Nevada 89106



**FEMA**



N



Environmental Services