



# BROWNFIELDS PROGRAM PROJECT FACT SHEET

## Former Ranch House Casino & Vacant 7-Acre Parcel Wells, Elko County

### SITE BACKGROUND

The Ranch House Casino property contains a vacant one-story 16,500 square foot structure. The casino operated from 2003 to 2009. The City of Wells experienced a 6.0 earthquake in 2008, and the building sustained significant damage. Following the earthquake the property owner gave the property to the City. The City planned to renovate or demolish the structure and develop a visitor's center and convention center. The property is located at the gateway into Wells for traffic traveling on Interstate 80 or US Highway 93. The vacant 7-acre parcel is located across 6<sup>th</sup> Street from the Former Ranch House Casino site. The parcel was given to the City of Wells by a private business in 2009.

The City of Wells applied and was accepted for funding from the Nevada Brownfields Program (NBP) to conduct assessment and cleanup activities on the properties in order to facilitate redevelopment.

### FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
-----------------	------------------------	-------------

#### Ranch House Casino

Phase I & II ESA	\$33,868	2012
Excavation	\$15,045	2014

#### Vacant 7-Acre Parcel

Phase I & II ESA	\$29,257	2012
Cleanup	\$21,606	2014

<b>SUM</b>	<b>\$99,776</b>	
------------	-----------------	--

### SITE INVESTIGATIONS

#### Ranch House Casino

A Phase I Environmental Site Assessment (ESA) identified several Recognized Environmental Conditions (RECs), including:

##### *Former Gas Station*

- Potentially contaminated soil piles on the adjoining former gas station property; run-off of contaminants to the subject property was possible.
- Five 55-gallon drums stored near subject property. The soil stored in the drums was potentially from excavation of contaminated soil. One drum was noticeably breached, with run-off of potential contaminants to the subject property possible.
- A groundwater monitoring well near the southern edge of the subject property. Unknown whether well existed on subject property or gas station property. The benzene concentration in the groundwater exceeded the NDEP Maximum Contaminant Level.

##### *4-Way Truck Stop and Service Station*

- Potential contamination to subject property from past events here.

A Phase II ESA was conducted, including the collection and analysis of soil and groundwater samples. The samples indicated elevated concentrations of petroleum constituents likely due to offsite contamination from the former gas Station. An asbestos containing material (ACM) and lead-based paint (LBP) assessment found two samples containing asbestos and no samples containing lead-based paint.

#### Vacant 7-Acre Parcel

A Phase I ESA indicated that the property was once owned by Chevron. Further investigations revealed former dispenser islands and buried piping indicating there was once a gas station on the site. Soil and groundwater samples were collected and analyzed as part of a Phase II ESA. The analysis indicated minor impacts to soil and groundwater at one location on the site.

### SITE LOCATION

#### **Former Ranch House Casino**

- 956 6<sup>th</sup> Street, Wells, Elko County
- APN: 002-730-020
- 1 acre

#### **Vacant 7-acre parcel**

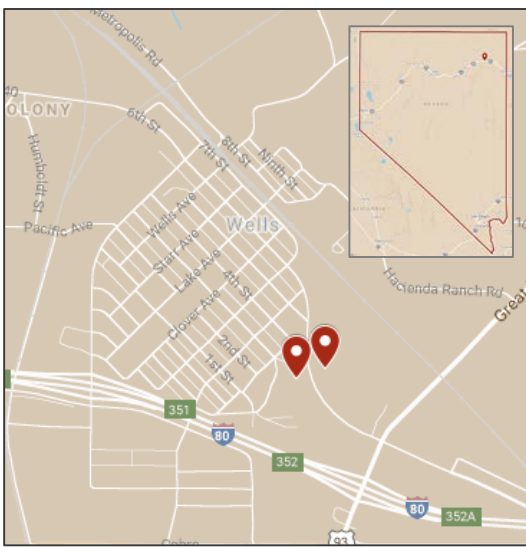
- 945 6<sup>th</sup> Street
- APN: 002-770-005

## CLEAN-UP ACTIVITY

Excavations took place on both sites where investigations had revealed the possible presence of USTs. No USTs were located on either site. 150 linear feet of buried distribution piping was located and removed from the 7-acre parcel and transported for offsite disposal. Soil samples collected at the bottom of the piping excavations indicated no petroleum contamination.

## CURRENT STATUS

Neither property has been redeveloped or otherwise modified as of July 2018.



Site Location



Former Ranch House Casino property, 2011



55-gallon drums and tanks observed at SE portion of Ranch House Casino property



Interior damage, Ranch House Casino



7-Acre Parcel property



## RESOURCES

To learn more about the Nevada Brownfields Program, visit:

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



NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**