



## **The Restoration Program**

### **Project Overview**

The LandWell Company and Basic Remediation Company, with oversight by the Nevada Division of Environmental Protection (NDEP), are restoring and reclaiming 2,200 acres in Henderson paving the way for a landmark mixed-use master planned community. It will be cleaned to the standards that allow for residential development. The property, located just east of Boulder Highway, north of Lake Mead Parkway and south of the Las Vegas Wash, is one of the largest infill development projects in the country.

### **History**

The U.S. Department of Defense constructed a magnesium manufacturing facility, the largest of its kind, for use in airplanes and other material needed for the war effort in 1941 on a site that approximated 5,000 acres. Its proximity to water, power and magnesite made the location ideal. The plant facility was located on the west side of Boulder Highway and unlined evaporation and percolation ponds for the effluent of the manufacturing process were built on the east side of Boulder Highway.

After the war was over, the facility and related land were sold to the Colorado River Commission in 1948 and later in 1952 to a consortium of private chemical manufacturing companies. Basic Management, Inc. (BMI) was created to manage the assets commonly used by the private companies including water and power systems and this 2,200 acre site. Although legal and industry standard at the time, the private chemical companies disposed of its industrial effluent in the unlined evaporation and percolation ponds until 1976 when use of the unlined ponds permanently ceased. In 1976, on the same site, Titanium Metals Corporation built several lined evaporation ponds permitted by NDEP for its effluent. These were used until 2005 when TIMET became self-contained and no longer needed the ponds. The industrial and municipal effluent that had been deposited prior to 1976 in the unlined evaporation ponds over the years settled over approximately 400 acres of the 2,200 acres on the east side of Boulder Highway.

### **Voluntary Investigations**

In 1991, Basic Management, Inc. along with five current and former companies that disposed effluent on the site prior to 1976 voluntarily joined forces as the Henderson Industrial Site Steering Committee and entered into an agreement with NDEP to implement a multi-phased approach to assess and remediate properties contaminated by waste disposal practices. The Phase I agreement was entered into in 1993 which consisted on an extensive records review to determine the location, volumes and patterns of disposal. Phase II, which was ongoing for more than 18 years, included characterization of the site through extensive soil and groundwater testing. To date approximately 500,000 soil and groundwater tests have been taken testing for more than 500 compounds which is significantly greater than what was disposed on the site. The site was considered and rejected as a Superfund site by the U.S. Environmental Protection Agency. The primary contaminants on the site are certain metals, radionuclides, pesticides, salts and asbestos.

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### **The Remediation Process**

Phase III of the restoration process is the physical remediation of the site pursuant to a NDEP approved Closure Workplan which was approved May 2007. The clean up process consisted of excavating the contaminated soils and transporting them by trucks to a permitted CAMU (Corrective Action Management Unit) west of Boulder Highway approximately 2.5 miles from the ponds. The CAMU will be capped and monitored, in accordance with EPA standards. To date, more than 4 million cubic yards of material have been placed in the CAMU.

Excavation began in the summer of 2008. During 2010, substantially all of the tainted soil have been removed from the site and placed in the CAMU. The CAMU will remain open as the site undergoes confirmation sampling to determine whether it meets the standards that allow for development. If it does not, the process will be repeated until the results meet these standards. As an additional safeguard, which is not required by NDEP, each home site will be tested again to ensure it meets the standards before residential construction begins.

Groundwater adjacent to the site is presently being remediated by nearby companies. The groundwater under the site itself continues to be investigated and will be remediated, if necessary. Like most of the groundwater in the Las Vegas Valley, the water has not been and will not be used for drinking or agricultural use.

### **The Cost**

Since 1992, more than \$60 million has been spent for extensive testing and analysis in an effort to characterize the site prior to beginning the physical clean-up. Another \$65 million has been spent during the restoration phase with another \$7 to \$8 million in expected costs. The clean-up effort is voluntary and funded entirely by private dollars. No public funds have or will be used in the entire process.

### **Oversight**

The governmental agency with primary oversight responsibility and authority for the remediation project is the Nevada Division of Environmental Protection of the Department of Conservation and Natural Resources. The U.S. Environmental Protection Agency is also involved as an observer. The City of Henderson has primary responsibility and authority for approval of the master-planned development. Clark County and several other agencies of the State of Nevada are also involved in various aspects of the project.

### **Commitment to Public Outreach**

The LandWell Company is committed to carrying out the remediation in accordance with the standards that allow for residential development. It considers accountability paramount and, therefore, welcomes input from the public. Several means have been established to reach out to the public.

Since 1999, a Restoration Advisory Committee (RAC), whose members represent a cross-section of the community – including community leaders, business representatives, environmentalists and interested citizens – have been meeting on a regular basis. The committee is updated on the project's progress and allows for dialog among its members and BMI staff.

In 2006, a self-directed information center was constructed to involve the public in the remediation project. A Web site containing more detailed information including all agreements and plans pertaining to the remediation is available to the public at [www.landwellco.com](http://www.landwellco.com). All documents related to the project are also available at the NDEP offices in Las Vegas. Geological and topographical maps of the project site and surrounding areas are available at the above mentioned locations as well.

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**Basic Management Inc.**

Basic Management Inc. is a privately owned holding company incorporated in 1952 to manage the common assets of the industrial plants located within the BMI complex. BMI affiliates have provided electrical and water transmission services to customers in the southern Las Vegas Valley continuously for more than half a century.

**About The LandWell Company**

The LandWell Company, led by CEO and President Mark Paris, is known for its successful development projects in Southern Nevada, including Black Mountain Industrial Center, Valley Auto Mall and the Traverse Point Mixed-Use Development. The LandWell Company, the land development arm of parent company Basic Management Inc., has successfully developed more than 1,300 acres in and around the City of Henderson since 1991. LandWell will oversee the remediation process to ensure the property is cleaned up to the standards that will allow for residential development.

**Basic Remediation Company**

Basic Remediation Company is an affiliate of the LandWell Company and a wholly owned subsidiary of BMI. Its role is to carry out the physical remediation of the site.

For more information on this project, please refer to the following sources:

- The LandWell Web site at [www.landwellco.com](http://www.landwellco.com)
- The LandWell Restoration Project Information Center located at 796 Mohawk off Lake Mead Parkway in Henderson.
- The LandWell Document Repository located in the [www.landwellco.com/datarepository](http://www.landwellco.com/datarepository) or call and visit The LandWell Company office at 875 W. Warm Springs Road Henderson, NV (702-567-0400) to view the hard copy.
- The NDEP Web site at <http://ndep.nv.gov/bmi/index.htm>

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