



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Truckee River Flood Project Reno, Washoe County

SITE BACKGROUND

The project consists of eight parcels located on North Edison Way in Reno. Phase I Environmental Site Assessments (ESAs) that were performed on the six sites of 85 to 195 N. Edison Way in 2006 and 2007 indicate that the parcels were developed for mixed-commercial use in the early 1970s and were occupied by a variety of commercial tenants including auto repair shops, a photo developer, construction companies, and machine shops. The Truckee River Flood Management Authority purchased those six sites to convert the land to open space to be used for flood storage and public recreation. All structures were demolished in 2010, leaving concrete building pads and asphalt paved parking areas in place. The other two parcels – 35 and 65 N. Edison Way – remain privately owned.

The Truckee River Flood Project is a joint effort formed by an agreement between Washoe County, the City of Reno, the City of Sparks, and the U.S. Army Corps of Engineers. The purpose of the flood project is to reduce the impact of flooding in the Truckee Meadows, restore the Truckee River ecosystem, and improve recreational opportunities along the river.

The Truckee River Flood Management Authority applied and was accepted for Nevada Brownfields Program (NBP) funding in order to investigate the site for potential contamination that could interfere with Flood Project mitigation activities planned for the site.

FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Phase I Environmental Site Assessments (ESAs) for 35 & 65 N. Edison Way	\$7,842	2010
Phase II ESA for 85 to 195 N. Edison Way	\$44,104	2012
SUM	\$51,946	

SITE LOCATION

- 35, 65, 85, 105, 125, 155, 185, 195 N. Edison Way, Reno, Washoe County
- APNs: 012-272-04 to -08; 012-272-10 to -012
- 10.86 acres



SITE INVESTIGATIONS

Phase I ESAs were conducted for 35 and 65 N. Edison Way, which were ultimately not purchased by the Truckee River Flood Management Agency.

On the other six properties, soil sampling was conducted as part of the Phase II ESA. Remaining concrete pads and asphalt areas were impediments to soil sampling through typical drilling techniques, so passive soil gas investigation was used to identify potential “hot spots” on the site. This data was used to locate 10 test pits for the purpose of collecting soil samples. The passive soil-gas samples were analyzed for total petroleum hydrocarbons (TPH) and volatile organic compounds (VOC), while soil samples were analyzed for TPH, VOC, Resource Conservation and Recovery Act metals (RCRA 8 metals) and ethylene glycol.

The assessments determined that there was no impact to the site from contamination, and that the Flood Project could proceed with property acquisition and planned restoration activities.

CURRENT STATUS

As of July 2018, no changes had been made to the properties since the 2010 building demolitions.

