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PHASE I ENVIRONMENTAL SITE ASSESSMENT

**City of Henderson Site G
Intersection of Basic Road and Tin Street
7 W. Basic Rd. (APN 179-18-810-039)
3 W. Basic Rd. (APN 179-18-810-040)
302 Tin St. (APN 179-18-810-041)
Henderson
Nevada**

***Contract DEP17-026
Task Number MA10-18***

***State of Nevada
Department of Conservation & Natural Resources
Division of Environmental Protection
Attn: David Friedman
901 South Stewart Street, Suite 4001
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***On behalf of:
City of Henderson Redevelopment Agency***

June 18, 2018

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property identified as APNs 179-18-810-039, 179-18-810-040, and 179-18-810-041 and addressed at 7 W. Basic Rd., 3 W. Basic Rd., and 302 Tin St. in Henderson, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (McGinley) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI).

The Subject Property is located in the S ½ of the SE ¼ of Section 18, Township 22 South, Range 63 East, of the Mount Diablo Baseline and Meridian. The Subject Property is comprised of approximately 0.52 combined acres of land and consists of a single story building and a parking lot. The building is occupied by the City of Henderson Alternative Sentencing and DUI and Traffic School divisions. The property is accessed from the east via Tin St. and from the north via Basic Rd.

Findings

General Findings

- *The Subject Property is identified as Clark County Assessor Parcel Numbers 179-18-810-039 (7 W. Basic Rd.), 179-18-810-040 (3 W. Basic Rd.), and 179-18-810-041 (302 Tin St.). Combined, the parcels encompass approximately 0.52 acres of land.*
- *The Subject Property is comprised of a single-story building and associated asphalt-surfaced parking lot. The onsite building is approximately 3,000 square feet in size and was originally constructed in 2002.*
- *The onsite building is currently occupied by the City of Henderson Alternative Sentencing and DUI and Traffic School divisions.*
- *Evidence of two former geotechnical borings were observed in the parking area at the time of the site visit.*
- *No regulatory sites associated with the Subject Property were identified in the EDR report.*
- *The following regulatory listings were identified within the Approximate Minimum Search Distances in the databases searched by EDR: one Superfund Enterprise Management System (SEMS) site, one Federal Resource Conservation and Recovery Act Corrective Action (RCRA CORRACTS) site, 14 Nevada State Hazardous Waste (SHWS) sites, one Nevada underground storage tank (UST) site, one Nevada solid waste recycling (SWRCY) facilities, one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site, and one historical dry cleaner site.*
- *None of the identified regulatory sites appear to be of environmental concern to the Subject Property at this time.*

Historical Recognized Environmental Conditions (HREC)

No historical recognized environmental conditions were found for the Subject Property.

Controlled Recognized Environmental Conditions (CREC)

No controlled recognized environmental conditions were found for the Subject Property.

Recognized Environmental Conditions (REC)

No recognized environmental conditions were found for the Subject Property.

Conclusions

McGinley has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property addressed at 7 W. Basic Rd., 3 W. Basic Rd., and 302 Tin St. in Henderson, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Subject Property.

Based on the information reviewed for this assessment, McGinley is of the opinion that no additional investigations at the Subject Property are warranted at this time.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property identified as City of Henderson Site G (APNs 179-18-810-039, -040, and -041) in Henderson, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (McGinley) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI).

1.2 Site Location

The Subject Property is located in the S ½ of the SE ¼ of Section 18, Township 22 South, Range 63 East, of the Mount Diablo Baseline and Meridian. A parcel map from the Clark County Assessor's Office, which depicts the Subject Property parcel, is provided herein as Appendix A. The location of the site and the property boundary are displayed in Figures 1 and 2.

1.3 User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must complete an AAI compliant user questionnaire and provide it to the environmental professional. Failure to complete this user questionnaire could result in a determination that "all appropriate inquiry" is not complete. The questionnaire determines a baseline of User knowledge of the Subject Property regarding the following items:

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25);
2. Activity and land use limitations that are in place on the site or have been filed or recorded in a registry (40 CFR 312.26);
3. Specialized knowledge or experience of the person seeking to qualify for the LLP related to the property or nearby properties (40 CFR 312.28);
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29);
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30); and
6. The degree of obviousness of the presence or likely presence of contamination in, on, or at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

In order to obtain this information, an AAI compliant user questionnaire was provided to the User of this Phase I ESA. The completed user questionnaire can be found in Appendix B.

1.4 Conditions of Contract

McGinley performed this work for the Nevada Division of Environmental Protection (NDEP) on behalf of the City of Henderson Redevelopment Agency (User) as part of the State of Nevada Brownfields Program (NBP) pursuant to Scope of Work outlined within our proposal dated May 7, 2018 and agreed upon through a Scope of Work Approval task letter dated May 9, 2018.

1.5 Special Terms and Conditions

No special terms or conditions apply to this Phase I ESA other than those set forth in ASTM E1527-13 and 40 CFR Part 312.

1.6 Scope of Work

The scope of work performed and procedures utilized included the following tasks:

- **Site reconnaissance** of the Subject Property and observation of adjoining properties and vicinity by a qualified person under the direct supervision of a McGinley Certified Environmental Manager;
- **Environmental setting review** to determine potential pathways for the migration of contaminants including solids and liquids at the surface or subsurface, and vapor in the subsurface;
- **Review of site history/land use** through city directory listings, historical aerial photographs, historical topographic maps, local jurisdiction records, and personal interviews/questionnaires;
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site, adjoining properties, or proximal sites (if necessary), through both a commercial database search and agency inquiries; and,
- **Preparation of this report** that describes all work performed and presents a discussion of the findings and conclusions.

2. SITE RECONNAISSANCE

2.1 Methodology

For the purpose of assessing current site conditions, a visit to the Subject Property and surrounding area was conducted on May 23, 2017 under sunny and warm conditions. During the site visit, observations were made in regards to *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-13, a REC is the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at the property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

2.2 Observations During Reconnaissance

The entire site was walked and observed for the presence of RECs. The following is a list of some of the items of interest that were looked for during the site visit. If the item was not observed, it will be noted as “Not Observed”. If the item was observed during the site visit, it will be noted as “**Observed**” and a short description of the finding will follow.

<ul style="list-style-type: none"> Staining or discoloration of soil and/or pavement <i>De minimus staining was observed in the parking lot</i> 	Observed
<ul style="list-style-type: none"> Wastewater systems, septic systems, sumps, and/or seeps 	Not Observed
<ul style="list-style-type: none"> Wells <i>Evidence of geotechnical borings was observed in the parking lot</i> 	Observed
<ul style="list-style-type: none"> Patched areas of asphalt or concrete 	Not Observed
<ul style="list-style-type: none"> Standing surface water, ponds, farm tanks, etc. 	Not Observed
<ul style="list-style-type: none"> Railroad spurs 	Not Observed
<ul style="list-style-type: none"> Suspect PCB containing equipment 	Not Observed
<ul style="list-style-type: none"> Hydraulic equipment 	Not Observed
<ul style="list-style-type: none"> Underground storage tank (UST) systems/Vent Pipes 	Not Observed
<ul style="list-style-type: none"> Above ground storage tanks (ASTs), drums, or totes 	Not Observed
<ul style="list-style-type: none"> Unidentified containers 	Not Observed
<ul style="list-style-type: none"> Sand-oil separators or grease interceptors 	Not Observed

• Paint booths, spray rigs, etc.	Not Observed
• Unorthodox heating and ventilation systems	Not Observed
• Emergency generators	Not Observed
• Petroleum products, chemical/waste generation and/or storage	Not Observed
• Unusual odors	Not Observed
• Dumping (including solid waste), disturbed soils, direct burial activity, or unnatural fill areas	Not Observed
• Floor drains	Not Observed
• Air quality control equipment, air emissions, or smoke stacks	Not Observed
• Industrial or manufacturing activities	Not Observed
• Stressed vegetation	Not Observed
• Oil or gas well exploration or refinery activities	Not Observed
• Surface water contamination	Not Observed
• Farm waste, feed lot spoils, or manure stockpile	Not Observed
• Prolonged use, misapplication or storage of pesticides	Not Observed
• Discharges, or run-off of potential contaminants from off-site sources	Not Observed
• Basements and/or subsurface vaults	Not Observed

2.3 Site Description and Current Usage

The Subject Property is comprised of approximately 0.52 combined acres of land and consists of a single story building and a parking lot. The building is occupied by the City of Henderson Alternative Sentencing and DUI and Traffic School divisions. The property is accessed from the east via Tin St. and from the north via Basic Rd. Utilities supplied to the Subject Property consist of electric power (NV Energy), natural gas (Southwest Gas), sewer (City of Henderson), and water (City of Henderson).

The building is located on APN 179-18-810-041 and is approximately 3,000 square feet in size. At the time of the site visit, the interior of the structure consisted of meeting rooms, offices, classrooms, a kitchen, and bathrooms. The current tenant uses the building as a training center. No unusual observations were made regarding the interior of the building.

At the time of the site visit, the exterior of the building included landscaped areas, handicap accessible ramps leading to the entrance of the building, and a parking lot. The landscaped areas are located on the northern and eastern portions of the Subject Property and the parking lot is located to the west of the building. What appeared to be two geotechnical boreholes were observed in the parking lot. In addition to *de minimus* staining of the asphalt, several large sealed cracks were noticed in the parking lot along with an electrical trench leading to the building.

2.4 Adjoining Properties

The Subject Property is bordered by the following:

North:	W. Basic Rd. with the City of Henderson City Hall campus beyond.
South:	McCaw Elementary School
East:	Tin St. with residential properties beyond.
West:	Residential properties.

At the time of the site visit, the properties immediately surrounding the Subject Property consisted primarily of residential properties and government buildings. Reconnaissance of the publicly accessible portions of the properties located immediately adjoining the Subject Property, revealed no visible evidence of environmental concerns that could potentially impact the Subject Property.

2.5 PCB Sources

Polychlorinated biphenyl (PCB) is a man-made chemical known to have potential harmful effects on human health and the environment. Federal law banned U.S. production of PCBs as of July 2, 1979. However, PCB-containing materials may still be present in electrical equipment manufactured prior to 1979. Because the onsite building was reportedly constructed in 2002, the presence of PCB-containing equipment at the site is not likely. Additionally, no transformers were observed on site at the time of the site visit. NV Energy has indicated that they no longer use PCB-containing oils in their transformers and make every effort to remove PCB-containing transformers and replace them with environmentally safer equipment.

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The Subject Property is located within the Basin and Range Physiographic Province at an elevation of approximately 1,986 feet above mean sea level. The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, hot summers, and semi-arid precipitation conditions (Houghton et. al., 1975). Historical average minimum and maximum annual temperatures for the area, as recorded at the nearest climate station in Las Vegas (McCarran AP), Nevada, are 54.3 and 80.1 degrees Fahrenheit, respectively, while historical annual precipitation averages 4.15 inches (Western Regional Climate Center, 2018).

3.2 Geologic Conditions

The geology underlying the Subject Property has been mapped as Pediment and fan deposits of Henderson. The unit is described as silty, sandy pebble gravel, poorly sorted, and poorly to moderately stratified (Bell and Smith, 1980). The surficial soils found at the Subject Property have been mapped as Caliza very gravelly sandy loam, 2 to 8 percent slopes. These soils are classified as hydrologic soil group A, which is characterized by high infiltration rates with low runoff potential when thoroughly wet and water is transmitted freely through the soil (NRCS, 2018).

3.3 Surface Water Conditions

There are no surface water bodies such as streams or wetlands located on the Subject Property. The nearest major surface water body to the Subject Property is the Las Vegas Wash, which is located approximately 4.15 miles north of the Subject Property.

According to the Federal Emergency Management Agency (FEMA), the site is listed as being within Zone X and having a 0.2 percent annual chance flood hazard.

3.4 Groundwater Conditions

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database and online NV Hydrology Data website, no water wells appear to be located in the general vicinity of the Subject Property. It should be noted that historical well records are not always reliable as addresses and parcel numbers are sometimes not labeled on the well logger report.

Groundwater flow direction at the Subject Property is estimated to be generally towards the east based on topography. The depth to groundwater is estimated to be greater than 100 feet below ground surface, based on a review of well logs associated with wells located in the vicinity of the Subject Property.

4. SITE HISTORY AND HISTORICAL LAND USE

A historical assessment of the Subject Property was performed through a search and review of historical aerial photographs, historical topographic maps, available Sanborn fire insurance maps, available city directory records, newspaper archives, and county records. The purpose of the historical assessment was to identify previous land uses that may have impacted the Subject Property in the past. Copies of the historical resources reviewed in this assessment are provided in Appendix D through Appendix E.

4.1 Historical Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the Subject Property for the years: 1950, 1958, 1960, 1971, 1981, 1990, 1999, 2004, 2006, 2010, 2015, and current. Aerial photographs for years other than these were not available for review. A review of the aerial photos appears to indicate that the Subject Property structure is first visible in the 2006 photo. Prior to 2006, residential properties are visible in the photos on the Subject Property from 1950 through 1990. It appears that sometime between 1990 and 1999 the residential properties were removed. The surrounding area appears to mainly consist of residential properties. Two large water reservoirs, located southeast of the Subject Property, are observed in all of the photos available for review. It appears the City Hall campus was constructed sometime between 1999 and 2004. A copy of the historical aerial photograph report that was reviewed is provided in Appendix D.

4.2 Historical Topographic Maps

Historical topographic maps were provided by EDR covering the area of the Subject Property for the years: 1926, 1952, 1967/1970, 1973, 1983, and 2014/2015. Topographic maps for years other than these were not reviewed. The review of these topographic maps did not reveal any apparent land uses that may have impacted the Subject Property in the past. and A copy of the historical topographic map report that was reviewed is provided in Appendix D.

4.3 Sanborn Fire Insurance Maps

A Sanborn Map Report for the Subject Property was provided by EDR. Sanborn fire insurance maps provide detailed historical information about the site and its surrounding properties. According to EDR, the Subject Property lies in an area that is not mapped and is considered an “Unmapped Property”. A copy of the EDR Sanborn Map Report that was reviewed is provided in Appendix E.

4.4 City Directory Listings

At the request of McGinley, EDR searched City Directory listings for Tin St. and the surrounding roads. City directory listings as those found in Luskey City Directory, Polk’s City Directory, and EDR’s digital archive were searched for the years: 1959, 1967, 1987, 1992, 1995, 2000, 2005, 2010, and 2014. The Subject Property addresses were listed as follows:

- 7 W. Basic Rd.: 1992 (residential) and 1995 (residential)
- 3 W. Basic Rd.: 1967 (residential)
- 302 Tin St.: 1967 (residential)

Listings in the immediate vicinity of the Subject Property were mainly residential with some commercial as well. A copy of the EDR city directory report that was reviewed is provided in Appendix E.

4.5 Interviews

At the time of the site visit, an employee of the City of Henderson Alternative Sentencing division was interviewed. The employee stated that he was not aware of spills, leaks, or other environmental concerns associated with the Subject Property.

4.6 Clark County Assessor's Office

The Subject Property is identified as Clark County APNs 179-18-810-039, -040, and -041. According to the Clark County Assessor's office, the land use for all three parcels is listed to be *Vacant – Mixed Zoning*. The structure located on APN 179-18-810-041 is listed as constructed in 2002.

The current property owner for APN 179-18-810-039 is listed to be City of Henderson Redevelopment, who has owned the parcel since 1997. The current property owner for APN 179-18-810-040 is listed to be the City of Henderson, who has owned the parcel since 1996. Lastly, the current owner for APN 179-18-810-041 is also the City of Henderson, who has owned the parcel since 1999. Previous property owners for APN 179-18-810-039 include Alda Southworth (1987-1997) and Eustace Southworth Sr. (1971-1987). Previous property owners for APN 179-18-810-040 include Alan Anderson (1993-1996), Alan and Sharon Anderson (1987-1993), Kathryn and Craig Anderson (1985-1987), Kathryn Anderson (1984-1985), and Lisle and Kathryn Anderson (prior to 1985). Previous property owners for APN 179-18-810-041 include Terrence C Heaton (1966-1999).

5. RECORDS REVIEW

As defined in ASTM E 1527-13, a *historical recognized environmental condition* is a past release of any hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (to current regulatory standards) or meets unrestricted residential use criteria established by a regulatory authority, without subjecting the property to institutional controls or engineering controls. A HREC will not be considered a REC per ASTM E 1527-13. To the contrary, a *controlled recognized environmental condition* is a REC 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 (i.e., property use restrictions, activity use limitations, institutional/engineering controls, etc.).

A regulatory agency review was conducted through both a commercial database search and local agency inquiries. The purpose of this regulatory agency review was to ascertain if regulatory actions have ever been imposed on the Subject Property, adjoining properties, or on properties within the search radius guidelines established by the 2013 ASTM Standard Practice for Environmental Site Assessments.

5.1 EDR Radius Map Report

At the request of McGinley, EDR provided records from federal, state, and local environmental databases for regulatory sites located within the *Approximate Minimum Search Distances* as specified in ASTM E 1527-13. A copy of the EDR report is included herein as Appendix F. Included within the report are summaries of the regulatory databases reviewed, a listing of sites identified within the search radius, detailed data on the identified sites, and maps showing the locations of facilities reported to have had regulatory action. McGinley reviewed and evaluated all of the sites in the EDR report.

According to the databases searched by EDR, no regulatory sites associated with the Subject Property were identified in the EDR report. In addition, the following regulatory listings were identified within the *Approximate Minimum Search Distances* in the databases searched by EDR: one Superfund Enterprise Management System (SEMS) site, one Federal Resource Conservation and Recovery Act Corrective Action (RCRA CORRACTS) site, 14 Nevada State Hazardous Waste (SHWS) sites, one Nevada underground storage tank (UST) site, one Nevada solid waste recycling (SWRCY) facilities, one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site, and one historical dry cleaner site.

Of the sites identified in the EDR Radius Map Report, one was researched further. The other sites were not researched further because they are considered unlikely to have caused environmental impacts to the Subject Property in the past, because they appear to be located far from the Subject Property, are at locations that are considered likely to be hydrologically downgradient from, or cross-gradient to, the Subject Property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure.

The EDR database search also identified a number of sites that could not be mapped due to insufficient address information. McGinley reviewed all of these sites and has determined that each are located far from the Subject Property, are at locations that are considered likely to be hydrologically downgradient from, or cross-gradient to, the Subject Property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For this reason, the unmapped sites are considered unlikely to

cause, or to have caused in the past, environmental impact to the Subject Property.

5.2 Nevada Division of Environmental Protection (NDEP)

The regulatory agency review did not identify any regulatory sites administered by the NDEP Bureau of Corrective Actions (BCA) that could potentially impact the Subject Property. Therefore, no agency files from the NDEP BCA were requested for review.

5.3 Southern Nevada Health District (SNHD)

On May 18, 2018, an inquiry regarding inspections, complaints, spills or other potential environmental issues in connection with the Subject Property and/or its adjoining properties was submitted via electronic mail to Jennifer Luther of Southern Nevada Health District. May 25, 2018, Jennifer Luther replied by email indicating that SNHD has records on file for 240 S. Water St., which is the City of Henderson City Hall campus facility. Based on a review of the available files, the facility is registered as a conditionally exempt small-quantity generator (CESQG) because of the print and copy shop located within the building. The records included inspection reports and compliance information as it relates to the print and copy shop facility. No violations were found on record.

5.4 EDR Vapor Encroachment Screen

McGinley conducted a Vapor Encroachment Screen (VES) investigation in accordance with the 2015 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-15). The VES investigation used available information and professional judgment to derive our conclusions. The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the Subject Property. ASTM E2600-15 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the vadose zone of the Subject Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Subject Property as identified by Tier 1 or Tier 2 procedures. McGinley performed a VES for the area encompassing the Subject Property by reviewing each of the regulatory sites that were provided by EDR within a 1/3-mile primary search radius from the boundary of the Subject Property.

5.4.1 Tier 1 Screening

Initially, four sites were identified by EDR within the 1/3-mile primary search radius surrounding the Subject Property. All four sites were immediately excluded because they were determined to be outside the area of concern for vapor migration based on distance and estimated hydrologic gradient and/or were not identified as a *standard environmental record per* ASTM. Therefore, a VEC does not exist. A copy of the VES report is included herein as Appendix G.

6. FINDINGS

6.1 General Findings

- The Subject Property is identified as Clark County Assessor Parcel Numbers 179-18-810-039 (7 W. Basic Rd.), 179-18-810-040 (3 W. Basic Rd.), and 179-18-810-041 (302 Tin St.). Combined, the parcels encompass approximately 0.52 acres of land.
- The Subject Property is comprised of a single-story building and associated asphalt-surfaced parking lot. The onsite building is approximately 3,000 square feet in size and was originally constructed in 2002.
- The onsite building is currently occupied by the City of Henderson Alternative Sentencing and DUI and Traffic School divisions.
- Evidence of two former geotechnical borings were observed in the parking area at the time of the site visit.
- No regulatory sites associated with the Subject Property were identified in the EDR report.
- The following regulatory listings were identified within the Approximate Minimum Search Distances in the databases searched by EDR: one Superfund Enterprise Management System (SEMS) site, one Federal Resource Conservation and Recovery Act Corrective Action (RCRA CORRACTS) site, 14 Nevada State Hazardous Waste (SHWS) sites, one Nevada underground storage tank (UST) site, one Nevada solid waste recycling (SWRCY) facilities, one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site, and one historical dry cleaner site.
- None of the identified regulatory sites appear to be of environmental concern to the Subject Property at this time.

6.2 Historical Recognized Environmental Conditions

No historical recognized environmental conditions were found for the Subject Property.

6.3 Controlled Recognized Environmental Conditions

No controlled recognized environmental conditions were found for the Subject Property.

6.4 Recognized Environmental Conditions

No recognized environmental conditions were found for the Subject Property.

6.5 Conclusions

McGinley has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property identified as APNs 179-18-810-039, 179-18-810-040, and 179-18-810-041 and addressed at 7 W. Basic Rd., 3 W. Basic Rd., and 302 Tin St. in Henderson, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Subject Property. McGinley is of the opinion that no additional investigations at the Subject Property are warranted at this time.

7. LIMITATIONS

7.1 General

The conclusions and recommendations presented above are based upon the agreed scope of work outlined in the above report. McGinley and Associates, Inc. makes no warranties or guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information, which is not available to McGinley and Associates, Inc. at the time of writing the report, may result in a modification of the conclusions and recommendations presented. The services performed by McGinley and Associates, Inc. have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney-client communication or as an attorney work product.

This report has been prepared for the sole use of the addressee(s) of this report, and cannot be released without consent from McGinley & Associates Inc. If a third party relies on the information provided in this report, McGinley and Associates, Inc. accepts no responsibility for damages suffered by the third party as a result of reliance of information contained in this report, and that nothing contained in this report shall create a contractual relationship or cause the third party to bring suit against McGinley & Associates, Inc.

7.2 Data Gaps

The following data gaps were encountered during the course of this Phase I ESA:

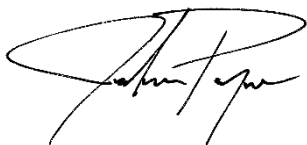
- Historical aerial photographs were not available prior to 1950. However, based on information obtained from EDR and Clark County records, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.
- Historical information found for the Subject Property may have exceeded five-year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. However, based on information obtained from EDR and Carson City records, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.

8. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We certify that, to the best of our knowledge and belief, this Phase I ESA has been prepared and reviewed under the guidance of McGinley staff meeting the definition of Environmental Professionals (EP), as defined in 40 CFR§312.10(b). McGinley EPs have specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting. McGinley has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of the environmental professionals utilized in performance of this Phase I ESA are attached in Appendix H.

Respectfully Submitted:

McGinley and Associates, Inc.



JT Payne
Staff Geologist

Reviewed by:

I 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.



Brett Bottenberg, P.E., C.E.M. #1690, Exp. 10/07/2019
Project Manager

9. REFERENCES

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FIGURE 1

TITLE:
PROJECT LOCATION MAP
 -SHOWING-
CITY OF HENDERSON -SITE G
3 AND 7 W BASIC RD, AND
302 TIN ST
HENDERSON, NV

JOB NO.:
BRN051

DATE:
5/30/2018



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FILE:
Fig 1 - Project Location Map

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

REF.	DESIGNED	BB	CHECKED	BB	REVISION:
	DRAWN	HC	APPROVED	BB	



FIGURE 2

TITLE:

**SITE MAP
-SHOWING-
CITY OF HENDERSON -SITE G
3 AND 7 W BASIC RD, AND
302 TIN ST
HENDERSON, NV**

**JOB NO.:
BRN051**

**DATE:
5/30/2018**



**FILE:
Fig 2 - Site Map**

**COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N**

REF.	DESIGNED	BB	CHECKED	BB	REVISION: -
	DRAWN	HC	APPROVED	BB	