



# Ready for Reuse

## Sonoma County Commercial Property

Highway 101 and Santana Road, Cloverdale, California 95425



Images from left to right: Sign at site entrance, former parking area viewed from entrance gate and open grassy area at the site.

**Site Name:** MGM Brakes Superfund Site

**Size:** 5 acres

**Existing Site Infrastructure:** All major utilities are available on site. A concrete slab remains from the former plant parking lot.

**Readiness for Reuse:** The site is currently vacant. It can support light industrial reuse. Excavation for utilities and foundations is possible; however, the maximum excavation depth is about 10 feet.

**Use Restrictions:** Precautions for excavating on specific areas of the site.

### SETTING:

- The site is located in South Cloverdale, less than 1 mile west of the Russian River.
- The site is zoned for Service/Commercial use.
- Site surroundings include multi-unit residential buildings, office buildings, a hotel, gas stations and convenience stores.
- Surrounding population: 0.5 mile, 1,124 people  
2.5 miles, 9,610 people | 4 miles, 10,115 people.

### REMEDIAL STATUS:

- Between 1965 and 1982, the MGM Brakes facility made and cast aluminum brake components for large vehicles. Wastewater discharged into a field south of the plant contaminated soil with polychlorinated biphenyls. An undetermined source contaminated groundwater with volatile organic compounds.
- EPA placed the site on the Superfund program's National Priorities List in 1983.
- EPA demolished the casting plant in 1992 and excavated contaminated soils in 1994.
- Cleanup levels for groundwater have been met and all groundwater monitoring wells have been closed.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/mgmbreaks](http://www.epa.gov/superfund/mgmbreaks)

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.