



# BROWNFIELDS PROGRAM PROJECT FACT SHEET

## Former Eagle Gas Station Gardnerville, Douglas County

### SITE BACKGROUND

The Town of Gardnerville assumed ownership of the former Eagle Gas Station in 2013 due to non-payment of taxes. The gas station was originally constructed in 1961 as a Shell Oil Gas Station with two maintenance bays. The gas station was closed from 2009 to 2011 then reopened in 2011 with several violations. The owner did not comply with NDEP regulations for testing of the underground storage tanks, and a propane tank was illegally placed on the site in 2012. The Town of Gardnerville applied and was accepted for funding from the Nevada Brownfields Program (NBP) to assess and clean up the environmental contamination.

The redevelopment of the site has been an important revitalization priority for the Town of Gardnerville for several years, as the location is a highly-visible property that acts as a gateway to the historic core of Gardnerville.

FUNDING		
Activity	NBP Funding	Date
Asbestos & lead-based paint Assessment	\$5,317	2014
Cleanup	\$19,690	2014
<b>SUM</b>	<b>\$25,007</b>	

### SITE INVESTIGATIONS

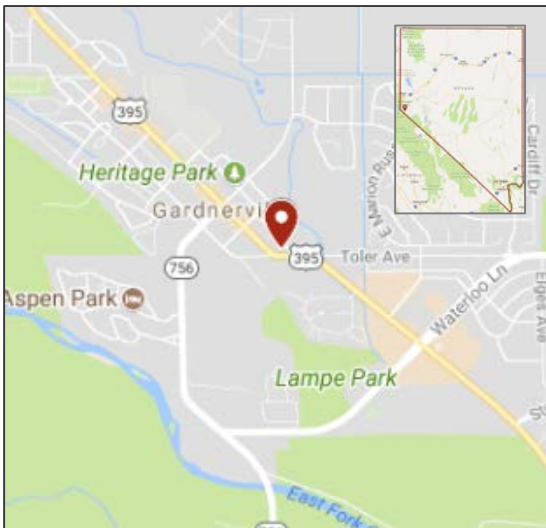
An asbestos and lead-based paint assessment was conducted on the site's former gas station structure and fuel island canopy.

Penetration mastics located on the roof were identified to contain asbestos. They appeared in good condition and did not pose a health risk. A certified asbestos contractor is not required to remove or disturb the materials.

Lead-based paint was found at the gas pump bollards and canopy structural poles. The surfaces were in good condition and did not pose a threat to human health.

### SITE LOCATION

- 1395 US Highway 395, Gardnerville, Douglas County
- APN: 1320-33-402-075
- 0.39 acres



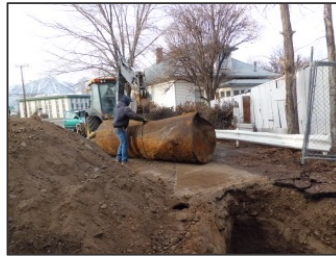
## CLEAN-UP ACTIVITY

One 1,050 gallon heating oil underground storage tank (UST), one 500 gallon waste oil UST, and one above-ground kerosene tank were closed by removal. The UST closure activities included:

- Removal of residual material from the USTs
- Rinsing the USTs
- Excavation of soil to relieve the USTs
- Removal of USTs
- Collection and analysis of soil samples for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and poly-aromatic compounds (PAHs)
- Transportation and disposal of contaminated soil
- Transportation and disposal of USTs
- Backfilling the excavation
- Surface restoration of the site

## CURRENT STATUS

The existing building was remodeled and refurbished in 2018. In August 2018, the site opened as Gardnerville Station, an information center, office, and community meeting facility operated by the Town of Gardnerville.



## RESOURCES

To learn more about the Nevada Brownfields Program, visit:

<https://ndep.nv.gov/environmental-cleanup/brownfields>



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**ENVIRONMENTAL  
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