

Jungo Land & Investments, Inc.

March 20, 2007

Commissioners
Regional Planning Commission
Humboldt County, Nevada

RE: Jungo Land & Investments Special Use Permit Application

Dear Commissioners:

On behalf of Jungo Land & Investments, Inc., please find attached a Special Use Permit Application for development and long-term operation of a solid waste disposal site on private land in the Desert Valley area of Humboldt County, approximately 25 miles west of Winnemucca, near Jungo Road.

We are excited that the key elements of private land, rail service, and appropriate site conditions are available at this location. More importantly, we are excited to have a workforce and necessary goods and services in Winnemucca and surrounding areas that will support our development.

Jungo Land & Investments, Inc.'s, economic investment in Humboldt County will be substantial. Within a 10-year period, we expect to invest \$182 million in site development and construction. Once operational, and continuing for over 100 years, we expect to be spending (in today's dollars) \$5.3 to \$7.6 million annually. Wages alone for 20-25 full time employees are \$2.4 to \$3.2 million of this annual spending.

The company is a subsidiary of Norcal Waste Systems, Inc, an employee-owned \$500 million solid waste management company. Norcal's history dates to the 1930's and, presently, it maintains operating companies that specialize in collection, disposal, and recycling. The disposal site will be the second for a Norcal company in Nevada. Previously, Norcal purchased the Crestline Landfill in Lincoln County, Nevada, and operates it under a long-term agreement with Lincoln County.

Attached is a draft host community agreement that details our proposed revenue sharing plan for benefit of Humboldt County and its residents. This agreement is modeled on the agreement that our sister company has with Lincoln County. We estimate that the County will receive on the order of \$1 million annually once the disposal site is operating as we anticipate.

We look forward to working with you through this process and becoming a part of the business community in Humboldt County. Any questions or comments are greatly appreciated and can be directed to me at (415) 875-1194.

Thank you,



Donald Gambelin
Jungo Land & Investments, Inc.

160 PACIFIC AVENUE, SUITE 200 · SAN FRANCISCO, CA 94111 · TELEPHONE (415) 875-1000

Proud to be Employee Owned

PRINTED ON RECYCLED PAPER

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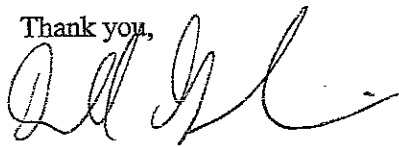
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CONDITIONAL USE/SPECIAL USE PERMIT
APPLICATION FORM

City of Winnemucca

Humboldt County

Applicant/Agent: Jungo Land & Investments, Inc.

Name of Business: Jungo Disposal Site

Street Address of Business/Location: Sec. 7 T35N, R33E

Mailing Address: 160 Pacific Avenue, Suite 200

San Francisco, CA 94111

Assessor's Parcel # 05-411-07

Property is zoned: M3

Legal Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner: Nevada Land and Resource Company, Inc.

Mailing Address: 3480 GS Richards Blvd, Ste. 101

Carson City, NV

Phone: 89703

I, the above signed property owner or lessee of the property described, hereby request a Conditional Use/Special Use Permit for the following:

Solid Waste Disposal Site developed and operated consistent with applicable State and Federal laws.

- see attached Supplemental Information for

additional detail for all questions

FOR DEPARTMENT USE

Received By JH

Date Received 3-20-07

Application No. 444-07-05

Name Nevada Waste

Jungo Land & Investments, Inc.

1. Please explain in sufficient detail the nature of your project and how it will operate: The nature of the development is to receive and dispose of solid waste in appropriately constructed waste disposal cells. Waste is transported from outside of Humboldt County to the site via the Union Pacific Railroad.

Indicate proposed hours of operation: 24 hours/ day; 7 days per week

Number of customers expected: n/a

Where will customers park?: n/a

Number of parking and loading spaces proposed: _____

Describe any landscaping proposed: none proposed

2. Describe any additional structures proposed as part of this use (walls, fences): Section will be fenced w/ four-strand barbed wire fence. Temporary administrative office and equipment maintenance buildings.

3. Describe the size and shape of the site for the proposed use. Describe how the proposed use is adequate in size and shape to accommodate the proposed use: Disposal site footprint as designed by the engineer of record is approximately 600 acres. The rail infrastructure is approved by the Union Pacific railroad.

4. Describe the width and pavement type (asphalt, gravel) of the adjacent streets. Are they adequate to carry the quantity and kind of traffic generated by the proposed use? Jungo road is gravel. Private new site access road will be gravel. Both are adequate to handle employee traffic and related service vehicle traffic.

5. What are the uses on adjacent properties? open rangeland

6. Will the use affect abutting properties or the uses permitted thereon? Describe: No affect on abutting properties.

7. Will any materials or goods be stored as part of this use? Yes No
If yes, what kind(s) of materials or goods? Site is for longterm
management of disposed solid wastes.

How much materials or goods? Approx. 200million cubic yards..

How will it be delivered? By Union Pacific Railroad

How often? One train per day

Where will it be stored? It will be disposed in the landfill.

8. Will equipment (hand tools or large equipment) be used in the operation of this use? Yes No

What kind(s) of tools or equipment? Earthmoving equipment including
dozers, scrapers, graders, water trucks.

How much equipment? approximately 20 pieces

Where will it be stored? onsite

9. How many employees will the use generate, if any? 20-25 full time

10. Will you be disposing of used or waste materials as a result of this use? Yes No

If yes, what materials will be disposed of and how? The use is a disposal site.
site.

11. Will you have a sign on your property advertising the use? Yes No

If yes, what is the size and height of the sign(s)? _____

12. Will you be required to obtain any city, county, state and/or federal permits and/or licenses? Yes No

If yes, indicate agency and type: State solid waste disposal site permit;
air permit; stormwater permit; Nevada Department of Environmental Protection

Jungo Land & Investments, Inc.
Special Use Permit Application
Supplemental Information

Jungo Land & Investments, Inc. (Jungo Land) proposes to build a solid waste disposal site approximately 25 miles west of Winnemucca in Desert Valley. Nevada Administrative Code (NAC 444.6769) establishes the design and operations standards for this solid waste disposal site. The development will meet and/or exceed all standards established by the State.

The disposal site and appurtenant support facilities will occupy one section (Section 7, T35N, Range 33E) of private land. No federal land is involved. The Union Pacific Railroad has committed to providing rail service to the development via the former Western Pacific Rail line running from Gerlach. Development on the site will include a railyard. The Union Pacific Railroad will gain one additional siding just east of the Jungo Road crossing.

The disposal site development will utilize lined disposal cells, leachate removal structures, rainwater management facilities, and landfill gas collection and flaring equipment to protect natural resources.

The disposal site will be prohibited from receiving hazardous waste and seeks only to dispose of solid wastes from areas outside of Humboldt County. If the County so desires, however, Jungo Land would make the site available to Humboldt County wastes.

Access to the site will occur via a new private road that will be constructed on railroad land and run along the south side of the rail line from the Jungo Road crossing to the development. In addition to the railyard and landfill structures, Jungo Land will use temporary buildings for administrative and equipment maintenance needs. A four-strand barbed wire fence will be erected along the perimeter of the property. Water needed for construction and operations will be provided by onsite wells, pursuant to a permit from the State Engineer.

Jungo Land intends to draw its workforce from Winnemucca and surrounding areas. We anticipate needing 20-25 full-time employees. Activity at the development will effectively occur 24 hours per day, seven days per week, but activity levels will be greatest when trainloads are being offloaded. Jungo Land expects to receive one trainload per day, 5 days per week. No noise or light from the site will be heard or seen from Winnemucca.

Development (lining) of the disposal site will occur incrementally. We expect to construct 15-20 acres of lined disposal cell once every two years over a 40-50 year period until all lining systems are in place. The landfill is expected to operate for at least 100 years. Over the operating period, Jungo Land will set aside funds that will cover the costs of installing environmental controls at closure, including capping the disposal site,

and costs of maintaining the site for 30 years after closure, consistent with state requirements for closure and long-term care of solid waste disposal sites.

For construction of lining systems and other natural resources protections, Jungo Land is committed to using contractors from Humboldt County and the surrounding region, as available. We foresee construction to commence in approximately 3 years, with operations and receipt of trainloads to start one to two years thereafter. This schedule takes into account the long lead time necessary for railroad engineering and construction.

In addition to the local workforce, Jungo Land will also require suppliers and service providers of necessary commodities, services, and equipment (including fuel, parts, materials, and office supplies) in order to effectively conduct its operations. To the extent possible, Jungo Land intends to draw from local sources to satisfy these needs.

The Humboldt County Special Use Permit is one of a number of permits and approvals that Jungo Land must obtain and comply with in order to develop and operate the solid waste disposal site. Other permits and approvals include a State of Nevada Disposal Site Permit, a State and Federal Air Permit, a State Stormwater Permit, and a State Permit to Appropriate Water.

SITE PLAN

Note: The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put **N/A** (not applicable) on the line. Include the parcel number of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available.

City of Winnemucca

Hu oldt County

Applicant/Agent Jungo Land & Investments

Location/Address of Property Sec. 7, T35N, R33E, Approx 25 miles west of
7
Winnemucca on Jungo Road

Assessor's Parcel # 05-411-07 Current Zoning M3

Purpose of Site Plan: To support Special Use Permit Application

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner Nevada Land & Resource Co. Inc.

Mailing Address 3480 GS Richards Blvd. Suite 101

Carson City, NV Phone (775) 885-5000

| | |
|---|---------------------|
| FOR DEPARTMENT USE | |
| Received By _____ | Date Received _____ |
| Application No. <u>part of</u> <u>UH-07-05</u> | Name _____ |

1. Proposed Use of Land: Solid Waste Disposal Site

2. Public utilities will be furnished as follows: (If the property is served by a sewer and/or water district, the applicant shall file a letter from the district that they can serve the project)

Gas Not needed Electricity Sierra Pacific Power (proposed)

Water Supply Onsite well Sewage Disposal Facilities onsite septic

3. Fire Protection District, if any. Property is located within ?

4. Proposed street dedications, if any, are as follows: n/a

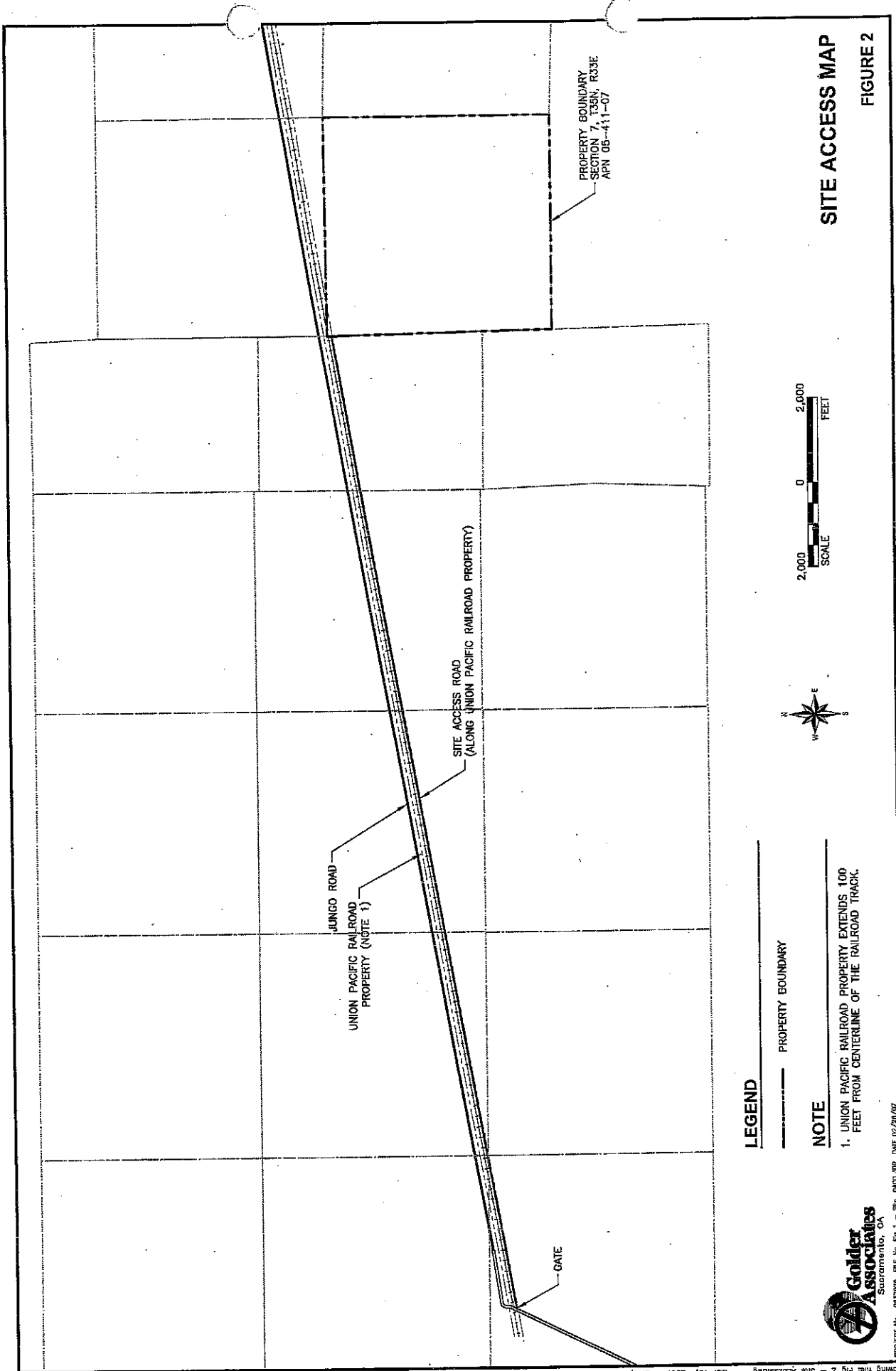
5. Type of street or easement improvements, if any: n/a

PLEASE PROVIDE 2 COPIES OF THE SITE PLAN MAP

SITE PLAN CHECK LIST

NOTE: If this page is not completed and the material required as a part of the application package not included to the satisfaction of the Planning Department in order to compile a staff report, this application may be returned to the applicant and no further action taken until all materials are provided as requested. Fill in all blank lines; if not applicable to application use N/A.

- | | | |
|-----|--|--------------------------------------|
| 1. | Name of person preparing map. | <u> x </u> |
| 2. | Date map was prepared. | <u> x </u> |
| 3. | Legal owner of property (when map prepared) | <u> x </u> |
| 4. | Assessor's Parcel Number of parcel or legal description of lands to define boundaries of the proposed project. | <u> x </u> |
| 5. | North arrow | <u> x </u> |
| 6. | Vicinity map to show relative location of the property to the city. | <u> x </u> |
| 7. | Location, size and slopes of existing and proposed storm drains , if required. | <u> n/a </u> |
| 8. | Approximate location, and outline(s) of existing structures on the site (identify by type). | <u> x </u> |
| 9. | Location of pavement, right-of-way widths and name(s) of existing street(s). | <u> x </u> |
| 10. | Location and type(s) of proposed street improvements and street name(s). | <u> x </u> |
| 11. | Location of proposed right-of-ways. | <u> x </u> |
| 12. | Entrance/exists on proposed site. | <u> x </u> |
| 13. | Improvements proposed on the site: | |
| | Water Lines | <u> n/a </u> |
| | Sewer lines | <u> n/a </u> |
| | Other | <u> x </u> |
| 14. | Location, width and identity of existing and proposed easements. | <u> x </u> |
| 15. | Proposed lot lines. | <u> n/a </u> |
| 16. | Lot area computed in square feet. | approx. <u>2,788</u> million sq. ft. |
| 17. | Source of water. | <u> x </u> |
| 18. | Quality of water in the area, if required (obtained from Bureau of Health Protection Services). | <u> n/a </u> |
| 19. | Source of sewage disposal, and distance from property line to nearest community sewer, if required. | <u> x </u> |
| 20. | Location of percolation tests (if needed). | <u> n/a </u> |
| 21. | Fire district the project is within. | <u> ? </u> |



SITE ACCESS MAP
FIGURE 2

LEGEND

— PROPERTY BOUNDARY

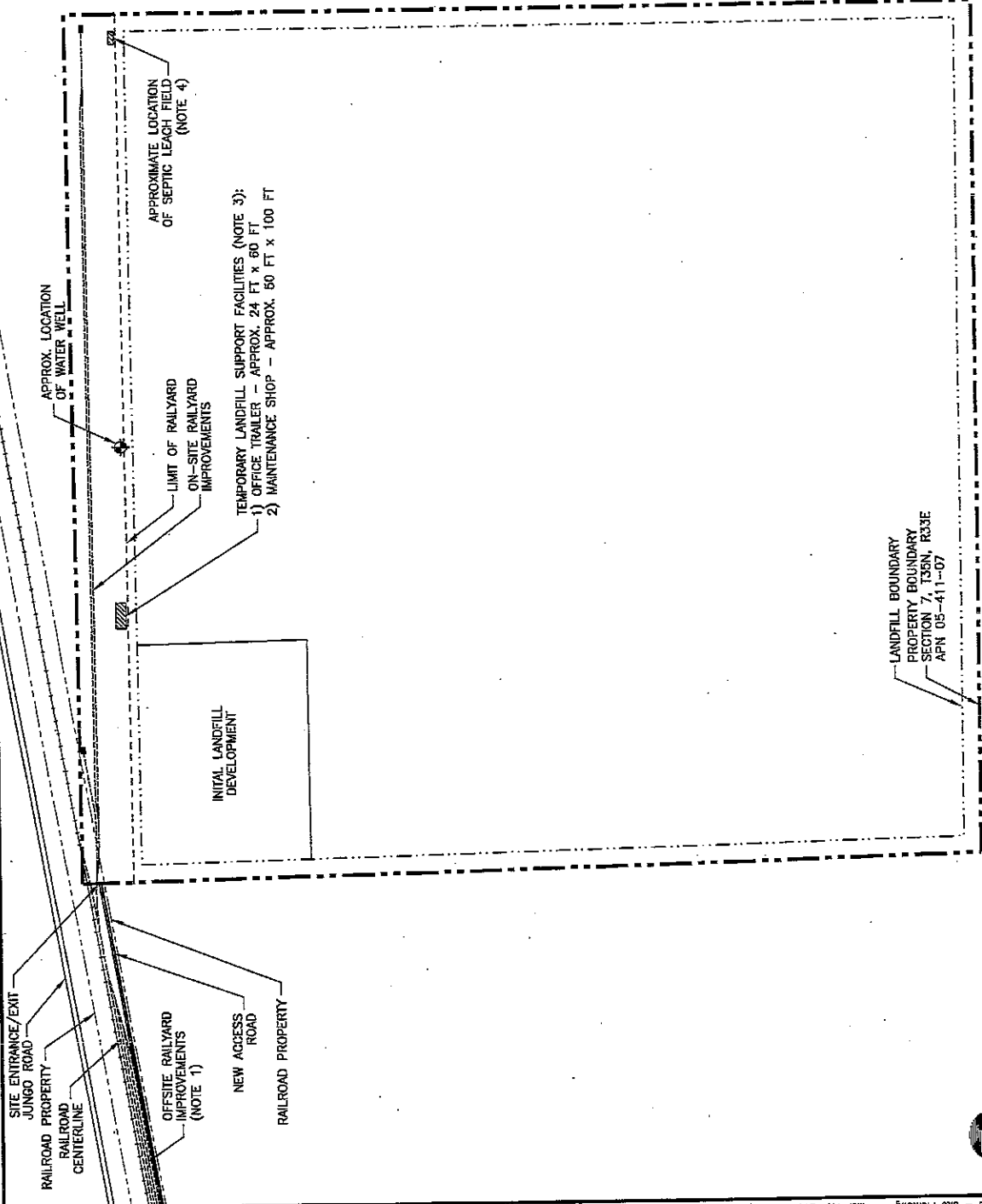
NOTE

1. UNION PACIFIC RAILROAD PROPERTY EXTENDS 100 FEET FROM CENTERLINE OF THE RAILROAD TRACK.



PROJECT No. 0337078 DE. No. Fig. 1 - Site Access Map DATE 02/26/07

DATE MAP PREPARED: MARCH 1, 2007
 MAP PREPARED BY: **GOLDER ASSOCIATES, INC.**



LEGEND

--- PROPERTY BOUNDARY

NOTES

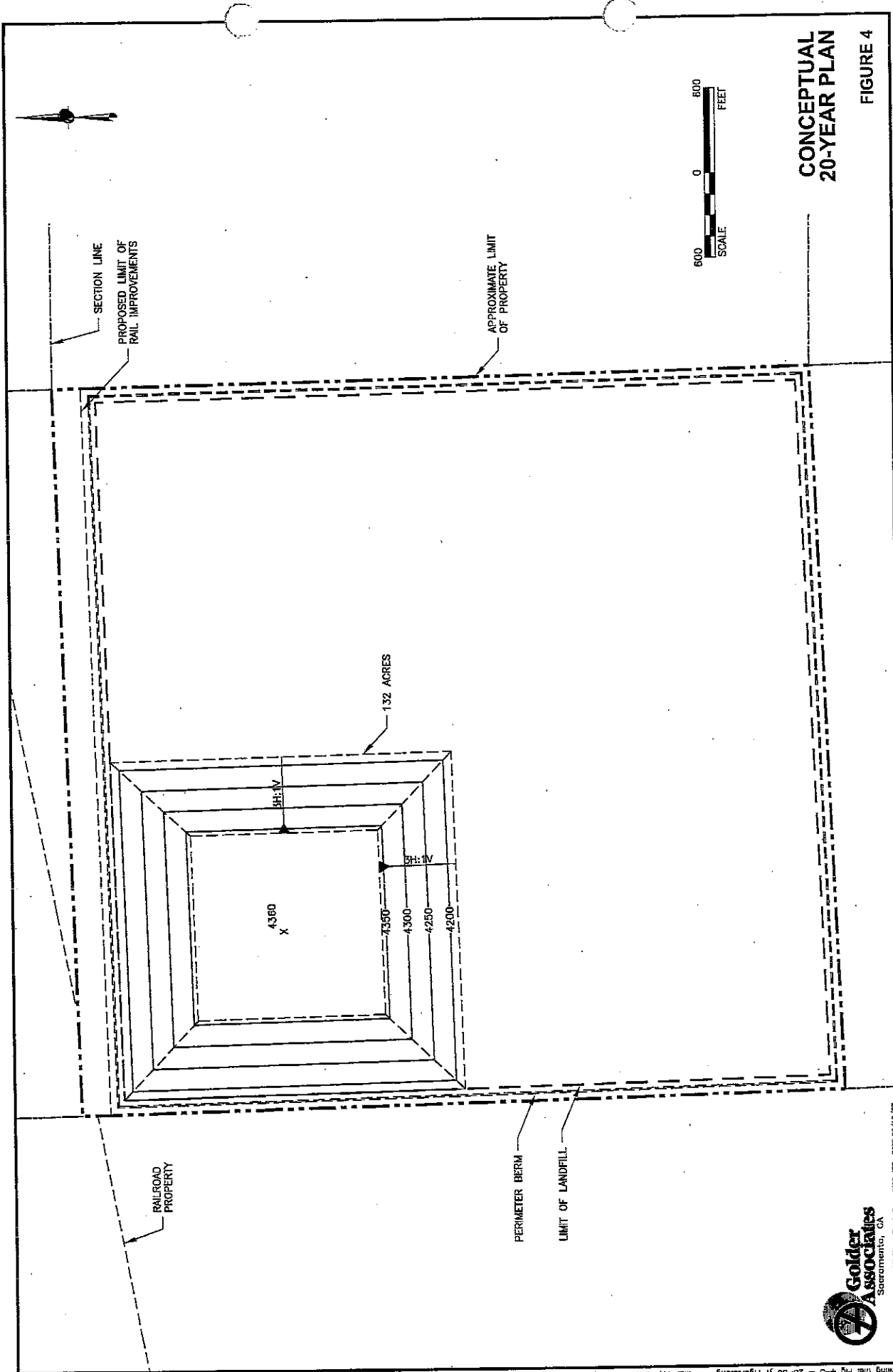
1. OFF-SITE RAILYARD IMPROVEMENTS LOCATED ON UNION PACIFIC PROPERTY.
2. THERE ARE NO CURRENTLY EXISTING ROADS, UTILITIES, OR DRAINAGE IMPROVEMENTS WITHIN THE PROPERTY.
3. LANDFILL SUPPORT FACILITIES MAY BE MOVED WITHIN THE PROPERTY LIMITS AS THE SITE IS DEVELOPED.
4. PERCOLATION TESTS WILL BE COMPLETED TO DESIGN THE SEPTIC SYSTEM.

SITE USE PLAN

FIGURE 3



PROJECT No. 032076 PLE No. Fig. 3 - S16 EXHIBIT DATE 02/29/07



**CONCEPTUAL
20-YEAR PLAN**
FIGURE 4



132 ACRES

4360
X

SH: IV

PERIMETER BERM

LIMIT OF LANDFILL

RAILROAD
PROPERTY

APPROXIMATE LIMIT
OF PROPERTY

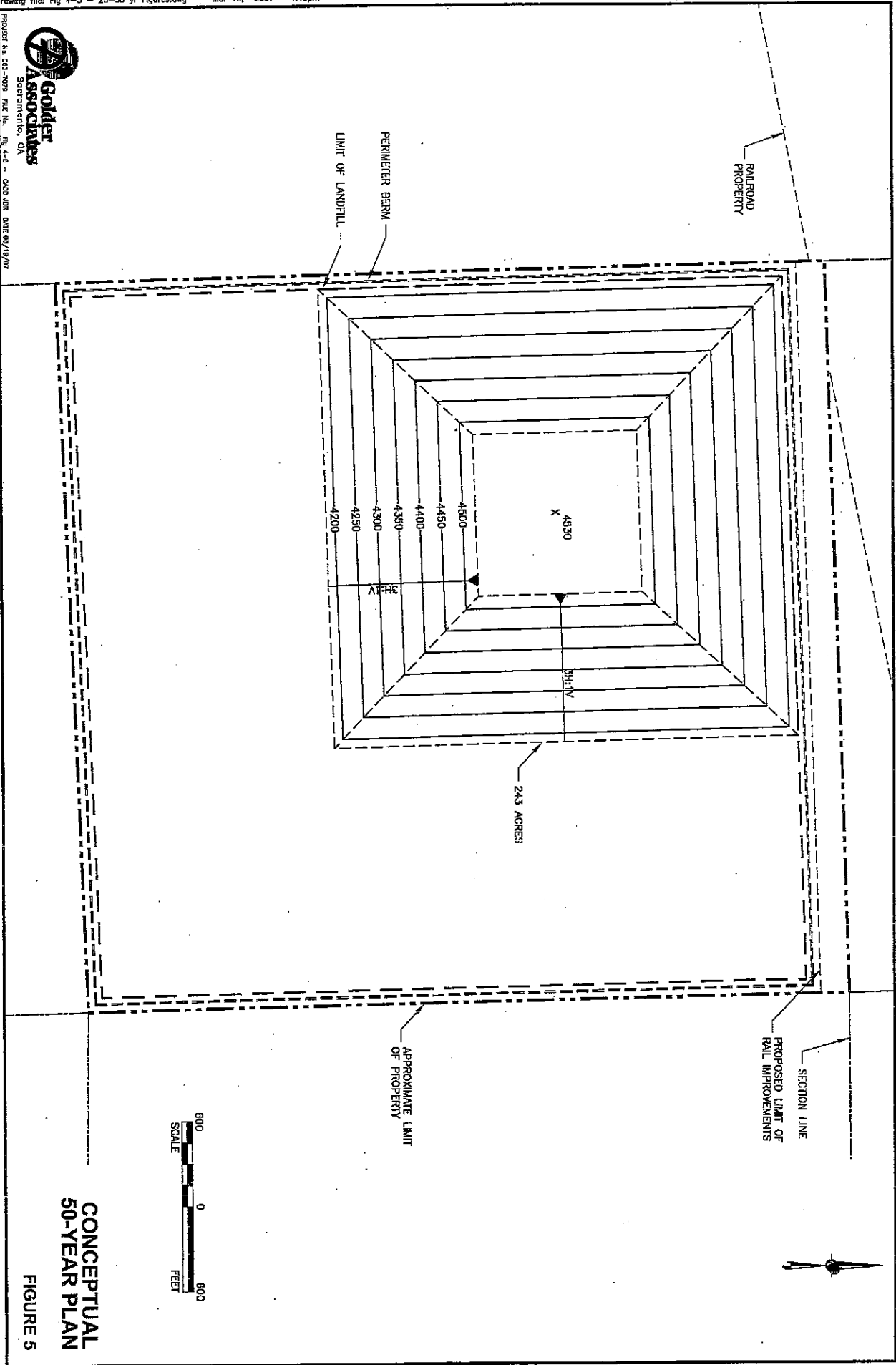
SECTION LINE

PROPOSED LIMIT OF
RAIL IMPROVEMENTS



PROJECT No. 003-7078 FILE No. Fig 4-9 - DWG JOB DATE 05/10/07

Project No. 043-709 P&E No. Fig. 4-4 - 000.dwg DATE 03/19/07



CONCEPTUAL 50-YEAR PLAN
FIGURE 5