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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**City of Wells Mixed Use Redevelopment  
Site #3  
1092 6<sup>th</sup> Street  
(APN 002-760-049)  
Wells  
Nevada**

***Contract DEP17-026  
Task Number MA08-18***

***McGinley Report No.: BRN049***

***State of Nevada  
Department of Conservation & Natural Resources  
Division of Environmental Protection  
Attn: David Friedman, Brownfields Program Coordinator  
901 South Stewart Street, Suite 4001  
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***On behalf of:  
City of Wells***

***May 31, 2018***

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# EXECUTIVE SUMMARY

*This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1092 6<sup>th</sup> Street in Wells, 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 SW ¼ of Section 10, Township 37 North, Range 62 East, of the Mount Diablo Baseline and Meridian. The Subject Property is comprised of a single parcel identified as 002-760-049. The parcel is addressed at 1092 6<sup>th</sup> St. in Wells, Nevada and has a total land area of 0.695 acres. The site is comprised of a 4,040 square foot auto repair shop with gravel covered parking areas and a concrete apron located in front of the repair shop's garage roll-up doors. The property is accessed from the north and east via 6<sup>th</sup> Street.*

## **Findings**

### **General Findings**

- *The Subject Property is identified as Elko County Assessor Parcel Number 002-760-049 and is addressed at 1092 6<sup>th</sup> Street, Wells, Nevada.*
- *The Subject Property is 0.695 acres in size and is comprised of a single-story commercial automotive repair shop building and associated parking areas.*
- *The commercial automotive repair shop building is approximately 4,040 square feet in size and was originally constructed in 1991. The repair shop utilizes three service bays and an office area.*
- *One 55-gallon waste oil drum, a solvent washing station, and automotive fluids and chemicals typically used by an auto-repair shop were observed within the shop area. The waste oil is transported to Pruett Tire where it is used for heating the building. The solvent washing station is serviced by Safety Kleen and is environmentally friendly.*
- *Staining, typically found within an automotive repair shop was observed on the concrete floor of the repair bays. More substantial staining was observed in the vicinity of the aboveground hydraulic lift.*
- *A concrete apron is located in front of the repair bay roll-up doors and gravel parking/travel areas surround the rest of the building. Portions of the concrete apron and gravel surfaces appeared to be discolored or stained with dark substances. The staining appeared to be typical of a facility of this nature.*
- *A heating oil AST was observed near the northwest exterior of the building. The AST appeared to be empty.*
- *An in-floor drain, which drains to the sanitary sewer, was observed within a concrete-bermed area near the wall which separates the office area and shop area. The drain was covered with a wood-slatted cover and some dark staining was observed on the cover. A hose with nozzle was observed within the bermed area and it appears to be used on a regular basis. No oil and grease interceptor was observed on the Subject Property.*
- *A City of Wells owned water meter box, located in the parking lot of the Subject Property, was*

*observed to be completely filled with storm water. A sheen was observed on the water's surface at the time of the site visit.*

- *Two pole-mounted transformers were observed on the southwestern portion of the Subject Property. The transformers appeared to be in good condition and no apparent leaks were observed. One of the transformers was labeled as "no PCB" and the other was not. However, the transformers appeared to be of similar age and type and therefore, it is unlikely to contain PCBs.*
- *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: seven Nevada State Hazardous Waste (SHWS) sites, two NV leaking underground storage tank (LUST) sites, two Nevada underground storage tank (UST) sites, three US Brownfields sites, and one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site.*

#### ***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)***

*One recognized environmental conditions was found for the Subject Property.*

- *The Subject Property has been occupied by automotive repair businesses since it was first developed in 1991. Staining typical of a business of this type was observed within the repair area, on a concrete apron outside of the repair bays, and on the gravel parking lot. A sheen was observed on stormwater runoff which had collected within the water meter box located just north of the structure.*

#### **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 1092 6<sup>th</sup> Street in Wells, 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 except as follows:*

- *The Subject Property has been occupied by automotive repair businesses since it was first developed in 1991. Staining typical of a business of this type was observed within the repair area, on a concrete apron outside of the repair bays, and on the gravel parking lot. A sheen was observed on stormwater runoff which had collected within the water meter box located just north of the structure.*

*Based on the information reviewed for this assessment, McGinley is of the opinion that additional investigations at the Subject Property are warranted at this time. Further, if the building is to be demolished in the future, an asbestos survey of the building materials is required to be conducted prior to demolition.*

# **1. INTRODUCTION**

## **1.1 Purpose**

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1092 6<sup>th</sup> Street in Wells, 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 SW ¼ of Section 10, Township 37 North, Range 62 East, of the Mount Diablo Baseline and Meridian. A parcel map from the Elko 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 Wells (User) as part of the State of Nevada Brownfields Program (NBP) pursuant to the Scope of Work outlined within our proposal dated May 7, 2018 and agreed upon through a Scope of Work Approval task letter dated May 8, 2018. The NBP task number for this project under Contract DEP17-026 is MA08-18.

## 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 an 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 21, 2018 under sunny and mild 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"> <li>Staining or discoloration of soil and/or pavement<br/><i>Discoloration and staining was observed in the gravel parking lot, on the concrete apron located in front of the shop roll-up doors, and within the shop itself.</i></li> </ul> | <b>Observed</b> |
| <ul style="list-style-type: none"> <li>Wastewater systems, septic systems, sumps, and/or seeps</li> </ul>   | Not Observed    |
| <ul style="list-style-type: none"> <li>Wells</li> </ul>   | Not Observed    |
| <ul style="list-style-type: none"> <li>Patched areas of asphalt or concrete</li> </ul>  | Not Observed    |
| <ul style="list-style-type: none"> <li>Standing surface water, ponds, farm tanks, etc.</li> </ul>   | Not Observed    |
| <ul style="list-style-type: none"> <li>Railroad spurs</li> </ul>  | Not Observed    |
| <ul style="list-style-type: none"> <li>Suspect PCB containing equipment</li> </ul>  | Not Observed    |
| <ul style="list-style-type: none"> <li>Hydraulic equipment<br/><i>An aboveground hydraulic lift was observed within the interior shop area.</i></li> </ul>  | <b>Observed</b> |
| <ul style="list-style-type: none"> <li>Underground storage tank (UST) systems/Vent Pipes</li> </ul>   | Not Observed    |
| <ul style="list-style-type: none"> <li>Above ground storage tanks (ASTs)</li> </ul>   | <b>Observed</b> |



*One 55-gallon drum containing waste oil was observed within the interior shop area and an empty heating oil AST was observed near the northwestern exterior wall of the building.*

- 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
- Chemical/waste generation and/or storage  
*A single 55-gallon drum containing waste oil was observed within the interior shop area. In addition, a solvent cleaning station was also observed within the interior shop area. Safety Kleen is contracted to pick up and recycle the waste solvent.* **Observed**
- Unusual odors Not Observed
- Dumping, disturbed soils, direct burial activity Not Observed
- Floor drains  
*One floor drain, which drains to the sanitary sewer, was observed within the interior portion of the shop. The drain was located within a concrete-bermed area which appears to be used for cleaning equipment. A hose was attached to the wall proximal to the bermed area. A wooden-slat drain cover was observed covering the drain. The wood appeared to be stained black, however, the area in general does not appear to be used for dumping waste material.* **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  
*A sheen was observed on stormwater which had collected within a water meter box in the parking lot area.* **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 a single parcel identified as 002-760-049. The parcel is addressed at 1092 6<sup>th</sup> St. in Wells, Nevada and has a total land area of 0.695 acres. The site is comprised of a 4,040 square foot auto repair shop with gravel covered parking areas and a concrete apron located in front of the repair shop's garage roll-up doors. The property is accessed from the north and east via 6<sup>th</sup> Street. Utilities associated with the Subject Property consist of electric power (Wells Rural Electric Company), sewer (City of Wells), and water (City of Wells).

### 2.3.1 Interior Portions

The interior portions of the Subject Property include an office area and a shop area. The office area is comprised of a customer lobby, a break area, two bathrooms, and a small office. A pellet stove was observed in the main lobby and is used to heat the room.

The shop area is comprised of three repair bays with additional portions of the shop used for storage. Multiple vehicles were observed within the shop area at the time of the site visit and several appeared to be in storage until they are repaired. One 55-gallon waste oil drum, a solvent washing station, and automotive fluids and chemicals typically used by an auto-repair shop were observed within the shop area. In addition, the concrete floor appeared to be stained in multiple areas, however, the staining did not appear to be extensive in nature. An aboveground hydraulic lift was observed in one of the repair bays and the staining in this area appeared to be more substantial. Lastly, in-floor drain, which drains to the sanitary sewer, was observed within a concrete-bermed area near the wall which separates the office area and shop area. The drain was covered with a wood-slatted cover and some dark staining was observed on the cover. A hose with nozzle was observed within the bermed area and it appears to be used on a regular basis. According to the tenant, the current facility does not use the area for cleaning automotive parts or equipment and only clean water is drained to the sewer.

### 2.3.2 Exterior Portions

The exterior portions of the Subject Property are comprised of a concrete apron located in front of the repair bay roll-up doors and gravel parking/travel areas. Portions of the concrete apron and gravel surfaces appeared to be discolored or stained with dark substances. The staining appeared to be typical of a facility of this nature. Near the northwest corner of the building, an AST stand and empty AST was observed. According to the owner of the property, the building was previously heated using heating oil or waste oil and the AST was for oil storage. According to the owner, the building has not used this method for heating for some time. Additionally, what appeared to be a sump located in the parking lot between the structure and 6<sup>th</sup> Street was actually determined to be a water meter box owned by the City of Wells. The water meter box was filled with water which covered the meter equipment. A sheen was observed on the water at the time of the site visit. Lastly, multiple vehicles and trucks were parked at the facility and appear to be waiting for repair work to be done.

## 2.4 Adjoining Properties

The Subject Property is bordered by the following:

North:	6 <sup>th</sup> Street with undeveloped land beyond
South:	Undeveloped land and the parking area for an industrial facility.
East:	Undeveloped land.
West:	A self-service car wash facility.

At the time of the site visit, the properties immediately surrounding the Subject Property consisted primarily of undeveloped and commercial/industrial properties. 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. Two pole-mounted transformers were observed on the southwestern portion of the Subject Property. The transformers appeared to be in good condition and no apparent leaks were observed. One of the transformers was labeled as “no PCB” and the other was not. However, the transformers appeared to be of similar age and type and therefore, it is unlikely to contain PCBs.

### **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 5,644 feet above mean sea level. Specifically, the Subject Property is located within the Humboldt River Valley in an area known as Town Creek Flat. The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, warm and dry 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 Wells, Nevada, are 28.5 and 60.2 degrees Fahrenheit, respectively, while historical annual precipitation averages 9.85 inches (Western Regional Climate Center, 2016).

#### **3.2 Geologic Conditions**

The geology underlying the Subject Property has been mapped as Quaternary Alluvial Deposits. The unit is described as unconsolidated alluvial deposits which locally include beach and sand dune deposits (Stewart and Carlson). The surficial soils found at the Subject Property have been mapped as Valmy-Enko Association having zero to two percent slopes. A typical profile of the soil is comprised of silt loam (0-9 inches), fine sandy loam (9-40 inches), and gravelly very fine sandy loam (40-61 inches). The Valmy-Enko soil group is classified as hydrologic soil group B, which are soils consisting chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission and a moderate infiltration rate when thoroughly wet (NRCS, 2016).

#### **3.3 Surface Water Conditions**

Surface runoff at the Subject Property will most likely travel north towards 6<sup>th</sup> Street via overland flow. According to the current tenant, a slight depression in the parking lot located just north of the building causes surface water to pond there during storm events. The nearest major surface water body to the Subject Property is the Humboldt River, which is located approximately 1.7 miles north of the Subject Property.

According to the Federal Emergency Management Agency (FEMA), the site is identified to be located just west of Zone AE which has base flood elevations determined and is within a special flood hazard area subject to inundation by the 1% annual chance flood. It is located in Zone X which is described as areas determined to be outside the 0.2% annual chance floodplain.

#### **3.4 Groundwater Conditions**

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, water wells may be located in the general vicinity of the Subject Property, however their exact locations are unknown and their existence has not been field-verified. A review of the NDWR “Nevada Hydrology Data” online platform appears to indicate that multiple monitoring wells were previously located in the vicinity and were used for monitoring contaminants in the groundwater due to leaks or spills of gasoline at the Chevron located to the northeast and across 6<sup>th</sup> Street. Based on the historic water levels measured in these wells, it appears that groundwater depth in the vicinity of the Subject Property is likely to be encountered approximately eight to 15 feet below ground surface.

Although no wells were observed on the Subject Property during site reconnaissance, the owner of the property said that he thought a monitoring well was previously located near the

northeastern corner of the property and was for monitoring an offsite plume. Groundwater flow direction at the Subject Property is estimated to be to the northwest, based on topography.

## **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, 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. A summary of our historical assessment is presented below.

### **4.1 Historical Aerial Photographs**

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the Subject Property for the years: 1967, 1980, 1994, 1999, 2006, 2010, and current. Aerial photographs for years other than these were not reviewed. A review of the aerial photos indicates that the Subject Property structure is first visible in the 1994 photo. Prior to 1994, the site appears to be undeveloped. Adjacent properties to the north, east, and west are also visible in the 1994 photo and Interstate 80 is first visible (as completed) in this photo as well. The 1980 photo appears to show Interstate 80 being constructed. The Subject Property and the surrounding areas appear similar to current conditions in the 2010 and current aerial photos. 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: 1968/1969, 1982, and 2014. 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. 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 6<sup>th</sup> Street and the surrounding roads. City directory listings as those found in EDR’s digital archive were searched for the years: 1977, 1982, 1987, 1992, 1995, 2000, 2005, 2010, and 2014. The Subject Property address was only listed in the 2000 (Intermountain Tire Center) listing. Most of the listings are associated with those located in downtown Wells on 6<sup>th</sup> Street. Listings in the immediate vicinity of the Subject Property include Carco (2005, 2010, and 2014), Nevada High Country SLS & Svcs (2005, 2010), and Paul Bottari (2000). Other listings in the area include Roadway Company, Nannini Realty, Four Way Bar Café & Casino, and Lucky J Casino. 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 the McGinley representative interviewed the current tenant of the property, Mr. Rick Thuemler, owner of 4T’s Repair. Mr. Thuemler provided a tour of the site. In addition, Mr. Thuemler was asked a number of questions regarding the history of the

property. Mr. Thuemler stated that he had only been in the building since 2017 and he wasn't very knowledgeable about the history of the site. He did say that he thought the site had always been used for automotive repair. When asked about his business practices in particular, Mr. Thuemler discussed his waste oil drum, the solvent wash station, the hydraulic lift, and the bermed washing area. He indicated that he only stores one 55-gallon waste oil drum on site and when it is full, the drum is picked up by Pruett Tire to be processed through their heating system. He stated that he does not receive any paperwork regarding the disposal of his waste oil. With regards to the solvent cleaning station, Mr. Thuemler stated that he contracts with Safety Kleen to provide the solvent and pick up the waste. He believes that the solvent is environmentally friendly and there have been no spills of the solvent at his facility. Mr. Thuemler also discussed the hydraulic lift and says that he doesn't believe an inground lift has ever been used at the facility. When discussing the bermed wash area, he stated that he only uses the hoses to clean his hands and he uses a citrus based hand cleaner to wash off. Mr. Thuemler stated that he was not aware of any potential environmental concerns associated with his property.

An interview was also conducted with Dennis Pruett, the owner of the property. According to Mr. Pruett, his tire facility uses the waste oil from 4T's Repair for heating their building. They collect the drum whenever it is full. Mr. Pruett was also asked about a sump-like area to the north of the structure which is currently covered with a metal cover. Mr. Pruett stated that it is actually a City of Wells water meter box that is always flooded and that is why it appears to be a sump. When asked about his knowledge of any past spills, fires, or potential environmental concerns associated with the site, he stated that there were none to his knowledge.

#### **4.6 Elko County Assessor's Office**

According to the Elko County Assessor's Office, the Subject Property is identified as APN 002-760-049 and is addressed at 1092 6<sup>th</sup> Street in Wells, Nevada. According to the records reviewed, the parcel is 0.695 acres in size, is located within the Wells GID – Redevelopment district, and currently has a land use code of 400 – *General Commercial*. The zoning code for the parcel is listed as *TC Class 1.00*. The original construction date of the 4,040 square-foot structure is listed as 1991. The current property owner is listed as Dennis Pruett who has owned the property since 2005. Other previous property owners listed include Byron Rosencrans (2003-2005) and CS Rigel (prior to 2003).

#### **4.7 User Provided Information**

No previous environmental reports associated with the Subject Property were provided by the User or are known to exist.

## 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: seven Nevada State Hazardous Waste (SHWS) sites, two NV leaking underground storage tank (LUST) sites, two Nevada underground storage tank (UST) sites, three US Brownfields sites, and one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site.

Of the sites identified in the EDR Radius Map Report, three were 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 identified several regulatory sites administered by the NDEP Bureau of Corrective Actions (BCA) that could potentially impact the Subject Property. A review of those sites is provided in the following sections. In addition, regulatory files for one more site known to be located in the vicinity of the Subject Property was reviewed.

### 5.2.1 Former Fearless Farris Stinker Station #81 (Facility ID: 6-000160)

The former Fearless Farris Stinker Station is located approximately 465 feet downgradient and to the northwest from the Subject Property. This site was historically operated as a service station. In 1998, four UST systems were removed from the ground and contamination was discovered proximal to all four UST locations. Remediation activities commenced at the site in 1999 and since then, multiple environmental consultants have provided remediation and groundwater monitoring services. In 2011, benzene concentrations were reported above the maximum contaminant level (5 ug/L) in five of six groundwater monitoring wells, and ranged from 820 ug/L to 4,300 ug/L. The most recent remedial activities conducted at the site included the planting of trees on site for the purpose of contaminant uptake through the root system. Additional work appears to be forthcoming, however, it is unknown when the remedial work will take place. Currently, this site does not appear to be of concern to the Subject Property.

### 5.2.2 Wells Bonus #3 (Facility ID: 6-000058)

The Wells Bonus #3 site is located approximately 320 feet to the east-southeast of the Subject Property. This site location was historically operated as a service station by Humboldt Oil from 1973 to 1991 and by Peterson Oil from 1991 to 1992 when it was closed. In 1994, the site was owned by Sagebrush Oil Company which operated the Wells Bonus #3 gasoline station. Currently, this property is occupied by a liquor store to the northwest of the real estate office.

The gasoline station had three USTs (8,000 gallon, 8,000 gallon, and 2,000 gallon), all of which contained gasoline. In 1995, a possible leaking UST was discovered at the facility. In response to the discovery, the tanks were tightness tested and it was determined that two of the three tanks were tight. For the third tank, a vent line was determined to be loose which caused the test to fail for that tank. The vent line was subsequently repaired and the tank was then re-tested and determined to be tight. Additional assessment (test pits) discovered hydrocarbons at the surface above the fill pipe of the regular gasoline tank and the impacts were estimated to be 10 foot by 10 foot by 12 foot in size. The tanks were then removed from the ground for permanent closure. In 1996, NDEP granted regulatory closure to the site while acknowledging the petroleum-impacted soils were not removed from the site.

In November of 2016, using funds from EPA Region 9's Targeted Brownfields program, a Phase I and II ESA was conducted on this property. The Phase II ESA consisted of soil sampling, soil gas sampling, and collection of two groundwater samples. A total of 24 discrete soil samples, 12 soil gas samples, and two groundwater samples were collected and analyzed. The groundwater sample collected in the vicinity of the former regular gasoline tank and impacted soil left in place was reported to have a benzene concentration of 17 ug/L, which is above the maximum contaminant level (MCL) for benzene of 5 ug/L. The TPH-gasoline concentration in this same well was reported to be 22,000 ug/L, however, there is no established MCL for TPH-gasoline. Of the 14 soil gas samples collected, only benzene (one sample), bromodichloromethane (one sample), and chloroform (four samples) were reported to exceed the screening level. For the soil samples, no TPH-gasoline or volatile organic compounds (VOC) were detected in any of the samples collected. However, none of the samples were collected near the former regular gasoline tank location. Lastly, arsenic concentrations for all

soil samples were reported above the EPA Region 9 regional screening level (RSL) of 0.68 mg/kg and ranged between 4.1 and 12 mg/kg. According to the report, the consultant opined that the arsenic concentrations may be due to natural background concentrations of arsenic in the soil.

### **5.2.3 Chevron Service Station #9-0303 (Facility ID: 6-000029)**

Chevron Service Station #9-0303 was located approximately 500 feet directly east from Subject Property and beyond 6th Street. An assessment conducted in 1989 determined that groundwater contamination from gasoline existed at this site. In addition, petroleum hydrocarbons in the oil range and diesel range were reported in multiple soil samples. Multiple monitoring wells were installed to monitor groundwater contaminants. In 1990, a groundwater pump and treat system appears to have been installed and utilized to treat the groundwater. In 1992, it appears that a soil vapor extraction remediation system was installed. The USTs were removed in 1992 and remediation and monitoring continued at the site. In a letter dated November 24, 1997 from Gettler-Ryan Inc. of Dublin, California (UST Closure Contractor) to Ms. Jennifer Carr of NDEP, it was discussed that two 3,000-gallon spills of gasoline had previously occurred at an upgradient Texaco site (Four Way Café and Truck Stop) and the surface run off from the Texaco station travels directly into the drainage ditch. They also discussed evidence of effluent from the culvert from the Texaco showing visual evidence of contaminants being emptied into the flood control ditch. The letter also discussed a Mountain Mart service station located just east of the ditch and upgradient of the Chevron. The letter stated that the Mountain Mart had removed their USTs in 1995 and spread contaminated soil for aeration purposes. Again, they stated that surface runoff from this area would travel directly into the drainage ditch. According to the letter, the flood control ditch (which is on the eastern edge of the Subject Property) had a visual sheen on the water, staining, and odors of petroleum hydrocarbons.

In April of 1998, NDEP granted closure to the Chevron facility even while benzene remained in the groundwater at a maximum concentration of 33 ug/L.

The current service station located at this site is JJ's Express (Chevron) addressed at 1237 6th Street in Wells, Nevada. The station uses a 12,000-gallon gasoline UST, a 10,000-gallon gasoline UST, and a 10,000-gallon diesel UST. The tanks are currently enrolled in the State of Nevada Petroleum Fund and their enrollment is effective until September 30, 2018. The fund enrollment provides for up to \$1,000,000 per tank system for corrective action and \$1,000,000 for compensation of third parties.

## **5.3 City of Wells Fire Department**

On May 22, 2018, Mr. Keven Hall, Fire Chief was telephoned in order to conduct an interview regarding the Subject Property. Mr. Hall was asked if there were any known fires, complaints, spills, or other potential environmental issues in connection with the Subject Property. Mr. Hall responded that, to the best of his knowledge, he was not aware of any of those occurring at the Subject Property.

## **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, eight sites were identified by EDR within the 1/3-mile primary search radius surrounding the Subject Property. Four of these sites were immediately excluded because they were determined to have limited potential for the presence of contaminants of concern (COC); were determined to be outside the area of concern based on distance, gradient, and the type of COC; and/or were determined to be beyond the critical distance for vapor migration to the Subject Property.

#### **5.4.2 Tier 2 Screening**

Regulatory files for the four sites were reviewed to determine if a VEC exists at the Subject Property. Two of the sites were associated with the site that is now occupied by a liquor store (northwest of the realty office) and the other two sites are associated with the Chevron service station located north of the Subject Property beyond 6<sup>th</sup> Street. All four sites are located in a crossgradient direction from the Subject Property and greater than the 165 feet critical distance for vapor migration associated with petroleum hydrocarbons in the dissolved phase. 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 Elko County Assessor Parcel Number 002-760-049 and is addressed at 1092 6<sup>th</sup> Street, Wells, Nevada.
- The Subject Property is 0.695 acres in size and is comprised of a single-story commercial automotive repair shop building and associated parking areas.
- The commercial automotive repair shop building is approximately 4,040 square feet in size and was originally constructed in 1991. The repair shop utilizes three service bays and an office area.
- One 55-gallon waste oil drum, a solvent washing station, and automotive fluids and chemicals typically used by an auto-repair shop were observed within the shop area. The waste oil is transported to Pruett Tire where it is used for heating the building. The solvent washing station is serviced by Safety Kleen and is environmentally friendly.
- Staining, typically found within an automotive repair shop was observed on the concrete floor of the repair bays. More substantial staining was observed in the vicinity of the aboveground hydraulic lift.
- A concrete apron is located in front of the repair bay roll-up doors and gravel parking/travel areas surround the rest of the building. Portions of the concrete apron and gravel surfaces appeared to be discolored or stained with dark substances. The staining appeared to be typical of a facility of this nature.
- A heating oil AST was observed near the northwest exterior of the building. The AST appeared to be empty.
- An in-floor drain, which drains to the sanitary sewer, was observed within a concrete-bermed area near the wall which separates the office area and shop area. The drain was covered with a wood-slatted cover and some dark staining was observed on the cover. A hose with nozzle was observed within the bermed area and it appears to be used on a regular basis. No oil and grease interceptor was observed on the Subject Property.
- A City of Wells owned water meter box, located in the parking lot of the Subject Property, was observed to be completely filled with storm water. A sheen was observed on the water's surface at the time of the site visit.
- Two pole-mounted transformers were observed on the southwestern portion of the Subject Property. The transformers appeared to be in good condition and no apparent leaks were observed. One of the transformers was labeled as "no PCB" and the other was not. However, the transformers appeared to be of similar age and type and therefore, it is unlikely to contain PCBs.
- 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: seven Nevada State Hazardous Waste (SHWS) sites, two NV leaking underground storage tank (LUST) sites, two Nevada underground storage tank (UST) sites, three US Brownfields sites, and one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site.

## 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 except as follows:

- The Subject Property has been occupied by automotive repair businesses since it was first developed in 1991. Staining typical of a business of this type was observed within the repair area, on a concrete apron outside of the repair bays, and on the gravel parking lot. A sheen was observed on stormwater runoff which had collected within the water meter box located just north of the structure.

## 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 addressed at 1092 6<sup>th</sup> Street in Wells, 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 except as follows:

- The Subject Property has been occupied by automotive repair businesses since it was first developed in 1991. Staining typical of a business of this type was observed within the repair area, on a concrete apron outside of the repair bays, and on the gravel parking lot. A sheen was observed on stormwater runoff which had collected within the water meter box located just north of the structure.

Based on the information reviewed for this assessment, McGinley is of the opinion that additional investigations at the Subject Property are warranted at this time. Further, if the building is to be demolished in the future, an asbestos survey of the building materials is required to be conducted prior to demolition.

## **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 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.
- Not all past owners were available within reasonable time and/or cost constraints for interview for this report. However, based on information obtained from EDR, Elko County records, and other interviews, 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:

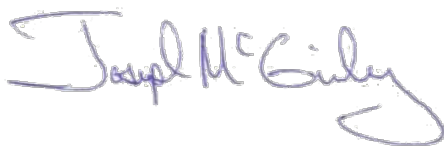
**McGinley and Associates, Inc.**

A handwritten signature in blue ink, appearing to read "Brett Bottenberg".

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

**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.*

A handwritten signature in blue ink, appearing to read "Joseph McGinley".

Joseph P. McGinley, P.E., P.G., C.E.M.  
Principal

## 9. REFERENCES

ASTM, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-13.

ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E 2600-15.

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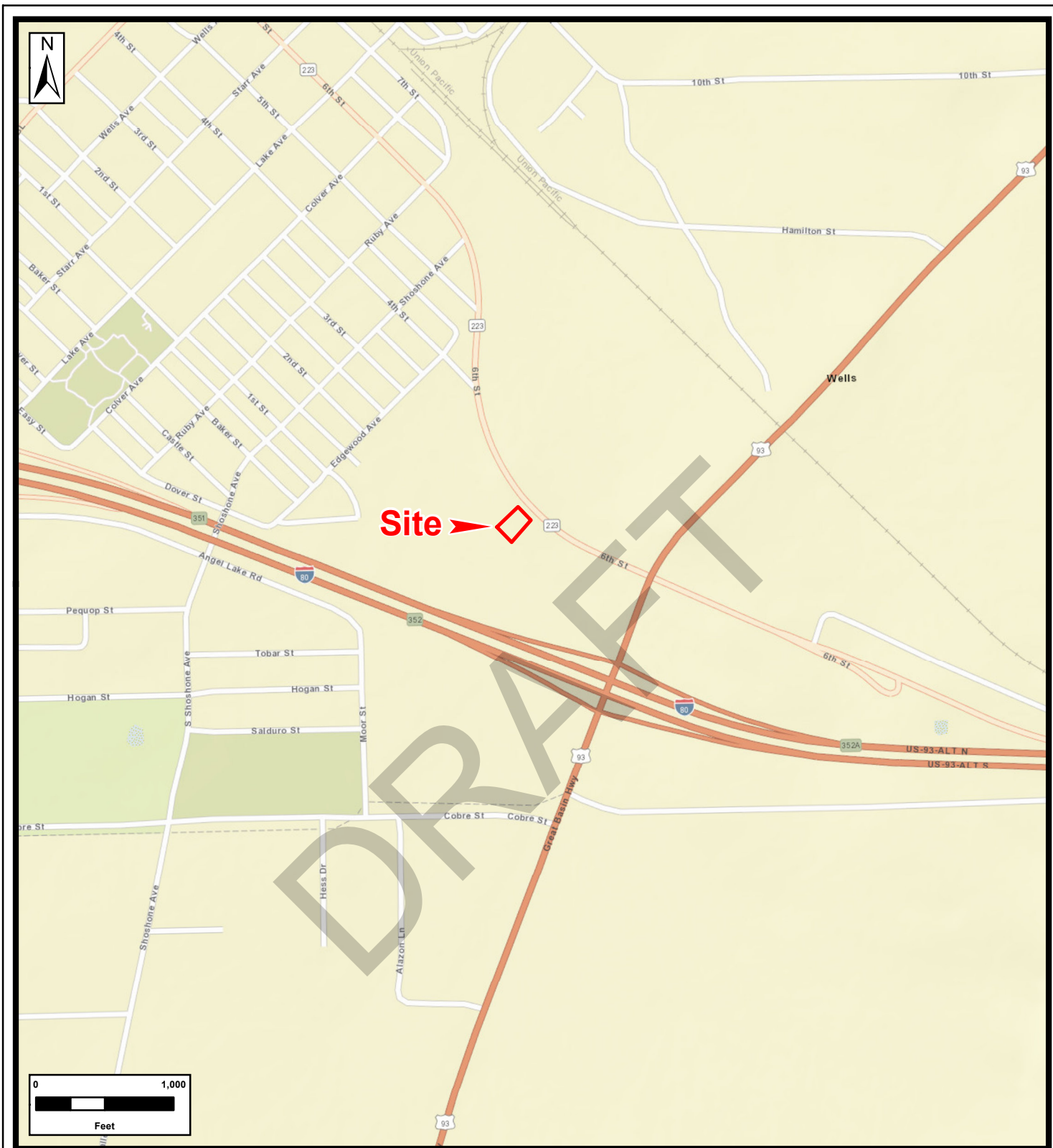
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## FIGURE 1

TITLE:  
**PROJECT LOCATION MAP**  
 -SHOWING-  
**CITY OF WELLS MIXED USE**  
**REDEVELOPMENT SITE 1**  
**1092 6TH ST.**  
**WELLS, NV**

JOB NO.:  
**BRN049**

DATE:  
**5/23/2018**




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: <b>SITE MAP -SHOWING- CITY OF WELLS MIXED USE REDEVELOPMENT SITE 3 1092 6TH ST. WELLS, NV</b>	
JOB NO.: <b>BRN049</b>	DATE: <b>5/23/2018</b>

 <b>McGinley &amp; Associates</b> Environmental Engineering and Science RENO   LAS VEGAS   www.mcgin.com		FILE: <b>Fig 2 - Site Map</b>	
		COORDINATE SYSTEM: <b>NAD 1983 UTM Zone 11N</b>	
REF.	DESIGNED BB	CHECKED HC	REVISION: -
	DRAWN BB	APPROVED BB	