



Proposed Moapa Valley Rezone & Project FAQ

What are Bridgesource's Master Plan Amendments (MPAs) and what is their rezone request?

Bridgesource is requesting County approval of two MPAs:

1. Change planned land use designation from "Open Lands (OL)"/"Agriculture (AG)", to "Industrial Employment (IE)".
2. Adjust planned future County roadways within the project boundary.

In addition to the MPAs, Bridgesource is also requesting one rezone:

1. Change zoning classification "Residential Single-Family 80 (RS80)"/"Residential Single-Family 40 (RS40)" to "Heavy Industrial (IH)".

How much land is in the rezone?

The land rezone involves five parcels with a total area of 384.26 acres.

What is Bridgesource's proposed project?

Bridgesource has a proposed project for a Moapa Valley Quarry and Cement Plant. The project will be an economic asset to Moapa Valley and its surrounding areas.

Why a cement plant?

The Western United States needs more cement production. Only 1/3 of the roughly 96 cement plants in operation in the U.S. reside in the Western states. Shortages in recent years are currently being met by foreign imports.

U.S. dependence on imported cement is increasing. Imports have increased 8% in the last four years. Growth in Western states will lead to even higher imports.

Why the Moapa Valley area?

Cement plants need large quantities of chemical-grade limestone, along with easy access to transportation, skilled labor and utilities. Most known deposits are already claimed, making the proposed Moapa Valley site rare, as it has everything needed.

How many acres will Bridgesource mine?

Bridgesource's mine claim is under review with the Bureau of Land Management (BLM). Though the total project area is about 2,200 acres of private and public land, the actual quarry area will be about 200 acres. Bridgesource will concurrently reclaim and restore disturbed areas as the quarry activities conclude.

Will there be any liquid discharge or wastewater?

There will be no liquid discharges from this facility. Bridgesource's plans contain detention ponds that hold potential runoff water where it will evaporate or be recycled back into the process.



How does Bridgesource plan to mitigate dust?

The Environmental Protection Agency, the Nevada Department of Air Quality and the Bureau of Land Management all require specific standards and permits to build and operate a project such as the proposed quarry and cement plant. These permits and approvals ensure protective measures are employed to guarantee air quality remains within standards required by the EPA. Bridgesource is in collaboration with each agency to secure all necessary permits and approvals.

- Mitigation examples:
 - Bridgesource will water all roads surrounding the plant to keep dust at a minimum.
 - All potential dust-emitting sources will either be fully contained in a building enclosure or be positively controlled by a baghouse filter (a vacuum-like air pollution control device that filters and traps dust while releasing clean air).

What impacts will the plant have on health conditions?

For the project to be approved, it must meet all the air quality and environmental permits along with the necessary safety standards. These requirements are in place not only to protect the public but also the employees who work at the facility. As a subsidiary of Clyde Companies, Bridgesource is committed to valuing the people who work for them and the surrounding community by upholding all the safety and regulatory standards and requirements.

Will we hear crushing and blasting? How often will blasting occur?

Quarry activities will occur during daylight hours only. The quarry activities of drilling, crushing and material handling are not anticipated to be loud enough to be noticeable to the surrounding community. Blasting will likely be heard by the nearest residents, but this will be limited to daylight hours and will occur no more than once per day. The cement plant will have many pieces of operating equipment that is anticipated to sound like a quiet hum for the closest residents. For those at least a mile away, it is anticipated that the noise of the cement plant will not be noticeable at all.

The cement plant will use noise mitigation devices, as feasible, such as silencers on fans and enclosures to help reduce the noise.

How bright are the plant and property lights? How will you mitigate light pollution?

Safety regulations require working areas to be well-lit 24/7. These required lighting fixtures are designed with shields and downward facing configurations. These designs keep peripheral light to a minimum.

Will the project impact traffic in Moapa Valley?

Traffic will inevitably increase. Most increases will occur on I-15 and the Lewis Ranch Road interchange. Initial evaluation indicates there is sufficient capacity. Bridgesource is willing to



work with NDOT and the local authorities with formal traffic impact studies to examine traffic patterns and identify potential changes to implement and ways to improve.

What job opportunities are associated with this project?

The project will generate 150-200 full-time, high-paying jobs for people with differing experience, skills and education. This does not include the added jobs during the construction phase of the project.

Examples of job positions include equipment operators, production supervisors, maintenance technicians, electrical, mechanical, and chemical engineers, instrumentation technicians, quality control, warehouse coordinators, safety officers, plant manager, HR manager, data analysts, etc.

Tax abatement clarification

As part of its due diligence, the Bridgesource Finance team has investigated what tax abatements and incentives may be available for the project. Part of that effort included an application to the Governor’s Office of Economic Development (GOED), however, nothing has been approved, decided or finalized. Bridgesource is committed to working with GOED and the County to explore options that benefit both the community and the project.

For more information, visit <https://bridgesource.com/products/cement/>.