



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Sunshine Lane Properties Reno, Washoe County

SITE BACKGROUND

The site is comprised of four parcels, all owned by Sunshine Industrial, LLC. Reno-Sparks Indian Colony (RSIC), the prospective purchaser of the parcels, requested NBP's assistance in assessing the site for environmental contamination as part of pre-acquisition due diligence. Upon acquisition, the RSIC intends to use the site to accommodate elderly housing, a tribal cultural center, green space, a justice center, and walking and biking trails.

The site has housed several operations including dumpster and truck storage, office space, a firewood supplier, used car dealers, a bus company, asphalt services, automobile paint and body shops, automobile repair, upholstery repair, HVAC services, automobile wrecking, scrap salvage, trucking companies, landscaping services, commercial truck sales, a green waste transfer station, residential housing, livestock accommodations for horses and goats, and possibly a concrete block supplier. In some of these operations, hydraulic vehicle lifts, underground storage tanks, above ground heating oil tanks, waste oil drainage systems, paint booths, and outdoor heavy equipment such as front-end loaders, car crushers, and cranes were used.

FUNDING

Activity	NBP Funding	Date
Phase I ESA	\$7,764	2020
Phase II ESA	\$57,047	2021
SUM	\$64,811	

SITE INVESTIGATIONS

Soil sampling and analysis indicated petroleum impacts to the soil; however, visual observations revealed that staining was limited in lateral extent and was non-contiguous, which is typical of parking lots where equipment and vehicles are subject to small leaks over time. The contamination did not appear to exceed three cubic yards (a reportable release under Nevada regulations) of impacted material, indicating *de minimis* conditions.

SITE LOCATION

- 40, 44, & 50 Kietzke Lane; 1975 & 1985 Kuenzli Street; 1, 55, 80 & 90 Sunshine Lane; Reno, Washoe County
- APNs: 012-304-01, 012-302-14, 012-302-15, and 012-302-16
- 8.66 acres

Additionally, an asbestos-containing building material (ACBM) survey indicated that ACBMs were present in the garage located at 90 Sunshine Lane. The identified ACBMs will need to be removed by a certified asbestos abatement consultant prior to demolition of the structure.

RESOURCES

To learn more about the Nevada Brownfields Program, visit: <https://ndep.nv.gov/environmental-cleanup/brownfields>



