

BROWNFIELDS TECHNICAL ASSISTANCE

1100 & 1134 E CENTER ST, VISALIA, CA

March 2017



Property Information

Address 1100 & 1134 E. Center St.
Visalia, CA 93292

County Tulare

Size 1.34 acres

Technical Assistance Recipients

City of Visalia
www.ci.visalia.ca.us

Contacts

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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

PROJECT SUMMARY

Community

The property is located in the industrial area of the City of Visalia and is owned by the city. Vacant since 2007, the city has long-term plans to redevelop the property as part of a larger city services center. In the near-term, the city plans to develop a walking path along Mill Creek, a seasonal creek that passes through the southwest corner of the property. Visalia is an environmentally overburdened and socially underserved community. EPA places a high priority on providing Brownfields technical assistance and other support to such communities.

Property Information

The property operated as a concrete batch plant run by Viking Ready Mix from the 1950s to 2006, and the surrounding property use has been industrial since the 1920s. The City of Visalia acquired the property in 2010 to redevelop the industrial area.

Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. The EPA-funded environmental assessment included soil and soil gas sampling to identify environmental concerns associated with the past uses of the property and surrounding properties. Lead was identified in surface soil in one out of eight areas investigated in the north-east area of the property at concentrations exceeding human health screening levels. **Recommendation:** Excavate and dispose of lead-contaminated soil prior to redevelopment.

Future Use

The City of Visalia plans to install a walking path in the portion of the property along Mill Creek. In addition, the city has long-term plans to redevelop the property as part of a larger city services center. This redevelopment is expected to benefit the community by revitalizing an industrial area.

