



NEVADA DIVISION OF

**ENVIRONMENTAL
PROTECTION**



THREE KIDS MINE

FREQUENTLY ASKED QUESTIONS

MAY 2025

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INTRODUCTION

The Nevada Division of Environmental Protection (NDEP) is the lead agency overseeing the remediation of historical contamination at the Three Kids Mine in Henderson, Nevada. This document answers common questions about the history, condition, planned cleanup, and future development of the Three Kids Mine. Many of the questions were asked by the community at the June 2022 and March 2023 Community Information Meetings.



Historic mill site, circa 1954

SITE HISTORY AND OPERATIONS

1. What is the history of the Three Kids Mine?

Manganese ore was mined between 1917 and 1961 and was mainly used for the construction of ships and tanks during World War I and World War II. The total project area is 1,146 acres, but only 410 of those acres make up the impacted area of the former mine site. Key features include three open pits, one of which was backfilled during recent site cleanup activities.

2. What is happening at the site now?

Although the Three Kids Mine is not a Superfund site, the Superfund process is generally being followed to protect public health and the environment. A Remedial Investigation and Feasibility Study were conducted to define site contaminants and their location, and to evaluate cleanup options. A Proposed Plan was then developed to identify the preferred cleanup alternative and invite neighboring communities to provide their input. The final cleanup approach was selected in the Record of Decision issued in November 2023.

In February 2024, the land formerly owned by the Bureau of Land Management was transferred through the City of Henderson Redevelopment Agency to PN II Inc., a subsidiary of Pulte Homes who will remediate the site to meet federal, state, and local cleanup standards. The City of Henderson does not own any of the land and will not be held liable for the cleanup. NDEP will require that the site meets residential cleanup standards before residential development at the site can begin.

Cleanup of the site started in May 2024. Asbestos cleanup and tailings containment have been completed. Waste rock cleanup is ongoing and is expected to be completed by the end of 2026. The former Hydro Pit has been backfilled with excavated tailings, waste rock, and impacted soil. The Hulin Pit and A-B Pit will be backfilled with waste rock and demolished concrete.

ENVIRONMENTAL CONTAMINANTS

3. What contaminants have been found at the site?

Site contaminants include:

- Metals
 - Arsenic
 - Cadmium
 - Lead
 - Manganese
 - Hexavalent chromium
- Petroleum hydrocarbons
- Polycyclic aromatic hydrocarbons
- Dioxins
- Asbestos

Contaminants are primarily found in mine wastes such as tailings, which are processed ore wastes generally dark in color due to trace amounts of manganese. Elevated metals can also be found in overburden/waste rock, which is the lighter colored piles of dirt moved to get to the manganese ore.

4. Does the contamination affect the groundwater?

Contaminants in soil do not reach groundwater because groundwater is hundreds of feet below the site and rainfall is minimal in this dry, desert environment. Furthermore, groundwater beneath the site is not used as a source of drinking water.

CLEANUP PROCESS

5. What will the cleanup process look like and how long will it take?

Asbestos from the surface has been taken to an offsite landfill. Concrete from former mine structures is being demolished and placed in the pits. Tailings and impacted soil have been excavated and disposed in the pits. Waste rock is also being placed in the pits. Then, a 10-foot-thick soil cover will be placed over the impacted area of the site using native soil from undisturbed areas to the east, south and west of the site; the Hydro Pit will include an impermeable liner covered by a minimum of two feet of native soil since tailings have been placed in this pit. The site will be graded for development, and restrictions for excavations deeper than 10 feet will be put in place.

Asbestos cleanup and tailings containment have been completed, and waste rock will be cleaned up by the end of 2026 as development phases occur.

6. Who will pay for this cleanup, how much will it cost, and is there a chance the cleanup is never finished?

The cleanup is estimated to cost approximately \$257 million and is funded by a combination of private investment and future property tax revenue generated from the redevelopment. The cleanup has been financially guaranteed via a master developer performance bond, cash, and binding agreement to ensure completion of remediation. Remediation was completed by mid-April 2025, while reclamation of waste rock is ongoing and will continue through the end of 2026. Cleanup and a portion of infrastructure costs will be reimbursed from property taxes generated by homes within the City of Henderson Redevelopment Agency's Lakemoor Canyon Redevelopment Area over a 45-year period. Property taxes from homes outside of the redevelopment area will NOT be used for this funding.

7. Who is overseeing this project?

NDEP is the lead agency overseeing the remediation of historical contamination at the Three Kids Mine in Henderson, Nevada. NDEP has authority delegated by the United States Environmental Protection Agency to oversee environmental cleanups in the state of Nevada and to enforce applicable cleanup standards.

Additional oversight is also being provided by Certified Environmental Managers (CEM) – individuals whom NDEP has certified as being qualified to oversee the remediation of environmental contamination in Nevada. Some of the requirements to become a CEM include: a bachelor's or advanced degree from an accredited college or university in a relevant field, at least 3 years of relevant environmental experience, and a passing score on the NDEP-administered CEM exam. As licensed professionals, CEMs must adhere to ethical and professional standards.

8. How has the public been involved in the cleanup process so far?

Following Superfund guidance, NDEP hosted two community information meetings as part of community outreach efforts for the Three Kids Mine cleanup project – the first in June 2022 and the second in March 2023. On each occasion, invitations were mailed to approximately 2,800 households in neighboring communities, and the meetings were well-attended by members of the public. Additionally, NDEP held a 30-day public comment period from February 23 to March 25, 2023. In accordance with the Community Involvement and Participation Plan available on the NDEP website, NDEP has kept the community informed of site activities via periodic NDEP website updates and semi-annual fact sheets mailed to the surrounding communities.

DUST CONTROL

9. How will dust be managed during construction?

Throughout the duration of the project, dust will be controlled using multiple water application methods and air quality will be monitored in accordance with Clark County Air Quality Regulations. Air sampling devices are located around the perimeter of the project area, including upwind and downwind of cleanup activities. Additional details regarding air monitoring procedures are available in the Perimeter Air Monitoring Plan available on the NDEP website. Equipment used to control dust at the site includes construction water ponds, sprinklers, water cannons, dust palliative, and several water trucks.

10. What can I do if I have concerns about dust at the site?

You can contact the Clark County Air Quality Complaint Hotline at DustHotline@ClarkCountyNV.gov or **(702) 385-DUST (3878)**. Signage displaying this contact number will be located onsite.

DEVELOPMENT

11. How many homes will be built at the site and how long will development take?

Approximately 3,000 homes will eventually be built in a master-planned community with various housing types. Development is expected to occur in phases from spring 2025 through 2032. The first homes are expected to be occupied in mid-2026.

12. Will homes be built over the pits?

Current development plans include the following: the backfilled Hydro Pit will be covered by an impermeable liner, a minimum of two feet of native soil, and a community park and detention basin to control stormwater; the backfilled Hulin Pit will be covered with 10 feet of native soil, and include a community space element; and the backfilled A-B Pit will be covered by 10 feet of native soil with homes in selected locations.

13. Where is the water for the homes coming from?

Drinking water will be supplied by the City of Henderson. City of Henderson drinking water is sourced from Lake Mead and meets all safe drinking water standards.

CONTACT

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MORE ON THREE KIDS MINE:

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

