

APPLICANT INFORMATION:

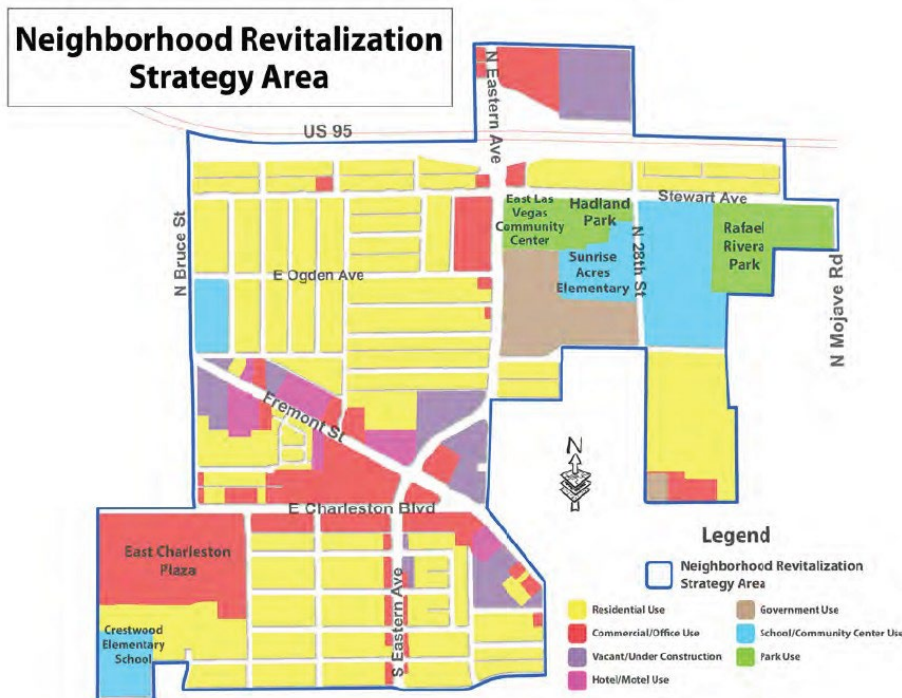
- a. Applicant Identification:
 Mailing Address: Nevada Department of Conservation and Natural Resources
 Division of Environmental Protection
 901 South Stewart Street, Suite 4001
 Carson City, NV 89701
- b. Website URL <https://ndep.nv.gov/environmental-cleanup/brownfields>
- c. Funding Requested:
 i) Grant Type Community-Wide Assessment for States & Tribes
 ii) Funding Requested \$2,000,000 Total
 iii) Contamination \$1,500,000 Hazardous Substances
 \$500,000 Petroleum
- d. Location: Nevada and federally recognized tribes within Nevada
- e. Target Area and Priority Sites: Four Target Areas:
 Las Vegas-Henderson-Paradise MSA
 - East Las Vegas Neighborhood Revitalization Strategy Area (see attached map next page), 2524 Fremont St., 2500 Russell Ave, and 2701 Russell Ave, Las Vegas, NV
 Fallon Paiute Shoshone Indian Colony
 - 773-795 Tule St. Fallon, NV (15 properties)
 Washoe Tribe of CA and NV
 - Old Campground, Memdewee Rd, Gardnerville, NV
 - 79 Gibson Avenue, Carson City, NV
 - 861 Clear Creek Ave, Carson City, NV
 Walker River Paiute Tribe
 - Appx 4000 US 95, Schurz, NV
 - Cottonwood Ln and Hospital Rd, Schurz, NV
- f. Project Contacts:
 i) Program Manager: David Friedman, Environmental Scientist 4
 Mailing Address: 901 South Stewart Street, Suite 4001
 Carson City, NV 89701
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 ii) Authorized Representative: Jennifer Carr, Administrator
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g. <u>Population:</u>	<u>2024 US Census Estimates</u>
Reno-Sparks MSA	575,110
LV-Henderson-Paradise MSA	2,400,000
Fallon Paiute Shoshone Colony	500
Washoe Tribe Colonies	1,000
Walker River Paiute Tribe	1,100

h. <u>Other Factors</u>	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water.	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

Site-specific Information (continued from Page 1)

East Las Vegas Neighborhood Revitalization Strategy Area



Nevada Division of Environmental Protection (NDEP)

1. Project Area Description and Plans for Revitalization

1.a. Target Areas and Brownfields

Overview of Brownfield Challenges and Description of Target Area

NDEP is proposing focus on 4 target areas: one U.S. Census Bureau Metropolitan Statistical Area (MSA) and three rural tribal communities. The contrast in needs of the urban and rural target areas selected in this request are exceptional. Within the Las Vegas-Henderson-Paradise MSA (Las Vegas MSA) growth is near record setting since the 1960s. Since 1990, population growth in Las Vegas MSA has exploded from approximately 741,459 to estimates ranging between 2,400,000 to 3,000,000 in 2025. Using the current low-end population estimate, that is 3.2x increase in population over the last 35 years.

In contrast, the three tribal communities are tiny in population and struggle to provide quality living standards to their members because of their size, access to quality housing, limited economic opportunity, good schools and education, adequate infrastructure including paved roads and clean water, food security, environmental issues, and discrimination. The population of the three tribal target areas are Fallon Paiute-Shoshone Tribe (FPST) 500 residents, Walker River Paiute Tribe (WRPT) 1,000 residents, and Washoe Tribe (WT) 1,100 residents. Unemployment rates for the three tribes are 4.8% for the FPST, 11% for WRPT, and 36% for WT compared to the national average 5.8%. Poverty rates are 45% FPST, 25% WRPT, and 35% WT compared to 12% national poverty rate average. These data are from the Federal Reserve Bank of Minneapolis's Center for Indian Country Development online data and resources tool. The economic challenges facing these communities are backbreaking and the opportunities to plan revitalization strategies and assess potential properties where revitalization can take root are essential. The capability of the NDEP to assist and advise these communities at sites they have identified as priorities is the paramount goal under this application.

In addition to the proposed activities within the four target areas, NDEP plans to make use of funding not expended on these projects on other eligible projects throughout the state of Nevada. Through our 128(a) program, NDEP maintains a list of brownfields sites statewide and most importantly works with communities continuously such that we have awareness of potential projects and properties that are of great importance to them.

80% of Nevada is federally managed land making it off-limits for private non-commercial development. What federal land is available for commercial development is through mineral claims for mining activity or energy development. Of course, this type of private development is under permit with the authorized federal land management agency and while it may bring economic benefit, it doesn't add substantially to state and local tax rolls as there is no state or local income tax in Nevada.

Approximately 9% of land is privately owned, but 90%+ of the private land is used for agricultural and nearly all of that as rangeland for grazing. Therefore, of the 70+ million acres in the state of Nevada, only about 6.5 million acres is in private ownership and <1% is urbanized. This small area of urbanized land is what is reasonably available for development based on existence of necessary infrastructure such as roads, power, and other utilities.

Nevada Land Use Breakdown		Acres
Private Land	Urbanized Land	494,652
	Agricultural Land	6,100,000
	Public Land	59,600,000
	Total	70,664,589

Water is a precious resource, and Nevada is the most arid climate of all 50 states with a state average annual precipitation rate <10 inches. The primary reason for this dry climate are the Sierra Nevada Mountains marking the state's western border with California. The Sierra Nevada Mountains create a

rain shadow effect causing moist air from the Pacific Ocean to lose its moisture as it is lifted over the mountain range. Weather systems that occasionally come into the state from the east similarly are subject to the same physical dehydration as the move over the Rockies leaving Nevada with a dry and sunny climate.

The availability of water has always limited the inhabitation of Nevada, but beginning in the 1960s, Las Vegas and Reno, Nevada's only two metropolitan areas, have been growing explosively as discussed above. Such growth requires thoughtful planning and development strategies to be sustainable. The brownfields program has been a valued resource in the state helping to develop strategic development plans on the local level and promoting infill and smart development that reduces sprawl and conserves water.

Target Area 1- East Las Vegas

Las Vegas metropolitan area has been struggling to accommodate the record setting influx of new residents while sustaining precious natural resources, especially water and open space. Geophysically, the Las Vegas Valley is constrained as a structural basin surrounded by mountains. Las Vegas Valley rises in elevation to the north on thick valley-fill geologic deposits and this geographically the most amenable direction for urban growth, but is bounded northward by tribal lands and more substantially by federal lands reserved for defense and security operations including the Nellis Test Range, Creech Air Force Base, and the Nevada National Security Site.

In addition to physical space, Las Vegas is an arid climate located in the northern Mojave Desert. Water supply has always been a key issue in the development of the region. The Las Vegas water supply comes almost entirely from Lake Mead Reservoir on the Colorado River. Decreasing snowpack due to climate change has elevated the water supply issue to crisis levels. The growth of the Las Vegas Valley through ever expanding sprawl that increases pavement and hardscape further exasperates rise in temperatures and reduces penetration of what little precipitation falls in the desert.

The need to revise the longstanding model of building outward from the original urban core by adoption of more sustainable development has moved to the fore across the regional municipalities. In 2010, a coalition of 13 regional partners formed the Southern Nevada Regional Planning Coalition and was awarded a \$3.5M Partnership for Sustainable Communities Initiative grant funded by U.S. Department of Housing and Urban Development, U.S. Department of Transportation, and EPA to focus on long range planning for sustainable growth. Focus areas include housing, environment, economic development, education, transportation, healthy communities, and public engagement and equity.

An outcome from this funding is the Southern Nevada Strong Regional Plan. Plan findings recognized a history of independent planning for growth among the local municipalities resulting in disjointed land-use patterns that negatively impact residents. The regional municipalities are the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and unincorporated Clark County. The Southern Nevada Strong Plan implementation has resulted in a collaborative effort among the municipalities separately and as a whole to move to integrated land use planning that includes stakeholder participation, adaptive management, an ecosystem-based approach to new development, resource efficiency and regeneration, and spatial and land capability assessment as guiding principles.

Within this framework, the City of Las Vegas identified part of its urban core, the community of East Las Vegas, as an area to focus revitalization and renewal efforts. City council approved the creation of the East Las Vegas Neighborhood Revitalization Strategy Area (NRSA) in 2014. It is comprised of 5 census tracts within the city and consists of mixed-use commercial and residential areas. Single-family residential neighborhoods within the NRSA were originally developed in the late 1940s and 1950s as downtown-adjacent communities. Much of the housing that remains today dates back to these time periods. Most of the commercial and multi-family structures followed the residential development and were built in the 1960s. The NRSA area encompasses approximately 500 acres of land. Approximately

60 percent of the property in the boundary is residential, 20 percent is commercial and the remaining 20 percent is community uses.

Target Area 1 Priority Brownfields Site

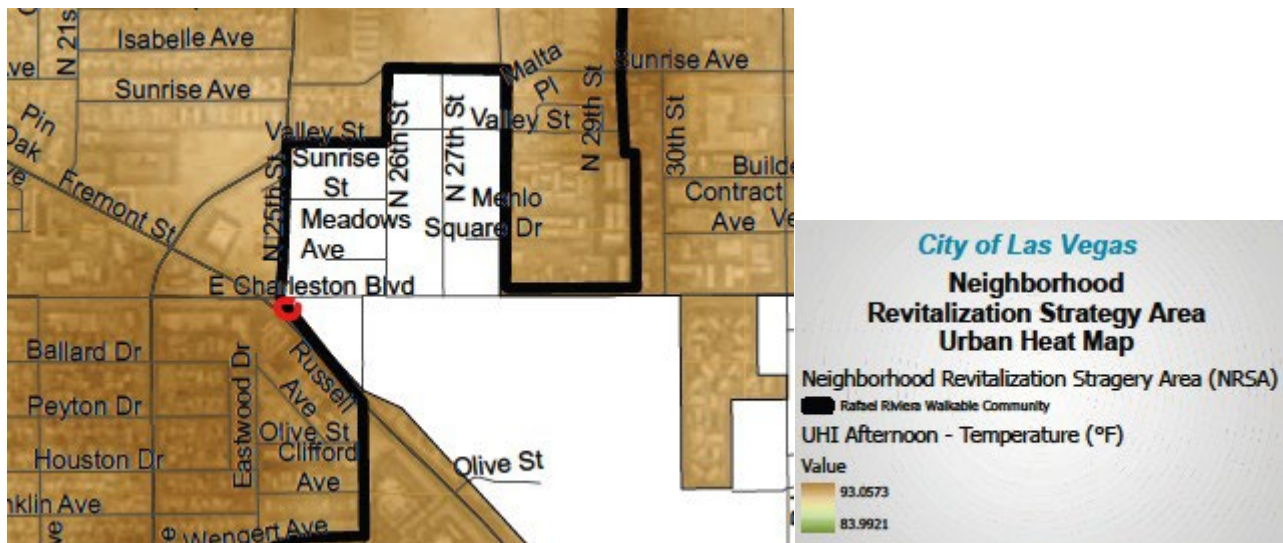
The priority brownfield site selected is comprised of three contiguous parcels of vacant land between Fremont Street and Russell Avenue comprising in total approximately 1 acre; 2500 Russell Ave., 2701 Russell Ave., and 2524 Fremont St. (see map below).

TA #1- Priority Sites- Russell Ave. & Fremont St., Las Vegas, NV



Fremont Street is a busy arterial that crosses the East Las Vegas community, and these parcels have become a frequent encampment for the homeless. The East Las Vegas NRSA Placemaking Plan has identified heat abatement as a priority suggesting pocket parks and other green spaces as a place to plant trees to mitigate radiant heat from hardscape and provide areas of shaded relief. East Las Vegas has extremely low levels of tree canopy, with 9 percent estimated canopy coverage and the highest Urban Heat Island (UHI) Vulnerability Index in the city. These parcels are located within the high vulnerability heat index as mapped by the Regional Transportation Commission of Southern Nevada (see below).

Southern Nevada Extreme Heat Vulnerability courtesy of RTC of Southern NV



Through additional community planning and assessment with resources from the CWAGST grant, conversion of these parcels to greenspace will be considered.

Target Area 2- Fallon Paiute-Shoshone Colony

The Fallon Paiute Shoshone Indian Colony (Churchill County APN 007-511-11) (Fallon Colony) and the nearby Fallon Paiute Shoshone Reservation are within the traditional territory of the Northern Paiute, or Numu. The California gold rush of the 1840s and the discovery of silver in Virginia City in 1859 resulted in an ever-increasing number of settlers and prospectors coming to the region, displacing Numu and Western Shoshone (Newe) people and restricting their access to traditional resources and places. In 1887, the General Allotment Act set aside 50 160-acre allotments with the expectation that the resettled tribe would become farmers; however, the allotments lacked irrigation, and the federal government did not provide farming equipment. An additional 146 allotments were set aside in the following years and on January 20, 1894, the displaced Paiute tribe sent a petition to the federal government to request support for building an irrigation system and providing farming equipment; the federal government did not recognize the petition (Inter-tribal Council of Nevada 1976). In 1904, work began on the Newlands Reclamation Project, which would divert water from the Truckee and Carson Rivers to provide irrigation for Lahontan Valley. A portion of the “V” line canal referred to as the ‘S’ line bisects the Fallon Colony and was finished by 1906 as part of the original main lines for the project (Wieprecht et al. 1980). The existing allotments set aside under the General Allotment Act in 1897 were within the area designated for the Newlands Project, and the Indian Bureau accepted a deal to exchange the 160-acre allotments for 10-acre allotments with guaranteed water rights (Inter-tribal Council of Nevada 1976).

The Fallon Paiute Shoshone Reservation was established at Stillwater on April 30, 1908, with an additional 840 acres added on November 21, 1917. The Fallon Colony was initially established by tribal members who had moved to that location after finding that their allotted lands could not be farmed (Hicks 1977). Forty of the 60 acres that make up the Fallon Colony were set aside in 1917, with an additional 20 acres added in 1958. The parcel is surrounded by private land and land owned by the City of Fallon.

The Fallon Colony is located at the base of Rattlesnake Hill which has been identified as culturally significant by the Fallon Paiute Shoshone Tribe (Bengston 2003; Fowler 1992). Based on records held by the Nevada State Historic Preservation Office (NV SHPO), two archaeological sites have been identified within the Fallon Colony parcel, both of which are trash deposits dating to the 1900s-1920s associated with residential use of the parcel by tribal members (D’Angelo 1995; Hall 2011). One of the sites was destroyed with the construction of the Fallon Tribal Health Center. A third trash deposit was recorded in 1981 in the parcel immediately north of the Fallon Colony (Kufner 1981). This trash deposit is on land that was deeded to the City of Fallon in 1932 and may have served as the Fallon town dump. Based on available aerial photos, residential development within the Fallon Colony parcel was limited and scattered prior to the 1950s. The current street alignments were largely in place by the 1970s, with most of the residential development and construction of tribal service buildings completed after 1990.

Residents of the Fallon Colony have noted various materials exposed at the ground surface that appear to be municipal solid waste. To NDEP’s understanding, these materials are primarily metal and glass like weathered cans and bottles, broken dishes, springs, iron strapping, etc. As indicated in preliminary historical research above, there is strong evidence the Fallon Colony is located at least in part over historical dump sites.

Target Area 2 Priority Brownfields Sites

The priority brownfields sites selected for Target Area #2 are residential sites located in close proximity to vacant land owned by the City of Fallon. Based on historical record and existing surface features this may have been a historical town dump. Fifteen properties selected are on Tule Street in the Fallon Colony (see below).

Fallon Colony Tule St. Properties and Former Fallon Dumpsite



Former Fallon Dumpsite

Target Area 2 Priority Sites

The 15 properties identified for initial assessment are 773 Tule St., 775 Tule St., 777 Tule St., 779 Tule St., 781 Tule St., 783 Tule St., 783 Tule St., 785 Tule St., 787 Tule St., 789 Tule St., 791 Tule St., 793 Tule St., 795 Tule St., and 3 additional residential structures on or adjacent to Tule St. without street address available.

Target Area 3- Washoe Tribe Dresslerville and Stewart Colonies

Through this CWAGST, the Washoe Tribe represented by their Department of Environmental Protection has requested consideration of assessment for one site in the Dresslerville Colony, near Gardnerville, Douglas County, NV and two sites in the Stewart Colony, Carson City, NV.

The Dresslerville Colony, established in 1917, is the is the largest community of the Washoe Tribe of Nevada and California. Located near Gardnerville, Nevada, it serves as a central hub for tribal governance and cultural life. Nevada State Senator William F. Dressler donated a 40-acre tract of land to the Washoe people, who had been living on various ranches throughout the Carson Valley. Before the colony's establishment, many Washoe worked for and lived on land owned by non-Indigenous ranchers. The creation of the colony allowed families to congregate in a place of their own, though it required moving from fertile irrigated lands to a sandier, sagebrush plateau. A school opened in Dresslerville in 1924, which served as a catalyst for the community's growth and became a nucleus for settlement. Under the Indian Reorganization Act of 1934, the colony ratified its own constitution and bylaws in 1935, gaining federal recognition on January 24, 1936. Over time, the colony grew from its original 40 acres to approximately 90 acres. It now houses the tribe's main public facilities, including a community center, gymnasium, and a health center. Historically, tribal members in the Carson Valley faced severe racism, including sundown town practices where a whistle would blow at 6:00 PM, signaling that all Indigenous people had to return to the colony or face jail. Today, Dresslerville is represented by five members on the Washoe Tribal Council. It remains a vital center for the Washoe Housing Authority, which manages residential projects across tribal lands.

The Stewart Community (often referred to as the Stewart Colony) is one of the four main communities of the Washoe Tribe of Nevada and California. Its history is inextricably linked to the federal boarding school that once occupied the same grounds. The community area was established in 1890 on the ancestral lands of the Washoe people, just south of Carson City. Initially known as the Carson Industrial School, it was founded to assimilate Native American children, primarily Washoe, Paiute, and Shoshone, by stripping them of their language and culture. While the school opened in 1890, the formal purchase of land for tribal residential use (the "colony") occurred in 1917, when the federal government acquired two tracts of land that became the Carson Colony and the Stewart Community. Between 1919 and 1950, Superintendent Frederick Snyder oversaw the construction of 65 stone

buildings using local pink colored stone. Hopi stonemasons taught these skills to the students, creating a unique architectural style that still defines the campus today. Under the Indian Reorganization Act of 1934, the school's mission shifted toward more academic and vocational training, and the Washoe Tribe began to gain more sovereign control over their affairs. The school officially closed in 1980 due to federal budget cuts and a shift away from the boarding school model of education. The Stewart Community currently consists of approximately 2,960 acres and serves as home to roughly 90 tribal members. Since the school's closure, the site has been transformed into a center for tribal heritage. The Stewart Indian School Cultural Center & Museum opened in 2019 to tell the "authentic story" of the school's alumni and the resilience of the Great Basin tribes. The grounds are a mix of tribal residential areas, state offices, and the museum. The tribe continues to work on reclaiming more of the campus to use for cultural preservation and community services.

Target Area 3 Priority Brownfields Sites

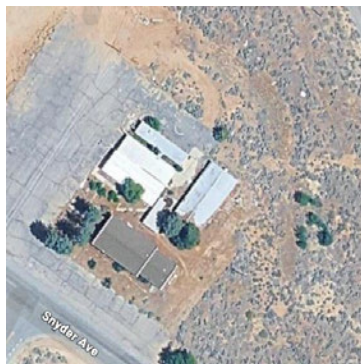
- a) Old Campground, Memdeewee Run, Dresslerville, NV is an approximate 10-acre vacant parcel along the East Fork Carson River. The site has minimal previous development with campsites and non-functional trailer hook-ups. The campground was closed after flooding due to a heavy winter storm in early January 1997. The East Fork Carson River may be impacted by heavy metals and arsenic contaminated sediment from the Leviathan Mine Superfund approximately 6 miles upstream. The Leviathan Mine is a former sulfur mine closed in the 1950s and acid-mine drainage (AMD) caused significant environmental issues to the river historically. The AMD is currently being treated and doesn't represent a significant risk presently, but the low pH waters carried high loads of dissolved metals the Tribe fears may have been deposited on the campground property.

Old Campground, Memdeewee Run, Dresslerville



- b) Former Washoe Tribal Historic Preservation Office, Stewart, NV is a historical stone building by the students of the Stewart School between 1922 through 1942 and is likely eligible for the register of National Historic Places. The Tribe would like the building assessed for potential hazardous building materials to inform plans for restoration and preservation.

Former Washoe Tribal Historic Preservation Office, Stewart Colony



- c) Former Tribal Grants Office Building, 79 Gibson Avenue, Stewart, NV is another historical stone building built Stewart Indian School students learning stone masonry under Hopi stone mason artisans. The age and historical significance are similar to the former THPO building above. The stated goal of the tribe is to assess for hazardous building materials prior to restoration and preservation activities.

Former Tribal Grant Building, 71 Gibson Dr., Stewart Colony



Target Area 4- Walker River Paiute Reservation

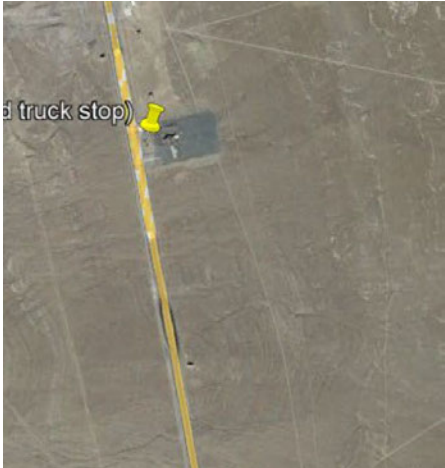
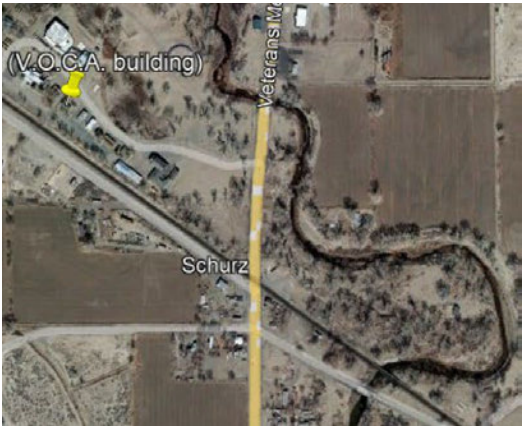
The Walker River Paiute Reservation is the ancestral homeland of the Agai-Dicutta (Trout Eaters) band of the Northern Paiute nation, who have inhabited the Great Basin for thousands of years. The area around Walker Lake was first set aside for "Indian purposes" by the Indian Affairs Commissioner in 1859. President Ulysses S. Grant formally established the reservation on March 19, 1874. In the late 19th century, the U.S. government attempted five times to relocate the Agai-Dicutta to the Pyramid Lake Reservation. Tribal leaders successfully fought to remain on their traditional lands, even traveling to Washington, D.C., to advocate for their sovereignty. Farming and ranching by white settlers in the late 19th and early 20th centuries led to massive water diversions from the Walker River. This caused the water levels of Walker Lake to drop and its salinity to rise, devastating the native trout populations essential to tribal culture. In 1902 under the General Allotment Act, 20-acre parcels were given to tribal members, significantly altering traditional land usage. In 1935, the Weber Dam was constructed by the Bureau of Indian Affairs to capture surplus flows for tribal irrigation. The reservation covers approximately 325,000 acres across Mineral, Lyon, and Churchill counties in Nevada. Its headquarters are in Schurz, the reservation's only town. In 2024, the tribe secured the transfer of lands around Walker Lake into trust status to bolster environmental protection and tribal control.

The Walker River Tribe has identified two priority sites under this grant request. These sites had previous Phase I Environmental Site Assessments performed under an earlier 128(a) grant provided the tribe.

Walker River Paiute Priority Brownfields Sites

- a) Former Black Mountain Truck Stop consists of approximately 5.7 acres of developed land with one abandoned structure estimated at 4,600 square feet. The site was historically tribally owned and operated truck stop and refueling station with typical gas station amenities. Construction date records of the subject site were unable to be located; however, aerial photos indicate that it was built between 1979 and 1994. A construction date of the early 1990s is most likely as EDR records show that an underground diesel storage tank was originally installed in April 1992. Historic aerial photos show that the subject site was previously undeveloped up until at least 1979. The tribe believes further assessment is necessary to determine if there have been historical petroleum releases during the operation of the truck stop and if soil and groundwater cleanup are necessary.
- b) Former Victims of Crime Act (VOCA) Building The subject site consists of approximately 0.2

acres of developed land with one abandoned structure estimated at 3,000 square feet. The site was historically a tribal center for the VOCA Fund but was abandoned at an unknown time. The Tribe has expressed interested in preserving the structure for its cultural and historic significance. Construction date records were unable to be located; however, aerial photos indicate that it was built prior to 1948. County assessor's office records were unavailable due to the subject site's location on tribal lands. The tribe would like further assessment of the building, especially presence of hazardous building materials and required abatement to further their goal of restoration and preservation.

Black Mount Truck Stop, 400 US 95, Schurz, NV	VOCA Building, Hospital Rd., Schurz, NV
	

Additional Target Areas

Laughlin, NV in Clark County is an example community NDEP will reach out to with CWAGST funding. Laughlin is located on the Colorado River just below Davis Dam and across the river from Bullhead City, AZ. Laughlin is an unincorporated town with population of approximately 8,600. Its economy is driven by tourism and recreation with a few casinos and outdoor recreation focused on fishing, boating, and water sports on Lake Mohave and the Colorado River. It was the home of the Mohave 1.6 MW Coal-Fired Power Generating Station from 1971-2005.

The plant was shuttered in 2005 because of Clean Air Act violations. NDEP was approached by Laughlin community members in 2025 regarding availability of brownfields funding to assist the town. The community members expressed concern about a failed casino resort project known as the Emerald River Casino that has left two multistory (7-story and 14-story) concrete and structural steel shells next to the river since the project failed in 1990. The tower property consists of approximately 17 acres. NDEP included TAB contractor CCLR and Region 9 Brownfields office as several meetings were held to discuss potential assistance on the site under NV 128(a) program or R9 TBA funding or both. Unfortunately, it was determined that the site is ineligible due to the current owner being a potential responsible party, however; community involvement and reuse development planning were identified as potential worthy brownfields projects. While not included as a target area in this request, it is an example of potential projects in the state to be developed under CWAGST funding.

1.b. Revitalization of the Target Areas

Reuse Strategy, Alignment with Revitalization Plans, and Benefits of Reuse Strategy

Both metropolitan (Target Area 1) and non-metropolitan communities (Target Areas 2-4) have Brownfields properties in disadvantaged areas. Rehabilitating the properties would increase services available in their local communities. The proposed reuses are consistent with local and regional plans.

Target Area 1 is located within the East Las Vegas NRSA and extensive planning and community involvement has been underway lead by the City of Las Vegas since designation as an NRSA in 2014.

The NRSA creates a framework that identifies three Impact Areas potentially addressed by the proposed redevelopment of the subject priority site Impact Area #1- Ensure everyone feels safe in the neighborhood. Cleanup of the vacant lots and discouraging occupation by the homeless helps address this need. Impact Area #2 Celebrate community culture and bring beauty to neighborhood places and spaces. Construction of a pocket park and tree planting address this need. Impact Area #5 Support families and help children and youth succeed. Again, a pocket park creating safe space for children to play addresses this need.

Target Area 2 consists of the Fallon Paiute-Shoshone Colony and will address community concerns regarding environmental safety and potential exposure risk due to previous municipal solid waste dumping. The strategy is to have community meetings to fully understand the concerns and extent of potential impacts, such as building damage due to differential settlement of buried waste. This first-hand information will be used to inform the subsurface investigation to best identify the location and impacts of any buried waste. After data is collected and characterization of the buried waste is complete additional community outreach, and meetings will be performed to share the findings with residents. This stage should also include alternatives (Analysis of Brownfields Cleanup Alternatives) to inform the community on what remediation might entail and weigh best options based on risk protection and community desires.

Target Area 3 consists of two distinct areas of the Washoe tribal community approximately 25 miles apart. The Dresslerville Colony has significant tribal land along the East Fork Carson River and restoration of the river and land uses along the river are an expressed priority of the tribe. The Stewart Colony located in Carson City is the site of the Stewart Indian School and the tribe has invested significant resources in preserving the school and its history including creation of a museum on the Colony. This museum and the campus of the school preserve the tribal story and challenges and battle they have faced in maintaining their culture in the face of bigotry and government efforts to assimilate the people into European ways. While school has hurtful past, the Washoe people ability to endure and overcome is a rightful source of cultural pride. Community engagement will be critical at all three priority sites in this target area to assure the assessments and findings are aligned with the community's desires and the investigation findings are understood to help the tribe determine next steps.

Target Area 4 consists of two abandoned buildings on the Walker River Paiute Reservation in Schurz, NV. One is a former truck stop gas station and current understanding from tribal partners is they would like to reopen this business for additional economic resource, especially for trucks to refuel as US Highway 95 has a high volume of long-haul trucks moving north-south between I-80 through Reno and I-15 through Las Vegas. The VOCA building is a former house and the tribe would like to renovate for use as tribal government offices. Both assessments will require significant community involvement in planning and understanding to establish clear goals of the investigations, the significance of findings from both the potential risks found and cost-benefit of cleanup options.

1.c. Strategy for Leveraging Resources, Necessary Resources, Use of Existing Infrastructure

Use of this funding for community outreach, planning, and assessments as described in this request will allow NDEP to commit more 128(a) funding for cleanups. NDEP has long worked with 104(k) assessment grantees to complete their assessment work with 128(a) funding for cleanup. This award will continue that full-circle approach and multiply its effect. In addition, Target Area 1 partner is using numerous other funding sources to address integrated planning needs from federal and state programs and tribal partners are doing the same. NDEP will account for leveraged funding under the grant reporting requirements.

The target areas identified in this request all have adequate infrastructure to support the planned redevelopment goals. No infrastructure needs or barriers to redevelopment are anticipated.

2. Community Need and Community Engagement

Tribal need has been previously developed in terms of socio-economic challenges faced by the three tribes and four tribal target area communities addressed under this request. Unfortunately, NDEP did not find specific health data for the subject tribal communities. As previously stated, all but the Fallon Colony have

unemployment rates approximately double the national average. Poverty rates were found to range from 2x (Fallon Colony) to 4x (Walker River) the national average across the four tribal communities. Labor force participation rate of East Las Vegas NRSA residents is 55 percent. Unemployment in the NRSA is 12.6 percent. The median household income is \$25,534. 38.4 percent of households live below the poverty level in the East Las Vegas NRSA target area compared to 15.7 percent citywide. East Las Vegas is disproportionately affected by heat-related illness, particularly among its unhoused population and residents in older mobile home units that lack central air conditioning. The dry desert climate frequently leads to poor air quality from dust, pollen, and wildfire smoke, which can exacerbate asthma, bronchitis, and allergies. Regional data indicates that parts of East Las Vegas rank in the top 20% for health issues stemming from diabetes and chronic lower respiratory disease. In all cases, the target areas focused in this request are marginalized communities and face numerous challenges including physical division caused by infrastructure, low tax rolls, and inadequate healthcare services.

Community Engagement

Partner & Contact	Target Area	Purpose/Role
Melanie Riley mriley@LasVegasNevada.gov	Target Area 1	Local community liaison. Help identify sites, organize/participate in community engagement events.
Richard Black richenviro@fpst.org	Target Area 2	Local community liaison. Help identify sites, organize/participate in community engagement events.
Elena Summerfield esummerfield@wrpt.org	Target Area 3	Local community liaison. Help identify sites, organize/participate in community engagement events.
John Warpeha john.warpeha@washoetribe.us	Target Area 4	Local community liaison. Help identify sites, organize/participate in community engagement events.

The individuals identified in the table above are employees of the target area local government and community members. They brought the target areas and priority sites to this request and have demonstrated in-depth knowledge and passion regarding the communities where they live and work. NDEP will use their knowledge, community network and trust as invaluable guides to community leaders and organizations to best achieve the redevelopment goals. Community engagement will happen in a manner, i.e. door-to-door, public meeting, hand bills, social networks, and frequency as they and their trusted network indicate.

3. Task Descriptions, Cost Estimates & Measuring Progress

The NDEP 128(a) program emphasizes supporting cleanup funding and seeking assessment efforts through an EPA assessment grant. NDEP anticipates additional sites throughout the state, especially in the Reno-Sparks MSA, once the grant is awarded. NDEP and its project partners will provide social media announcements, factsheets, outreach meetings, hiring contractors, site visits, and adding new Brownfields inventory. The \$2,000,000 grant funds will fund the contractual field work to perform ESA's. NDEP will leverage its agency resources and staff to perform many tasks allowing the funds to go directly to contractor costs to perform the assessments. No subawards are expected for this grant. (See Cost Estimates table below).

Project Implementation, Additional Sites, Schedule, Lead, Outputs

Task 1 - Grant/Program Management		Lead: Scott Goldfarb & Dave Friedman, NDEP
i. Implementation	Non-EPA funded: Programmatic oversight of the cooperative agreement to include; ACRES reporting, Quarterly reports, public record updates, and social media content (success stories and announcements).	

ii. Additional Sites	In addition to the priority sites in the Las Vega MSA, Carson City, Fallon, and Lyon County counties, there are currently seven assessment grants where brownfield sites have been identified. Further, four of the assessment grants will close in FY2026 with unassessed sites remaining. Additionally, through NDEP’s ongoing outreach we are aware of potential needs in other tribal and rural communities statewide.			
iii. Schedule	Oct. 2026- Sept. 2031			
iv. Outputs	19 Quarterly reports, success stories, public record summary, close out report.			
Task 2 - Community Outreach			Lead: Jenny Jackson, PIO NDEP	
i. Implementation	Non-EPA funded: This team will work with local communities to help identify sites, organize/participate in community engagement events. Includes reuse planning funded by local government and other funds.			
ii. Schedule	Oct. 2026- Sept. 2031			
iii. Outputs	12 community meetings/workshops per target area, 4 statewide workshops			
Task 3 - Phase I/II, Lead/Asbestos Surveys			Lead: Scott Goldfarb & Dave Friedman, NDEP	
i. Implementation	Jan. 2027- April 2031			
iii. Schedule & v. Outputs	Year	Phase I	Phase II	ABCA
	1	15	10	5
	2	15	10	5
	3	10	8	4
	4	10	8	4
	5	10	5	2

Development of Cost Estimates and Application of Cost Estimates

NDEP’s goal is to spend the grant on contractual site-specific assessment work. NDEP and its project partners will absorb the costs for program implementation, scheduling, and management and grant administration. Contracted costs include area-wide planning, outreach event costs, technical reports and analysis. Estimates are based on NDEP costs for similar work under the 128(a) grant.

NDEP will allocate \$2,000,000 to go to contracted work. Approximately 40 Phase I ESAs, 28 Phase II ESAs and/or Hazardous Building Material Surveys with requisite Sampling and Analysis Plans will be completed, and 10 ABCAs. Phase I ESAs will be completed in accordance with the AAI Rule and ASTM E1527-21 standard. Work will be performed in accordance with NDEP Brownfields EPA-approved Quality Assurance Project Plan.

Budget Category	Project Tasks				
		Phase 1	Phase 2	ABCA	Planning/Outreach
Direct Costs	Personnel	\$0	\$0	\$0	\$0
Direct Costs	Fringe	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0
	Contractual- Project tasks summarized above	\$200,000	\$1,400,000	\$325,000	\$75,000
	Direct Costs	\$200,000	\$1,400,000	\$325,000	\$75,000
	Indirect Costs	\$0	\$0	\$0	\$0
	Total Budget	\$2,000,000			

Measuring Environmental Results

Outcome goals for this grant are as follows: Jobs created during projects: 10 FTEs; Jobs created from redevelopment: 50 FTEs; and Jobs created from future use: 70 FTEs. **Economic Impact Goal** – Nevada anticipates an average of \$20 invested /\$1 of Brownfields funds. Therefore \$40,000,000 invested from private and municipal funds.

Beneficial Reuse Area Goal - Bring over 85 acres of blighted /under used properties back to productive use with an emphasis in the following five areas: Greenfields, Healthfields, affordable housing, food desert and community services (i.e. job training, libraries).

4. Programmatic Capability

NDEP has a proven record of success with the 128a program to support that organizational capacity, structure and staff to assure compliance with grant requirements and meet the strategic goals of the EPA Brownfields Program. The NDEP Brownfields Program is within the Bureau of Corrective Actions responsible for all CERCLA, state response and spill reporting, Voluntary Cleanup Program, LUST\UST, and state groundwater and soil release cases. The programs work together to bring properties back to economically productive use, while protecting human health and the environment. The key staff and respective roles are indicated in the table below.

Key Staff

Jeff Collins, Chief	11 years Chief, 30 years total environmental project manager
Dave Friedman, Branch Spvr	15 years Brownfields, 40 years total Environmental project management
Scott Goldfarb, Coordinator	1 year Brownfields, 7 years environmental project management
Kim Valdez, Management Analyst	10 years grant management, 20 years bookkeeping and administration

Acquiring Additional Resources

NDEP will follow state procurement regulations and guidelines which are at least as stringent as federal requirements.

Past Performance and Accomplishments

NDEP has received brownfields funding since inception of the program dating to pilot program funding circa 2000. We are in our eighth State Response Program cooperative agreement including an IJA supplemental agreement. We have one RLF in Post-Closure. We have successfully addressed over 135 properties with completion. Active CAs RP-98T37601 and 4W-98T50401. We have addressed 10 properties under RP-98T37601 including two clean-ups, 7 Phase Is, and 7 Phase IIs. Additional work including 2 supplemental Phase IIs and 1 Cleanup are underway. Under CA 4W-98T50401 we have addressed 9 sites including 2 cleanups, 6 Phase Is, 6 Phase IIs, and 1 Phase II is underway. We focus on leveraging our municipalities 104(k) grants and 5 of the sites above were initiated under 104(k) funding. NDEP meets all of our grant reporting requirements and make every effort to maintain ongoing data for previous projects including leveraged funds, private investment and job creation.

THRESHOLD CRITERIA RESPONSES:

a. Applicant Eligibility:

State of Nevada through Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP)

b. Community Involvement

NDEP has strived to promote community outreach and involvement on site-specific work throughout the 25-year history of the 128(a) state program. We have successfully achieved this by maintaining close communication with Nevada 104(k) grantees with assistance and involvement of Region 9 Nevada 104(k) grant managers. This keeps the state program attuned to the needs and concerns of the many communities in the state that have received brownfields funding and assistance.

We have always worked closely with EPA's Technical Assistance for Brownfields Communities regional contractor Center for Creative Land Recycling (CCLR). Working with CCLR, we have planned and organized periodic workshops across the state targeting municipal and community leaders who have not applied for or received brownfields 104(k) funding on the resources potentially available to them, resources available through the state 128(a) program, and the benefits of brownfields program and how it can help with redevelopment and revitalization planning, assessment, and cleanup.

NDEP annually participates in annual conferences held by the Nevada chapters of the League of Cities and National Association of Counties. We table the events as sponsors and periodically provide brownfields sessions providing the same education and information as at our workshops, especially aligning session topics with the particular conference focus such as infrastructure, infill, livability, sustainability, etc.

NDEP produces publicly available factsheets, web sites, and other media and distribution methods to reach out to the affected community and enable their engagement and participation. Part of this is driven by Nevada environmental regulation that requires posting of proposed remediation through public notice, but the NDEP brownfields program goes beyond simple notice in the classified section of the local newspaper. We hold community meetings, charettes, visioning workshops, and brainstorm sessions to help plan a path for redevelopment that meets the communities' needs and goals. We have developed relationships with municipal and community leaders throughout the state under 128(a) funding and will use these relationships to fulfill community outreach objectives if selected for CWAGST funding.

Our partners who have elected to join us in this assessment grant request have brought potential Target Areas and sites that have been identified through comprehensive public planning and identification process. The East Las Vegas Neighborhood Revitalization Strategy Area (NRSA) was developed by the City of Las Vegas and is consistent with the U.S. Department of Housing and Urban Development (HUD) NRSA model. The City selected this revitalization plan model for several of its distressed and underutilized neighborhoods to make them strong candidates for HUD Community Development Block Grant (CDBG) resources. As such, the development of the East Las Vegas NRSA came about through a number of community outreach events and meetings and is a part of larger citywide strategic planning initiative to promote revitalization, improve local healthcare and mental welfare services, create community and law enforcement partnerships, plan and design infrastructure to increase connectivity, and encourage locally owned and managed economic redevelopment.

The Target Areas identified by the Walker River and Washoe tribes have been identified by both tribal

members and leadership and have been further described in brownfield inventories developed under their own 128(a) tribal grants. In some cases, Phase I Environmental Site Assessments have been completed on these properties but have become outdated. Concerns regarding construction of residential and tribal offices over a historical town dump have long been a concern of the Fallon Paiute-Shoshone. These concerns have been brought to tribal council and led the Environmental Protection Department to reach out to NDEP for assistance in assessing the entire 60-acre Colony development for potential presence of buried municipal dump sites. The Fallon Paiute-Shoshone Tribe will also seek assistance with cleanup and remediation of the historical dumpsites, if necessary.

For the reasons described above, if successful in being awarded the requested funding, initial community outreach events will be focused on community meetings and notification to inform of planned studies and to share and explain the findings of such studies to community members. The assessments may potentially lead to community input and participation for an Analysis of Brownfields Cleanup Alternatives study if cleanup is necessary.

Target Area Contacts and Partners- Nevada FY2026 CWAGST Application

Partner & Contact	Target Area	Role
City of Las Vegas, Department of Neighborhood Services Melanie Riley mriley@LasVegasNevada.gov	East Las Vegas Neighborhood Revitalization Strategy Area, Las Vegas, NV	Neighborhood Services Administrator- Area Strategy Plan manager
Fallon Paiute-Shoshone Tribe, Environmental Protection Dept. Richard Black richenviro@fpst.org	Fallon Paiute-Shoshone Colony, Fallon, NV	Environmental Manager- Tribal point of contact
Walker River Paiute Tribe Elena Summerfield esummerfield@wrpt.org	Walker River Paiute Reservation, Schurz, NV	Environmental Specialist- Tribal point of contact
Washoe Tribe of California and Nevada John Warpeha john.warpeha@washoetribe.us	Dresslerville Colony, Gardnerville, NV Stewart Colony, Carson City, NV	Washoe Environmental Protection Department- Tribal point of contact

c. Existing Grant Funds

Nevada does not have an open CWAGST grant.

d. Target Areas and Priority Sites

See Target Area summary of the Application Information Sheet.

e. Contractors and Named Subrecipients

Nevada has not selected any contractor and is not proposing any subrecipient under this funding opportunity.