



**Figure 5. Relationship of preferred and alternative sites for the HTGR plant.**

Two options may be available to sell a portion of the Waterford property or lease a portion for industrial use. An agreement such as a lease or license could be executed between ELL companies (regulated and unregulated) or an owner consortium or joint venture. Any agreements would be subject to all appropriate laws, regulatory requirements, and governmental approvals. Compensation/rent would be established in accordance with affiliate rules pricing if a transaction occurs between two ELL affiliates. A real estate transaction would require that compensation be based on current market value for the property, or higher, depending on the type of transaction.

The following principal recommendations on the location of the HTGR plant were developed based on information gathered during the evaluation:

- The site must be located at least 1,500 ft south of the center of the levee on the Mississippi river as required by the U.S. Army Corps of Engineers
- The land North of the helipad (see Figure 4) and east of the Generation Support Building is declared as culturally sensitive land and any type of construction (including a parking lot) is prohibited.
- Two Chevron natural gas lines traverse the ELL controlled land. These lines are located near the transmission towers on the east side of Waterford-3 (see Figure 3). The HTGR plant must consider postulated explosion analysis and blast effects on plant structures and components. (Note that a full