

BROWNFIELDS TECHNICAL ASSISTANCE

PLPT Rock Building - 210 Capitol Hill, Nixon, NV

October 2019



Property Information

Address 210 Capitol Hill
Nixon, NV 89424

County Washoe

Size 0.35 acres

Technical Assistance Recipients

Pyramid Lake Paiute Tribe
www.plpt.nsn.us

Contacts

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EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

www.epa.gov/brownfields

PROJECT SUMMARY

Community

The Rock Building property is located on the Pyramid Lake Paiute Reservation near Nixon, Washoe County, Nevada. The Pyramid Lake Paiute Tribe plans to redevelop the property for residential or commercial use, and was concerned about existing or potential environmental liabilities. EPA places a high priority on providing Brownfields technical assistance and other support to Tribal Nations.

Property Information

The Rock Building property includes an area of approximately 0.35 acres that has been vacant since the 1960s. The Rock Building was initially constructed around 1902 by the Bureau of Indian Affairs, which occupied the building through the 1960s. The building is currently unoccupied but historically has been used as a school, residence, and administrative offices. The lot surrounding the building is currently used for vehicle parking by the Pyramid Lake Housing Authority.

Technical Assistance

The United States Environmental Protection Agency (EPA) provides technical assistance to research historical property uses, conduct environmental sampling and identify cleanup options and costs. The focus of the EPA-funded environmental assessment was to investigate potential contamination and characterize conditions at the parcel considered for planned redevelopment or reuse. The Targeted Brownfields Assessment consisted of a combined Phase I/II Environmental Site Assessment (ESA).

Findings

The combined Phase I/II ESA of the Rock Building included surface and subsurface soil sampling, soil gas sampling, and a hazardous building material survey. The building survey identified the presence of asbestos-containing materials and lead-based paint. Total petroleum hydrocarbons (diesel and motor oil) were detected at concentrations greater than the state cleanup levels, and polynuclear aromatic hydrocarbons were detected at concentrations above the federal residential human health guidelines in soil samples near the former aboveground storage tank used to store heating oil.

Recommendations

Surface and subsurface soil with contamination exceeding human health guidelines may require removal or capping to prevent future exposure. Any future building improvements, remodeling, or demolition would require asbestos and lead-based paint abatement.

Future Use

The Pyramid Lake Paiute Tribe redevelopment plan for the Rock Building property includes options to renovate the building or demolish it and construct new buildings for residential use or for commercial offices for tribal departments, including the Pyramid Lake Housing Authority.

