



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Dew Drop Inn Silver Peak, Esmeralda County

SITE BACKGROUND

The property, formerly the Dew Drop Inn and Shifting Sands Bar, consists of a single parcel of land with two primary structures and several debris piles of weathered building materials. The Dew Drop Inn structure was built in 1974 and, after several add-ons, became 3,848 square feet. The Shifting Sands Bar building was constructed in 1949 and, after several add-ons, became 1,856 square feet.

A Phase I Environmental Site Assessment (ESA) was performed on the property in 2016 and identified the following recognized environmental conditions (RECS):

- Potential for vapor intrusion from the subsurface into the buildings, based on historic and current mining in the vicinity and the presence of a mine access in the cellar of the Dew Drop Inn;
- Potential for unidentified hazardous chemicals stored on-site, based on the presence of one closed, buried 55-gallon drum and one open 55-gallon drum with a pit below it;
- Potential for an underground storage tank based on a possible vent-pipe observed;
- Potential release of petroleum hydrocarbons on the site based on the observation of a tar-like highly viscous substance seeping from beneath a wooden pallet;
- Potential for asbestos-containing materials based on the age of the buildings.

FUNDING

<u>Activity</u>	<u>Funding</u>	<u>Date</u>
Phase II Environmental Site Assessment	\$12,524	2017

SITE LOCATION

- NW of Main Street (NV 265), SW of Argentite Drive, SE of Montezuma Drive, Silver Peak, Esmeralda County
- APN: 002-053-04
- 1.27 acres



SITE INVESTIGATIONS

A Phase II ESA was performed to investigate RECs identified in the Phase I ESA. Soil samples from the vicinity of the 55-gallon drums and open pipe were analyzed for petroleum, volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbon contamination. The open pipe end was excavated to identify its purpose and an air survey was performed near the opening of the mine adit. Finally, the structures were surveyed for the presence of asbestos-containing materials (ACMs).

The pipe was found to possibly be an air pipe for an underground tunnel. The mine access adit identified in the Phase I ESA was an 80-foot deep hand-dug well no longer in use, and there was no indication of the presence of VOCs.

Trenches were excavated in the vicinity of the 55-gallon drums. The pit below the drum openings appeared to be a former grease trap, and the liquid sample collected was non-hazardous. Soil sample analysis found that none of the constituents analyzed for contained concentrations greater than EPA Region 9 Regional Screening Levels or State of Nevada Reportable Concentrations.

The asbestos survey identified the following ACMs:

- 500 ft² of friable vinyl sheet flooring in damaged condition;
- 500 linear feet of transite piping outside the buildings;
- 500 ft² of friable roofing mastic in damaged condition;
- 1,500 ft² of friable roofing mastic in damaged condition within the debris piles to the north of the structures.

