

MEMORANDUM OF AGREEMENT
BETWEEN
THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY,
THE NEVADA STATE HISTORIC PRESERVATION OFFICER
AND
THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
REGARDING THE NISHIKIDA LAUNDRY BUILDING PROJECT, GARDNERVILLE, NEVADA

THIS MEMORANDUM OF AGREEMENT (“MOA”) is made and entered by and between the U.S. Environmental Protection Agency (“EPA”), the Nevada State Historic Preservation Officer (“SHPO”) and the Nevada Division of Environmental Protection (“NDEP”).

WHEREAS, EPA awarded a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 128(a), 42 U.S.C. § 9628, grant to the Nevada Division of Environmental Protection (NDEP) to develop a State Response Program and to facilitate the cleanup and redevelopment of brownfields in Nevada; and

WHEREAS, using funds provided by this grant, NDEP, working with owners of the Nishikida Laundry Building, Davis and Joseph Nishikida, and the Town of Gardnerville, proposes to abate hazardous materials at, and demolish the Nishikida Laundry Building, which has been deemed unsafe for entry due to its dilapidated condition. EPA has determined that the abatement and demolition is an undertaking under the National Historic Preservation Act (NHPA) (54 U.S.C. § 300101 *et seq.*); and

WHEREAS, EPA is the federal agency responsible for NHPA compliance; and

WHEREAS, EPA has defined the undertaking’s area of potential effects (APE) as approximately 9.14 previously disturbed acres, which encompasses the Nishikida Laundry Building, a demolition equipment staging area directly to the southeast of the building, and the area from which the laundry building is currently visible. The APE is roughly bounded by Gilman Avenue to the north and northwest, US Highway 395 to the west and south, and Mission Street to the east and southeast (Exhibit #1 - APE Map); and

WHEREAS, EPA has determined that the undertaking may have an adverse effect on the Nishikida Laundry Building, to which EPA is treating the Nishikida Laundry Building and other historic resources within the APE as eligible for listing in the National Register of Historic Places (NRHP) for the purpose of this undertaking, and, thus, is not evaluating them. EPA consulted with the SHPO on December 20, 2023 pursuant to 36 C.F.R. Part 800, the regulations implementing Section 106 of the NHPA (54 U.S.C. § 306108) (Exhibit #2 - Nishikida Laundry Section 106 Consultation Request Letter); and

WHEREAS, EPA has consulted with NDEP, which has significant responsibilities for the undertaking, and has agreed to sign this MOA as an invited signatory (hereinafter the

signatories and the invited signatory shall be identified collectively as “signatories” and individually as “signatory” or their respective acronym); and

WHEREAS, EPA has consulted with eight tribes for which the undertaking may have effects on resources with religious and cultural significance. The tribes consulted include: the Reno-Sparks Indian Colony, Washoe Tribe of Nevada and California, Susanville Rancheria, Yerington Paiute Tribe, Fallon Paiute-Shoshone Tribe, Walker River Paiute Tribe, Pyramid Lake Paiute Tribe, and Bridgeport Indian Colony. None of these tribes have requested to be consulting parties for this undertaking; and

WHEREAS, EPA has invited the Asian Community Development Council of Nevada, One APIA (Asian Pacific Islander Americans) Nevada, Japanese American Citizens League, Japan America Society of Nevada, Nevada Historical Society, Nevada Preservation Foundation, Preserve Nevada, and Main Street Gardnerville on December 7, 2022 to become concurring parties for the project regarding the effects of the undertaking on historic properties. Nevada Women’s History Project, Preserve Nevada, and Main Street Gardnerville responded to EPA’s request (Exhibit #3 - Input of Interested Parties). Asian Community Development Council of Nevada, One APIA (Asian Pacific Islander Americans) Nevada, Japanese American Citizens League, Japan America Society of Nevada, Nevada Historical Society, and Nevada Preservation Foundation did not respond to EPA’s request.

WHEREAS, in accordance with 36 C.F.R. Part 800.6(a)(1), on June 5, 2024, EPA notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specific documentation. ACHP declined to respond.

NOW, THEREFORE, the signatories agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

I. EPA shall ensure that the following measures are carried out:

A. INTERPRETATIVE ACTIVITIES

1. NDEP will provide copies of *A Cultural Resources Inventory of the Nishikida Laundry Building at 1403 U.S. Highway 395 North, Gardnerville, Douglas County, Nevada* (Campana, 2022) to the Douglas County Public Library; Nevada Historical Society; and University of Nevada, Reno Special Collections Library. The cultural resources inventory report contains photographic documentation of the Nishikida Laundry Building and documents the historic development of downtown Gardnerville and the Nishikida Laundry Building.

2. Using EPA funding (to the extent the costs are reasonable under the assistance agreement), NDEP will erect a plaque on the Gardnerville Station property, which is public property owned by the Town of Gardnerville and is located adjacent to the Nishikida Laundry Building. The plaque will serve to commemorate the history of the Nishikida Laundry Building, particularly, in connection with the Nishikidas. EPA and/or NDEP will submit a draft rendering of the proposed plaque to the SHPO and current building owners, Davis and Joseph Nishikida, for review and comment. The SHPO will review and provide comment on the rendering within fifteen (15) days. The SHPO will send its comments to EPA and/or NDEP for action, if needed. EPA and/or NDEP will submit any required changes to the SHPO. If the SHPO does not respond within 15 days, EPA and/or NDEP will proceed accordingly.

II. POST-REVIEW DISCOVERIES

If NDEP's contractor discovers cultural resources that may be historically significant or identifies unanticipated effects on historic properties during the abatement and demolition activities, NDEP shall ensure that its contractor ceases all activities within ten feet of the discovery or unanticipated effect, and shall implement the unanticipated discovery plan (see Exhibit #4 - of this MOA). NDEP will notify EPA immediately if such a discovery occurs.

III. DURATION

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution. Prior to said time, EPA may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation IV below.

IV. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by the signatories. The amendment will be effective on the date a copy is signed by EPA and the SHPO and is filed with the ACHP.

V. DISPUTE RESOLUTION

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, EPA shall consult with such parties to resolve the objection. If EPA determines that such an objection cannot be resolved, EPA will:

- A. Forward all documentation relevant to the dispute, including EPA's proposed resolution, to the ACHP. The ACHP shall provide the EPA with its advice on the

resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the EPA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, the signatories, and the concurring party and provide them with a copy of this written response. The EPA will then proceed according to the final decision.

- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day period, the EPA may make a final decision on the dispute and proceed accordingly. Prior to reaching a final decision, EPA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring party(ies), and provide it and the ACHP with a copy of such a written response.
- C. It is EPA's responsibility to carry out all actions subject to the terms of this MOA, which are not the subject of the dispute and remain unchanged.

VI. TERMINATION

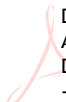
If a signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment pursuant to Stipulation IV. above. If within thirty (30) days (or another time period agreed to by the signatories) an amendment cannot be reached, any such signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, EPA shall notify the signatories as to the course of action it will pursue.

EXECUTION of this MOA by the EPA and SHPO, and implementation of its terms evidence that EPA has taken into account the effects of the undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

U.S. Environmental Protection Agency

By: **ADRIENNE PRISELAC**  Digitally signed by
ADRIENNE PRISELAC
Date: 2025.04.08 08:54:02
-07'00' Date: April 8, 2025

for Claire Trombadore

Director, Land, Chemicals, and Redevelopment Division

Nevada State Historic Preservation Office

By: Arthur Krupicz Date: 02/14/2025

~~Robin K. Reed~~ Arthur Krupicz
~~Deputy~~ State Historic Preservation Officer

INVITED SIGNATORY:

Nevada Division of Environmental Protection

By: Jennifer L. Carr Date: May 20, 2025

Jennifer L. Carr
Administrator

CONCURRING PARTY:

Town of Gardnerville

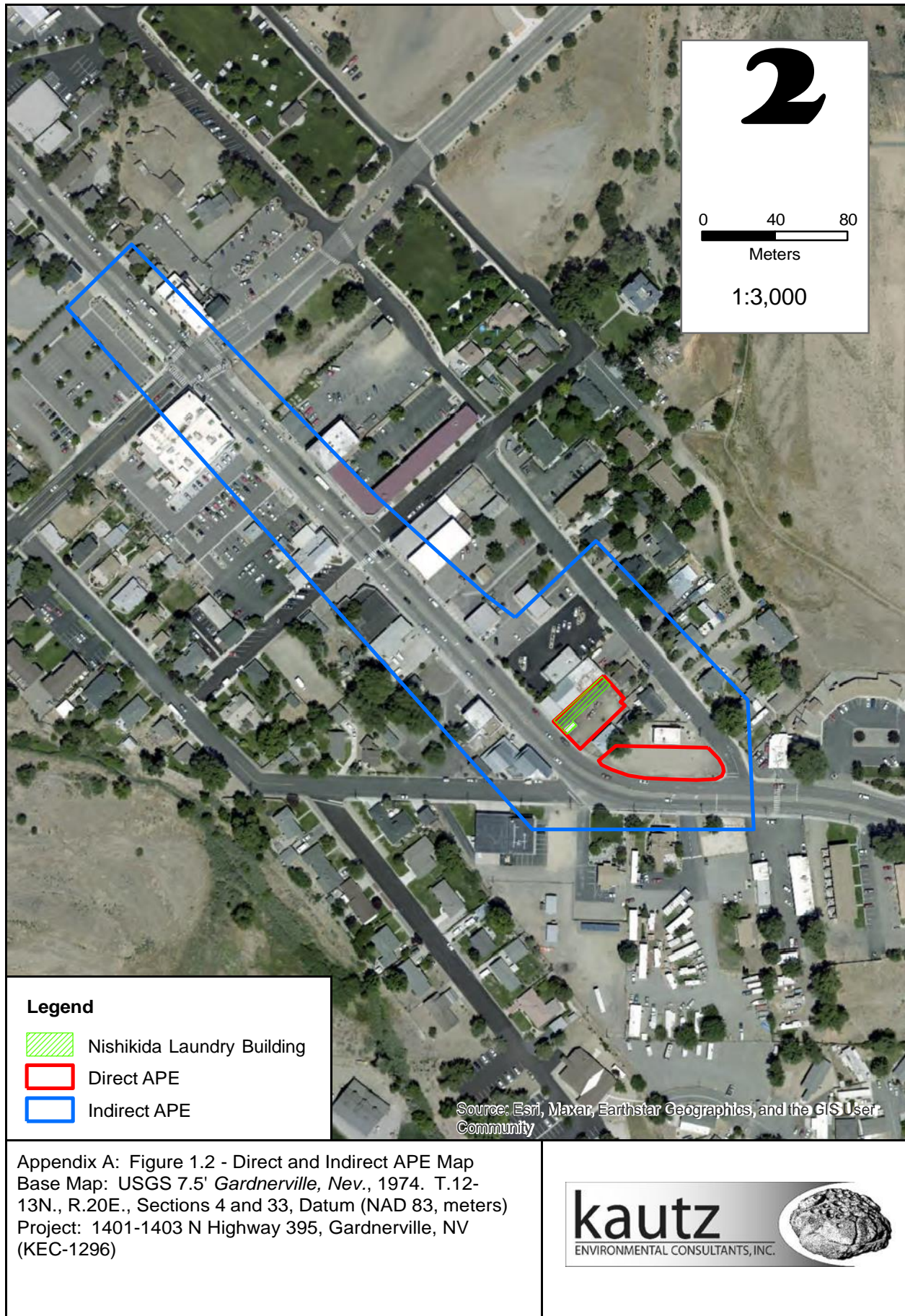
By: Erik Nilssen Date: May 7, 2025

Town Manager

Attachments:

- Exhibit #1 - Area of Potential Effects (APE) Map
- Exhibit #2 - Nishikida Laundry Section 106 Consultation Request Letter
- Exhibit #3 - Input of Interested Parties
- Exhibit #4 - Unanticipated Discovery Plan

Exhibit #1 - Area of Potential Effects (APE) Map



**Exhibit #2 - Nishikida Laundry Section 106 Consultation
Request Letter**



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

20 December 2023

Rebecca L. Palmer
Nevada State Historic Preservation Officer
901 South Stewart, Suite 5004
Carson City, NV 89701
rlpalmer@shpo.nv.gov

Re: Request for consultation and concurrence on Area of Potential Effect and finding of “Adverse Effect” under Section 106 of the National Historic Preservation Act for hazardous building materials abatement and demolition of the Nishikida Laundry Building, Gardnerville, Nevada

Dear Ms. Palmer:

The U.S. Environmental Protection Agency (EPA) Region 9 requests Section 106 consultation under the National Historic Preservation Act (NHPA), 54 U.S.C. § 300101 *et seq.*, with the State Historic Preservation Officer (SHPO) regarding proposed hazardous building materials abatement, including demolition, of the Nishikida Laundry Building in the Town of Gardnerville, Nevada (hereinafter referred to as the “Project”). Attached Figure 1 depicts the Project location. EPA also requests concurrence with its determination of the Area of Potential Effect (APE) and finding of “Adverse Effect” for the Project. Because the building is unsafe for entry due to its dilapidated condition, demolishing the building prior to the abatement of hazardous building materials, including lead-based paint and asbestos containing materials, offers the most protective approach for abatement professionals (refer to attachment “Analysis of Brownfields Cleanup Alternatives, Selection of Demolition and Abatement”) as well as the Town of Gardnerville, for which the building impedes community revitalization plans, thus prompting the Project. The Project proponent, Nevada Division of Environmental Protection (NDEP), is collaborating with the building owners and the Town of Gardnerville on the Project.

Description of the Undertaking

In 2022, the EPA Region 9 awarded a Brownfields grant to NDEP under Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9628. Pursuant to 36 CFR § 800.16(y), undertaking means a project, activity or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with federal financial assistance; and those requiring a federal permit, license, or approval. EPA’s award of assistance funds for the Project falls under the definition of a federal undertaking and therefore requires that EPA comply with the NHPA Section 106 process.

Project Description

The Gardnerville Laundry building (otherwise known as the Nishikida Laundry Building) is a historic property eligible for listing in the National Register of Historic Places (NRHP) in accordance with 36 CFR § 800.16(1)(2). The building is located at 1403 U.S. Highway 395 North in Gardnerville, NV. The building functioned as a Japanese-owned laundry from 1918 until 1998. It is associated with the Nishikida family, who were among very few Japanese American families in Gardnerville when they arrived in the early 1940s. Today, it is the only remaining laundry building historically owned and operated by Japanese families in Gardnerville.

The Gardnerville Laundry building is a wood-framed, one-story, commercial building that is in poor condition. The cleanup activities would include the removal and disposal of all debris in the building, transite siding, thermal system insulation, transite pipe, drywall, and vinyl asbestos tile; demolition of the building is required prior to abatement of these materials due to physical safety hazards identified by a qualified abatement professional. Demolition will take place above-grade, leaving the building foundation in place and requiring no excavation.

The proposed abatement and demolition activities would occur on portions of Douglas County assessor's parcel number (APN) 1320-33-402-084 at 1403 U.S. Highway 395 North, Gardnerville, Nevada 89410. The legal description of the subject site is Township 13 N, Range 20 E, and SW ¼ of Section 33.

Area of Potential Effect (APE)

In accordance with 36 CFR § 800.4(a)(1), EPA has determined and documented the APE (shown on figure 2). EPA has defined the direct APE as a 0.44-acre area consisting of a portion of Douglas County APNs 1320-33-402-084 and 1320-33-402-086. The direct APE comprises the Nishikida Laundry Building and two staging areas to be used for abatement and demolition activities. One staging area is located directly to the southwest of the Nishikida Laundry Building, on private property owned by the building's owner. Additional staging will be located on the privately-owned Gardnerville Station property (Douglas County APN 1320-33-402-086), to the southeast. Demolition and all other project activities will take place above-grade, leaving the building foundation in place and requiring no excavation; therefore, there is no vertical APE for the project. The road that will be used for site ingress and egress is directly connected to the APE and is an existing public roadway (U.S. Highway 395 North). Traffic control will be in place along the highway, spanning from the property at 1407 Highway 395 North to the property at 1395 Highway 395 North. The indirect APE includes historic properties recommended eligible for listing in the NRHP, upon which the undertaking is expected to have adverse effects as the expected loss of the Nishikida Laundry Building will affect the viewshed of such properties.

Public Involvement and Consultation with Tribes

On December 7, 2022, EPA sent letters to request input from local organizations and federally-recognized tribes (listed below) that may have an interest in the Project. The Pyramid Lake Paiute Tribe, Nevada Women's History Project, Preserve Nevada, and Main Street Gardnerville responded to EPA's request (summary of responses shown on attachment "Summary of Responses").

Exhibit #2 - Nishikida Laundry Section 106 Consultation Letter

Interested Parties Contacted:

- Asian Community Development Council of Nevada
- One APIA (Asian Pacific Islander Americans) Nevada
- Japanese American Citizens League
- Japan America Society of Nevada
- Nevada Historical Society
- Nevada Preservation Foundation
- Preserve Nevada
- Main Street Gardnerville

Federally-Recognized Tribes Contacted:

- Reno-Sparks Indian Colony, Nevada
- Washoe Tribe of Nevada and California
- Susanville Rancheria, California
- Yerington Paiute Tribe, Nevada
- Fallon Paiute-Shoshone Tribe, Nevada
- Walker River Paiute Tribe, Nevada
- Pyramid Lake Paiute Tribe, Nevada
- Bridgeport Indian Colony, California

EPA Determination

NDEP retained a consulting firm to conduct a Cultural Resources Inventory of the APE, including an assessment of potential direct and indirect effects from the proposed undertaking. See the attached document, *A Cultural Resources Inventory of the Nishikida Laundry Building at 1403 U.S. Highway 395 North, Gardnerville, Douglas County, Nevada*.

The proposed undertaking includes hazardous materials abatement and demolition of the building located at 1403 U.S. Highway 395 North in Gardnerville, Nevada. Abatement will include the removal and disposal of all hazardous building materials in the building, including transite siding, thermal system insulation, transite pipe, drywall, and vinyl asbestos tile. Equipment to be used will include a shower decontamination system located adjacent to the building and negative air filtration equipment. Demolition activities will include tearing down the remaining wood structure using excavators and front loaders, then loading the debris into 40-yard waste bins. The concrete slab foundation will be left in place.

Proposed Mitigation

To mitigate for the loss of the Nishikida Laundry Building, EPA proposes to place a commemorative plaque on the public right-of-way adjacent to the Nishikida Laundry Building (i.e., Gardnerville Station) and provide historical documentation, including *A Cultural Resources Inventory of the Nishikida Laundry Building at 1403 U.S. Highway 395 North, Gardnerville, Douglas County, Nevada*, to the local library and/or historical society.

Based on the above analysis, EPA has made a finding of “Adverse Effect” in accordance with 36 C.F.R. §800.5(d)(2). EPA requests the SHPO’s concurrence of EPA’s determination of the APE and “Adverse Effect” within 30 days of the receipt of this letter. We appreciate your

Exhibit #2 - Nishikida Laundry Section 106 Consultation Letter

assistance with this review. Please direct your response or any questions regarding this proposed undertaking to Jasmine Williams of my staff (williams.jasmine.a@epa.gov or 415-972-3271).

Sincerely,

ADRIENNE
PRISELAC

Digitally signed by
ADRIENNE PRISELAC
Date: 2023.12.20
16:59:56 -08'00'

Adrienne Priselac, Assistant Director
Land, Chemicals and Redevelopment Division

Attachments:

Figure 1 – Site Plan

Figure 2 – Project Area of Potential Effects

ABCA – Selection of Demolition and Abatement (of Hazardous Building Materials) in
Input from Interested Parties

*A Cultural Resources Inventory of the Nishikida Laundry Building at 1403 U.S. Highway 395
North, Gardnerville, Douglas County, Nevada*

Exhibit #3 - Input of Interested Parties

From: [THPO Museum](#)
To: [Hanusiak, Lisa \(she/her/hers\)](#)
Subject: RE: Request for Input - Environmental Cleanup at Nishikida Laundry Building, 1401-1403 N Highway 395, Gardnerville, NV
Date: Friday, December 9, 2022 1:54:59 PM
Attachments: [image003.png](#)

Hi Lisa, the Pyramid Lake Paiute Tribe THPO will defer to the Washoe Tribe. Thank you for considering PLPT for consultation.

Betty J. Aleck

Betty J. Aleck
PLPT THPO
775-574-2404
775-235-5625

From: Hanusiak, Lisa (she/her/hers) <hanusiak.lisa@epa.gov>
Sent: Wednesday, December 7, 2022 4:15 PM
To: THPO Museum <thpo@plpt.nsn.us>
Subject: Request for Input - Environmental Cleanup at Nishikida Laundry Building, 1401-1403 N Highway 395, Gardnerville, NV

Hello Betty Aleck:

Please let me know if you have questions or input regarding the attached letter.

With kindest best regards,
Lisa

Lisa Hanusiak
Brownfields Project Manager
[U.S. Environmental Protection Agency, Region 9](#)
415-972-3152





Writing Nevada Women Back Into History

December 31, 2022

TO: Lisa Hanusiak
FR: Patti Bernard, NWHP Chair
RE: Gardnerville Laundry (Gardnerville, Nevada)

I have tried several means of contacting you concerning the history of laundry. Its history goes back to 1916. The first advertisement appears in the Gardnerville Record Courier. If you need additional information, you can contact me at the address listed on this email.

Best,

P. Bernard

770 Smithridge Drive, Suite 300 * Reno, NV 89502
(775) 786-2335 * Fax (775) 786-8152

EIN 46-1969895 * E-mail: NevWHP@gmail.com

www.nevadawomen.org * www.suffrage100nv.org * <https://nvlegacy.nevadawomen.org/>

An educational 501c3 Nevada Nonprofit Corporation providing visibility and support for the gathering and dissemination of history about the roles and contributions of all Nevada women. Contributions and donations to the NWHP may be tax deductible.

Exhibit #3 - Input of Interested Parties

January 4, 2023

Lisa Hanusiak, Brownsfield Project Mgr.
United States Environmental Protection Agency
Region IX
75 Hawthorne St
San Francisco, CA 94105
email: hanusiak.lisa@epa.gov

Dear Lisa Hanusiak

This email is in response to your letter addressed to Dr. Michael Green, UNLV History Dept and Associate Director of Preserve Nevada. Preserve Nevada is a statewide nonprofit organization dedicated to the preservation of Nevada's cultural, historic, and archeological heritage.

In response to your letter stating the Nishikida Laundry Building known as the Gardnerville Laundry during its operational era is in its final stages before demolition: I am assuming that 1.) the economic benefits historic preservation and/or revitalization brings to a community via tourism ultimately enhancing the community's economic growth have been considered (European travel as well as the Eastern United States travel substantiates this). And, 2.) a continued effort to develop a legacy of the community's rich history for the overall wellbeing of the community has also been considered. It's not just one building, one park, one cemetery, etc. that builds a historic district, collectively--it's all. Gardnerville is in the process of revitalization, the citizens' voices and those involved with the vision the community has for developing its legacy should be considered.

I was raised in Gardnerville and frequented the Gardnerville Laundry in my youth. The Nishikidas, like so many other business owners supported their community with zest.

East Fork School History

The East Fork School building was constructed in 1876 and was located near today's Hwy #395 Riverview/Pinenut Road intersection. My uncles Frank and Fred Settelmeyer and my aunts Kate and Alma attended the school. They rode their horses or rode in the family buckboard pulled by horses to and from school from the ranch where they lived 2-1/2 miles further south on Hwy #395. While at school the horses remained in the stable located behind the school that housed a water and hay trough. Hay was supplied by the students' families. The school's outhouses were located in back of the school as well.

The East Fork School also served as a polling place for the East Fork Precinct until Oct 1886.

Once the rural population shifted, the school could no longer accommodate the area's growing population. Plans to build elementary schools were in progress. Minden built an elementary school in 1918 and Gardnerville built its elementary school in 1928. Douglas County High School was built in 1915, designed by renowned architect Frederic DeLongchamps.

In 1916 the East Fork School was moved to the building's current location in Gardnerville. When the East Fork School closed in 1917 it was sold as were the furnishings.

Exhibit #3 - Input of Interested Parties

As a side bar: My grandparents bought the school bell and mounted the bell on the roof top of their ranch home (my childhood home). In that era, it served as a convenient means of notification to inform ranch hands on a 160-acre homestead parcel it was quitting time, mealtime or when an emergency arose.

The new owners of the East Fork School building ran a seed and vegetable store there. Subsequent owners operated a produce market and grocery store. Ultimately, it became a laundry, first operated by George Oka followed by Mitzi and Joe Nishikida, active, popular, and involved valley citizens. The Nishikida family operated the laundry until shortly after the state eliminated on street parking. Without alternative parking on site this impacted the future of many area businesses.

Remediation

To answer your question: To my knowledge, the structure never was a cleaners, thus cleaning chemicals would not be of concern only laundry products--soap, starch products, Clorox and other bleaches. Block's, located in the neighboring town of Minden, was the community's cleaners. Since the building was constructed long before the asbestos era that should not be an issue. Lead paint, maybe.

Hopefully, this input suffices to answer your concerns. However, I want it noted, the Carson Valley area has made major strides in keeping the rich history of its past alive. An early example is the Museum and Cultural Center. Originally, the Douglas County High School. When it was built it was the county's sole high school. In its era besides being a highly ranked school, it was a major cultural center for the community. In the mid-1980's the school faced obsolete building codes and the school board was faced with tearing the old building down. This was not an option for the community! The result of that dilemma stands today as one of the community's jewels--a Museum and Cultural Center.

Ms Hanusiak, you requested information on the historic aspects of the properties and if the Nishikida Laundry Building (Gardnerville Laundry) would be eligible for listing on the National Register of Historic Places. With the information I have provided, the answer is **yes**. However, **since your agency already has a full blown plan completed for demolition**, the answer to your moving forward with demolition after which a commemorative plaque would be placed at the site **should be considered only after the community's citizens and historic organizations are in full agreement**. As a reminder, with every history there is a story. The valley was spotted with one (or two) room schools in the 1800's. An abundance of photographs and stories related to this premise exist. Does Carson Valley have a furnished one room museum schoolhouse?

Thank you in advance for allowing the community to express their input regarding a treasured piece of the community before proceeding further with your demolition plans.

Sincerely,

Honor Settelmeyer Jones
Preserve Nevada Board Member

cc/email:
Michael Green - Preserve Nevada
Rebecca Palmer -- SHPO
Douglas County Historical Society -- Gardnerville
Jen Nalder, Director Main Street Gardnerville -- Gardnerville

Exhibit #3 - Input of Interested Parties

RECORD OF COMMUNICATION

Date: 1/17/2023

Caller: ZoAnn Campana

Call Recipient: Patti Bernard

Subject: Nishikida Laundry

Conversation Summary: Patti Bernard had questions about the history of the Nishikida Laundry as presented in the Section 106 report. ZoAnn answered her questions and followed up in email form with research details and other particulars.

Exhibit #3 - Input of Interested Parties

ZoAnn C <zcampana@gmail.com>

Nishikida Questions

Patti Bernard <bernard.patti@yahoo.com>
To: ZoAnn Campana <zcampana@gmail.com>

Thu, Jan 19, 2023 at 3:40 PM

thanks so much for answering my questions. I did a bit of one-hand research today, and with what info you gave me, my questions are pretty much answered. I'm always curious about the area since I knew so many of the families from the area while growing up in Carson and then teaching there my first couple of years.

Patti

On Wednesday, January 18, 2023 at 11:08:57 AM PST, ZoAnn Campana <zcampana@gmail.com> wrote:

Hi Patti,

It was good to talk to you last night. I'm sorry to hear about your hand, and I wish you a speedy recovery. We need your two-handed research skills in Nevada!

To answer your questions:

1. Ownership of Nishikida Laundry. I looked back at my notes from researching the property's chain of title through the county recorder's office. I found that the Elges family owned the property until Masaye (Misao's daughter) purchased it in 1944. The deed was drawn up on July 20, 1944, and it was recorded on September 29, 1944. It is located in Book X, Page 78. So perhaps Kanda and Oka(zaki) owned the Gardnerville Laundry business, but they did not own the building. Additional deed notes: Masaye conveyed the deed to Misao in 1953 (Book A1, Page 494), likely after the Supreme Court ruled against alien land laws. Misao conveyed the property to Takeo "Joe" in 1957 (Book C1, Page 347).

2. Timing of Masaye's service. According to Ancestry's WWII enlistment records, she enlisted June 26, 1944 and was born in 1922. Article about her preparing to leave for WAC training in July 1944, at which time brother Matsuo "Mac" was already in Civil Air Patrol Corps (REG 7-10-1944:14). The article doesn't specify when she left, but I'd bet money that it was after July 20, when Katie Elges conveyed the Nishikida laundry property to her.

3. Timing of internment and military service of Takeo "Joe." Joe was born in 1920. According to his WWII enlistment record on Ancestry, Joe enlisted on October 25, 1944. David's oral history states that Joe and Mac had tried to enlist sometime in 1943 but were turned away because of their ethnicity. The U.S. War Department classified Japanese American men of draft age 4-C "enemy aliens" in Jan 1942 (this status was not changed until June 16, 1946). The military began organizing all-Japanese units in early 1943. As the year and war progressed, they began seeking Japanese-American volunteers, but the draft for JAs was not reinstated until Jan 1944.

As for his internment, it is possible that he was sent to a camp for a short period of time. Forced evacuation began in March 1942 and was completed by June 1942 - so he would have been 22 years old and was still (according to David) living in Stockton at the time. I did search the WRA database through the National Archives and Nishikida is not listed. In fact, there are no individuals with the Nishikida surname in all of the records! This seems unlikely, and the NA admits that they cannot confirm how complete their dataset is. I don't think it's fair to assume that Joe was not incarcerated in a camp because the only evidence we have is an oral history from his son. I am making an assumption that, when the US Gov issued the loyalty questionnaire to draft-age Nissei men in January 1943, Takeo completed the form and was deemed loyal. Some "loyal" Japanese Americans were released from the camps for relocation to the non-restricted interior states, including Nevada. This jives with David's account that Joe was back in Gardnerville in 1943 and attempting to enlist.

Let me know if you have additional questions or need further clarification!



January 27, 2023

Lisa Hanusiak, Brownsfield Project Mgr.
United States Environmental Protection Agency
Region IX
75 Hawthorne St
San Francisco, CA 94105

Dear Ms. Hanusiak,

This email is in response to your plans to abate and demolish the Nishikida Laundry Building in Gardnerville, NV. As you may or may not know, Main Street Gardnerville has worked with the Town of Gardnerville and owners of the property over the last couple of years to find a reasonable and viable solution to address the derelict state of the historic structure known as the Laundry Building and the Gardnerville School House.

We as Main Street Gardnerville understand full restoration of all buildings on the parcel may not be feasible; however, we feel that the Gardnerville School House should be remediated from its contaminants and preserved. As the smaller of the two buildings whose structural integrity is not as compromised, we would prefer to see a better attempt at preserving the structure. Through our District Vitality and Design committees Main Street Gardnerville created a plan of what these preservation efforts look like.

Please see the attached **Exhibit "A"** a Main Street Gardnerville proposal created in 2020 outlining cleanup, restoration efforts, and solutions for placemaking and acknowledgement of historical structure.

Our organization's concern is if these buildings are removed and left with a simple plaque in its place, we will lose a piece of our Asian American history as well as the entire history of our early settlers in one of our very early few and first structures built in Gardnerville. A plaque in its place is not enough of an effort to preserve the history of the location.

We hope you understand our mission to keep the rich history of our area alive. We are dedicated to ensuring the history of Gardnerville does not continue to disappear with each building that is removed from our main street.

Thank you for your consideration for our Main Street vision and historic relevance of our town.

Sincerely,


Jen Naider
Program Director
Main Street Gardnerville

DRAFT PROPOSAL FOR 1403 US HWY 395:

Progress to date:

- Enlisted additional help to assist with cleaning up the property
- Cleared debris from interior of the property
- Cleared yard of overgrown foliage
- Met with individuals interested in purchasing items from the property
- Oil Tank removed from property
- Soil test completed
- Location of tank back filled with non-contaminated soil
- Removal and disposal of \$1500 worth of debris.
- Testing completed to determine other contaminants on the property
- Removed and disposed exterior siding
- Researched Brownsfield grant to cover costs for the project
- Researched and met with contractors to determine cost of demolishing the building

All of this has been done over a 6 to 7-month period, despite less than ideal working conditions due to the corona virus pandemic.

Ongoing Progress:

- Waiting on "x" agency to provide tank closure letter
- Waiting on test results to determine additional contaminants on the property. Once determined, additional plans will be made to determine the course and timeline of the project.
- Meeting with contractors to get new bids since timelines have expired due to the delays caused by stay at home order imposed by the state.
- Working with a private party to coordinate purchase of the rough cut wood on the property in order to recoup some of the costs for the project.

As mentioned, due to stay at home orders imposed by the State, some of the reports are taking longer than normal. As soon as the information is available, an update will be provided to the Chairman of the Town Board and the Town Manager

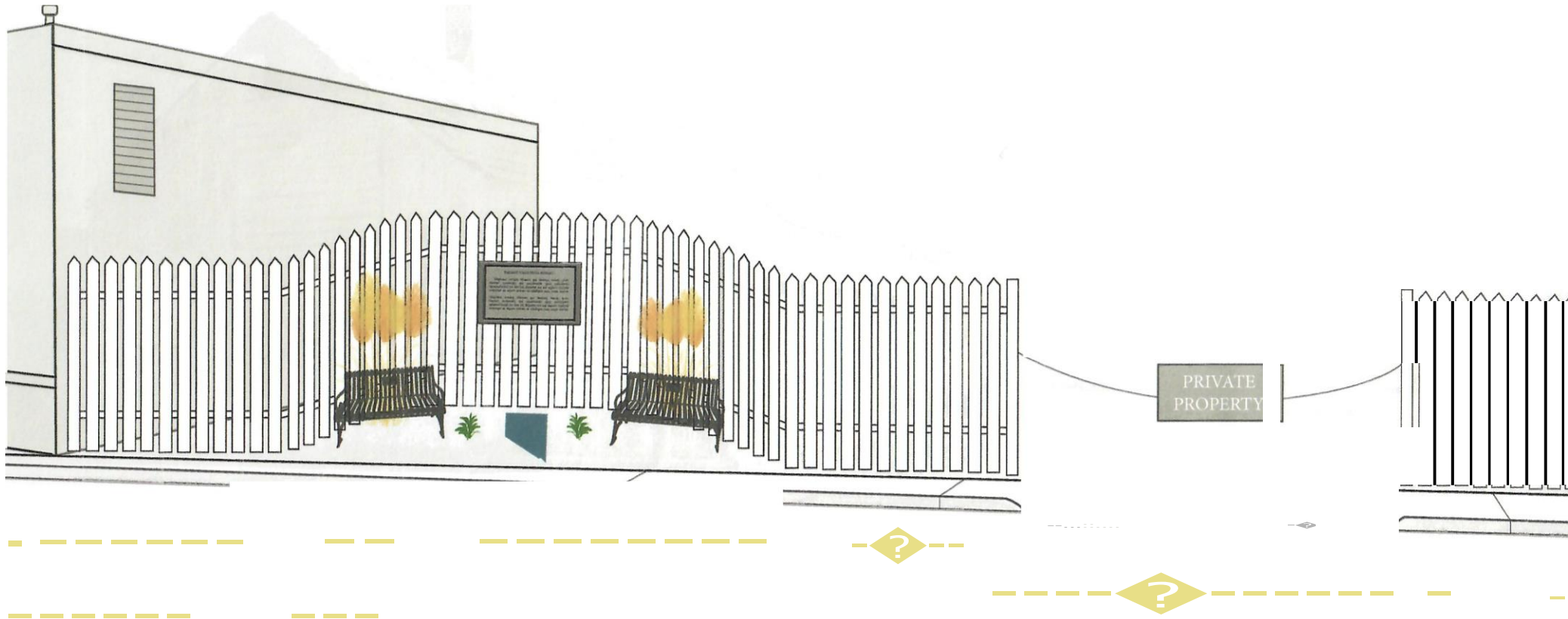
Timeline:

The nature of these projects takes time, as we are working with multiple agencies and individuals to accomplish the list above. Updates will be provided to the Chairman of the Town Board and the Town Manager as they become available.

Proposal for the future of the site:

- In the event no portion of the building is able to be saved, we would like to see the building facade saved and either reconstructed or repurposed.
- Interpretive signs installed (similar to those seen at Dangberg) to tell the story of the building and the Nishikida Family.
- Landscape cleaned: potentially install a fence and xeriscape to improve the curb appeal of the property. (Enlist an artist to create a rendering of what the property could look like to have a visual aid to add to the presentation).

LAUNDRY BUILDING DRAFT PROPOSAL



LAUNDRY BUILDING DRAFT PROPOSAL



Exhibit #3 - Input of Interested Parties



Exhibit #3 - Input of Interested Parties

From: [Michael Green](#)
To: [Catherine Escamilla](#)
Cc: [David Friedman](#)
Subject: Re: FW: East Fork School & Nishikida Laundry Building Update and EPA MOA
Date: Monday, March 31, 2025 4:53:23 PM
Attachments: [image008.png](#)
[image010.png](#)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you!

On Mon, Mar 31, 2025 at 12:59 PM Catherine Escamilla <cescamilla@ndep.nv.gov> wrote:

Hi Michael,

I sent this email to the general Preserve Nevada email address a couple of weeks ago, and in an effort to make sure your group is properly notified I am forwarding it to you as well. Please let me know if you have any further comments or questions.

Thank you,

Catherine Escamilla

Brownfields Coordinator, Env. Scientist

Superfund Branch – Bureau of Corrective Actions

Nevada Division of Environmental Protection

Dept. of Conservation and Natural Resources

901 S. Stewart Street, Suite 4001

Carson City, NV 89701

(O) (775) 687-9371 | cescamilla@ndep.nv.gov



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Connect with us:   

Exhibit #3 - Input of Interested Parties

From: Catherine Escamilla

Sent: Thursday, March 13, 2025 4:14 PM

To: preservenevada@gmail.com

Cc: David Friedman <dfriedman@ndep.nv.gov>; Lisa Hanusiak (Hanusiak.lisa@epa.gov) <hanusiak.lisa@epa.gov>

Subject: East Fork School & Nishikida Laundry Building Update and EPA MOA

Good Afternoon, Honor Settelmeyer Jones and Board Members of Preserve Nevada,

Catherine here, with the Nevada Brownfield's Program. I have recently brought myself up to speed with the status of the Nishikida Laundry Building cleanup project and I'm reaching out to thank you, Honor, for the letter you submitted and to update you on the ultimate decision regarding the property. As I understand, you have deep roots in the community, and it is apparent that you care very deeply about its past and future. Your personal connections to the building are fascinating and we appreciate the historical details that you provided. Much of this information is included in a cultural resources report produced for the property, and we will ensure that any missing details are added to the report.

As you know, historical buildings change over time, and at some point, the building's owners introduced asbestos-containing materials in the form of floor tile, thermal system insulation, and mastic/caulk (just to name a few). An asbestos and lead-paint survey of the Nishikida Laundry Building has been conducted, and both asbestos and lead-containing materials have been identified through laboratory analysis. Abatement of these identified hazardous substances will be conducted as the building is demolished to ensure safety and compliance.

EPA acknowledges the important role the East Fork School and Nishikida Laundry have played in the history of Gardnerville's commercial and cultural history. Unfortunately, alterations throughout the years, including the removal of the bell, addition of the commercial façade, and the physical moving of the building have impacted the building's physical integrity to convey its history as a schoolhouse. Although it generally reflects its historic appearance as a laundry, despite some modern alterations, the building has stood vacant for decades and is actively deteriorating. The Town of Gardnerville and Douglas County Code Enforcement have determined that the public health and safety hazards posed by the building are immediate and must be promptly remediated by the property owner. As a result, the property owners applied for Brownfields assistance to help address the issue.

Exhibit #3 - Input of Interested Parties

We have attached the proposed Memorandum of Agreement (MOA) submitted by USEPA to Nevada State Historic Preservation Office (NV SHPO) identifying the mitigation being proposed due to the adverse effect on the Nishikida laundry. NV SHPO has requested EPA notify interested parties to this undertaking. You are invited to make a comment to USEPA. Please provide any comment to Lisa Hanusiak at hanusiak.lisa@epa.gov and it will be shared with NV SHPO in their consideration of this MOA.

Sincerely,

Catherine Escamilla

Brownfields Coordinator, Env. Scientist

Superfund Branch – Bureau of Corrective Actions

Nevada Division of Environmental Protection

Dept. of Conservation and Natural Resources

901 S. Stewart Street, Suite 4001

Carson City, NV 89701

(O) (775) 687-9371 | cescamilla@ndep.nv.gov



Exhibit #3 - Input of Interested Parties

From: [Jen Tune](#)
To: [Catherine Escamilla](#)
Cc: [David Friedman](#)
Subject: Re: FW: Nishikida Laundry Building Update and EPA MOA
Date: Wednesday, April 2, 2025 11:34:23 AM
Attachments: [image008.png](#)
[image010.png](#)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Catherine!

Thank you for reaching out, and congratulations on your new position. We understand the recommendations for this structure, as it has fallen into disrepair.

We look forward to working together on future rehabilitation projects to ensure we can preserve our oldest assets downtown.

Thank you again for following up, and I look forward to working with you.

All the best,



Main Street Gardnerville is a 501(c)(3) nonprofit corporation & an equal opportunity provider and employer whose mission, in partnership with our stakeholders, is to revitalize downtown Gardnerville utilizing design, organization, promotion & district vitality to develop the unique identity and preserve the historic nature of our community.

On Mon, Mar 31, 2025 at 2:37 PM Catherine Escamilla <cescamilla@ndep.nv.gov> wrote:

Hi Jen,

I sent this email to the general Main Street Gardnerville email address a couple of weeks ago, and in an effort to make sure your group is properly notified I am forwarding it to you as well. Please let me know if you have any further comments or questions.

Thank you,

Exhibit #3 - Input of Interested Parties

Catherine Escamilla

Brownfields Coordinator, Env. Scientist

Superfund Branch – Bureau of Corrective Actions

Nevada Division of Environmental Protection

Dept. of Conservation and Natural Resources

901 S. Stewart Street, Suite 4001

Carson City, NV 89701

(O) (775) 687-9371 | cescamilla@ndep.nv.gov



From: Catherine Escamilla

Sent: Thursday, March 13, 2025 4:49 PM

To: info@mainstreetgardnerville.org

Cc: David Friedman <dfriedman@ndep.nv.gov>; Lisa Hanusiak (Hanusiak.lisa@epa.gov) <hanusiak.lisa@epa.gov>

Subject: Nishikida Laundry Building Update and EPA MOA

Good Afternoon, Jen Tune,

Catherine here, with the Nevada Brownfield's Program. I have recently brought myself up to speed with the status of the Nishikida Laundry Building cleanup project and wanted to reach out to you about the letter you submitted and the ultimate decision regarding the property. Your input is greatly appreciated as is the time you put into drafting up a proposal and accompanying visuals. Unfortunately, EPA is unable to satisfy your request for the reasons discussed below.

The schoolhouse building has experienced successive modifications since being relocated to

Exhibit #3 - Input of Interested Parties

its current site in 1916; the property's current appearance reflects more than a century of change over time. I'm sure you know this, but a brief history of the building's use is that after initially serving as a schoolhouse, it was remodeled into a produce market and then converted into a commercial laundry by 1923. For the next 50 years, the building operated as a laundry, and its physical appearance continued to evolve. Building owners altered the building by adding a commercial entrance with canted windows, modifying the roofline, constructing a false front addition on the primary elevation as well as a rear addition, covering and replacing original siding with tarpaper and modern vertical plank siding, and replacing original windows with aluminum sliders. These alterations have significantly impacted the property's historical integrity, and because of this, the building retains little historic fabric making preservation an infeasible approach.

Due to the current state of disrepair, the Town of Gardnerville began to pressure the property owners to make improvements or remove the structure several years ago relying largely on county building code violations. The property owners responded to these notices citing financial hardship as the primary challenge to upkeep and renovation. In recognition of the need, the county has utilized federal Brownfields' funding to help assess and plan the best path forward to resolve their two primary concerns: blighted property in the heart of the Gardnerville business district and potential safety hazard.

Through Brownfields funded assessment work, asbestos containing materials, lead-based paint and other potential environmental hazards were identified on the property. The Brownfields program has approved the project for clean-up of these hazards, however; the project engineer and abatement contractor have determined demolition of the structure is the safest way to protect site workers during the abatement work.

As the Brownfields grant is federally funded through EPA, a Section 106 Consultation in accordance with the National Historic Preservation Act identified the subject structure as *eligible* for listing on the National Register of Historic Places. EPA must propose mitigation to the State Historic Preservation Office before it can begin an undertaking with adverse effect. EPA is proposing to erect a plaque which memorializes the historical significance of the property to the town of Gardnerville as a part of the mitigation. The Town has agreed to allow the placement of this plaque along the northwest property line of Gardnerville Station, which has been determined appropriate due to it being adjacent to the Nishikida property and it will provide safe public parking and access to all who want to learn more about the historical significance of the place. Additionally, the regional and property history as researched for the Section 106 Consultation, will be shared with the local library and Douglas County Historical Society.

I am sharing the proposed Memorandum of Agreement between the USEPA, Nevada State Historic Preservation Office, Town of Gardnerville, and Nevada Division of Environmental Protection that identifies the mitigation to be performed consistently with NHPA. We request that you provide comment or concerns with the MOA to Lisa Hanusiak, USEPA

Exhibit #3 - Input of Interested Parties

Regional Brownfields Coordinator, hanusiak.lisa@epa.gov and these will be shared with NV SHPO.

Please contact me if you have any questions regarding this e-mail.

Thank you,

Catherine Escamilla

Brownfields Coordinator, Env. Scientist

Superfund Branch – Bureau of Corrective Actions

Nevada Division of Environmental Protection

Dept. of Conservation and Natural Resources

901 S. Stewart Street, Suite 4001

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- | Litigation Support & Expert Witness
- | Mining Plans of Operations
- | Mining Exploration Notices
- | Abandoned Mine Lands

UNANTICIPATED DISCOVERY PLAN

Nevada Brownfields Program Contract: DEP 22-001

Nevada Division of Environmental Protection
901 S. Stewart Street, Suite 4001
Carson City, Nevada 89701



**2021 – 2025
Revision 1**

Exhibit #4 - Unanticipated Discovery Plan

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Exhibit #4 - Unanticipated Discovery Plan

1. INTRODUCTION

This Unanticipated Discovery Plan (UDP) presents procedures for the inadvertent discovery of cultural resources or human skeletal remains and is to be used as a supplemental attachment to all work plans proposing ground disturbing (surface/subsurface) and/or environmental sampling field activities associated with Phase II Environmental Site Assessments (ESAs), including hazardous building materials (HBM) surveys, conducted for the Nevada Brownfields Program (NBP).

Cultural resources and human remains are protected under federal, state, and (where applicable) tribal laws and regulations and their disturbance, excavation, removal, or damage can result in criminal penalties. In the event a project is on tribal land, it should be noted that it is a federal offense, under the provisions of the Archaeological Resources Protection Act (16 U.S.C. 470aa-mm), 43 CFR § 7, and 32 CFR § 229, to excavate, remove, damage, or otherwise deface any archaeological resources located on tribal lands. In the event of an unanticipated discovery, the proper actions must be taken to minimize damage to cultural resources and to ensure that applicable laws and requirements are identified and met.

McGinley & Associates (McGinley) has prepared this UDP in support of the NBP, whose Phase II ESAs are funded through the United States Environmental Protection Agency (EPA) under Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). In the unlikely event that an unanticipated discovery of cultural resources (e.g., archaeological material) or human remains occurs during a ground disturbing and/or environmental sampling field activity, this UDP outlines procedures for McGinley to follow, in accordance with federal, state, and (where applicable) tribal laws.

2. RECOGNIZING CULTURAL RESOURCES

Cultural resources are defined as physical evidence of historic human activity. They are non-renewable resources that once destroyed, cannot be replaced. Cultural resources and human remains are protected under federal, state, and (where applicable) tribal laws. The unauthorized removal or intentional disturbance of cultural resources can result in fines and imprisonment. Accordingly, EPA, EPA funding recipients, and their contractors are required under federal, state, and (where applicable) tribal laws to ensure cultural resources encountered during the project are treated appropriately and in compliance with all applicable laws. Unanticipated discoveries of cultural resources during an environmental assessment can include, but are not limited to, the following situations:

1. Undocumented structural and engineering features or undocumented archaeological resources such as prehistoric pottery, chipped stone tools, waste flakes, changes in soil color/type, shells, and historic period items (items that are approximately 50 years old or greater) such as bottle glass, cans, ceramic, refuse dumps, tools, coins, old farm equipment, and features (e.g., architectural features, walls constructed of natural materials such as cobbles, surfaces paved by cobbles, brick, or other material), or other evidence of human occupation or activity;
2. Undocumented human remains or burial sites; or
3. Undocumented Native American grave sites, including human remains, funerary objects, sacred objects, or objects of cultural significance.

As a general rule of thumb for all field staff: **When in doubt, assume the material is a cultural resource!**

3. GENERAL UNANTICIPATED DISCOVERY PROCEDURES

If any unanticipated cultural resources or suspected cultural resources are encountered during the assessment, EPA, NBP, and McGinley or McGinley's contractors will follow the general steps outlined below.

STEP 1: STOP WORK within a 100-foot (ft) radius of the observed cultural material and NOTIFY McGinley Project Management

Ensure all cultural items are left in place and that no further disturbance is permitted to occur. All vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery site. If the discovery occurs at the end of the workday, the area must be secured in a manner to prevent vandalism or biological disturbance (e.g., flooding, animal interference, etc.).

- The McGinley Field Services Manager (FSM) will notify the McGinley Project Manager (PM) or Program Manager subsequent to securing the discovery location. Refer to Section 5 below to contact the McGinley PM or Program Manager.

STEP 2: NOTIFY State, Tribal, or Archaeological Monitor(s)

If there is a state, tribal, or archaeological monitor on site for the project, the FSM will notify that person. The monitor will follow the provisions of the monitoring plan if there is one in place. If there is not a monitor on site, the FSM will skip to STEP 3.

STEP 3: NOTIFY the NBP Program Coordinator and EPA Region 9 Project Manager (PM)

The FSM will contact the NBP Program Coordinator and EPA Region 9 PM. The EPA PM will make all subsequent calls and notifications. Refer to Section 5 below to contact the EPA PM(s).

For projects on non-tribal land:

The EPA, in consultation with the Nevada State Historic Preservation Office (SHPO) and qualified archaeologist (as applicable), will determine the subsequent course of action for appropriately treating and evaluating the significance of the cultural resources in accordance and compliance with federal and state law(s).

- In the event unintentional damage occurs to a National Register of Historic Places (NRHP)-eligible site during field activities, the FSM will immediately notify the NBP Program Coordinator and EPA PM and document any damage. The EPA PM will contact the SHPO if the SHPO is not already monitoring the site.

Invasive work will not proceed within the 100-ft radius around the discovery until the appropriate written authorization is obtained after consultation with the EPA, SHPO, and/or qualified archaeologist (as applicable). The McGinley PM or FSM may direct invasive work in other on site areas located away from the discovery site prior to contacting the concerned parties to ensure NBP activities proceed in a safe and timely fashion.

For projects on tribal land:

The tribe having jurisdiction over the geographic area in which the project is located will determine the subsequent course of action for appropriately treating and evaluating the significance of the cultural resources in accordance and compliance with federal and tribal law(s).

- In the event unintentional damage occurs to a National Register of Historic Places (NRHP)-eligible site during field activities, the FSM will immediately notify the NBP Program Coordinator and EPA PM and document any damage. The EPA PM will contact the tribe if the tribe is not already monitoring the site.

Invasive work will not proceed within the 100-ft radius around the discovery until the appropriate written authorization is obtained after consultation with the EPA and tribe. The McGinley PM or FSM may direct invasive work in other on site areas located away from the discovery site prior to contacting the concerned parties to ensure NBP activities proceed in a safe and timely fashion.

4. HUMAN OR POTENTIAL HUMAN REMAINS

Human remains are physical remains of a human body or bodies including, but not limited to, bones, teeth, hair, and preserved soft tissues (mummified or otherwise preserved) of an individual. Remains may be articulated or disarticulated bones or teeth. If McGinley personnel identify human remains, funerary objects, sacred objects, or objects of cultural patrimony during subsurface investigations, the procedures in the following sections will apply. **All human skeletal remains will be treated with dignity and respect at all times.**

STEP 1: Immediately STOP WORK within a 100-ft radius of the observed potential human remain discovery

Invasive work will not proceed within the 100-ft radius around the discovery until the appropriate written authorization is obtained.

STEP 2:

FOR PROJECTS ON NON-TRIBAL LAND: Immediately NOTIFY the local police department and county medical examiner/coroner and then notify the NBP Program Coordinator and EPA PM

Provide information of the nature and location of the discovery. The county medical examiner/coroner, with the assistance of the local police department, will determine whether the discovery is a crime scene or if it should be forwarded to the SHPO for the SHPO's review.

FOR PROJECTS ON TRIBAL LAND: Immediately NOTIFY the police department of the tribe having jurisdiction over the geographic area in which the project is located and the county medical examiner/coroner, then notify the NBP Program Coordinator and EPA PM

Provide information of the nature and location of the discovery. The county medical examiner/coroner, with the assistance of the tribal police department, will determine whether the discovery is a crime scene or if it should be forwarded to the tribe for the tribe's review or (where applicable) the Tribal Historic Preservation Office (THPO) for THPO's review.

STEP 3: PROTECT the discovery with a tarp or other non-invasive material (as appropriate). If necessary, post a monitor to ensure the discovery is protected.

No skeletal remains or associated materials will be moved from the location of their discovery and ABOSUTELY NO photographs will be taken unless required as part of the identification process.

5. CONTACT INFORMATION

In the event cultural resources are encountered during an assessment, the following contacts have been identified:

Table 1: Contact Information in Case of Unanticipated Discovery

Name	Organization	Title	Email	Phone
Ruben Ramos-Avina	NDEP NBP	Program Coordinator	rramos-avina@ndep.nv.gov	775-687-9572
David Friedman	NDEP NBP	Program Supervisor	dfriedman@ndep.nv.gov	775-687-9385
Lisa Hanusiak	EPA	Nevada Project Manager	hanusiak.lisa@epa.gov	415-972-3152
Rebecca L. Palmer	Nevada SHPO	Administrator	rlpalmer@shpo.nv.gov	775-684-3443
For projects occurring on tribal land, the appropriate tribe / tribal contacts will be identified based on the location of the project.				
Joe McGinley	McGinley	Principal	jmcginley@teamues.com	775-829-2245
Brett Bottenberg	McGinley	Brownfields Program Manager	bbottenberg@teamues.com	702-232-5247
Caitlin Jelle	McGinley	Brownfields Program Manager	cjelle@teamues.com	775-433-1513
Local Police	Local Police	Non-Emergency	N/A	311

6. PROCEEDING WITH INVASIVE WORK

Ground disturbing work may resume outside the 100-ft radius of the unanticipated discovery location while the cultural resource is assessed. Ground disturbing work may continue within the discovery location only after the process outlined in this plan is followed and EPA Region 9 and state agencies (as applicable) determine compliance with applicable federal, state, and (where applicable) tribal laws is complete and the written approval notification to resume work is received.

7. CONFIDENTIALITY

To the extent permitted under applicable law, EPA, NBP, and McGinley shall ensure that their personnel and contractors keep the discovery confidential. **No photographs, descriptions, or locational information of a discovery should be posted to social media accounts (e.g., Instagram, Facebook, Twitter, etc.).** Any media, third-party, or public inquiries will be directed to the EPA PM. The EPA PM will coordinate with other stakeholders on media interests, as needed.











MOA_Nishikida_Laundry_Building_final_04 03 2025 signed

Final Audit Report

2025-05-21


Created:	2025-04-08
By:	David Friedman (dfriedman@ndep.nv.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAANJN0uK_CreoY_C6wUd3Tvd9S_b-Gtz66

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 Agreement completed.

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