



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Lathrop Wells -06 & -08 Amargosa Valley, Nye County

SITE BACKGROUND

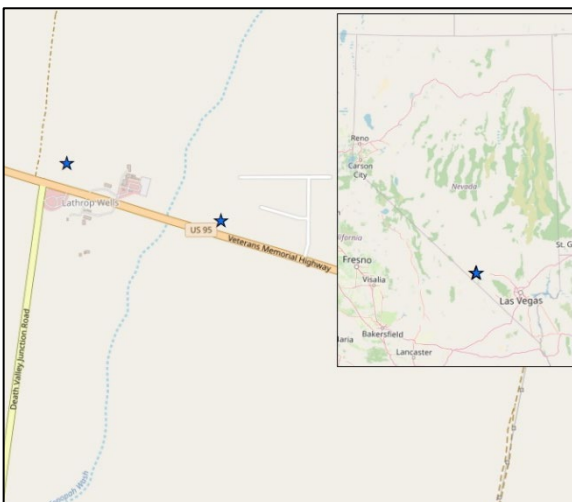
The site is comprised of APNs 021-021-06 and 021-021-08 and is currently owned by Area 51 Development 3 LLC. The site consists of a well pumphouse, an abandoned cinderblock building, a water system, two septic systems, two unimproved roads, and three inactive billboards (APN 021-021-08 only consists of one of the three billboards). Area 51 Development 3 LLC also owns the adjacent rest stop and is interested in expanding the commercial operation to accommodate more visitors in the area. The proposed reuse would remove the blight of vacant, dilapidated buildings at the highway commercial center of Amargosa Valley (the junction of U.S. Highway 95 and State Route 373), in addition to creating more jobs for residents in this rural area. The property owner plans to use the groundwater from the well located onsite (APN 021-021-06) as a potable water supply to direct the expansion of commercial operations.

FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Phase II ESA	\$8,887	2021

SITE LOCATION

- 5240 & 5700 East U.S. Highway 95, Amargosa Valley, Nye County
- APNs: 021-021-06 & 021-021-08
- 3.68 acres



SITE INVESTIGATIONS

A Phase I Environmental Site Assessment (ESA) conducted under the Rural Desert Southwest Brownfields Coalition's (RDSBC's) Brownfields Assessment Grant revealed the following Recognized Environmental Condition (REC) for APN 021-021-06:

- Amargosa Valley Saloon (NDEP Facility ID 7-000163) is located 0.05 miles southwest of the subject property. During the removal of underground storage tanks located on the site, a release of petroleum hydrocarbons to soil was discovered. The release was reported to NDEP on March 24, 1999. An "A through K" evaluation was performed in accordance with NAC 445A.227. Based on this evaluation, NDEP granted the site an A-K closure on August 18, 2000. However, one of the evaluation criteria was proximity to drinking water wells. This site closure criterion was determined to be "not applicable" during the evaluation, despite records of a domestic well being present at the subject property since 1963. This Controlled Recognized Environmental Condition was considered a REC at the time of the Phase I ESA based on the proximity of this release to the subject property and the presence of a well on the subject property.

The Phase I ESA conducted under the RDSBC's Brownfields Assessment also revealed the following Business Environmental Risk (BER) for both APNs 021-021-06 and 021-021-08:

- The potential for the paint on the three inactive billboards located on the site to contain lead.

NBP conducted a Phase II ESA on the property. The Phase II ESA indicated no petroleum constituents in groundwater above Nevada action levels for APN 021-021-06. According to the lead survey results conducted as part of the Phase II ESA, the paint on all three billboards was not lead-based paint.

RESOURCES

To learn more about the Nevada Brownfields Program, visit:
<https://ndep.nv.gov/environmental-cleanup/brownfields>

