

JUNE 20, 2022

# COMMUNITY INVOLVEMENT AND PARTICIPATION PLAN

THREE KIDS MINE SITE



BUREAU OF INDUSTRIAL SITE CLEANUP

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## INTRODUCTION

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The Nevada Division of Environmental Protection's (NDEP) Community Involvement and Participation Plan (CIPP) for the Three Kids Mine Site (Site) serves as the framework to ensure a successful information exchange with the public, community leaders, elected officials, local landowners, the City of Henderson, and the Bureau of Land Management (BLM) with accurate, timely information about site investigations and remedial action/closure activities, as well as other important technical and administrative matters. The CIPP organizes NDEP's public participation process and efforts to actively engage all parties in the site closure decision-making process.

The goals of the CIPP include:

- Provide opportunities for the public to be actively engaged in a transparent review and decision-making process
- Meet community, City of Henderson, and BLM information needs
- Incorporate community, City of Henderson, and BLM issues and concerns into closure decisions
- Give feedback to the public on how their issues and concerns were incorporated into the closure work

NDEP is committed to achieving these goals through various community relations outreach activities and other tools (outlined in the next section), including published documents, public meetings, updates shared on NDEP's website, and more. These activities will be based on the community's needs, as NDEP gathers information from the public, the City of Henderson, and the BLM. The CIPP is a "living document," meaning that it will be modified as new information and issues develop over the course of the investigations and cleanup of the Site.

### Administrative Responsibility

The CIPP was prepared to provide for a successful information exchange between NDEP, the community, City of Henderson, BLM, and Lakemoor Ventures LLC. The CIPP describes the purpose, objectives, and methods proposed to help keep the community, the City of Henderson, and the BLM informed of the various project activities, to communicate the progress at the Site, and encourage community involvement. The CIPP was developed with consideration to specific components of the EPA *Superfund Community Involvement Handbook*, NDEP's regulations, and the unique needs of the Site and surrounding community. NDEP provides regulatory oversight for the environmental investigation, remediation, and reclamation of the Site, which are designed to meet protectiveness criteria established under the federal Comprehensive Environmental Response Compensation and Liability Act (also known as "CERCLA" or "Superfund").

### Site Description and Brief Summary

The Site, located approximately 20 miles southeast of downtown Las Vegas, is a former manganese mine and mill that produced manganese nodules for the US government from 1917 to 1961. The project area for the former mine site is comprised of 1,165 acres, with 851 acres of land managed by the BLM and the remaining 314 acres privately owned (see Figure 1 for an overview map of the Site). Currently, the Site is being reclaimed and restored, and will ultimately become a commercial and residential property.

Over 400 acres of the Site were operated as an open pit mine and ore processing facility from 1917 to 1961. Upon its discovery in 1917, mining at the site was limited to the excavation and shipping of unprocessed manganese ore. Then the Manganese Ore Company, under the United States Defense Plant Corporation, constructed the mill portion of the Site and produced manganese from 1942 to 1944 as part of the World War II effort. This time period saw the highest intensity of operations at the Site. From about 1950 through 1959, the United States government contracted with Manganese, Inc. to beneficiate

federally-owned ore at the site. Operations ceased in 1961 and the Site has been largely abandoned since that time, although federal stockpiling of manganese nodules on leased private lands continued until approximately 2003.

The Three Kids Mine Remediation and Reclamation Act, signed into law on July 25, 2014, authorizes the sale of the federal land to the City of Henderson Redevelopment Agency contingent upon environmental remediation and reclamation of the Site. As part of an agreement with the City of Henderson Redevelopment Agency, a local developer (Lakemoor Ventures) will subsequently receive the Site for residential development with the provision of financial guarantees for the remediation of the Site. The developer will do this via private funding, then will be reimbursed by property taxes generated by the homes developed within the specific redevelopment area. The arrangement set in place with the 2014 law could serve as a model for other similar sites across the country to enable federal mine cleanups that may otherwise never be accomplished.

### Remediation, Reclamation, and Revitalization

Remediation, reclamation, and revitalization of the Site will be coordinated with NDEP, the City of Henderson, and the BLM. Once the conditions of the Three Kids Mine Remediation and Reclamation Act have been met, the Secretary of the Interior will transfer land ownership from the BLM to the City of Henderson Redevelopment Agency. Finally, the land will be conveyed to Lakemoor Ventures for eventual remediation, revitalization, and development.

Site cleanup will generally follow the CERCLA process and will include a:

- remedial investigation,
- feasibility study to evaluate remedial action alternatives,
- human health risk assessment,
- screening-level ecological risk assessment,
- public review and comment,
- record of decision, and
- implementation of final remedy for cleanup and closure of the Site.

Site conditions after reclamation will be such that residual chemical concentrations in site soils are: (1) representative of native soil conditions; or (2) will comply with human health and environmental protection standards under all anticipated future land uses.

As the cleanup gets underway, off-site and on-site infrastructure will simultaneously be constructed. The presumptive remedy for the Site is that tailings and waste rock will be used to fill the existing pits on the Site and a phased closure process will be deployed while the community is developed. “No Further Action” status by NDEP will be achieved for each development area before residents move into homes in the master-planned community. A homeowner’s association will also be established for long-term maintenance of the neighborhood.

### Community Profile

Incorporated in 1953, Henderson is Nevada’s second largest city spanning over 103 miles and home to more than 332,000 residents. Henderson is a premier city, nationally recognized for its stunning parks, trails, master-planned communities, outstanding quality of life and patriotic past. Recognized as one of America’s Best Places to Live (MONEY and Liveability.com), one of America’s Best Cities (Business Week), one of the safest cities in America (Forbes, InsuranceProviders.com, Law Street Media, Movato.com), and a Bicycle Friendly Community (League of American Bicyclists), Henderson is a progressive and vibrant city

committed to maintaining premier amenities and services for all who choose to live, learn, work, and play in the community.

The award-winning City of Henderson Parks and Recreation Department is accredited through the Commission for Accreditation of Park and Recreation Agencies and is committed to providing residents with a variety of life-enriching classes, workshops, and events. The city has 69 parks covering more than 1,300 acres, including 105 athletic fields, 64 tennis courts, 7 aquatic facilities, and 180 miles of trails within the city.

Henderson is home to a committed citizenry that values quality of life, good schools, strong neighborhoods, economic opportunity, and safe roads and transit options. While the city has grown to host a variety of metropolitan cultural arts and nationally recognized special events, they retain their small-town values and atmosphere. Annual events and local parades are still held in the Water Street District, their original "Main Street."

## Redevelopment Areas

Redevelopment Agencies are one of the most important tools a community has to help breathe new life into areas in need of revitalization, economic development, and new opportunity.

In 1995, the City of Henderson recognized the need to revitalize and reinvest in some of its maturing neighborhoods and created the City of Henderson Redevelopment Agency. Since then, redevelopment has not only provided funding for physical improvements, but has been building communities by attracting new businesses and private investments that have created new jobs, added public art to neighborhoods, and provided residents with funding to make improvements to their homes.

In Nevada, through designation as a Redevelopment Area, a public agency can focus planning efforts to address physical, economic, and social blight through technical assistance programs. Through the commercial and residential incentive programs, public/private partnerships, public art and infrastructure improvements, the City of Henderson's Redevelopment Agency is helping to drive positive change.

Currently, the City of Henderson's Redevelopment Agency manages five redevelopment areas: Cornerstone, Downtown, Eastside, Lakemoor Canyon, and Tuscany. Collectively, the five redevelopment areas encompass more than 8,200 acres within the city.

The Lakemoor Canyon Redevelopment Area was created in 2009 upon completion of the annexation of approximately 800 acres that were in unincorporated Clark County. The goal of the Redevelopment Area is to mitigate environmental hazards and remove blight through redevelopment and reinvestment by the private sector.

Per Nevada land laws, closed mines are considered "blighted" areas that are eligible as redevelopment zones. Property taxes created by the new homes and commercial facilities built in the zone will stay in the city's Redevelopment Agency through a Tax Increment Financing (TIF) agreement and can only be used within the Lakemoor Canyon redevelopment area. The developer will assume the responsibilities of cleanup and development but will be reimbursed for their expenses as property taxes are assessed to homeowners for a 45-year period.

## COMMUNITY INVOLVEMENT AND PARTICIPATION PLAN

This section describes the specific activities and resources NDEP uses to meet the objectives laid out in the previous section and informs the community and the BLM to encourage their active engagement throughout the cleanup process. In addition to providing a NDEP representative to answer questions, NDEP provides many tools and techniques to support the community's involvement in the site investigation and cleanup work. NDEP provides regular website updates, distributes fact sheets, conducts public meetings at major milestones, and maintains an information repository on the NDEP website. NDEP also encourages dialogue with the public by promoting easily accessible points of contact for questions and comments.

### Public Engagement Schedule

Public engagement activities will generally follow the schedule outlined below.

Public Action	Content	Schedule
Fact Sheet Publication	Fact sheet describes site history and project status	May 2022
Letters to Surrounding Area Stakeholders	Project introduction and invitation to Information Session	June 2022
Information Session / Project Introduction	Open House event for project introduction, status, and future activities	Late June 2022
Public Comment on Bureau of Land Management Environmental Assessment	30-day public comment period for Environmental Assessment	July 2022
Public Meeting for Proposed Plan	Public meeting to introduce Proposed Plan	July 2022
Proposed Plan Public Comment Period	30-day public comment period for Proposed Plan	July/August 2022
Response to Comments	NDEP Response to Public Comments on the Proposed Plan	August/September 2022
Site Remediation & Reclamation Update	NDEP update to the public on progress of site cleanup	Semi-annually through completion of site cleanup

### Website

NDEP has established a website to provide current information about site investigations, cleanup actions, and related activities. The website currently contains updates on what's happening at the Site, a brief history of the Site, contact information, and public access to Site documents. NDEP updates the website on a regular basis. If the public is unable to access the website, contact NDEP for support in obtaining the desired information. Please visit the website at <https://bit.ly/3PVadvE>.

### Public Notices

In addition to the website, NDEP posts notices through local and social media platforms regarding public meetings and site documents requiring public comment. NDEP anticipates soliciting public review and comments for the Proposed Plan document, which details closure alternatives for Site restoration. A fact

sheet describing recent and upcoming actions and events at specific milestones during the project is available on NDEP's website. NDEP will also announce community meetings and formal public comment periods on the website. If there are members of the community that require specific accommodations due to disabilities, please contact NDEP, so we can provide the support necessary to access the information. NDEP's Public Information Officer, Samantha Thompson, can be contacted at [sthompson@dcnr.nv.gov](mailto:sthompson@dcnr.nv.gov).

## Public/Community Meetings

NDEP hosts public meetings to share current site information, site investigation/remedial activity updates, answer questions, and respond to specific community issues and concerns. Public meetings will be scheduled when major milestones and decision points are anticipated. Public meetings will be announced on NDEP's website. Additionally, NDEP may conduct interviews and/or surveys to gather input from the public regarding Site closure activities. Interviews may be held in conjunction with stakeholder or public meetings.

## Community Topics of Interest

Community topics of interest regarding Site cleanup and closure may include:

- Useable space
- Site improvement
- Desire for the cleanup
- Removal of the pits as a physical hazard
- Cleanup of graffiti around the site
- Expanding need for homes in the valley – 2,500 - 3,000 units in a master-planned community
- Create an active edge community with connecting trails and amenities that both protect the surrounding federal land and provide access to federal recreation areas in a preservation-minded manner
- Potable water source for the community
- Increased traffic
- Impacts on traffic and commercial uses in Lake Las Vegas
- Preserve history of the mine and milling operation

## Community Involvement Activities

Community involvement activities designed to inform the community about topics of interest are anticipated to include the following:

- Signage at the project site
- Identification of key contacts within the community through the City of Henderson and their public relations and outreach tools (news media, community groups, community leaders, local elected officials, social media platforms)
- Dedicated project pages on the City of Henderson and NDEP websites
- Document repository on the NDEP website (<https://bit.ly/3PVadvE>)
- Fact sheet summarizing remediation and development activities
- Frequently Asked Questions (FAQ) sheet
- Public meetings as required during the Record of Decision process facilitated by NDEP
- Targeted meetings with key stakeholders
- Activities required by the Environmental Assessment process (to be determined)

## Communication With Stakeholders

Key stakeholder groups will be invited to participate in the Site cleanup process. It is anticipated that these stakeholders will include:

- Surrounding Neighbors – Lake Las Vegas, the Calico Ridge Development, River Mountain Homeowners, and the KB Homes development on Golda Way.
- Elected or Appointed Positions – all City of Henderson council members and staff, US Senators from the State of Nevada, US Representatives from the State of Nevada, State Senator Representatives from Henderson, the District A Clark County Commissioner, the Redevelopment Agency Board, and the Redevelopment Advisory Commission.
- Agency Representatives – Bureau of Land Management, Bureau of Reclamation, Southern Nevada Water Authority, and the Henderson Chamber of Commerce.
- Local tribes including the Chemehuevi Tribe, the Fort Mojave Tribe, the Colorado Indian River Tribe, the Las Vegas Paiute Tribe, the Moapa Band Tribe, and the 29 Palms Band of Mission Indians.
- Other potential stakeholders including the Bicycle Advisory Committee, Get Outdoors Nevada, the River Mountain Loop Trail Partnership, The Nature Conservancy, the American Society of Landscape Architects – Nevada Chapter, the Sierra Club of Southern Nevada, Green Valley Cyclists, the Las Vegas Valley Bicycle Club, and the Black Girls Do Bike – Vegas Chapter.

## Technical Documents

Technical documents are developed as part of the investigation and cleanup process. These documents require NDEP and BLM review and comment through specific comment periods that vary depending on whether the document is classified as major (60-day review and comment period) or minor (30-day review and comment period).

- Documents/deliverables generally include:
  - Sampling and Analysis Plan,
  - Risk Assessment Work Plan,
  - Remedial Investigation Report,
  - Risk Assessment Reports,
  - Feasibility Study Report,
  - Leaching Analysis Work Plan,
  - Leaching Analysis Report,
  - Corrective Action Plan,
  - Remedial Design,
  - Data Validation Summary Reports, and
  - Other technical evaluations.

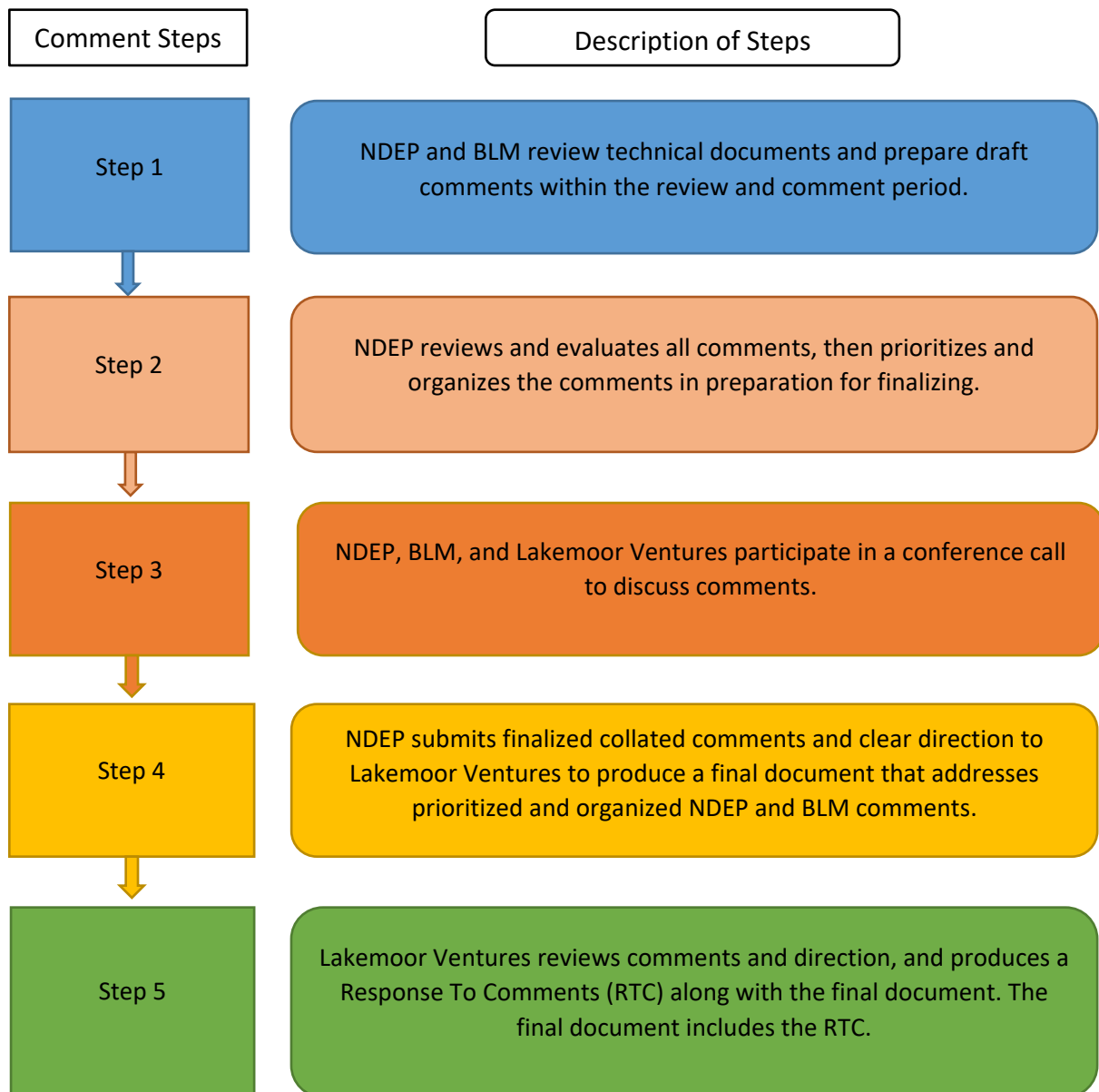
To download and read NDEP-approved final documents, please visit the NDEP website.

<https://bit.ly/3PVadvE>.



## Technical Document Comment Process

The technical document comment process generally follows the steps outlined below.



## CERCLA Site Closure Process



### Box Descriptions:

**Preliminary Assessment/Site Investigation:** Historical information of the Site is reviewed. Site investigations are conducted to evaluate the release or potential release of hazardous substances. The Site is evaluated to determine if it poses a threat to human health or the environment.

**Remedial Investigation/Feasibility Study:** The Site is evaluated to determine the extent of contamination and to assess the potential threats to human health and the environment. This phase includes evaluation of the potential performance and cost of the cleanup options identified for the Site.

**Proposed Plan:** Community members can comment on the proposed cleanup options for the Site.

**Record of Decision (ROD):** A public document explaining which cleanup and closure remedy alternatives NDEP selected for the Site. The ROD is informed by the best available science and input from the public.

**Remedial Design and Remedial Action:** An engineering design is developed for the preferred cleanup option in support of the selected remedy. Construction of the preferred cleanup option provides a CERCLA-protective remedial action for the Site.

**"No Further Action" Determination:** Once remedial actions for the Site are complete, NDEP issues a "No Further Action" determination indicating that no further assessment or remediation of the Site is needed.

### Information Repository, Public Record, and ROD-specific Administrative Records

The information repository provides public access to the Administrative Record, a collection of technical reports, major site documents, fact sheets, and other information developed for the Site. To make documents more readily accessible and support the State's paperless initiative, the information repository is housed on NDEP's website (<https://bit.ly/3PVadvE>).

Computers with internet access are available for public use at the following City of Henderson public libraries:

- James I. Gibson Library — 100 W. Lake Mead Parkway
- Paseo Verde Library — 280 S. Green Valley Parkway
- Green Valley Library — 2797 N. Green Valley Parkway
- Heritage Park Senior Center Library — 300 S. Racetrack Road

### Fact Sheet

The fact sheet provides a summary of the Site's history, investigation, and remediation activities in easy to read, non-technical language to facilitate understanding. The fact sheet is periodically updated and is available on NDEP's website (<https://bit.ly/3PVadvE>).

## CONTACT INFORMATION

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The following is a list of NDEP team members to contact if you have questions, issues, or concerns:

**For media inquiries contact:**

Samantha Thompson  
Public Information Officer  
Department of Conservation and Natural  
Resources, Director's Office  
[sthompson@dcnr.nv.gov](mailto:sthompson@dcnr.nv.gov)

**For general or technical inquiries and document  
and deliverable comments contact:**

Alan Pineda, P.E.  
Professional Engineer  
Bureau of Industrial Site Cleanup, NDEP  
[alan.pineda@ndep.nv.gov](mailto:alan.pineda@ndep.nv.gov)

**For community questions/concerns contact:**

Samantha Thompson  
Public Information Officer  
Department of Conservation and Natural  
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# THREE KIDS MINE PROJECT SITE MAP

Figure 1

