

BROWNFIELDS TECHNICAL ASSISTANCE GILROY - MONTEREY ROAD

April 2016



PROJECT SUMMARY

Community

The properties consisted of 7301-7363 Monterey Road, 7310-7360 Egleberry Street and 57-67 West 7th Street, Gilroy, Santa Clara County, California. The city of Gilroy has a population of approximately 50,000. The city's population and real estate prices have increased over the last several years because of job opportunities in Silicon Valley. The city is exploring options to revitalize the downtown area concurrently with planning for a new high-speed rail station. EPA supports projects that maximize use of existing infrastructure, and in the case of this technical assistance, can serve as a model for other California cities planning for high-speed rail stations.

Property Information

Address 7301-7363 Monterey Road
Gilroy, CA 95020
Santa Clara County

Size 2.3 acres

Property Information

The property was originally developed in the early 1900s, and was purchased by the city in the 1990s. The property occupies 2.3 acres in a densely mixed urban, commercial and residential area zoned as "Civic/Cultural Arts District." The city is currently using the property as an arts center and community demonstration garden. Historical land use of the property has been residential and commercial.

Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. For this technical assistance, only a public record review and an exterior visual property inspection were conducted. The findings were: environmental samples have not been collected at the property, and the property is not currently listed on any of the environmental federal, state or local regulatory databases reviewed. Given that the art center was constructed in 1969, the building likely has asbestos-containing materials and lead-based paint. However, during the site visit, the building exterior was in good condition and no asbestos-containing materials or loose paint chips were observed. Lead-based paint from two former residential structures on the west side of the property may have contaminated soil on the property. **Recommendation:** Surface soil sampling should be conducted for lead in the community garden area.

Technical Assistance Recipient

City of Gilroy
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Future Use

The city is planning to redevelop the property as part of a public-private partnership redevelopment opportunity.



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

www.epa.gov/brownfields