

# RETURN TO USE INITIATIVE

## 2004 Demonstration Project

### MGM BRAKES:

#### Cloverdale, California

**THE SITE:** The MGM Brakes Superfund site (the Site) covers 5 acres in northwest California. For twenty years, the MGM Brakes facility made cast aluminum brake components for large motor vehicles on site. Discharge of wastewater from the casting plant led to polychlorinated biphenyl (PCB) contamination in soils and volatile organic compound (VOC) contamination in ground water. The Site, now largely cleaned up, has been idle since 1998.

In 2004, EPA confirmed that the Site's remedy is protective of human health and the environment. Soil cleanup is complete. Ground water monitoring is ongoing until ground water meets drinking water standards. EPA expects that ground water cleanup goals will be met in 2014.

**THE OPPORTUNITY:** The Site, located on a busy road, is zoned for highway commercial uses. Through EPA's Return to Use Initiative, EPA regional staff are working with local stakeholders to support the Site's reuse.

**THE BARRIER:** A negative view of the Site due to its contaminated past is the primary obstacle facing the Site's reuse. Institutional controls restricting soil excavation apply to only 1 percent of the Site's land area.

**THE SOLUTION:** EPA issued a Ready for Reuse (RfR) Determination in 2005. The document states that the Site is ready for commercial reuse.

**THE SITE NOW:** Local stakeholders are optimistic that EPA's RfR Determination will provide prospective purchasers with the information they need to pursue redevelopment opportunities at the Site.

**FOR MORE INFORMATION, PLEASE CONTACT:** Patricia Bowlin, Remedial Project Manager, at (415) 972-3177 or [bowlin.patricia@epa.gov](mailto:bowlin.patricia@epa.gov); or Gary Riley, Region 9 Superfund Redevelopment Coordinator, at (415) 972-3003 or [riley.gary@epa.gov](mailto:riley.gary@epa.gov).



**PICTURED:** View of open land area at the Site. (Source: EPA)

**BARRIER:** Stakeholders associated the Site with its history of contamination.

**SOLUTION:** EPA Ready for Reuse (RfR) Determination.



**PICTURED:** Sign marketing the site property's availability for reuse. (Source: EPA)

**BEFORE:** Cleaned up manufacturing site; 5 acres of fenced, vacant land along a major highway in Sonoma County.

**AFTER:** Land ready for commercial redevelopment.