



KLEINFELDER

An employee owned company

March 8, 2007
File: 78578.02

Mr. Scott Nebesky, AICP
Planning Director
Reno-Sparks Indian Colony
1937 Prosperity Street
Reno, Nevada 89502

**SUBJECT: Soil Remediation Workplan
Proposed Wal-Mart Site 2106-03
US 395 at East 2nd Street
Reno, Nevada**

Dear Mr. Nebesky,

Kleinfelder, Inc. prepared the attached soil remediation workplan for activities to be performed at the subject site (see Plate 1). We prepared this document for the Reno-Sparks Indian Colony in accordance with the referenced scope of work.

We appreciate the opportunity to be of service to the Reno-Sparks Indian Colony. If you have any questions or need additional information, please contact either of the undersigned in our Reno office at (775) 689-7800.

Sincerely,

KLEINFELDER, INC.

Joshua P. Fortmann, CEM
Project Geologist

Eric Hubbard, CEM
Geoscience Manager

Attachments: Soil Remediation Workplan

cc: Russell Brigham, Reno-Sparks Indian Colony
Carmen Gonzalez, Reno-Sparks Indian Colony
Lisa Johnson, Nevada Division of Environmental Protection
Martin Jones, Gust Rosenfeld P.L.C.

**Soil Remediation Workplan
Proposed Wal-Mart Site 2106-03
US 395 at East 2nd Street
Reno, Nevada**

File: 78578.02
March 8, 2007

Prepared by:

Kleinfelder, Inc.
4835 Longley Lane
Reno, Nevada 89502

Prepared for:

Reno-Sparks Indian Colony
1937 Prosperity Street
Reno, Nevada 89502

TABLE OF CONTENTS

| | | |
|----|--|---|
| 1. | INTRODUCTION..... | 1 |
| 2. | SITE DESCRIPTION..... | 2 |
| | 2.1 Property Boundaries..... | 2 |
| | 2.2 Proposed Site Use | 2 |
| 3. | SOIL EXCAVATION AND STOCKPILING | 3 |
| | 3.1 Excavation Location | 3 |
| | 3.1.1 Soil Stained/Drum Storage Locations..... | 3 |
| | 3.1.2 Leachfield..... | 3 |
| | 3.2 Cleanup Concentration..... | 4 |
| | 3.3 Dust Control | 4 |
| 4. | CONFIRMATION SAMPLING | 5 |
| 5. | STOCKPILE CHARACTERIZATION..... | 6 |
| 6. | BACKGROUND METALS SAMPLING | 7 |
| 7. | SOIL DISPOSAL | 8 |
| 8. | REPORTING..... | 9 |

References

Plates

Plate 1: Site Vicinity Map

Plate 2: Site Plan

Table 1

Appendix A: Health and Safety Plan

1. INTRODUCTION

The subject site (see Plate 1) is currently vacant, but several commercial and industrial businesses previously operated on the property. The most recent occupants have included a nightclub, a plant nursery, an automobile scrap yard, and an automobile body shop. Historic operations included various automotive shops and other businesses that may have used chemicals and/or generated waste.

Assessment activities included surface and subsurface soil sample collection at locations of soil stained/ drum storage areas, leachfields and the former nursery. Based on the results of soil assessment activities, total petroleum hydrocarbons (TPH) are present in site soil in excess of applicable regulatory limits. Arsenic and vanadium are also present in site soil at concentrations in excess of regulatory limits.

The referenced Phase II Environmental Site Assessment report concludes that soil containing TPH in excess of regulatory limits should be remediated. The arsenic and vanadium in soil appear to represent background concentrations. Additional soil sampling will also be performed to further define background arsenic and vanadium concentrations in site soil.

2. SITE DESCRIPTION

The subject site is located in central Reno at the northeast corner of the intersection of US 395 and Glendale Avenue (Glendale Avenue becomes 2nd Street west of the US 395). The majority of the site is vacant with one structure and multiple concrete foundations remaining, as shown on Plate 2.

2.1 Site Boundaries

The site boundaries are shown on Plate 2 and are defined by a fenceline. The site is comprised of Washoe County Assessors Parcel Numbers (APNs) 012-301-04, 07, 08, 10, 12, 13, 15, 19, and 20. The site is owned and operated by the Reno-Sparks Indian Colony.

2.2 Proposed Site Use

The proposed site use is as a Wal-Mart Supercenter and associated parking. The existing structure, concrete pads and underground utilities will be demolished prior to site redevelopment. Following development, the majority of the site surface will be covered with concrete or asphalt concrete, thereby significantly reducing the risk of exposure.

3. SOIL EXCAVATION

3.1 Excavation Locations

3.1.1 Soil Stained/Drum Storage Locations

Six of the soil samples collected from soil stained/drum storage locations contained TPH at concentrations ranging from 112 milligrams per kilogram (mg/Kg) to 4,650 mg/Kg. The soil samples were collected at a depth of two feet below ground surface (bgs) at each location. At five of the locations (DS-1, DS-3, DS-4, DS-7 and DS-9) "pothole" type excavation will be performed. Soil excavation to anticipated depths of 3-4 feet bgs will be performed at each location. Based on the analytical results, excavated soil volumes for each location are estimated as follows:

- DS-1: 5 cubic yards (cy)
- DS-3: 5 cy
- DS-4: 20 cy
- DS-7: 10 cy
- DS-9: 10cy

Due to the potential for encountering laterally extensive TPH containing soil at location DS-10, we anticipate excavating an area approximately 50 feet by 98 feet to an average depth of 2 feet bgs. Based on field observations, deeper excavation may be performed at sample location DS-10. This will result in the stockpiling of approximately 363 cy of soil.

3.1.2 Leachfield

The soil sample collected from leachfield LF-5 contained TPH at a concentration of 199 mg/Kg. The leachfield trench is anticipated to be approximately 6 feet wide by twenty feet deep by fifty feet long. The leachfield trench backfill will be excavated and is anticipated to result in the excavation of approximately 267 cy.

Prior to excavation activities, a liquid sample will be collected from the septic tank and analyzed for TPH oil and diesel range organics (ORO and DRO) by EPA Method 8015. Based on the results of the sample analysis, the septic tank contents will be disposed.

3.2 Cleanup Concentration

The State of Nevada Action Level (SNAL) for TPH in soil of 100 mg/Kg is the cleanup concentration for TPH remediation.

3.3 Dust Control

A water truck will be used for dust control during remediation activities. Visual inspection will be performed to ensure that dust remains below concentrations of 10 milligrams per cubic meter.

Required personal protective (PPE) equipment includes nitrile gloves and safety glasses. Additional information regarding PPE is included in the Health and Safety Plan (HASP), Appendix A. Prior to the start of excavation, all onsite workers will attend a Health and Safety meeting and review the HASP. In addition, all onsite personnel will have completed 40-hour OSHA HAZWOPER training.

4. CONFIRMATION SAMPLING

Following soil excavation and stockpiling, one soil sample each will be collected from the bottom of the excavation. Soil sampling procedures will be in accordance with the referenced SAP. All soil samples will be analyzed for TPH-ORO and DRO by EPA Method 8015.

5. STOCKPILE CHARACTERIZATION

Excavated soil will be stockpiled and sampled for characterization. Two, four-aliquot composite soil samples will be collected from the soil stockpile and analyzed for TPH-ORO and DRO, seven metals by the Toxicity Characteristic Leaching Procedure (TCLP) EPA Method SW1311/SW6020/SW6020A, and eleven volatile organic compounds (VOCs) by TCLP EPA Method SW1311/8260B. The metals and VOCs are listed in Table 1.

6. SOIL DISPOSAL

The soil will be transported to Nevada Thermal Services in Lockwood, Nevada and thermally treated. Copies of waste transport and treatment documentation will be included in the final report.

7. BACKGROUND METALS SAMPLING

Arsenic and vanadium are present in site soil in excess of residential PRG's. However, based on the concentration and distribution of both metals in site soil, the concentrations appear to be representative of background. To confirm the background concentration of both metals at the site, twenty soil samples will be collected from undeveloped portions of the site and analyzed for arsenic and vanadium by EPA Method 6010. Ten soil samples will be collected from each of two soil types mapped at the site. Statistical analysis will be used to assess background metals concentrations in site soil.

8. REPORTING

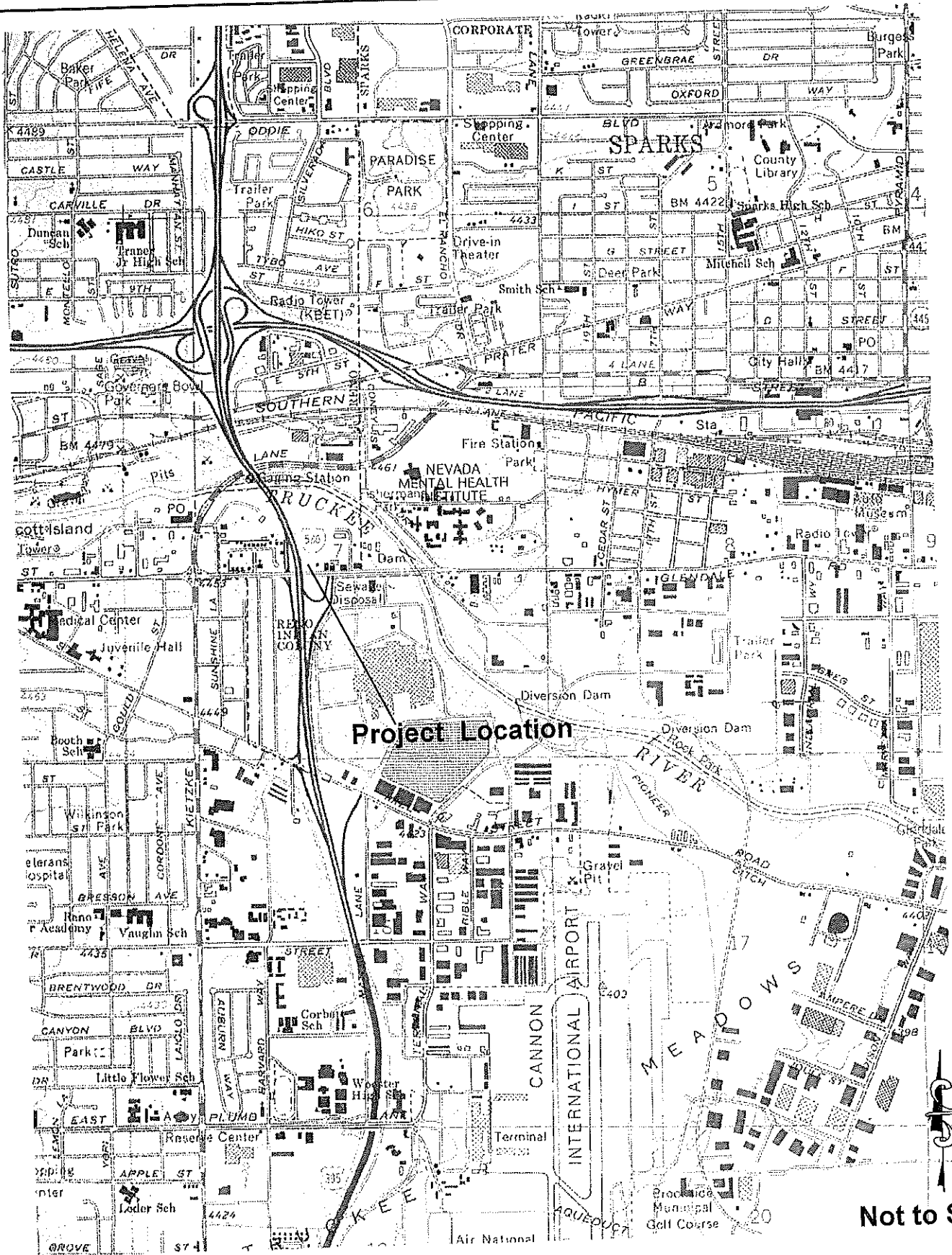
Kleinfelder will prepare a report of findings that will include a summary of field activities, analytical results, conclusions and recommendations. The report will also include a table of confirmation and characterization soil sample analytical results and copies of field documentation.

References

Kleinfelder, Inc., "Sampling and Analysis Plan, Proposed Wal-Mart Site 2106-03, Glendale Avenue at US 395, Reno, Nevada", dated February 5, 2007

Kleinfelder, Inc., "Report of Findings, Phase II Environmental Site Assessment, Proposed Wal-Mart Site 2106-03, Glendale Avenue at US 395, Reno, Nevada", dated February 26, 2007

PLATES



Not to Scale

©2007, by Kleinfelder West, Inc.



4835 LONGLEY LANE
RENO, NEVADA 89502
Tel. (775) 889-7800

SITE VICINITY MAP

PROPOSED WAL-MART SITE
RENO, NEVADA

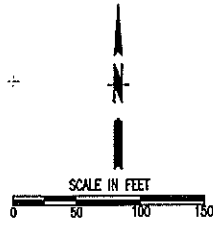
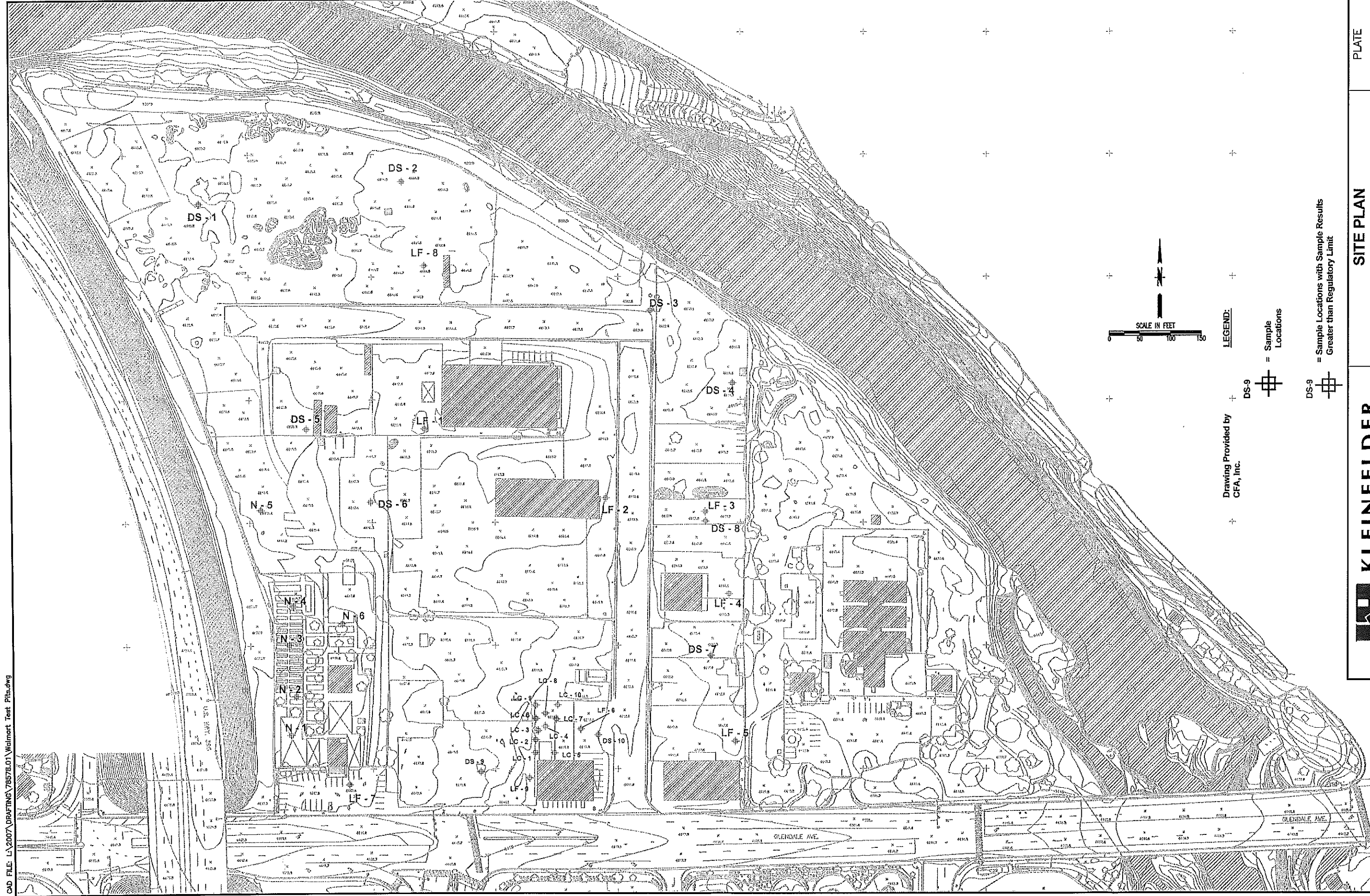
PLATE

1

PROJECT NO. 78578.01

CAD FILE: L:\2007\DRAWING\78578\vicinity.dwg

CAD FILE: L:\2007\DRAWING\78578.01\Walmart Test Plots.dwg



Drawing Provided by
CFA, Inc.

DS-9 = Sample Locations

DS-9 = Sample Locations with Sample Results Greater than Regulatory Limit

PLATE

2

SITE PLAN

PROPOSED WALMART SITE
RENO, NEVADA

KLEINFELDER
4835 LONGLEY LANE
RENO, NEVADA 89502
Tel. (775) 689-7800

PROJECT NO. 78578.01

© 2007 BY KLEINFELDER, INC.

TABLE 1

Table 1

**TCLP Analytes
Proposed Wal-Mart Site
Reno, Nevada**

| TCLP Metals | TCLP VOC's |
|--------------------|----------------------|
| Chromium | Vinyl Chloride |
| Arsenic | 1,1-Dichloroethene |
| Selenium | 2-Butanone |
| Silver | Chloroform |
| Cadmium | 1,1-Dichloroethane |
| Barium | Carbon Tetrachloride |
| Lead | Benzene |
| | Trichloroethene |
| | Tetrachloroethene |
| | Chlorobenzene |
| | 1, 4-Dichlorobenzene |

APPENDIX A

Health and Safety Plan

KLEINFELDER

SITE-SPECIFIC HEALTH AND SAFETY PLAN

Project No. 78578.02 **Date** March 1, 2007
Client Reno-Sparks Indian Colony **Address** East 2nd Street at US 395
Reno, Nevada
Site Contact Phil Tousignant **Site Phone No.** 775-742-4947
Job Location Dirt parking area adjacent to concrete pad at site address
Work Objectives Excavate and stockpile petroleum containing soil. Characterize soil for disposal.

Key Individuals: **Project Manager** Josh Fortmann
Site Health and Safety Phil Tousignant
Prepared by Josh Fortmann **Reviewer/Approver** Jim Grippa
Hospital/Clinic Renown Health
Phone No. 911
Address: 1155 Mill Street
Paramedic 911 **Fire Dept.** 911 **Police Dept.** 911

Emergency/Contingency Plans: In case of injury, remove injured from life threatening situation, provide emergency first aid, call for emergency medical service.

15 Minute Eyewash _____ **Fire Extinguisher** required **First Aid Kit** required

Site Control Measures: The site is located behind a fence with a locked gate. Access to the site during field activities will be limited to personnel with lead awareness training.

Personal Decontamination Procedures: Wash hands and face prior to food and water ingestion, and following workday. No smoking onsite.

KLEINFELDER

CHEMICAL HAZARDS

| Chemical Name (CAS#) | Expected Concentration | Health Hazards |
|--|------------------------------|--|
| Lead | Soil: 88 ppm Water: NA | <u>Acute:</u> Skin, eye and respiratory irritation <u>Chronic:</u> liver/brain damage |
| Total Petroleum Hydrocarbons (Diesel and other petroleum hydrocarbons); TPD-diesel | Soil: 4,650 ppm Water: NA | <u>Acute:</u> Skin, eye, and respiratory irritation; headache, dizziness. <u>Chronic:</u> n/a |

PHYSICAL HAZARDS

Heat Slip, Trip, Fall Excavations/Trench
 Cold Electrical Hazards Moving Equipment
 Wet Underground Hazards Confined Space
 Noise Overhead Hazards
 Other _____

PERSONAL PROTECTIVE EQUIPMENT

R = Required

A = As Needed

Hard Hat Safety Eyegear: glasses w/ side protection
 Safety Boots Respirator (Type): Full-face Half-face
 Orange Vest Personal Monitoring Pump
 Hearing Protection Gloves (Type): Neoprene PVC Nitrile
 Tyvek Coveralls Other Mobile phone
 5 Minute Escape Respirator

MONITORING EQUIPMENT

Organic Vapor Analyzer (FID) PID with lamp of eV, (in PPM)
 Oxygen Meter Detector Tube (specify) _____
 Combustible Gas Meter Passive Dosimeter
 H₂S Meter

