



PROJECT SUMMARY

Community

The property is located in the city of El Centro, Imperial County, California. This urban community is located adjacent to the U.S. - Mexico Border. The city of El Centro is working hard to recover from the economic recession and dissolution of its Redevelopment Agency.

Property Information

The site was agricultural land until the mid-1960s. After 1965, the property was used primarily as an office and shop for a general construction and engineering business, which utilized heavy equipment. The site is currently vacant with the exception of two buildings, an office and a residence. This property was chosen for Brownfields technical assistance because the site is a key component of the city's expansion of retail development in the area. Problems with the current condition include vandalism and safety concerns.

Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. An EPA-funded initial assessment was completed in September 2004 that recommended further assessment to identify any asbestos-containing building materials or lead-based paint associated with on-site buildings, and potential soil contamination by petroleum hydrocarbons and metals due to historic activities. A follow-up environmental site assessment funded by the EPA determined asbestos-containing materials and lead-based paint were present in on-site structures. Soil sampled at the site was not found to be significantly impacted by contaminants of concern. **Recommendation:** Abate asbestos prior to the proposed demolition and disposal of existing buildings.

Future Use

The property owner plans to redevelop the property with commercial facilities. The redevelopment of this vacant property to retail development would help with job growth and add sales tax revenue to the city's tax base.

Property Information

Address 1402- 1406 Dogwood Rd
El Centro, CA 92243

County Imperial

Size 4.5 acres

Technical Assistance Recipient

The City of El Centro

Economic Development Division

Community Services Department

www.cityofelcentro.org

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

www.epa.gov/brownfields

