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OCT 13 2005

Applicant Information

ENVIRONMENTAL PROTECTION

1. Project Title: Babbitt Bowling Alley
2. Are you seeking assistance with assessment or cleanup work with your project?
Assessment: Cleanup: X
3. Does your project involve potential petroleum contamination or hazardous substances?
Petroleum Contamination: Hazardous Substances: X (Asbestos)
4. Agency Applying for Brownfields Funding: Mineral County Government
5. Project Contact Name and Title: Donald Orndorff Brownfields Coordinator
6. Project Contact's Address: Donald Orndorff, P.O. Box 1450, Hawthorne, Nevada 89415
7. Project Contact's Phone: 775-312-0340 cell 775-945-2446 work

Site Information

8. Current Site Name: Babbitt Bowling Alley
9. Site Street Address: Lexington Ave & 21 St. Babbitt, Nevada
10. Current zoning: Industrial
11. Site Acreage: 2/3 of an acre
12. Assessor's Parcel Number: 006-640-10
13. Latitude: Attachment Longitude: Attachment
14. Please attach a map showing the location of the subject. (See Attachment A)

15. Please briefly discuss the current ownership of the site.

Mineral County is the present owner of the Bowling Alley Building, land and adjacent land. The site was acquired through a land transfer from the United States Department of the Army to Mineral County in 1998. Around 400 acres, including the Bowling Alley site, were transferred to Mineral County.

16. Provide a brief description of the current usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

Presently, the site is scheduled for demolition. The Bowling Alley was in operation until 2004. The asbestos issues are a result of the type of construction and construction materials that were used in the 40's, 50's and 60's.

17. With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

The property was always used as a bowling alley. The construction materials were installed before the dangers of asbestos were recognized.

18. Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

No environmental regulatory involvement or enforcement actions have occurred at this site. However, OSHA and EPA regulatory involvement has been witnessed in previous cleanups on land in other areas of the Babbitt property (400 acres).

19. Please attach any documents for any environmental assessment which may have been conducted previously for the site.

(See Attachment B)

Project Information

20. In the space provide below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

Sixty three acres of the Babbitt area has been petitioned for sale by a developer. The Bowling Alley sits in the middle of the proposed development. The proposed development will include much needed housing. (See Attachment C)

21. Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

Mineral County has been working the Jeff Codega Planning Group to develop a Planned Unit Development (PUD) project for the entire Babbitt property (400 acres) in conjunction with an additional 600 acres of Mineral County land. A consultant contract for \$27,000 was entered into in October of 2004. This proposed ordinance will be reviewed by the Mineral County Planning Commission and Mineral County Board of Commissioners during the next 90 days. The PUD has eight different zoning areas which include various commercial, industrial and residential uses. (See attachment D)

22. How has the community been involved, or planned to be involved, in the potential cleanup/revdevelopment activities at this site?

A PUD review committee was established at the January 16, 2005 County Board of Commissioner meeting to give community insight into the redevelopment of the Babbitt area and western side of Hawthorne. This committee included members from the business community, local agencies and general public. This committee is, currently, reviewing the proposed document developed by the Jeff Codega Group. Their recommendations will be forwarded to the Mineral County Planning Commission and Mineral County Board of Commissioners for input in the plan. Additional reviews are planned by county department heads and local agencies to insure that the community is involved in the planning and final vision for the area.

Applicant's Signature

Name: Donald Orndorff

Signature: 

Title: Mineral County Brownfields
Coordinator

List of Attachments

1. Attachment A (Site Map)
2. Attachment B (Site assessment by C&G Environmental Consulting,LLC)
3. Attachment C (Mineral County Board of Commissioners agenda)
4. Attachment D (Planned Unit Development document)

Attachment for long/hat



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Creation Date: Jul 29, 2004 08:38
Modification Date: Aug 13, 2004 10:40

Lat/Long of Bowling Alley

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Upper Right Shot Corner: 38.543910 N, 118.632589 W (deg hem)
Lower Right Shot Corner: 38.536310 N, 118.640095 W (deg hem)
Lower Left Shot Corner: 38.540173 N, 118.646587 W (deg hem)
North up orthogonal
Bounding Polygon:
Upper Left Shot Corner: 38.547897 N, 118.646587 W (deg hem)
Upper Right Shot Corner: 38.547897 N, 118.632589 W (deg hem)
Lower Right Shot Corner: 38.536310 N, 118.632589 W (deg hem)
Lower Left Shot Corner: 38.536310 N, 118.646587 W (deg hem)
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Edge 2: 4219.96 feet
Image contains elevation information
Elevation grid vertices: 114 rows, 109 columns
Thumbnail size: 93 x 98 (27440 bytes)
Named Library (NVMINE04) >> INVALID LICENSE: No license option validated

Sides of the area: 129.45 x 153.05 feet Corner angle: 85.8 degrees Area: 19758.31 feet²

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YNETV 0
YNEWLV 0
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PLOCU
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